CITY OF PORT ST. LUCIE

PLANNING AND ZONING BOARD AGENDA
TUESDAY, JANUARY 5, 2016
1:30 P.M. – PORT ST. LUCIE CITY HALL
121 S.W. PORT ST. LUCIE BOULEVARD, PORT ST. LUCIE, FLORIDA

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. DETERMINATION OF A QUORUM

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF MINUTES – **NOVEMBER 3 & DECEMBER 1, 2015**

6. **CONSENT AGENDA**

A. P15-148 RIVERLAND/KENNEDY – DRI CONCEPTUAL MASTER PLAN

B. P15-121 RIVER PLACE PLAT NO. 8 – PRELIMINARY & FINAL SUBDIVISION PLAT

C. P15-183 VERANO PUD PLAT NO. 17 – PRELIMINARY SUBDIVISION PLAT

7. **PUBLIC HEARINGS**

[The applicant or agent for the applicant must be present. If no representative is present for the application, it will be tabled to the following month's meeting.]
Anyone wishing to speak on any item may approach the podium after the issue has been opened for the public to comment. Each person wishing to speak may do so for not more than 3 (three) minutes. Your comments and concerns are very welcome, however, we must maintain order and provide time for everyone.

A. P15-192 JOHN A. & CATHERINE D. GRANUZZO – VARIANCE
Location: The property is located at 2508 SW Kenilworth Street.
Legal Description: Lot 2, Block 1674, Section 31.
This is a request to grant a variance of 1.7 feet to allow a side yard setback of 8.3 feet at the north side of the existing house. Section 158.073(H)(2) of the Zoning Code requires a side setback of 10 feet for a single-family residential building.

B. P15-149 RIVERLAND/KENNEDY DRI PARCEL "A" – MPUD REZONING
Location: The property is located south of the Discovery Way (E/W 1) right-of-way, and west of the Community Boulevard right-of-way.
Legal Description: Portions of Sections 15, 16, 21 & 22, Township 37 South, Range 39 East.
This is a request to rezone approximately 413 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD). The proposed MPUD will allow for 1,100 residential dwelling units, and a 15 acre neighborhood commercial tract.

C. P15-191 RPR INVESTMENTS, INC. – REZONING
Location: The property is located on the southeast corner of Biltmore Street and Lakehurst Drive, west of a drainage right-of-way.
Legal Description: Lots 1 & 2, Block 234, Section 28.
This is a request to rezone property from RS-2 (Single-Family Residential) to CS (Service Commercial).

8. **NEW BUSINESS**

A. DETERMINATION OF EXCUSED ABSENCE

9. **OLD BUSINESS**

10. **PUBLIC TO BE HEARD**

11. **ADJOURN**

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. No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any 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. 12/29/2015 11:35 AM

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD – MEETING OF JANUARY 5, 2015

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING AC

RE: RIVERLAND/KENNEDY DEVELOPMENT OF REGIONAL IMPACT (DRI) CONCEPTUAL MASTER PLAN (PROJECT NO. P15-148)

DATE: DECEMBER 17, 2015

BACKGROUND: The Riverland/Kennedy project is a DRI consisting of approximately 3,845 acres and located west of the Community Boulevard right-of-way and south of the E/W 1 (SW Discovery Way) right-of-way. The development plan divides the project into major districts or uses consistent with the NCD (New Community Development District) land use category policies of the City's Comprehensive Plan. The land use categories include Residential, Mixed Use, and Neighborhood Village Center. In total, the development program includes 11,700 residential dwelling units; 892,668 square feet of retail; 1,361,250 square feet of research and office; 1,361,250 square feet of light industrial; and 327,327 square feet of institutional and civic uses as permitted within the NCD District.

The DRI development order was originally approved by the City Council on September 25, 2006 by Resolution 06-R78. The development order has been amended twice. The last amendment was approved by City Council on January 26, 2015 by Resolution 12-R69.

PROJECT: The developer has submitted a conceptual master plan for review and approval in accordance with Condition No. 11 of the DRI development order. The plan is to provide long-term guidance and direction for the project by showing the general location of all residential and nonresidential land uses, arterial and collector roads, utilities sites, school sites, civic and institutional sites, major access points and multi-use trails and greenways. The plan is required to be presented to the City's Planning and Zoning Board and the City Council for consideration and approval prior to final approval of any zoning application in the DRI. The conceptual master plan shall be consistent with the NCD land use category and the master Development Plan (Map H) of the DRI development order. The conceptual master plan is only to be considered as a generalized reference tool which is not regulatory, but rather a planning reference to provide long

range guidance related to those lands being considered for development approval. The conceptual master plan shall be revised by the developer from time to time as needed to show approved and proposed development.

ANALYSIS: The proposed plan is consistent with the DRI Map H in that it shows the locations of the residential, neighborhood commercial and mixed use areas. It also includes the City's utility site and the greenway corridor along Range Line Road. The proposed plan is also consistent with the NCD District Conceptual Master Plan, Figure 18 of the Future Land Use Element of the Comprehensive Plan. Per Condition No. 11 of the DRI development order, the developer has added city park sites, school and fire station sites, proposed stormwater management areas and a proposed multi-modal path for pedestrians, bicycles and golf carts. The multi-modal path will be located between E/W 1 and E/W 2 and connect Community Boulevard to N/S 2. The information for the first rezoning application has been included for Parcel A (P15-149) on the plan. The MPUD rezoning application is for 1,100 dwelling units, a neighborhood commercial tract and the first segment of the multi-modal path. As each subsequent rezoning application is submitted, this plan will be updated to show the proposed development.

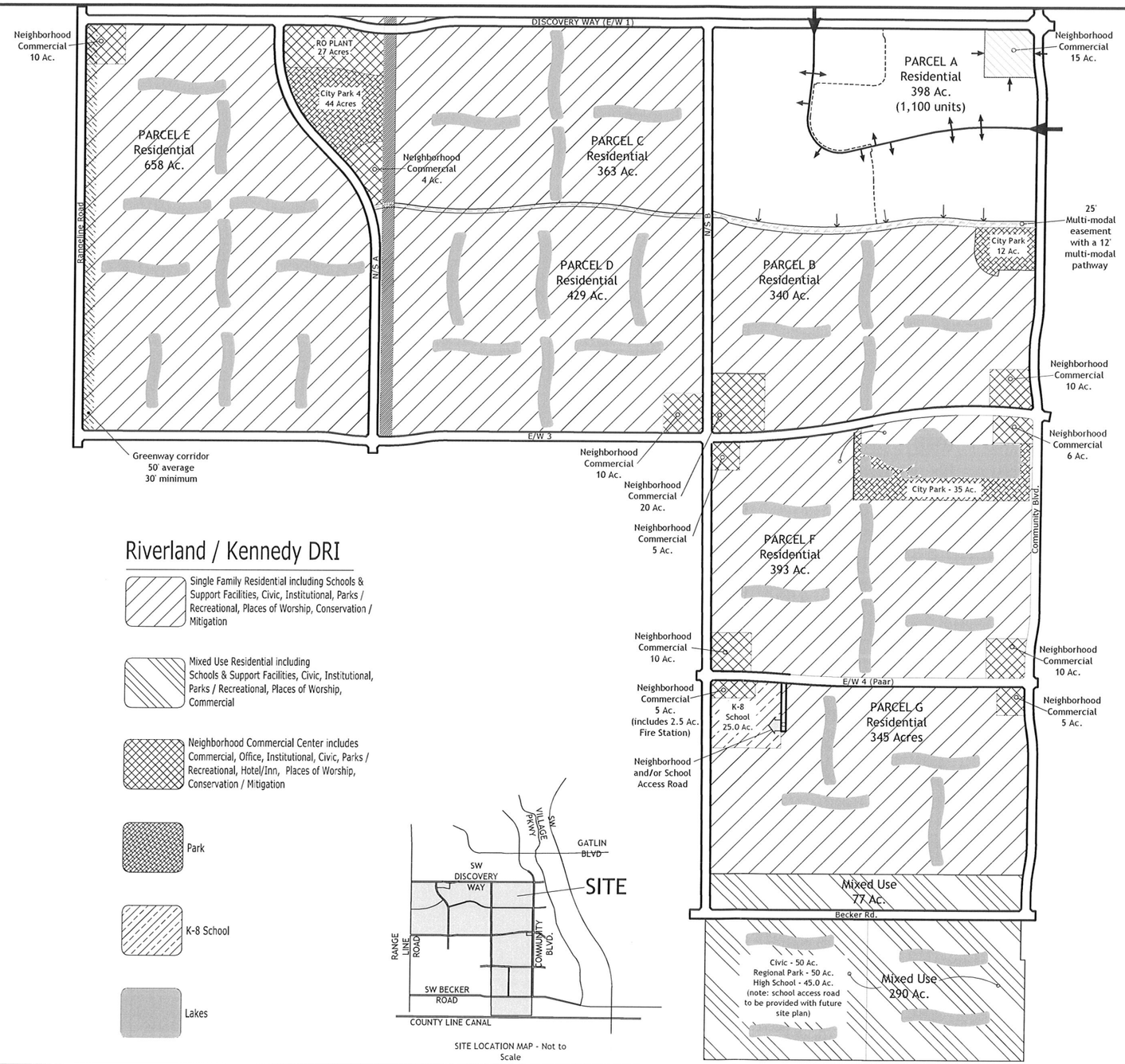
STAFF RECOMMENDATION:

The Site Plan Review Committee recommended approval of the Conceptual Master Plan at their November 25, 2015 meeting.

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with changes
- 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.



Riverland / Kennedy DRI

- Single Family Residential including Schools & Support Facilities, Civic, Institutional, Parks / Recreational, Places of Worship, Conservation / Mitigation
- Mixed Use Residential including Schools & Support Facilities, Civic, Institutional, Parks / Recreational, Places of Worship, Commercial
- Neighborhood Commercial Center includes Commercial, Office, Institutional, Civic, Parks / Recreational, Hotel/Inn, Places of Worship, Conservation / Mitigation
- Park
- K-8 School
- Lakes

SITE LOCATION MAP - Not to Scale

Site Data:

Total Site Area:	3845.5 Ac.	100%
Residential:	2926 Ac.	
Mixed Use:	367 Ac.	
Neighborhood Village Center:	110 Ac.	
Stormwater Management (note 1):	462 Ac.	
Utility Easement:	31 Ac.	
Proposed ROW's:	198 Ac.	
Schools:	70 Ac.	
Fire Station:	2.5 Ac.	
Active Parks:	141 Ac.	
Required Minimum Land Uses:	3	
Provided Land Uses:	3	

(Mixed Use, Residential, Neighborhood Village Center)

Note 1: Stormwater Mgmt. Acres are also included in the Residential Acres

Land Development Criteria:

Residential Area (policy 1.2.2.3)

Minimum Size: (Req/Pro)	10/336 Ac.
Maximum Size: (Req/Pro)	750/658 Ac.
Maximum Building Lot Coverage:	
Single Family Detached:	60%
All other uses:	80%
Maximum Impervious Lot Area:	
Single Family Detached:	80%
All other uses:	90%
Minimum Open Space:	30%
Minimum Density of Residential Area:	1 unit/net acre
Maximum Density of Residential Area:	20 units/net acre
Maximum Building Height:	35'

Mixed Use Area (policy 1.2.2.7)

Minimum Size: (Req/Pro)	30/77 Ac.
Maximum Size: (Req/Pro)	300/290 Ac.
Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Minimum Open Space:	10%
Minimum Density of Residential Area:	5 units/net acre
Maximum Density of Residential Area:	20 units/net acre
Maximum Building Height:	100'
Required Open Space:	10%
Required Usable Open Space:	5%

Neighborhood Village Center (policy 1.2.2.4)

Minimum Size: (Req/Pro)	3/5 Ac.
Maximum Size: (Req/Pro)	35/20 Ac.
Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	90%
Minimum Density of Residential Area:	5 units/net acre
Maximum Density of Residential Area:	20 units/net acre
Maximum Building Height:	50'

Notes:

The Riverland/Kennedy Conceptual Plan was provided to validate M.P.U.D. requirements and is not meant to grant specific site plan approval. Individual site & parcel plans will be submitted to the City of PSL for review and approval.

The new community shall be developed in conjunction with the provision of adequate public facilities.

Master Access Management Plan: all future points of ingress/egress for each development shall comply with minimum FDOT access management standards pertaining to separation requirements to existing access points.

Storm water management system shall be designed to treat and convey the stormwater from the ultimate sections from the adjacent roadways: Community Blvd., N/S A, N/S B, and Discovery Way, E/W 3, E/W 4, and Becker Road. Appropriate flowage easements will be provided to the city.

Riverland Conceptual MP03 2015-12-17

0 200 400 600 800 1320 (1/4 Mile) 2000 2640 (1/2 Mile) 5280 (1 Mile)

SCALE:	1" = 10'
DATE:	2015-08-31
DESIGNED BY:	FPG
CHECKED BY:	GD
FILE NAME:	Exhibit-----

RIVERLAND MASTER CONCEPTUAL PLAN

Port St. Lucie, Florida

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CONCEPTUAL MP\RIVERLAND CONCEPTUAL MP03 2015-12-17.DWG Plot Date: 17 12/17/2015 5:05P by JON.SONNENBERG

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JANUARY 5, 2016

FROM: THRESIAMMA KURUVILLA, PLANNER

RE: RIVER PLACE ON THE ST. LUCIE PLAT NO.8 -ECOVILLAGE PRELIMINARY AND FINAL SUBDIVISION PLAT APPLICATION (P15-121)

DATE DECEMBER 17, 2015

PROPOSED PROJECT: This request is to subdivide vacant property for the construction of 118 townhouses and to amend the construction plans. The preliminary and final plat with construction plans for Tract E were approved by the City Council as per resolution 05-R28 for 125 town home units, but never recorded.

APPLICANT: Patrick J. Ferland of Culpepper & Terpening, Inc. Authorization letter is attached to the staff report.

OWNER: Ecovillage at River Place, LLC. Proof of ownership is attached to the staff report.

LOCATION: The property is located east of Lazy River Parkway, west of Florida Power and Light right-of-way, north of wetland preservation area # 5, and generally west of St. James Drive.

LEGAL DESCRIPTION: Tract E at the River Place PUD (Planned Unit Development)

SIZE: 11.17 acres.

EXISTING ZONING: River Place PUD

EXISTING USE: Vacant property with internal roads and infrastructure

SURROUNDING USES: North=Part of PUD (Planned Unit Development); South=Part of PUD (Planned Unit Development), wetland preservation area; East=OSC (Open Space Conservation) and Florida Power and Light right-of-way; and West= Part of PUD (Planned Unit Development), vacant residential lots.

STREET TREE WAIVER REQUEST: The developer is requesting an exception to the street tree requirement of the City's Subdivision Regulations to not provide trees on both sides of the streets (see attached letter). The applicant has provided all the required number of trees on site, either within the landscape perimeter buffers or along open space areas. The City Council may grant exceptions to the requirements for subdivision approval per Section 156.023 of the Subdivision Regulations.

IMPACTS AND FINDINGS:

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

Sewer/Water Service: City of Port St. Lucie is the water and sewer service provider. It is understood from the City Utility Department that there is a draft agreement which is consistent with the adopted level of service.

Transportation: The applicant has indicated that the project will generate 537 daily trips, per the ITE Trip Generation-8th Edition. Traffic impacts were evaluated and approved at the stage of PUD review. It will, therefore, not adversely affect the transportation level of service for the adjacent roads.

Parks/Open Space: Parks and open spaces have been provided in the site as defined in the River Place PUD document.

Storm water: The storm water drainage is already installed.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. Waste disposal will be by curbside pickup.

Environmental: The required upland habitat preservation has been mitigated and the site is cleared.

History:

1. (P03-365) the preliminary and final plat with construction plans for Tract E were approved by the City Council as per resolution 05-R28 for 125 town home units, but never recorded.
2. (P06-251) the replat was approved by the SPRC on August 9, 2006, but never recorded.

Public School Concurrency Analysis: The St. Lucie County School Board has found the proposal concurrent.

Other: Approval of this project is conditioned upon payment of all applicable City and County impact fees. This includes impact fees for City and County Roads, Parks and Recreation, Public Buildings, and Law Enforcement, in addition to County Schools, Libraries, and Fire/EMS Impact Fees.

STAFF RECOMMENDATION:

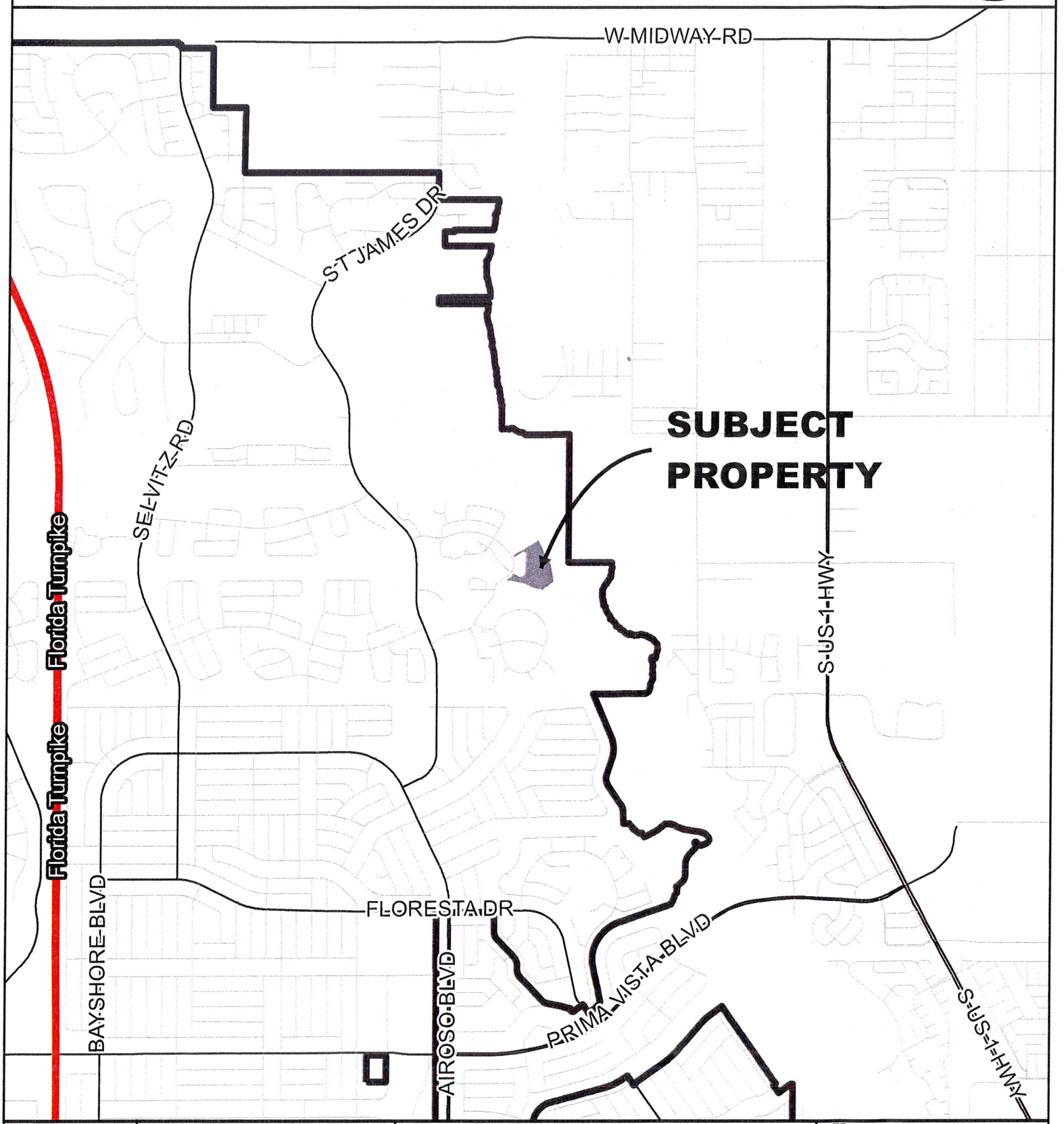
The Site Plan Review Committee on November 12, 2015, recommended approval of the preliminary and final plat and the street tree waiver request. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval of the replat and the street tree waiver request due to the conflict of utility lines.

Planning and Zoning Board Action Options:

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

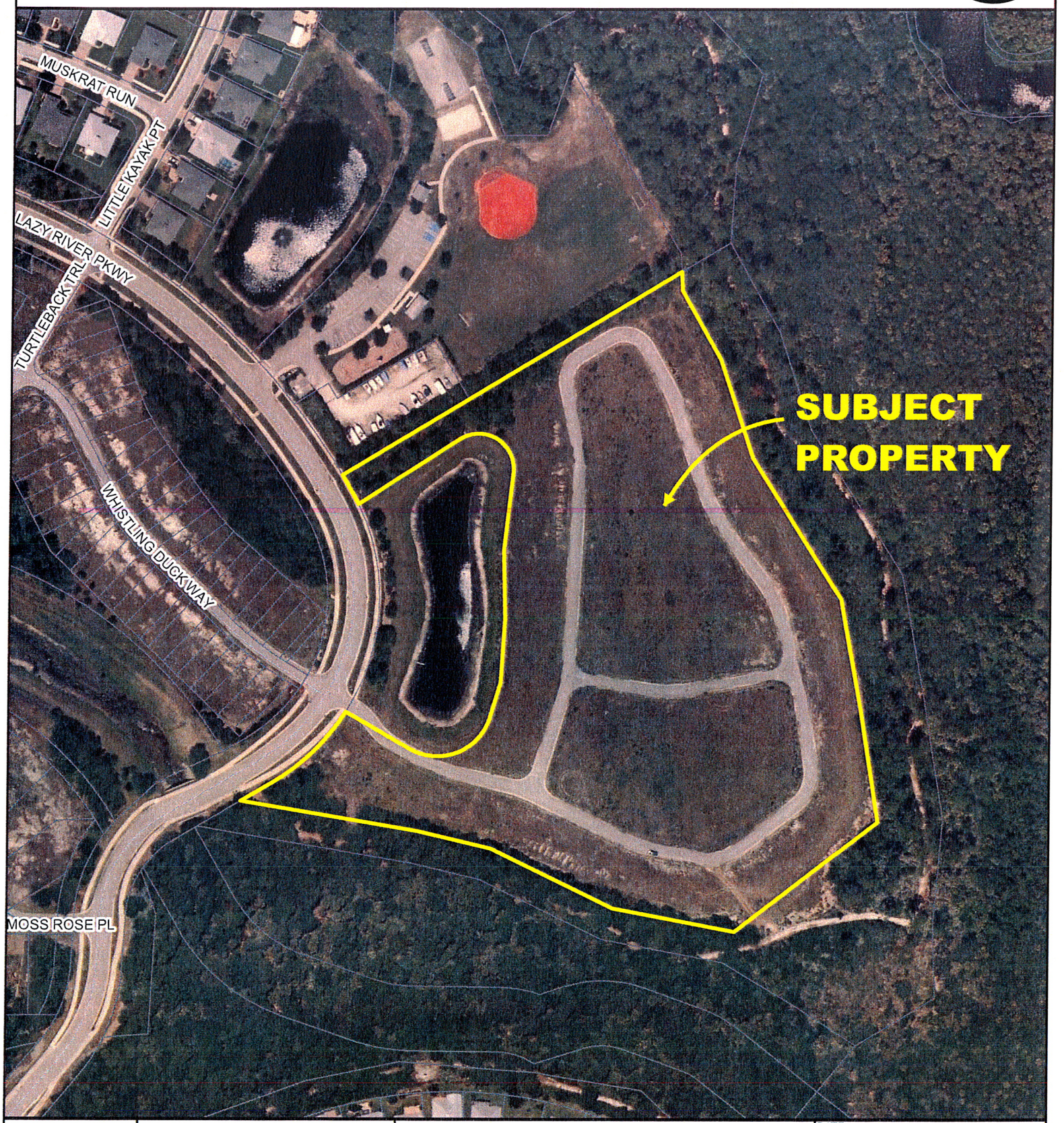
Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

GENERAL LOCATION



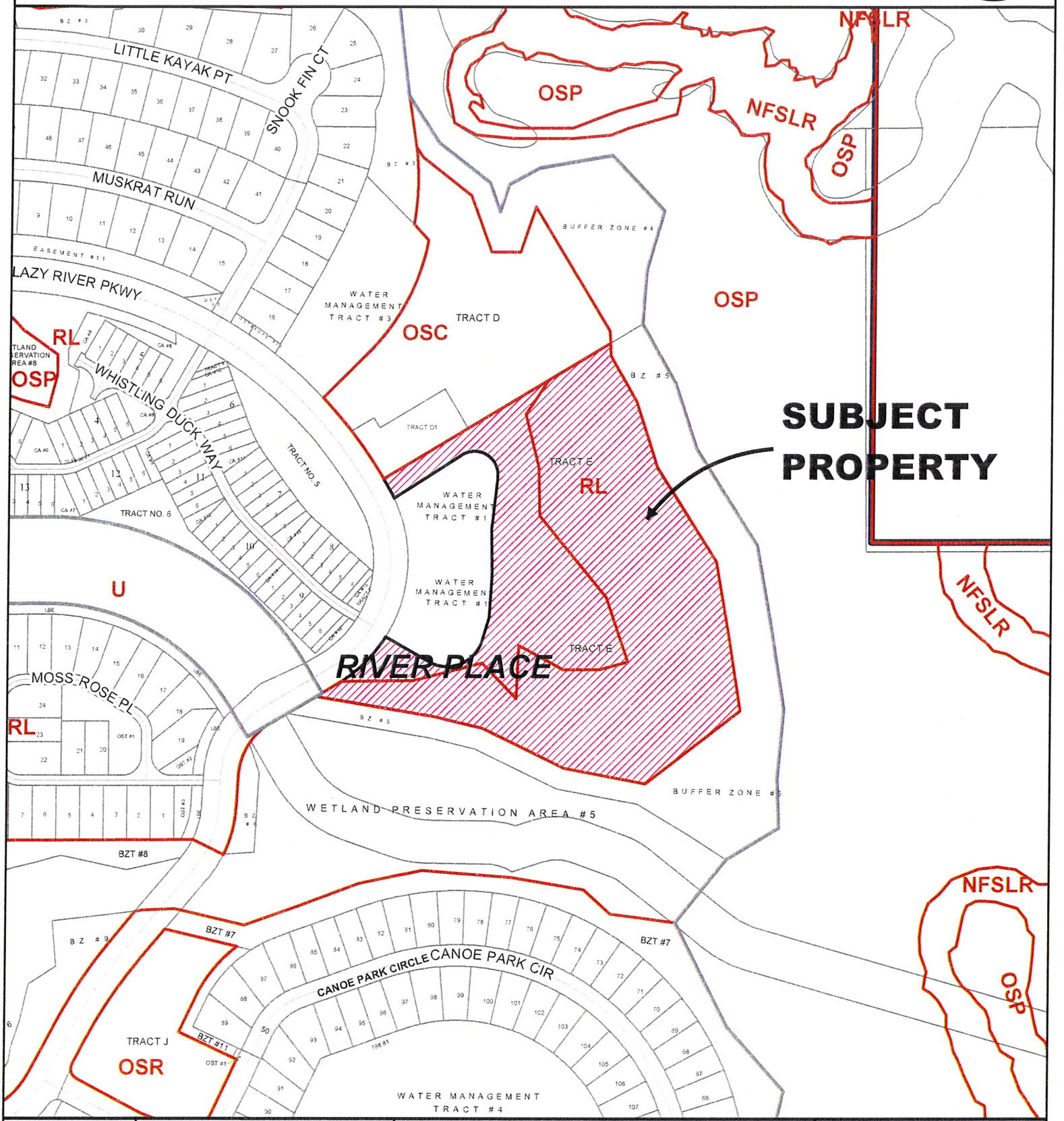
CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT RIVER PLACE ON ST. LUCIE PLAT NO. 8 TRACT "E"	DATE: 7/27/2015 APPLICATION NUMBER: P15-121 USER: patricias SCALE: 1 in = 0.5 miles	

AERIAL



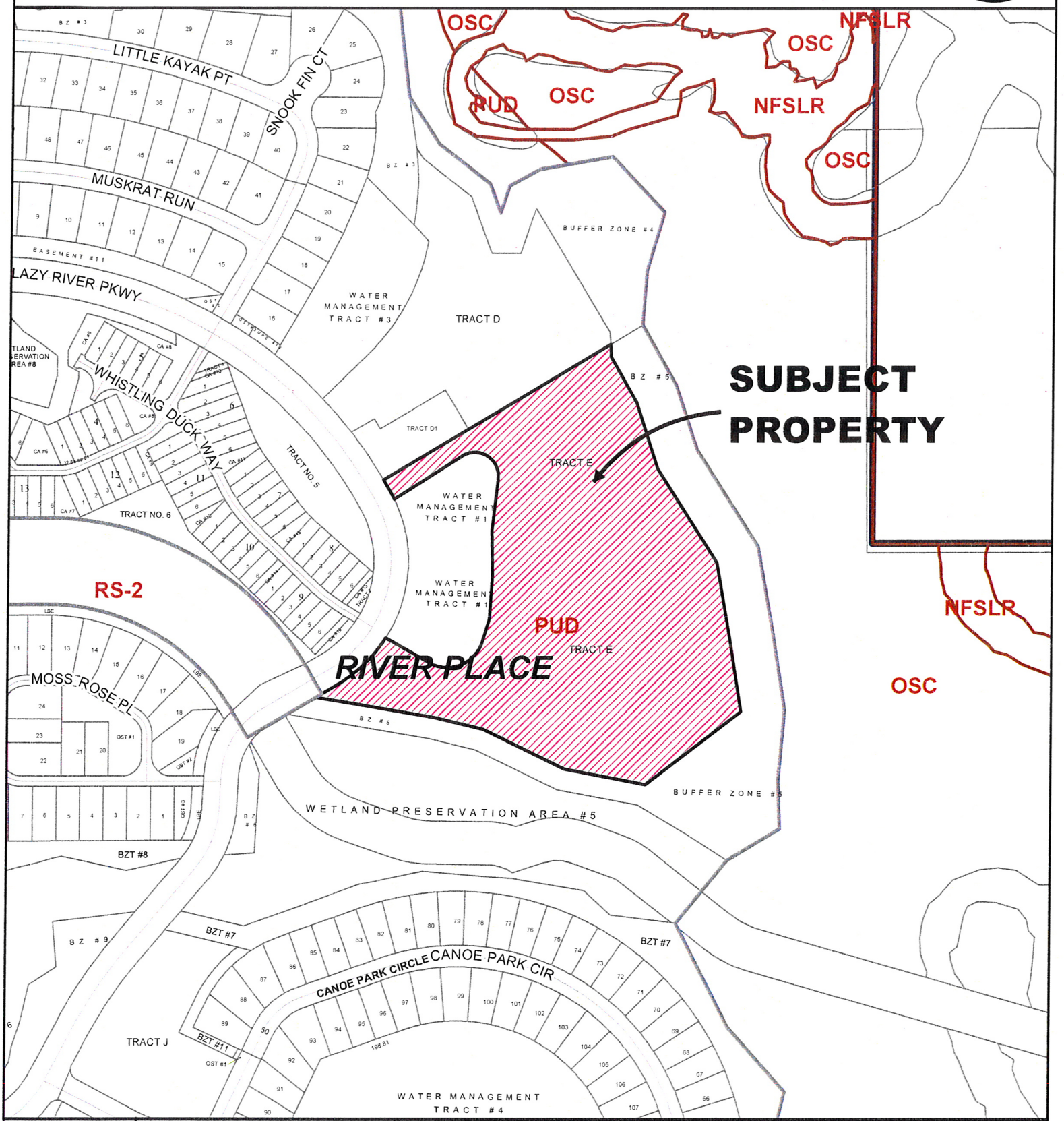
CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT RIVER PLACE ON ST. LUCIE PLAT NO. 8 TRACT "E" AERIAL DATE 4/2012	DATE:	7/27/2015
		APPLICATION NUMBER:	P15-121
		USER:	patricias
		SCALE:	1 in = 200 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT RIVER PLACE ON ST. LUCIE PLAT NO. 8 TRACT "E"	DATE: 7/27/2015 APPLICATION NUMBER: P15-121 USER: patricias SCALE: 1 in = 300 ft	

EXISTING ZONING



CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT RIVER PLACE ON ST. LUCIE PLAT NO. 8 TRACT "E"	DATE: 7/27/2015	
		APPLICATION NUMBER: P15-121	
		USER: patricias	
		SCALE: 1 in = 300 ft	

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5212 FAX: (772)871-5124

P&Z File No. P15-121
Fee (Nonrefundable)$ 3,535.00
Receipt # 54731

PRIMARY CONTACT EMAIL ADDRESS: pferland@ct-eng.com

PROJECT NAME: River Place on the St. Lucie Plat No. 8 KL

LEGAL DESCRIPTION: Tract E of River Place on the St. Lucie Plat as recorded in PB 39 Page 29

LOCATION OF PROJECT SITE: NE Lazy River Parkway in River Place

PROPERTY TAX I.D. NUMBER: 3416-675-0029-000-9

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

PROPOSED USE: Create lots for Eco Village Townhomes

GROSS SQ. FT. OF STRUCTURE(S): NA

NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: KL 116 townhome DU, 10.6 DU/AC

RECEIVED
JUL 15 2015
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

UTILITIES & SUPPLIER: PSLUSD, Comcast, ATT, FPL

GROSS ACREAGE & SQ. FT. OF SITE: 11.17 AC

FUTURE LAND USE DESIGNATION: RL ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY:
NAME, ADDRESS, TELEPHONE & FAX NO.
Ecovillage River Place LLC c/o Jeff Alexander
2162 NW Reserve Park Trace, Port St. Lucie, FL 34986
772-873-6707 bcenk@homecretehomes.com

APPLICANT OR AGENT OF OWNER:
NAME, ADDRESS, TELEPHONE & FAX NO.
Culpepper & Terpening, Inc.
2980 South 25th Street, Fort Pierce, FL 34981
772-464-3537 P 772-464-9497 F

RECEIVED
JUL 15 2015
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

PROJECT ARCHITECT/ENGINEER:
(FIRM, ENGINEER OF RECORD
Patrick J. Ferland, PE #33125
Culpepper & Terpening, Inc.

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.)
2980 South 25th Street, Fort Pierce, FL 34981
772-464-3537 P 772-464-9497 F

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

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

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

OWNER'S SIGNATURE	HAND PRINT NAME	TITLE	DATE
	JEFF ALEXANDER	MANAGER/MGR	7-6-15

July 2, 2015

TO: City of Port St. Lucie;
St. Lucie County Fire District

River Place on the St. Lucie Plat No. 8

RE: Hawks Ridge at River Place – Preliminary & Final Plat

On behalf of **Ecovillage River Place LLC**, we hereby authorize Culpepper & Terpening, Inc. to act as our agent relative to agency approvals and permits for the above referenced property and project.

Ecovillage River Place LLC
By: Homecrete Homes, Inc., its Authorized Member

By:	Jeff Alexander	COO	7-6-15
Signature	Print name	Title	Date

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 7TH **day of** JULY, **2015 by Jeff Alexander, as COO of Homecrete Homes, Inc. Authorized Member for Ecovillage River Place LLC, a Florida limited liability company, who is personally known to me or provided** _____ **as identification.**

[Notary Seal or Stamp]

Notary Public State of Florida
Brian S Roat
My Commission FF 185297
Expires 12/23/2018

Notary Public-State of Florida
Print Name: BRIAN S. ROAT
My Commission Expires: 12-23-18

File #: 24661
Prepared by and return to:
HEATHER CORSI
ALL FLORIDA TITLE
1540 INTERNATIONAL PARKWAY, STE 2000
LAKE MARY, FL 32746
Prepared incidental to the issuance
of a policy of title insurance.

Property Appraisers Parcel Identification Number(s):
3416-675-0029-000-9

Space Above This Line For All Florida Title — Space Above This Line For Recording Information

THIS CORRECTIVE WARRANTY DEED Made this 11 day of May A.D. 2015 by **Peninsula Property Holdings Inc. and Peninsula Property Holdings V, LLC, A Delaware Limited Liability Company** hereinafter called the grantor, to **EcoVillage River Place, LLC, A Florida Limited Liability Company** whose post office address is 2162 NW Reserve Park Trace, Port Saint Lucie, FL 34986 hereinafter called the grantee:

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

WITNESSETH, that the grantor, for and in consideration of the sum $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, State Of Florida , viz:

Tract E, River Place on The St. Lucie, according to the Plat thereof, recorded in Plat Book 39, Page(s) 29, 29A-29G, of the Public Records of Saint Lucie County, Florida.

This Corrective Deed is to correct and to correctly convey the Interest of Peninsula Property Holdings Inc. whose interest having been obtained by that certain Certificate of Title recorded in ORB 3123 Page 2463

This Deed is subject to Taxes for 2012,2013,2014 with 2015 and subsequent years not yet being due and payable;covenants,conditions,restrictions,easements,reservations and limitations of record, if any.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with the 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, _____. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Signature

Maite Mendiola
Printed Name

Signature

Mahriah Tucker
Printed Name

By: Larry Benton, President
Peninsula Property Holdings Inc.
2500 Weston Road Ste 300
Weston Fl 33331

By: Larry Benton, Manager
Peninsula Property Holdings V, LLC, A Delaware Limited Liability Company
2500 Weston Road Ste 300
Weston Fl 33331

State of Florida **County of St. Lucie**

I hereby certify that on this 11 day of May 2015 , before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Larry Benton, President for Peninsula Property Holdings Inc & Larry Benton, Manager for Peninsula Property Holdings V, LLC, A Delaware Limited Liability Company known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s): Driver's License and that an oath (was) (was not) taken.

Space below for Notary Seal

Witness my hand and official seal in the County and State last aforesaid this day of , A.D.

Notary Signature

My Commission Expires:_____

MAITE MENDIOLA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE210524
Expires 6/24/2016

COPY COPY COPY

Thresiamma Kuruvilla

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Thursday, December 17, 2015 10:37 AM
To: Thresiamma Kuruvilla
Cc: Pat Ferland
Subject: Re: P15-121 Riverplace Plat

We have no concerns on the proposed plat.

Marty E. Sanders, P.E.
Executive Director of Growth Management, Land Acquisition, Inter-Governmental Relations, Facilities & Maintenance
School Board of St. Lucie County
327 NW Commerce Park Drive
Port St. Lucie, FL 34986

phone 772.340.7105
fax 772.340.4848
cell 772.216.5755

From: Thresiamma Kuruvilla <TKuruvilla@cityofpsl.com>
Sent: Tuesday, December 8, 2015 9:29 AM
To: SANDERS, MARVIN E.
Cc: Pat Ferland
Subject: RE: P15-121 Riverplace Plat

Hi Marty,
This replat is scheduled for the January P&Z Board. I would like to get a response from you by this weekend. This is to subdivide the vacant property for the construction of 118 townhouses and to amend the construction plans. The preliminary and final plat with construction plans for Tract E were approved by the City Council as per resolution 05-R28 for 125 town home units, but never recorded.
Thanks, Thres

From: Pat Ferland [mailto:pferland@ct-eng.com]
Sent: Friday, December 04, 2015 9:07 AM
To: Marty.Sanders@stlucieschools.org
Cc: Thresiamma Kuruvilla <TKuruvilla@cityofpsl.com>
Subject: FW: P15-121 Riverplace Plat

Marty-
Please accept this as a request to send a note to Thresiamma confirming your position on the Project.
The plat was on the SPRC on August 12th.
Thanks!
Please advise if anything is needed...

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE

October 21, 2015

Mr. Pat Ferland, P.E.
Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, Florida 34981

Re: EcoVillage at River Place
City Project No. P15-121

Dear Mr. Ferland:

As Landscape Architect on this development plan I am informing you of tree planting conflicts that need addressed with the City of Port St Lucie.

Pursuant to Section 156.121 (A), shade trees shall be installed on both sides of the street within the right-of-way and shall be planted with a separation of 2' minimum from curb. Section 156.121 (C) states that trees shall not interfere with utilities, roadways, sidewalks, sight angles, or street lighting and shall be a minimum of 10' from utility lines. When siting the required trees I cannot conform to the above criteria due to the placement of utility lines and easements.

Further, pursuant to Section 153.04 (m), trees shall be planted on platted townhome or single family lots. Due the above cited encumbrance and the small size of the lots, this tree requirement will also need to be brought to the attention of the City.

The total trees required for the project total 224, of which 106 are street trees and 118 are lot trees. In my capacity as the Landscape Architect and in discussion with the Client, I am requesting the total amount of 224 trees be allowed to be planted within common areas of the project. I have sited trees in close proximity to each unit and have also placed trees as close to street edge as possible to meet the general intent of the City codes. Please refer to the landscape plan and specifications for proposed tree locations and varieties.

I would appreciate your coordination with the City to seek a waiver on the above code requirements so the 224 trees can be planted where shown in the common areas of EcoVillage at River Place.

Please contact me should you require additional information on this matter.

Sincerely,

Greg Boggs ASLA
Cc: Homecrete Homes

100 AVENUE A • SUITE 2E • FORT PIERCE, FLORIDA 34950

RESOLUTION NO. 15-R

A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL PLAT AND THE AMENDED CONSTRUCTION PLANS FOR RIVER PLACE ON THE ST. LUCIE PLAT NO.8 (P15-121) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA; ON THE REQUEST OF ECOVILLAGE AT RIVER PLACE, LLC; AUTHORIZING THE MAYOR AND CITY CLERK TO COUNTERSIGN SAID PLAT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by Ecovillage at River Place, LLC; the owner, to approve and accept the preliminary and final plat and the amended construction plans titled River Place on the St. Lucie Plat No.8, within the City of Port St. Lucie, Florida; and

WHEREAS, the plat conforms to Section 156, Port St. Lucie City Code, and meets all state requirements for such plats; and

WHEREAS, private roads, drainage, and utility facilities have been constructed within the plat by the developer; and,

WHEREAS, the Site Plan Review Committee, on November 12, 2015, recommended approval of the preliminary and final plat and the waiver request to Section 156.121 (A) that requires shade trees to be installed on both sides of all streets (within the right-of-way) in accordance with the approved landscape plan for the subdivision (P15-121); and

WHEREAS, the Planning and Zoning Board on January 5, 2016, made a recommendation of the amended construction plans and preliminary and final plat (P15-121); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the preliminary and final plat and the

amended construction plans titled River Place on the St. Lucie Plat No.8, (P15-121), within the City of Port St. Lucie, Florida, said plat being offered by Ecovillage at River Place, LLC, as the owner and title holder of said property and as prepared by Thomas P. Kiernan, professional surveyor and mapper, as designated on the attached said plat.

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said plat so it may be properly recorded in the public records of St. Lucie County, Florida.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Pam E. Booker, City Attorney

RIVER PLACE ON THE ST. LUCIE PLAT NO. 8

PLAT BOOK ______
PAGE ______

BEING A REPLAT OF TRACT E, ACCORDING TO THE PLAT OF RIVER PLACE, AS RECORDED IN PLAT BOOK 39, PAGE 29, LYING IN SECTION 16, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

LEGAL DESCRIPTION

BEING A REPLAT OF TRACT E, ACCORDING TO THE PLAT OF RIVER PLACE, AS RECORDED IN PLAT BOOK 39, PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 15.941 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ECOVILLAGE AT RIVER PLACE, LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS RIVER PLACE ON THE ST. LUCIE PLAT NO. 8, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE ROAD RIGHTS-OF-WAY AS SHOWN HEREON, ARE HEREBY RESERVED TO THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT (C.D.D.), AN INDEPENDENT SPECIAL DISTRICT CREATED UNDER CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE STREETS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID C.D.D., ITS SUCCESSORS AND/OR ASSIGNS. AN EASEMENT OVER AND UNDER SUCH RIGHTS-OF-WAY, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, IT'S SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND TO ALLOW INGRESS AND EGRESS FOR CITY OF PORT ST. LUCIE EMERGENCY AND SERVICE VEHICLES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH RIGHTS-OF-WAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. ALL STREETS DESIGNATED HEREON ARE SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE, FLORIDA, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY, NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE SAID PRIVATE STREETS.

2) THE UTILITY EASEMENTS (UE), AND A UTILITY EASEMENT OVER THE ROADWAYS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, AT&T, AND ALL OTHER PUBLIC UTILITIES, INCLUDING C.A.T.V., FOR UTILITY PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.

3) THE EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE RIVER PLACE ON THE ST. LUCIE PROPERTY OWNER'S ASSOCIATION, INC. (P.O.A.), A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, IT'S SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE.

4) THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT (C.D.D.), A FLORIDA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID C.D.D., ITS SUCCESSORS AND/OR ASSIGNS.

5) THE EMERGENCY ACCESS EASEMENT (EAE) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT (C.D.D.), A FLORIDA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, TO ALLOW INGRESS AND EGRESS FOR EMERGENCIES AND FIRE RESCUE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID C.D.D. THE EMERGENCY ACCESS EASEMENT CAN ALSO BE USED FOR PUBLIC UTILITIES FOR USES DETAILED IN DEDICATION NO. 2, AS SHOWN ABOVE.

6) THE COMMON AREAS (CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7 AND CA-8) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVER PLACE ON THE ST. LUCIE PROPERTY OWNER'S ASSOCIATION, INC. (P.O.A.), A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR COMMON AREAS, AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID ASSOCIATION.

7) THE BUFFER ZONE/UPLAND PRESERVATION EASEMENT (BZ/UPE) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT (C.D.D.), AN INDEPENDENT SPECIAL DISTRICT CREATED UNDER CHAPTER 190 FLORIDA STATUTES, ITS SUCCESSORS AND/OR ASSIGNS FOR WETLAND AND UPLAND BUFFER PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID C.D.D. ACTIVITIES PROHIBITED WITHIN THE BUFFER ZONES INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER NATIVE VEGETATION, EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL, DIKING OR FENCING AND ANY OTHER ACTIVITIES DETRIMENTAL TO WATER CONSERVATION, EROSION CONTROL OR FISH AND WILD LIFE HABITAT CONSERVATION OR PRESERVATION AND IS THE MAINTENANCE RESPONSIBILITY OF SAID C.D.D.

8) THE INGRESS/EGRESS EASEMENTS (IEE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVER PLACE ON THE ST. LUCIE PROPERTY OWNER'S ASSOCIATION, INC. (P.O.A.), A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AND THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT (C.D.D.), A FLORIDA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS FOR INGRESS/EGRESS PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ______________, THIS________ DAY OF __________, ______ 2015.

ECOVILLAGE AT RIVER PLACE, LLC

BY: ______________________
NAME
TITLE

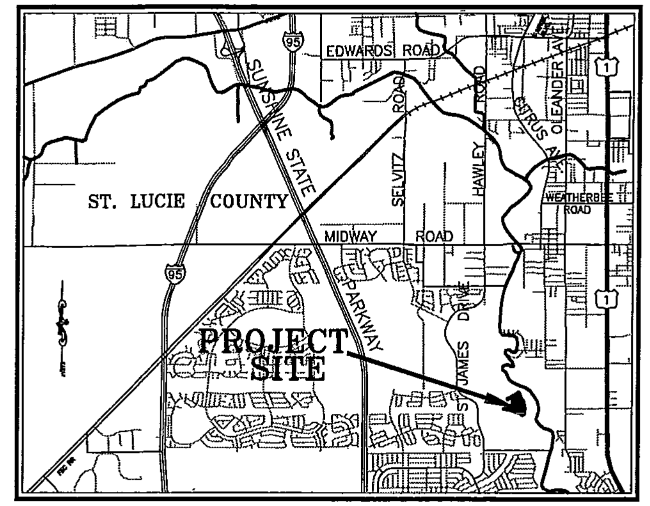
____
SIGNATURE

____
PRINTED NAME

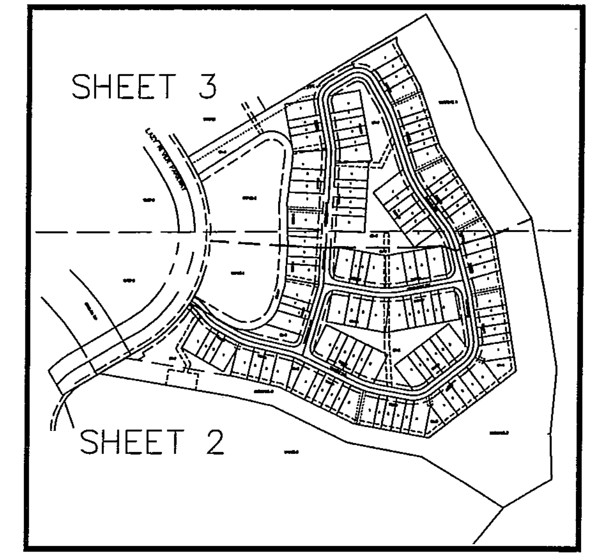
____
SIGNATURE

____
PRINTED NAME

FILE NAME: 14-156-PLAT-COVER



LOCATION MAP
NOT TO SCALE



SHEET INDEX
NOT TO SCALE

RECEIVED
DEC 17 2015
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED ________, ____________, ON BEHALF OF THE ________. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED __________ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS ______ DAY OF __________, 2015.

____
COMMISSION NO. &
EXPIRATION DATE

____
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: ______________

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ______

I, __________, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF__________, 2015, AT _____(.M.):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS RIVER PLACE ON THE ST. LUCIE PLAT NO. 8 IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.

2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

NONE

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20__.

DATED THIS __________ DAY OF ______________, 2015

____

____
NAME
TITLE
ADDRESS

SURVEYOR'S NOTES

1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT E HAVING A BEARING OF S59°03'54"W.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES NON-RADIAL.

3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ____, PAGE(S) ________ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ________, DAY OF __________, 2015.

____
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF THE COURT

APPROVAL OF CITY

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS RIVER PLACE ON THE ST. LUCIE PLAT NO. 8, HAS BEEN OFFICIALLY APPROVED, APPLICABLE TO THE LANDS BEING PLATTED HEREIN, FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS __________ DAY OF ______________, 2015.

ATTEST: CITY OF PORT ST. LUCIE

____
KAREN A. PHILLIPS, CITY CLERK

____
GREGORY J. ORAVEC, MAYOR

CITY OF PORT ST. LUCIE

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS ________ DAY OF ______________, 2015.

____
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6199

SURVEYOR

CITY OF PORT ST. LUCIE
PROJECT NO.15-121

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

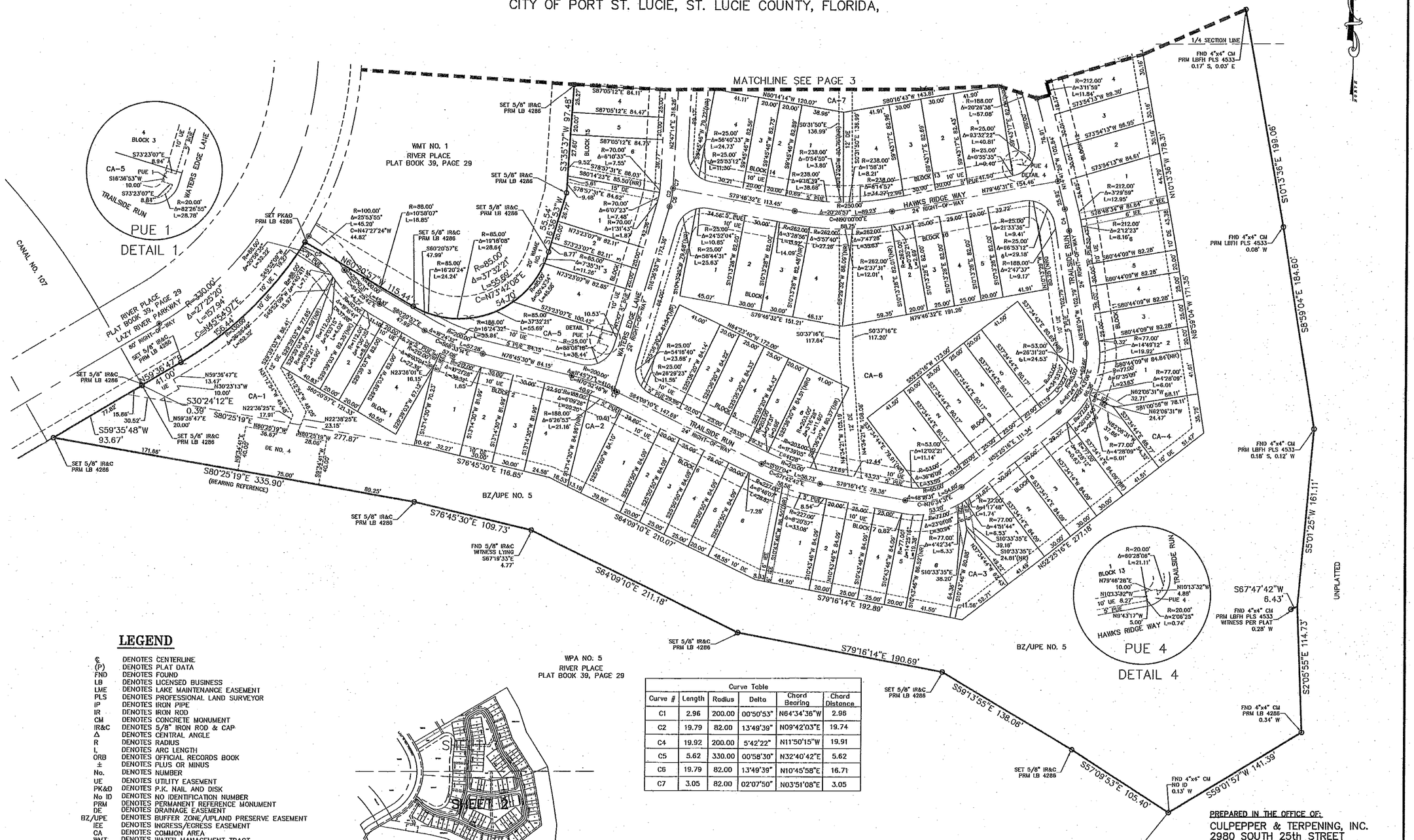
P:\Proj-2014\14-156 Hawks Ridge at RiverPlace, P/F\14-156 Survey - Working Files\Plat\14-156 Plat.dwg, 12/17/2015 10:26:32 AM

RIVER PLACE ON THE ST. LUCIE PLAT NO. 8

BEING A REPLAT OF TRACT E, ACCORDING TO THE PLAT OF RIVER PLACE, AS RECORDED IN PLAT BOOK 39, PAGE 29, LYING IN SECTION 16, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

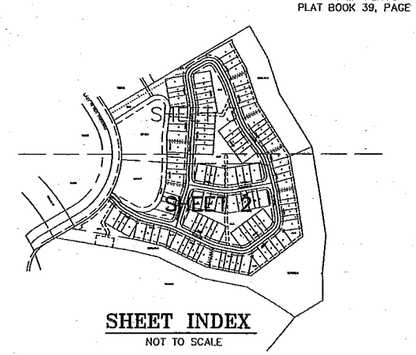
PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
40 0 20 40
IN FEET
1 inch = 40 ft.



LEGEND

℄	DENOTES CENTERLINE
(P)	DENOTES PLAT DATA
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
LME	DENOTES LAKE MAINTENANCE EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
IR&C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
UE	DENOTES UTILITY EASEMENT
PK&D	DENOTES P.K. NAIL AND DISK
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT
DE	DENOTES DRAINAGE EASEMENT
BZ/UPE	DENOTES BUFFER ZONE/UPLAND PRESERVE EASEMENT
IEE	DENOTES INGRESS/EGRESS EASEMENT
CA	DENOTES COMMON AREA
WMT	DENOTES WATER MANAGEMENT TRACT
WPA	DENOTES WETLAND PRESERVE AREA
EAE	DENOTES EMERGENCY ACCESS EASEMENT
◉	DENOTES SET PARKER KALON NAIL & DISK PCP LB 4286
WMME	DENOTES WATER MANAGEMENT MAINTENTANCE EASEMENT



SHEET INDEX
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	2.96	200.00	00°50'53"	N64°34'36"W	2.96
C2	19.79	82.00	13°49'39"	N09°42'03"E	19.74
C4	19.92	200.00	5°42'22"	N11°50'15"W	19.91
C5	5.62	330.00	00°58'30"	N32°40'42"E	5.62
C6	19.79	82.00	13°49'39"	N10°45'58"E	16.71
C7	3.05	82.00	02°07'50"	N03°51'08"E	3.05

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 14-156-PLAT-SHT-2

RIVER PLACE ON THE ST. LUCIE PLAT NO. 8

PLAT BOOK _____
PAGE _____

BEING A REPLAT OF TRACT E, ACCORDING TO THE PLAT OF RIVER PLACE, AS RECORDED IN PLAT BOOK 39, PAGE 29, LYING IN SECTION 16, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA,

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

LEGEND

℄	DENOTES CENTERLINE
(P)	DENOTES PLAT DATA
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
LME	DENOTES LAKE MAINTENANCE EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
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±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
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PK&D	DENOTES P.K. NAIL AND DISK
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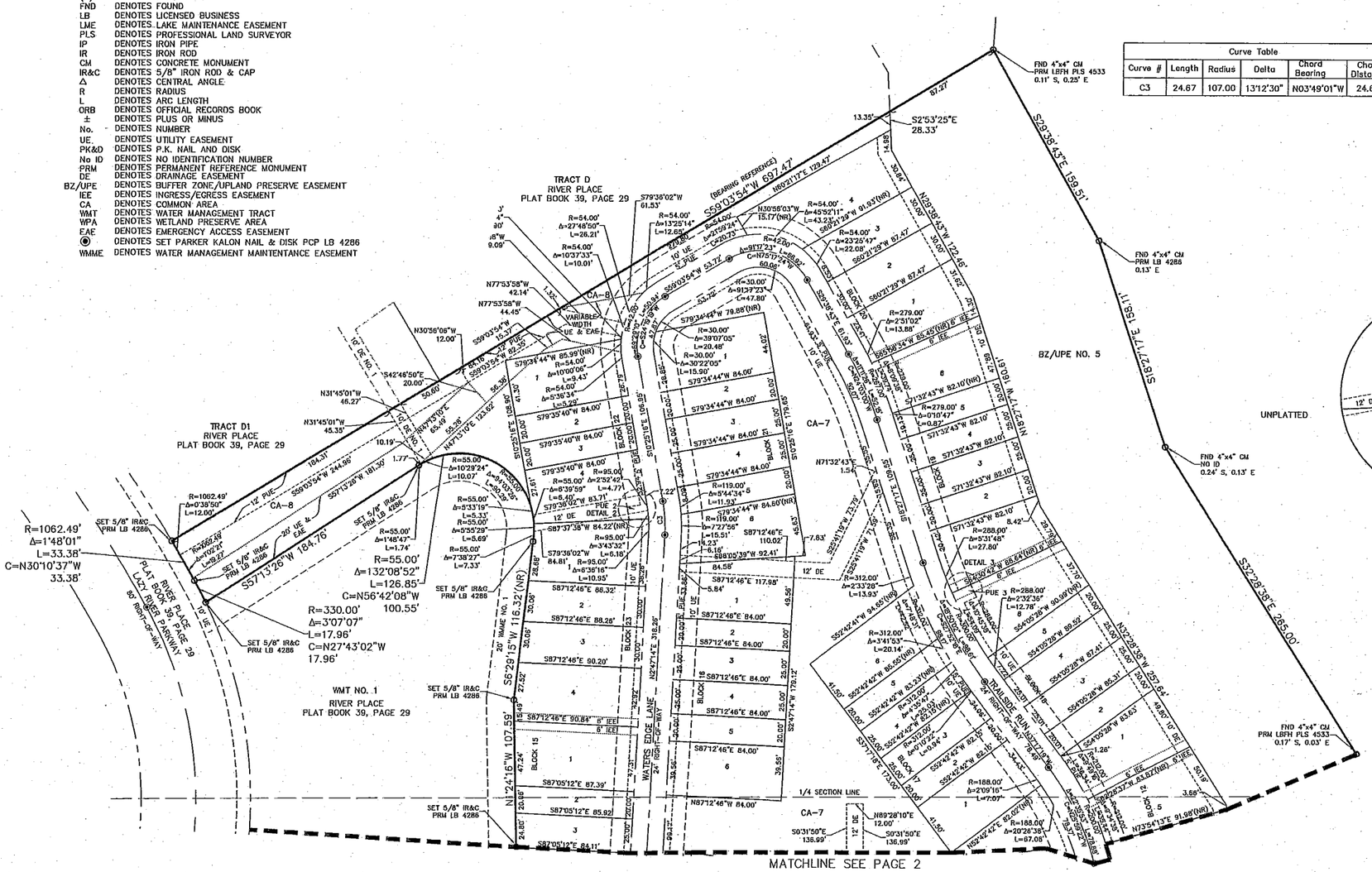
IEE	DENOTES INGRESS/EGRESS EASEMENT
CA	DENOTES COMMON AREA
WMT	DENOTES WATER MANAGEMENT TRACT
WPA	DENOTES WETLAND PRESERVE AREA
EAE	DENOTES EMERGENCY ACCESS EASEMENT
◉	DENOTES SET PARKER KALON NAIL & DISK PCP LB 4286
WMME	DENOTES WATER MANAGEMENT MAINTENTANCE EASEMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C3	24.67	107.00	13°12'30"	N03°49'01"W	24.61



SHEET INDEX
NOT TO SCALE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 14-156-PLAT-SHT-3

SHT: 3 OF 5

SHT: 2 OF 5

P15-121

NOTE:
SEE SHEETS 2 of 5 thru 5 of 5
FOR PLANT LOCATIONS/QUANTITIES,
SPECIFICATIONS, DETAILS, NOTES.

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

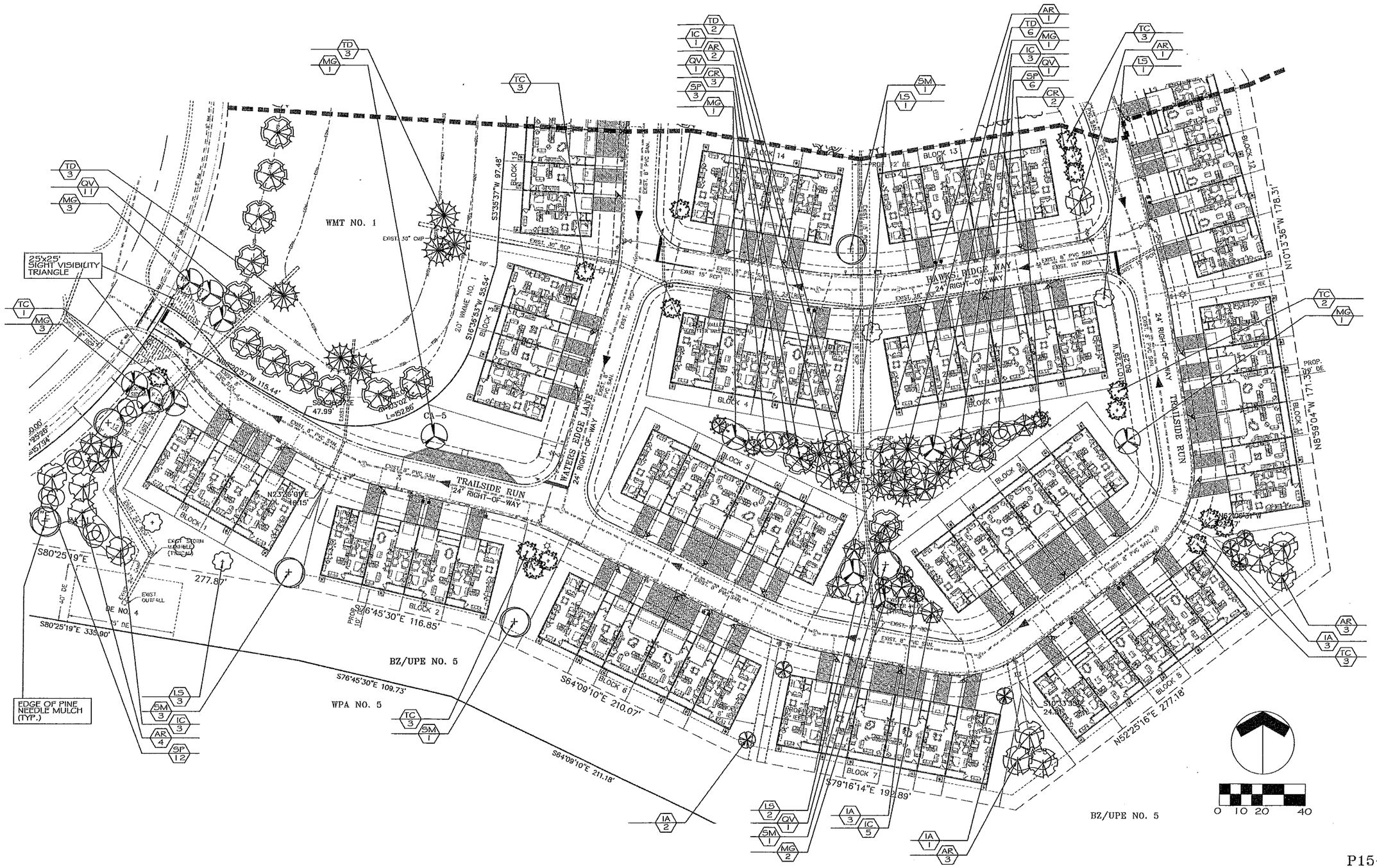
– REVISIONS –	BY	DATE
relocate entry trees	LP	11.11.15
landscape data	LP	11.13.15

	BY	DATE
DRAWN	LP	10.08.15
CHECKED		
APPROVED		

ECOVILLAGE AT RIVER PLACE

MASTER PLAN

10/07/2015
HORIZ. SCALE: 1" = 50'
VERT. SCALE: NA
JOB No. 1372
SHEET 1 OF 5



P15-121

NOTE:
SEE SHEET 5 of 5 FOR SPECIFICATIONS, DETAILS, NOTES.

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

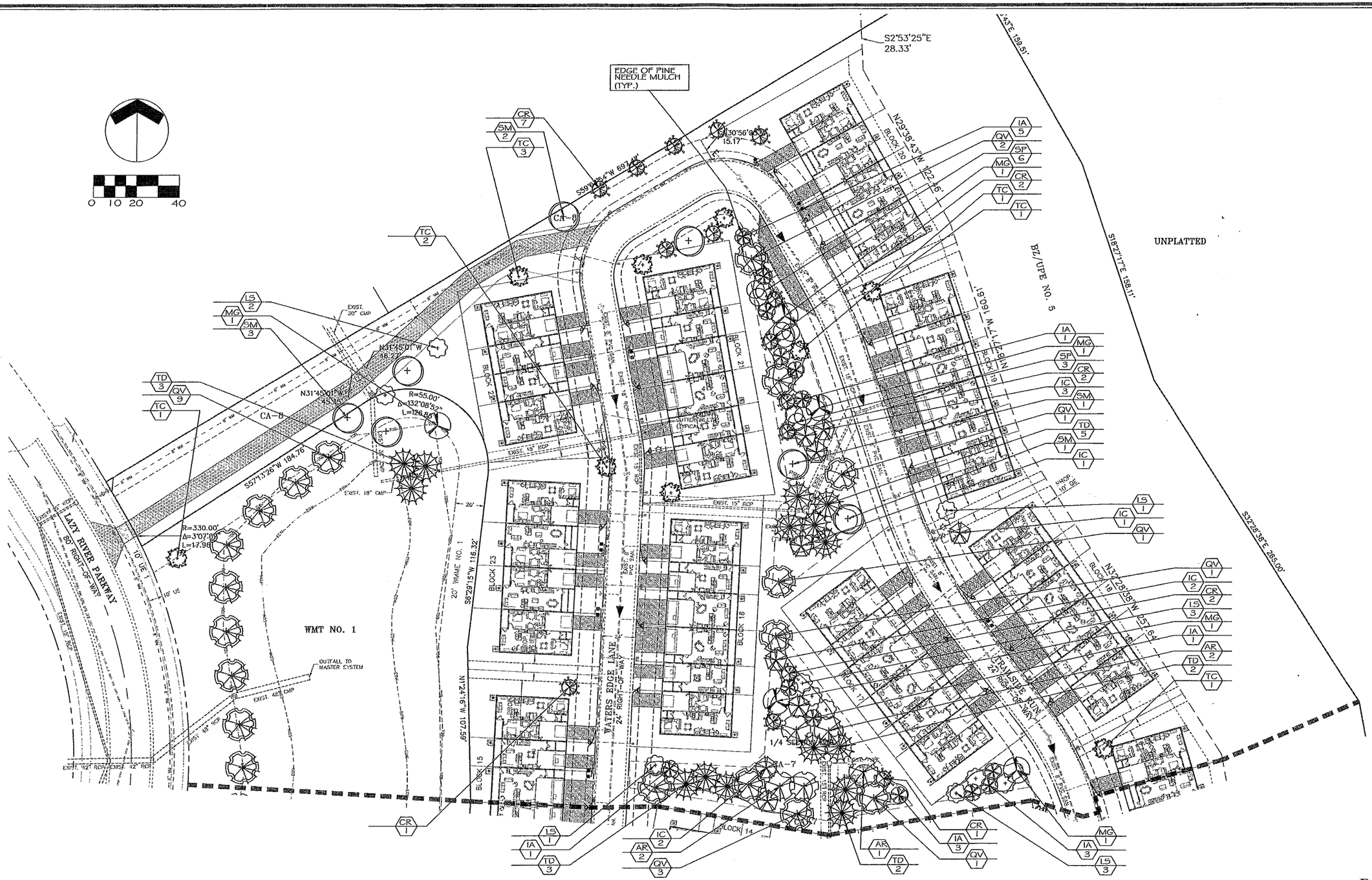
-REVISIONS-	BY	DATE
relocate entry trees	LP	11.11.15
landscape data	LP	11.13.15

	BY	DATE
DRAWN	LP	10.08.15
CHECKED		
APPROVED		

ECOVILLAGE AT RIVER PLACE

LANDSCAPE PLAN

10/07/2015
HORIZ. SCALE: 1"= 20'
VERT. SCALE: NA
JOB No. 1372
SHEET 2 OF 5



P15-121

NOTE:
SEE SHEET 5 of 5 FOR SPECIFICATIONS, DETAILS, NOTES.

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

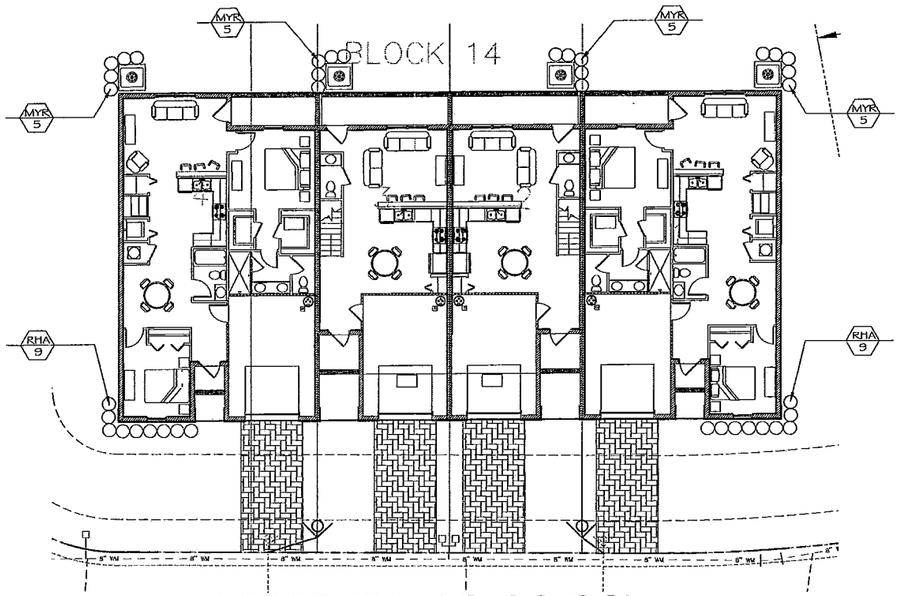
– REVISIONS –	BY	DATE
relocate entry trees	LP	11.11.15
landscape data	LP	11.13.15

	BY	DATE
DRAWN	LP	10.08.15
CHECKED		
APPROVED		

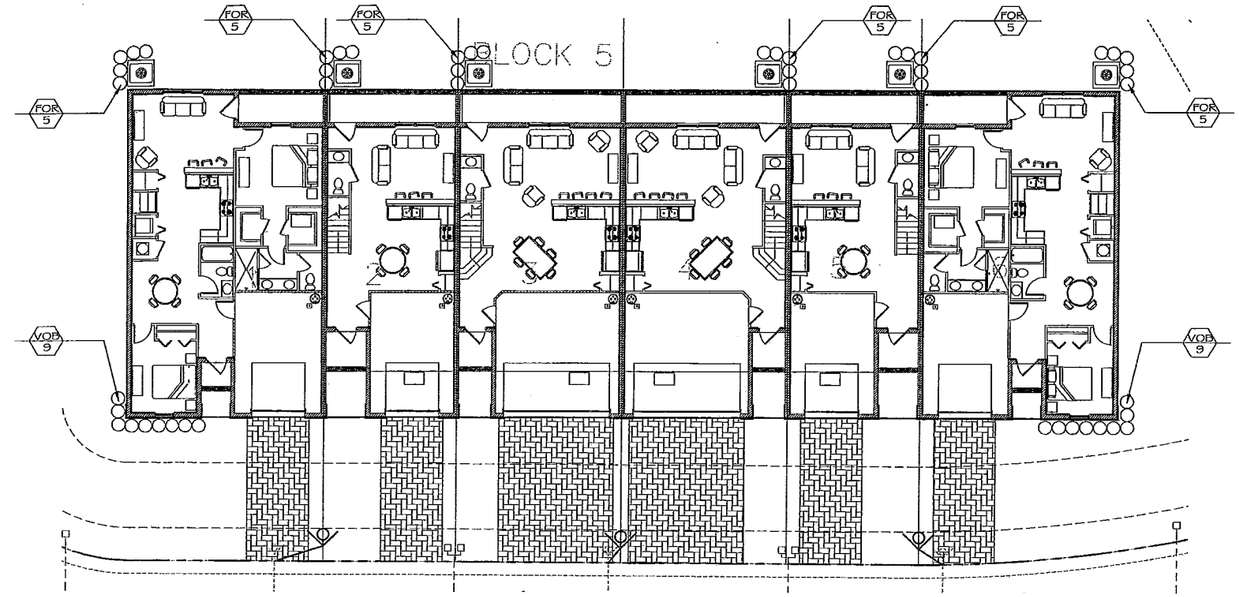
ECOVILLAGE AT RIVER PLACE

LANDSCAPE PLAN

10/07/2015
HORIZ. SCALE: 1" = 20'
VERT. SCALE: NA
JOB No. 1372
SHEET 3 OF 5

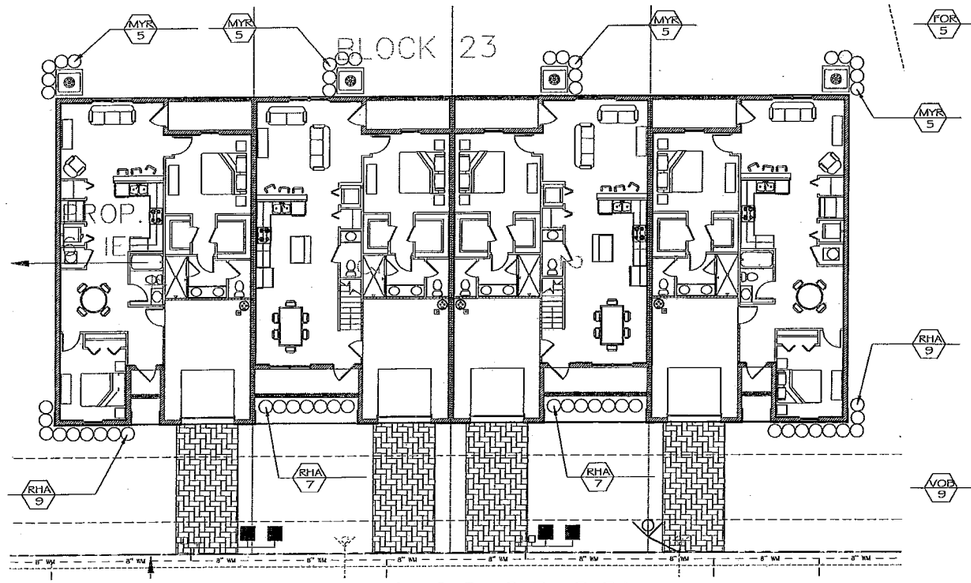


4-UNIT (30.20.20.30)
(4 BLDG. THIS PLAN)

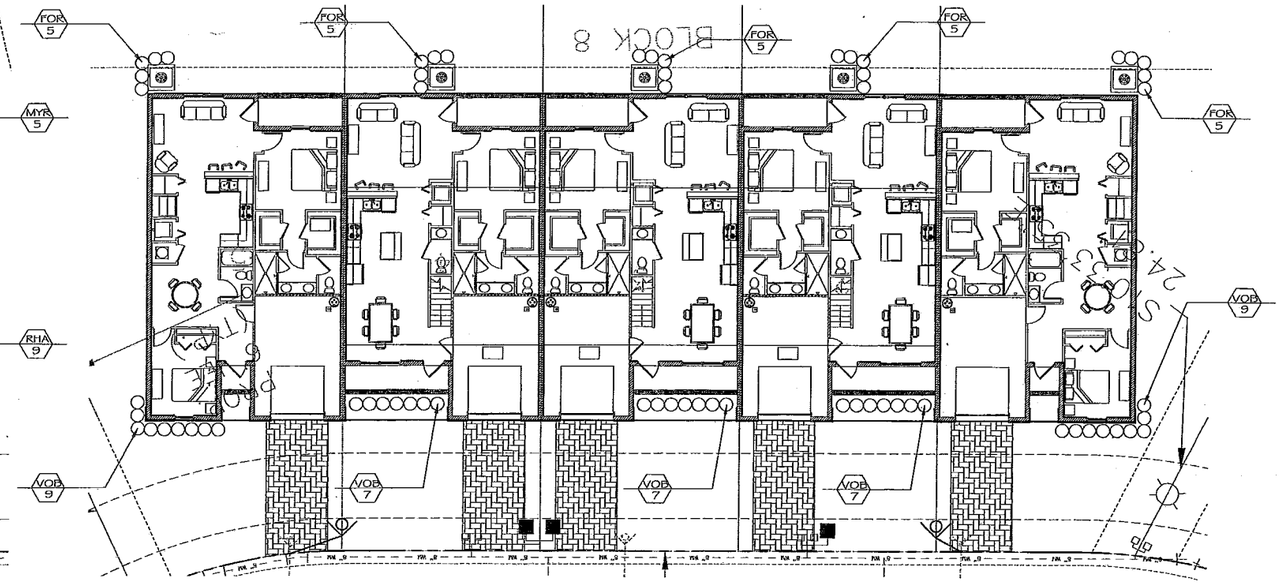


6-UNIT (30.20.25.25.20.30)
(12 BLDG. THIS PLAN)

0 5 10 20



4-UNIT (30.30.30.30)
(5 BLDG. THIS PLAN)



5-UNIT (30.30.30.30.30)
(2 BLDG. THIS PLAN)

P15-121

NOTE:
SEE SHEET 5 of 5 FOR
SPECIFICATIONS, DETAILS, NOTES.

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

– REVISIONS –	BY	DATE
4-UNIT AC SCREEN SHRUBS	LP	10.13.15
relocate entry trees	LP	11.11.15
landscape data	LP	11.13.15

	BY	DATE
DRAWN	LP	10.08.15
CHECKED		
APPROVED		

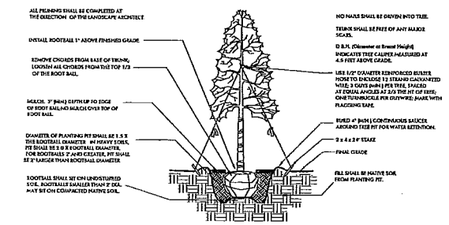
ECOVILLAGE AT RIVER PLACE

TYPICAL BUILDING LANDSCAPE PLANS

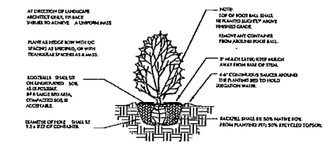
10/07/2015	
HORIZ. SCALE:	1" = 10'
VERT. SCALE:	NA
JOB No.	1372
SHEET	4 OF 5

PLANT LIST

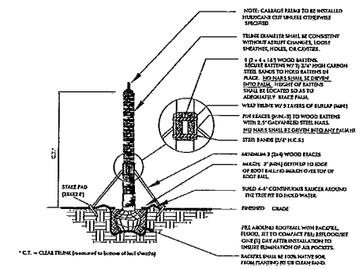
SYM	SHEETS 2of5	3of5	4of5	TOT	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
AR	14	5	0	19	ACER RUBRUM 'FLORIDA FLAME'	SOUTHERN RED MAPLE VAR. "FLORIDA FLAME"	12' x 5'; 5' CT.; 2.5" CAL.; SINGLE STRT. TRNK.	YES
CR	5	15	0	20	CALLISTEMON 'RED CLUSTER'	BOTTLEBRUSH VAR."RED CLUSTER"	12' x 6'; FULL-TO-BASE; 2.5" CAL.; SINGLE STRT. TRNK.	NO
IA	9	14	0	23	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	12' x 5'; 3' CT.; 2.5" CAL.; SINGLE STRT. TRNK.	YES
IC	12	9	0	21	ILEX CASSINE	DAHOON HOLLY	12' x 5'; 3' CT.; 2.5" CAL.; SINGLE STRT. TRNK.	YES
LS	7	10	0	17	LAGERSTROEMIA SPECIOSA	QUEENS CRAPE MYRTLE	12' x 6'; 5' CT.; 2.5" CAL.; SINGLE STRT. TRNK.	NO
MG	12	5	0	17	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	SOUTHERN MAGNOLIA VAR. "DD BLANCHARD"	12' x 5'; FULL-TO-BASE; 2.5" CAL.; SINGLE STRT. TRNK.	NO
QV	14	18	0	32	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	12' x 5'; 5' CT.; 2.5" CAL.; SINGLE STRT. TRNK.	YES
SM	6	7	0	13	SWIETENIA MAHAGONI	MAHOGANY	12' x 5'; 5' CT.; 2.5" CAL.; SINGLE STRT. TRNK.	YES
TC	15	9	0	24	TABEBUIA CARAIBA	SILVER TRUMPET TREE	12' x 5'; 5' CT.; 2.5" CAL.; SINGLE STRT. TRNK.	NO
TD	14	15	0	29	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5'; 3' CT.; 2.5" CAL.; SINGLE STRT. TRNK.	YES
SP	21	9	0	30	SABAL PALMETTO	CABBAGE PALM	10', 12' 14' CT.;STGGRD HDS.; HURRICANE-CUT.	YES
FOR	0	0	410	410	FORESTIERA SEGREGATA	PINELAND PRIVET	3-GAL; 24" HT; AS SHOWN (A.S.)	YES
RHA	0	0	232	232	RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE	3-GAL; 24" HT; A.S.	NO
MYR	0	0	180	180	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	3-GAL; 24" HT; A.S.	YES
VOB	0	0	294	294	VIBURNUM OBTUSUM 'WHORLED CLASS'	WALTER'S VIBURNUM VAR. "WHORLED CLASS"	3-GAL; 24" OA; A.S.	YES
SOD	+/- 65,000 S.F.				STENOTAPHRUM SECUNDATUM 'FLORITAM'	ST. AUGUSTINE SOD VAR. "FLORITAM"	SOLID SOD; DISEASE-FREE; LAID TIGHT W/ EVEN JOINTS.	NO



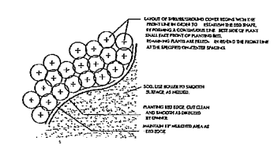
TREE PLANTING (1.5-3" DBH)
N.T.S.



STANDARD SHRUB PLANTING
N.T.S.



TYPICAL SABAL PALM PLANTING
N.T.S.



SHRUB AND
GROUND COVER LAYOUT
N.T.S.

Landscape Notes:

1. All landscaping within Port St. Lucie Utility Systems Department (PSLUSD) utility easements shall comply with PSLUSD technical specifications, policies and codes. Trees shall not be planted within ten feet (10') of any PSLUSD underground infrastructure
2. No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any PSLUSD facility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts and manholes, air release valves, etc.
3. No landscaping shall be planted in such a manner as to adversely affect utility installation operating and maintenance.
4. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed building or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. All Category 1 exotic plant species will be eradicated from the planning area indicated.
12. Conspicuous durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
13. All landscaped areas shall be provided with 100% irrigation coverage.
14. All existing palms and small trees will be relocated as is possible out of construction areas.
15. See Engineering Plans for all utilities and easements.
16. Contractor shall verify sod estimate (in-field) and receive approval from Owner, prior to ordering sod.

Required Trees:

Street Trees Section 156.121(A)

Trees required 106
LF of roadway/50'x 2 and, 2,652 LF (+/-)/50'=53.2x2=106.4=106

Trees supplied 106
@ 1:1...
AR-10; CR-10; IA-10; IC-10; LS-7; MG-7; QV-25; SM-6; TC-12; TD-9

Residential Lot Area Trees Section 153.04(m)

Trees required 118
Lot area SF/2500 SF and, 295,000 SF (+/-)/2500 SF = 118

Trees supplied 119
@ 1:1...
AR-9; CR-10; IA-13; IC-11; LS-10; MG-10; QV-7; SM-7; TC-12; TD-20
@ 1:3...
SP(@1:3)-10

- Street Trees required (106) per Section 156.121(A) cannot be planted due to PSLUSD regulations regarding separation (minimum 10') of trees from utility lines. Street frontages of all units are encumbered utility easements that eliminate tree planting areas. Further, recent street and curb uplifting in other communities caused by tree roots create the need to plant trees away from the edge of all paved surfaces. All trees required within this Section are proposed to be planted in open space common areas.
- In consideration of the above, all Townhome Lot trees required (118) per Section 153.04(m) are also proposed to be planted within common open space areas and in close proximity to units.

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG
Sunshine811

P15-121

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

– REVISIONS –	BY	DATE
4-UNIT AC SCREEN SHRUBS	LP	10.13.15
relocate entry trees	LP	11.11.15
landscape data	LP	11.13.15

	BY	DATE
DRAWN	LP	10.09.15
CHECKED		
APPROVED		

ECOVILLAGE AT RIVER PLACE

PLANT LIST/DETAILS/NOTES

10/07/2015	
HORIZ. SCALE: 1" = 20'	
VERT. SCALE: NA	
JOB No.	1372
SHEET	5 OF 5

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: **PLANNING AND ZONING BOARD - MEETING OF JANUARY 5, 2016**

FROM: **JOHN FINIZIO, PLANNER**

RE: **VERANO PUD 1 PLAT NO. 17**
PRELIMINARY SUBDIVISION PLAT APPLICATION
PROJECT NO. P15-183

DATE: **DECEMBER 17, 2015**

PROPOSED PROJECT: Through this subdivision application, Verano is creating 73 single family lots, a storm water management tract, and numerous open space tracts. This plat will also be creating two (2) road rights-of-way; Tivolo Way and Matera Way to provide access for these residential lots. This plat is also creating the right-of-way for Appian Way which will intersect with Visconti Way and will eventually cross the C-24 Canal.

APPLICANT: Daniel Sorrow, Cotleur & Hearing, Inc. The authorization letter is attached to the staff report.

OWNER: Verano Development, LLC, c/o Robert Fromm.

LOCATION: Verano is located north of the C-24 Canal, west of Interstate 95, east of Glades Cut-Off Road, and south of the Reserve DRI in unincorporated St. Lucie County.

LEGAL DESCRIPTION: The legal description is included in the staff report.

SIZE: Approximately 34.29 acres.

EXISTING ZONING: PUD (Planned Unit Development), Verano PUD 1.

FUTURE LAND USE: RGC (Residential Golf Course).

EXISTING USE: Currently vacant land.

SURROUNDING USES: North = PUD Zoning, Verano PUD No. 15 and 16, currently vacant. South = C-24 Canal. East = PUD Zoning, Verano PUD No. 1 Plat No.13, with platted residential lots; this land is currently vacant. West = PUD Zoning; Verano PUD No. 16, currently vacant.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: Sewer/water will be provided by the City of Port St. Lucie Utilities. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

Transportation: The staff review indicates that this project will generate approximately 778 daily vehicle trips, 61 a.m. peak hour trips, and 79 p.m. peak hour trips (ITE, Land Use Code 210, Single Family Detached Housing) on the roads adjacent to the project (Tivolo Way, Caserta Way, Appian Way, and Visconti Way). Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8th Edition".

Parks/Open Space: The Development Order for the Verano DRI required: "No later than two years from the effective date of this resolution, the Developer shall submit a subdivision plat that includes dedication of at minimum 50 contiguous acres of property to the City of Port St. Lucie to be used as an active park site. This property shall contain no more than 2.5 acres of wetlands and be 95% usable land. The Developer may consider off-site donation or mitigation."

A preliminary subdivision plat for the 50 acre park site was submitted by the developer on July 16, 2008. The subdivision plat was reviewed at SPRC on August 13, 2008, where it was approved with the condition that dedication issues be resolved prior to proceeding to City Council. These conditions were never resolved and consequently, the application has expired. To meet the intent of the condition of the Development Order, this park site still needs to be subdivided and dedicated to the City.

Storm Water: The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

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

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Environmental: Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order. As outlined in the Development Order, the developer shall comply with the 25% upland preservation set aside requirement of the City of Port St. Lucie Code Section 157.39, Required Preservation of Habitat.

The area that encompasses Verano PUD 1 is devoid of any upland habitat. So to satisfy this requirement, the developer has set aside a 68 acre parcel, consisting of pine flatlands, wax myrtles, and oak/cabbage palms to satisfy this condition. This vegetated parcel is within the Verano DRI, but outside the boundaries of the Verano PUD 1.

Public School Concurrency Analysis: Per Policy 2.4.2 (8): Exemptions of the City of Port St. Lucie Comprehensive Plan, developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005 or had filed application for development approval prior to May 1, 2005, are exempt from school concurrency. As this DRI received development orders prior to July 1, 2005, it is exempt from school concurrency.

Other: To ensure that the required street trees do not cause any unnecessary damage to emergency vehicles, the height clearance for all street trees will have to be maintained at a height that is acceptable to the Fire District. Currently, this height is 14 feet.

Approval of this project is conditioned upon payment of all applicable City and County impact fees. This includes impact fees for City and County Roads, Parks and Recreation, Public Buildings, and Law Enforcement, in addition to County Schools, Libraries, and Fire/EMS Impact Fees.

Related Projects:

P15-172 – Verano PUD 1 Plat No. 15 – Final Subdivision Plat Application. This subdivision application will create 72 single family lots, numerous common area tracts, several storm water management tracts, and road rights-of-way for access to these lots. This application is still under review.

P15-123 – Verano PUD 1 Plat No. 16 – Preliminary and Final Subdivision Plat Application. This application created 51 single family lots, four (4) common area tracts, three (3) storm water management tracts, and two road rights-of-way for access. This application was approved by City Council on October 12, 2015.

P14-174 – Verano PUD 1 Plat No. 15 – Preliminary Subdivision Plat Application. Through this subdivision application, Verano is creating 72 single family lots, numerous common area (CA) tracts, and several storm water management tracts. This plat will also be extending Visconti Way and creating Caserta Way for access. This application was approved by City Council on February 23, 2015.

P14-126 – Verano PUD 1 Plat No. 14 – Preliminary and Final Subdivision Plat Application. This application created 34 single family lots, three (3) common area (CA) tracts, and one road tract. This application was approved by the City Council on October 27, 2014.

P14-045 – Verano PUD 1 Plat No. 13 – Preliminary and Final Subdivision Plat Application. This application created 42 single family lots, three (3) open space tracts, and one road tract (identified as Positano Way) to access these lots. This application was approved by City Council on July 28, 2014.

P14-033 – Verano Plat No. 12 – Final Subdivision Plat Application. This application platted a total of 48 residential lots, while extending Visconti Way for access. This application was approved by City Council on June 9, 2014.

P14-032 – Verano PUD 1 Amendment No 8. The main change in this amendment will be permitting single family residential lots to have a minimum width requirement of 42 feet. This application was approved by City Council on June 9, 2014.

P13-146 – Verano PUD Plat No. 11 Final Subdivision Plat Application. This application created 48 residential lots, and extended Ambrose Way to provide access for these lots. This application was approved by City Council on April 14, 2014.

P13-119 – Verano PUD 1 Plat No. 12 Preliminary Subdivision Plat Application. In essence, this application will be creating a total of 48 residential lots, while extending Visconti Way for access. This application was approved by City Council on November 25, 2013.

P13-058 – Verano PUD Plat No. 11 Preliminary Subdivision Plat Application. This application will create 48 residential lots, and extend Ambrose Way to provide access for these lots. This application was approved by City Council on July 22, 2013.

P13-009 – Verano PUD Plat No. 10 Preliminary and Final Subdivision Plat Application. This application created a total of 47 residential lots, and changed the access point to Capraia Island. This application was approved by City Council on May 13, 2013.

P11-090 – Verano PUD 1 – Plat No. 9 Final Subdivision Plat Application. This application created a total of 94 residential lots, while extending Visconti Way west to provide access to these lots. This application was approved by City Council on March 12, 2012.

P11-019 – Verano PUD 1 – Plat No. 9 Preliminary Subdivision Plat Application. This application created a total of 94 residential lots, while extending Visconti Way west to provide access to these lots. This application was approved by City Council on June 27, 2011.

P10-071 – Verano PUD 1 PUD Amendment No. 6. This amendment amended Exhibits 6B to match the list of Permitted, Accessory and Special Exception uses that may be located within the commercially classified area, and 6C to clarify restrictions of use in the Light Industrial land use areas. This amendment was approved by City Council on October 11, 2010.

P10-029 – Verano PUD Master Sign Program Amendment – This project made some minor amendments to the already established master sign program for the residential areas.

P10-07 – Verano Development/PSL Commercial Holdings DRI NOPC. This NOPC was the fourth amendment to the existing Development Order and proposed amendments to the project phasing plan, build out dates, and expiration dates. It also provided for a re-calculation of the trigger date for the six laning of the St. Lucie West/Reserve Blvd. and I 95 interchange area. This project was approved on June 14, 2010.

P08-162 – Verano PUD Master Sign Program/Residential – This project established the master sign program throughout the Verano DRI area. This project was approved by City Council on March 9, 2009.

P06-426 – Verano PUD 1, Phase 2, Plat No. 2. This project created roadways, the parcel for the community center, and residential lots. This project was approved by City Council on May 29, 2007.

STAFF RECOMMENDATION:

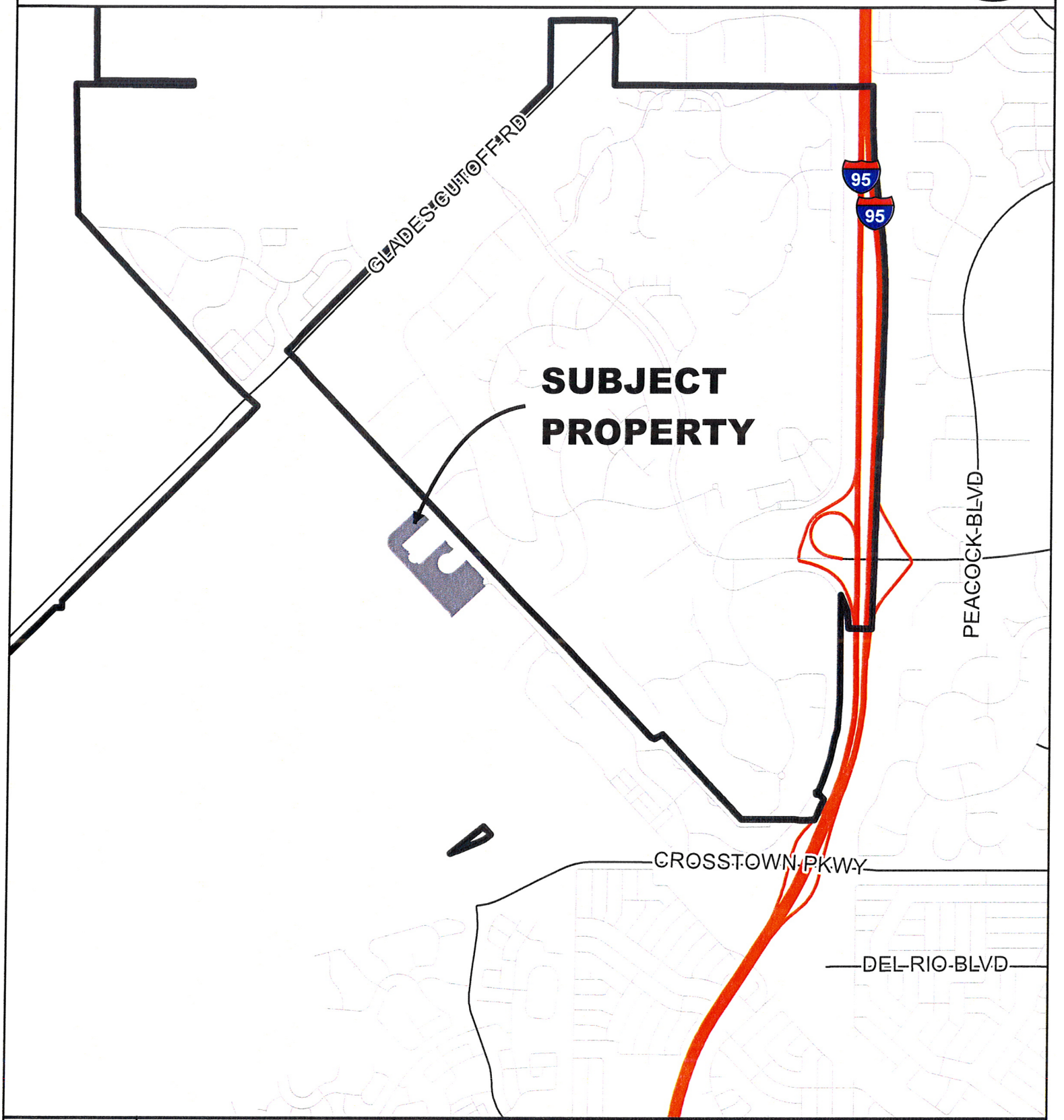
The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code. The Site Plan Review Committee reviewed the request on November 25, 2015 and recommended approval.

Planning and Zoning Board Action Options:

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

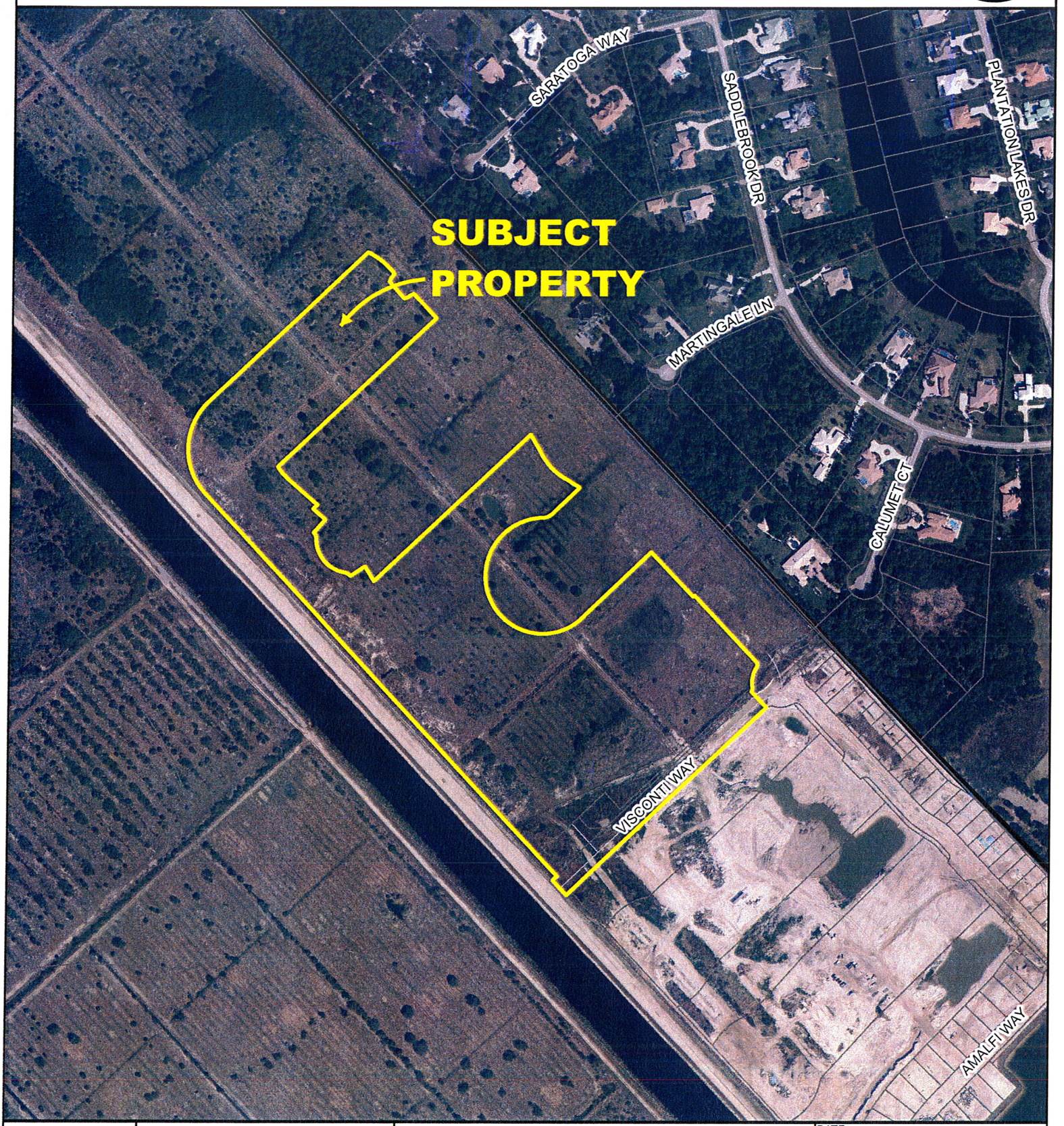
Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

GENERAL LOCATION



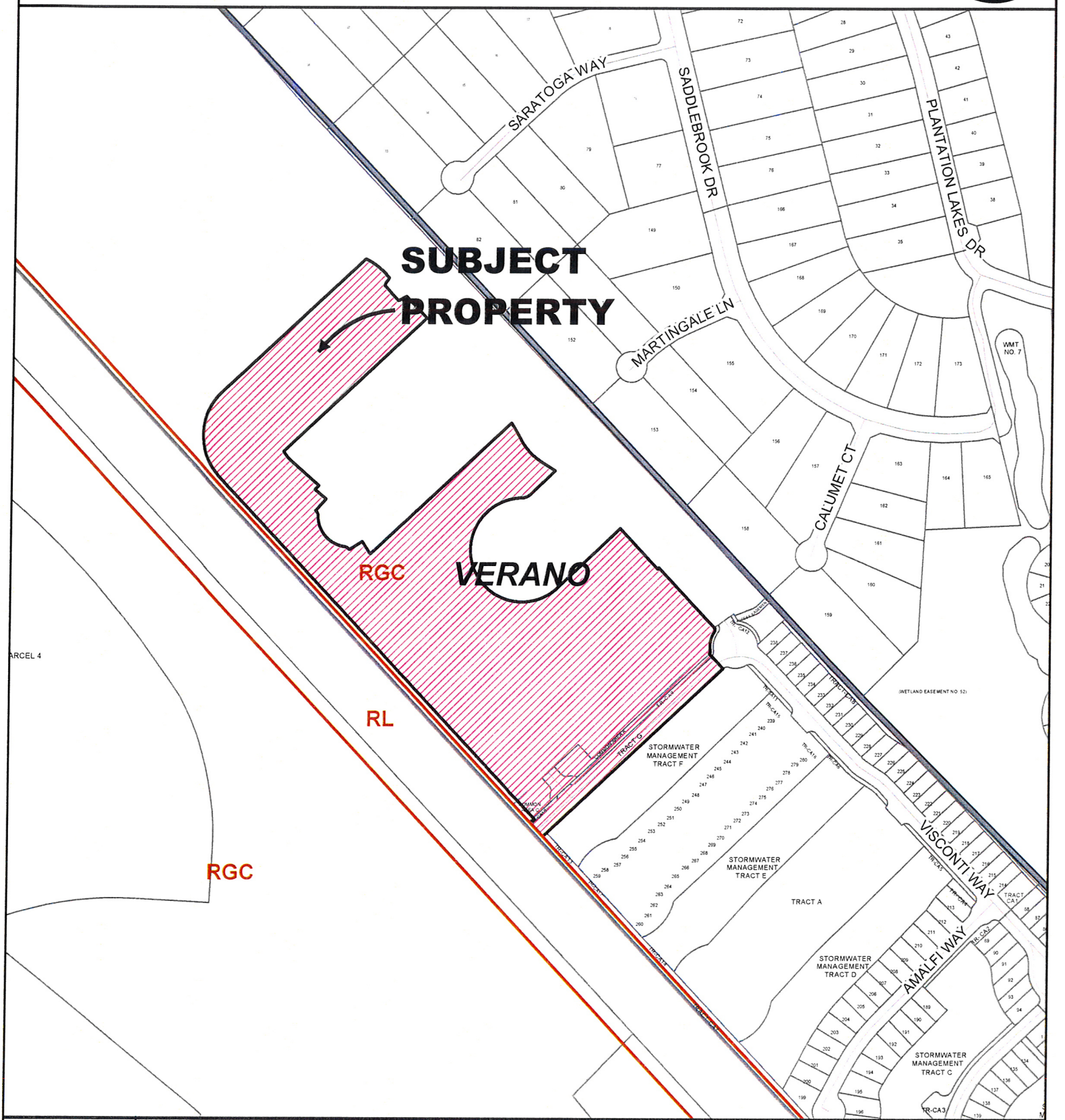
CITY of PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANO PUD 1 PLAT NO. 17	DATE: 11/16/2015 APPLICATION NUMBER: P15-183 USER: patricias SCALE: 1 in = 0.5 miles

AERIAL



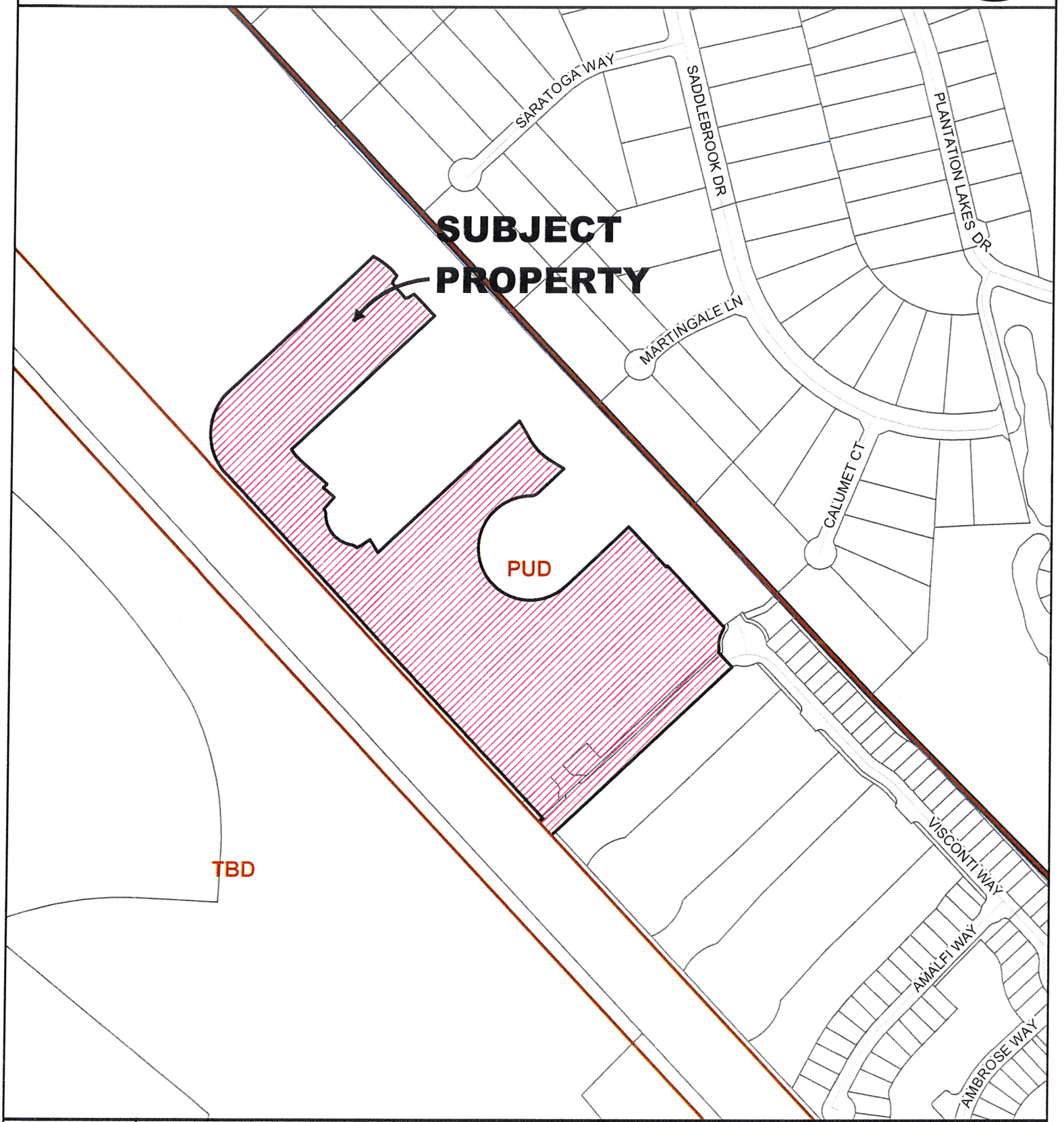
CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANO PUD 1 PLAT NO. 17 AERIAL DATE 2014	DATE: 11/16/2015 APPLICATION NUMBER: P15-183 USER: patricias SCALE: 1 in = 450 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANO PUD 1 PLAT NO. 17	DATE: 11/16/2015 APPLICATION NUMBER: P15-183 USER: patricias SCALE: 1 in = 500 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT VERANO PUD 1 PLAT NO. 17	DATE: 11/16/2015 APPLICATION NUMBER: P15-183 USER: patricias SCALE: 1 in = 500 ft

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5212 FAX: (772)871-5124

P&Z File No. P15-183
Fee (Nonrefundable)$ 3,535.00
Receipt # 73479

PRIMARY CONTACT EMAIL ADDRESS: Dsorrow@cotleur-hearing.com

PROJECT NAME: Verano PUD - Plat 17 (Preliminary/)

LEGAL DESCRIPTION: (See attached)

LOCATION OF PROJECT SITE: Project is located on the north side of Crosstown Parkway, just west of I-95

PROPERTY TAX I.D. NUMBER:

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

PROPOSED USE: Single Family Residential

GROSS SQ. FT. OF STRUCTURE(S): N/A

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: Water & Sewer - City of PSL, Power - FPL, Phone and CATV - Hometown Cable

GROSS ACREAGE & SQ. FT. OF SITE: 1,493,672.4 SF / 34.29 Ac.

FUTURE LAND USE DESIGNATION: RGC ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: NAME, ADDRESS, TELEPHONE & FAX NO.
Verano Development, LLC c/o Robert Fromm
701 S. Olive Avenue, West Palm Beach, Fl 33401
PH: 772-429-3505 FAX: 772-429-3525

APPLICANT OR AGENT OF OWNER: NAME, ADDRESS, TELEPHONE & FAX NO.
Daniel Sorrow, Cotleur & Hearing, Inc.
1934 Commerce Lane suite 1, Jupiter, Fla. 33458
PH: 561-747-6336 FAX: 561-747-1377

PROJECT ARCHITECT/ENGINEER: (FIRM, ENGINEER OF RECORD
Bob Lawson, Arcadis-US, Inc.
2081 Vista Parkway, West Palm Beach, Fl. 33411

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.)
Engineering: Robert W. Lawson, P.E. No. 26640; Plat: Wilbur F. Divine, P.S.M., No. 4190 PH: 561-697-7000, Fax:561-697-7751

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

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

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

OWNER'S SIGNATURE	HAND PRINT NAME	TITLE	DATE
Robert Fromm	ROBERT FROMM	DIRECTOR OF CONSTRUCTION	11/2/15

RECEIVED
NOV 04 2015
PLANNING DEPARTMENT

VERANO®

July 21, 2010 Verano Property Owners Association, Inc.

City of Port St. Lucie
Planning and Zoning Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing, Inc and its staff to act as agents for the Common Areas owned by the Verano POA, Inc. in the Verano project in PGA, located at Crosstown Parkway and I-95 in the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plat and other similarly related modification applications.

Should you have any questions, please feel free to contact me at (772.468.4703)

Sincerely,

Robert Fromm

Robert Fromm
Verano POA, Inc.

State of Florida
St. Lucie County

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 21st day of July, 2010 by Mr. Robert Fromm, who is personally known to me.

Sonya M. Wisniewski
NOTARY PUBLIC

SONYA M. WISNIEWSKI
Comm# DD0669766
Expires 5/3/2011
Florida Notary Assn., Inc

SEAL

VERANO

City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: Verano Development

Please accept this letter as authorization for Robert Fromm, Director of Development, Verano Development, LLC to represent Verano Development, LLC in all matters related to the execution and delivery of any documents and instruments related to the Verano DRI.

Please contact me directly should you have any questions regarding this correspondence.

Sincerely,

Michael Clarke
Manager
Verano Development, LLC

9700 RESERVE BLVD. ▲ PORT ST. LUCIE, FL 34986 ▲ 877.777.8372 ▲ P: 772.429.3533 ▲ F: 772.429.3534 ▲ VERANOFLORIDA.COM

KOLTER
Creating Better Communities

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2809341 OR BOOK 2502 PAGE 1008, Recorded 03/07/2006 at 12:06 PM
Doc Tax: $353070.90

Prepared by and return to:
Paul K. Hines, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive
Suite 500E
West Palm Beach, FL 33401

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 28th day of FEBRUARY, 2006, by and between **Reserve Homes, Ltd., L.P.**, a Delaware limited partnership, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantor") and **Verano Development LLC**, a Delaware limited liability company, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its successors and assigns forever, the following described real property (the "**Property**"), situated in St. Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO:

1. Real estate taxes and assessments for the year 2006 and subsequent years.

2. Restrictions, reservations, limitations, easements of record, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting said property, if any.

TO HAVE AND TO HOLD the said Property in fee simple forever, together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor warrants the title to said Property and will defend the same against the lawful claims of any persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Allison Barra
Print Name: Allison Barra

Vera Russell
Print Name: Vera Russell

RESERVE HOMES LTD., L.P., a Delaware limited partnership

By: Kolter Property Development, L.L.C., a Delaware limited liability company, its General Partner

By: Michael Clarke
Michael Clarke, Manager

STATE OF FLORIDA)
) s.s.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 28 day of February, 2006, by Michael Clarke, as Manager of Kolter Property Development, L.L.C., a Delaware limited liability company, the General Partner of RESERVE HOMES LTD., L.P., a Delaware limited partnership, on behalf of said limited liability company and limited partnership, who is: [✓] personally known to me, or [ ] has produced _____ as identification.

(NOTARIAL SEAL)

Janet Kind
My Commission DD289533
Expires February 10, 2008

Janet Kind
Print or Stamp Name: Janet Kind
Notary Public - State of Florida
My Commission Expires: 2-10-08
Commission Number: DD289533

COPY

EXHIBIT "A"

PARCEL 1

COPY

WESTERN GROVE

TRACT ONE

A parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East; and Section 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run South 44°46'01" West along said Southeasterly right-of-way line of the Florida East Coast Railway Co., a distance of 5069.40 feet to the West line of said Section 29; thence South 04°13'20" East, along said West line, a distance of 258.80 feet to the Northeast corner of said Section 31; thence South 89°40'25" West, along the North line of said Section 31, a distance of 312.03 feet to the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence South 44°46'01" West, along said right-of-way line, a distance of 728.74 feet to the POINT OF BEGINNING; Thence, departing said right-of-way line, South 45°07'48" East, a distance of 3688.39 feet; thence South 34°54'59" East, a distance of 4767.41 feet to the northerly top of bank of the O. L. Peacock Canal; Thence along the northerly top of bank of said O.L. Peacock Canal South 74°05'51" West, a distance of 4714.77 feet; thence North 89°58'45" West, a distance of 5508.96 feet East right-of-way line of State Road S-609 as shown on the Florida Department of Transportation right-of-way map dated 11/5/64 and revised January 1965; Thence along said right-of-way line North 00°01'15" East, a distance of 2906.07 feet to the intersection with the South line of said Section 31; thence continue along said easterly right-of-way, North 00°08'55" West, a distance of 156.88 feet to the intersection with the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence North 44°46'01" East, along said Southeasterly right- of-way line of the Florida East Coast Railway Co. a distance of 6673.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPT Being a parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East and Sections 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows: COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48?28? West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°30'39" East, a distance of 50.98 feet to the POINT OF BEGINNING; Thence North 61°20'02" West, a distance of 1685.86 feet; Thence North 58°57'12" West, a distance of 127.57 feet; Thence North 49°19'49" West, a distance of 93.34 feet; Thence North 32°18'49" West, a distance of 178.91 feet; Thence North 25°32'27" West, a distance of 184.36 feet; Thence North 06°00'43" West, a distance of 118.58 feet; Thence North 22°50'28" East, a distance of 467.15 feet; Thence North 31°22'11" East, a distance of 93.05 feet; Thence North 40°40'44" East, a distance of 1124.23 feet; Thence North 44°11'03" East, a distance of 181.77 feet; Thence North 52°20'18" East, a distance of 81.27 feet; Thence South 48°56'38" East, a distance of 3272.46 feet; Thence South 09°19'30" West, a distance of 329.60 feet; Thence South 74°14'21" West, a distance of 1658.09 feet; Thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

COPY

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

Being a parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East and Sections 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°50'39" East, a distance of 50.98 feet to the POINT OF BEGINNING;

thence North 61°20'02" West, a distance of 1685.86 feet;
thence North 58°57'12" West, a distance of 127.57 feet;
thence North 49°19'49" West, a distance of 93.34 feet;
thence North 32°18'49" West, a distance of 178.91 feet;
thence North 25°32'27" West, a distance of 184.36 feet;
thence North 06°00'43" West, a distance of 118.58 feet;
thence North 22°50'28" East, a distance of 467.15 feet;
thence North 31°22'11" East, a distance of 93.05 feet;
thence North 40°40'44" East, a distance of 1124.23 feet;
thence North 44°11'03" East, a distance of 181.77 feet;
thence North 52°20'18" East, a distance of 81.27 feet;
thence South 48°56'38" East, a distance of 3272.46 feet;
thence South 09°19'30" West, a distance of 329.60 feet;
thence South 74°14'21" West, a distance of 1658.09 feet;
thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THAT CERTAIN FLORIDA POWER AND LIGHT COMPANY EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 14°45'25" WEST, ALONG SAID EAST LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 789.36 FEET; THENCE CONTINUE NORTH 01°58'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 235.96 FEET; THENCE NORTH 74°05'51" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 1124.39 FEET; THENCE SOUTH 15°54'09" EAST, A DISTANCE OF 1181.91 FEET TO SAID NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548; SAID POINT

EXHIBIT "A"

PARCEL 1 (continued)

BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22,918.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 09°37'34" WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°01'14", A DISTANCE OF 1208.23 FEET TO THE POINT OF BEGINNING. (Commercial Parcel in Western Grove)

AND LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 4, 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. "FORT PIERCE CUT-OFF" AS SHOWN ON PAGES V. 3D/6 AND V. 3D/7, DATED FEBRUARY 1, 1950 WITH TRACT CORRECT REVISION DATED 4/28/67 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24; THENCE RUN SOUTH 44°46'01" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. 5069.40 FEET TO THE WEST LINE OF SECTION 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH 04°13'20" EAST ALONG SAID WEST LINE 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°40'25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 312.03 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO.; THENCE SOUTH 44°46'01" WEST, ALONG SAID RIGHT-OF-WAY LINE 7402.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JANUARY 1965; THENCE SOUTH 00°08'55" EAST ALONG SAID RIGHT-OF-WAY LINE 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID RIGHT-OF-WAY LINE 2756.07 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 89°58'45" EAST 2278.50 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 22918.00 FEET, THROUGH A CENTRAL ANGLE OF 16°00'49", FOR AN ARC DISTANCE OF 6405.36 FEET, THE CHORD OF SAID ARC BEING NORTH 82°00'50" EAST 6384.50 FEET; THENCE NORTH 74°00'26" EAST 3830.74 FEET; THENCE SOUTH 38°44'47" WEST 258.82 FEET; THENCE SOUTH 74°00'26" WEST 1625.09 FEET; THENCE SOUTH 34°54'59" WEST 16.17 FEET; THENCE SOUTH 74°35'02" WEST 625.46 FEET; THENCE SOUTH 74°05'51" WEST 4614.88 FEET; THENCE NORTH 89°58'45" WEST 5508.95 FEET TO SAID RIGHT-OF-WAY OF STATE ROAD S-609; THENCE NORTH 00°01'15" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 TO THE POINT OF BEGINNING. (West Virginia Extension)

EXHIBIT "A"

PARCEL 1 (continued)

COPY

TRACT THREE

An easement for the benefit of Parcel 1 as created by Drainage and Irrigation Easement between Tradition Development Company, LLC and Reserve Homes, Ltd., L.P. dated June 30, 2003 recorded in Official Records Book 1745, Page 1913, of the Public Records of St. Lucie County, Florida over the lands described as the "Grantor Parcel" in said Drainage and Irrigation Easement, subject to the terms, provisions and conditions set forth in said instrument.

COPY

COPY

EXHIBIT "A"

Parcel 2

EGAN PARCEL

GROVE 1:

Being a portion of Sections 28, 29 and 32, Township 36 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Begin at the point of intersection of the southeasterly right of way line of the Florida East Coast Railway Co. "Fort Pierce Cut-off" track as shown on right of way maps, Pages V.3d/6 and V.3d/7 dated February 1, 1950 with "track correct" revision dated 4/28/67 and the southwesterly right of way line of South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence S 43 degrees 08 minutes 38 seconds E, along said Canal C-24 right of way line a distance of 2488.08 feet, to a point hereinafter referred to as Point "A"; thence S 35 degrees 05 minutes 51 seconds W a distance of 4892.60 feet; thence N 43 degrees 25 minutes 41 seconds W a distance of 3309.86 feet to the intersection with the aforesaid southeasterly right of way line of the Florida East Coast Railway; thence N 44 degrees 46 minutes 01 seconds E, along said Florida East Coast Railway right of way a distance of 4809.53 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for drainage and irrigation over the following described property:

Commence at the aforedescribed Point "A"; thence S 43 degrees 08 minutes 38 seconds E, along the aforesaid southwesterly right of way line of South Florida Water Management District Canal C-24, a distance of 347.56 feet to the POINT OF BEGINNING of the following described easement:

Thence continue S 43 degrees 08 minutes 38 seconds E, along said right of way line a distance of 50.00 feet; thence S 46 degrees 51 minutes 22 seconds W a distance of 42.14 feet; thence N 66 degrees 46 minutes 57 seconds W a distance of 64.82 feet; thence N 56 degrees 12 minutes 33 seconds W a distance of 190.72 feet; thence N 79 degrees 11 minutes 38 seconds W a distance of 69.18 feet; thence S 61 degrees 48 minutes 26 seconds W a distance of 141.21 feet, to the Southeasterly boundary of the above described parcel; thence N 35 degrees 05 minutes 51 seconds E, along said Southeasterly boundary a distance of 111.24 feet; thence N 61 degrees 48 minutes 26 seconds E a distance of 59.54 feet; thence S 79 degrees 11 minutes 38 seconds E a distance of 97.05 feet; thence S 56 degrees 12 minutes 33 seconds E a distance of 196.26 feet; thence Section 66 degrees 46 minutes 57 seconds E a distance of 27.50 feet; thence N 46 degrees 51 minutes 22 seconds E a distance of 9.44 feet to the said southwesterly right of way line of said Canal C-24 and the POINT OF BEGINNING.

GROVE 2:

Being a parcel of land lying in Sections 28, 33, and 34, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the point of intersection of the South line of said Section 34 and the southwesterly right of way line of the South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence N 43 degrees 08 minutes 38 seconds W, along said southwesterly right of way line of Canal C-24, a distance of 2628.30 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 43 degrees 08 minutes 38 seconds W, along said right of way line, a distance of 364.51 feet, to a point hereinafter referred to as Point "A"; thence continue N 43 degrees 08 minutes 38

EXHIBIT "A"

Parcel 2 (Continued)

seconds W, along said right of way a distance of 4812.17 feet; thence S 46 degrees 52 minutes 25 seconds W a distance of 2151.65 feet; thence S 43 degrees 12 minutes 50 seconds E a distance of 4647.83 feet; thence S 43 degrees 58 minutes 20 seconds W a distance of 1282.29 feet to a point hereinafter referred to as Point "B"; thence N 70 degrees 42 minutes 47 seconds E a distance of 440.52 feet; thence N 65 degrees 05 minutes 51 seconds E a distance of 762.00 feet; thence N 24 degrees 54 minutes 09 seconds W a distance of 60.06 feet; thence N 01 degrees 49 minutes 23 seconds E a distance of 1037.87 feet; thence N 17 degrees 05 minutes 14 seconds W a distance of 421.43 feet; thence N 46 degrees 51 minutes 22 seconds E a distance of 63.46 feet to the aforesaid southwesterly right of way line of Canal C-24 and the POINT OF BEGINNING.

Together with an easement for drainage and irrigation being more particularly described as follows:

Begin at aforedescribed Point "B"; thence along the southeasterly boundary of the above parcel by the following courses and distances:
Thence N 70 degrees 42 minutes 47 seconds E a distance of 440.52 feet;
thence N 65 degrees 05 minutes 51 seconds E a distance of 762.00 feet;
thence N 60 degrees 24 minutes 31 seconds E a distance of 793.61 feet;
thence S 89 degrees 08 minutes 58 seconds E a distance of 318.77 feet to the aforesaid southwesterly right of way line of Canal C-24;
thence S 43 degrees 08 minutes 38 seconds E along said right of way line a distance of 139.00 feet;
thence N 89 degrees 08 minutes 58 seconds W a distance of 388.11 feet;
thence S 60 degrees 24 minutes 31 seconds W a distance of 770.50 feet;
thence S 65 degrees 05 minutes 51 seconds W a distance of 771.00 feet;
thence S 70 degrees 42 minutes 47 seconds W a distance of 399.46 feet;
thence N 43 degrees 58 minutes 20 seconds W a distance of 110.06 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress, being 15.00 feet in width, lying 7.50 feet each side of the following described centerline.
BEGIN at the aforedescribed Point "A"; thence S 02 degrees 40 minutes 10 seconds E a distance of 4.30 feet to the beginning of a curve concave to the northwest having a radius of 130.00 feet; thence southwesterly along the arc of said curve a distance of 112.33 feet; through an angle of 49 degrees 30 minutes 25 seconds; thence S 46 degrees 50 minutes 15 seconds W a distance of 2041.23 feet to the southwesterly boundary of the parcel first described above and the POINT OF TERMINATION of easement, said easement being bounded on the northeast by the southwesterly right of way line of aforesaid Canal C-24 and on the southwest by the southwesterly boundary of the parcel first described above.

EGAN PARCEL

TRACT 2 GROVE 2:

Being a parcel of land lying in Sections 33 and 34, Township 36 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the intersection of the south line of said section 34 and the southwesterly right of way line of the South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, sheet 11 of 16, and last revised 4/21/61. Thence north 43 degrees 08 minutes 38 seconds West, along said right of way line, a distance of 1050.96 feet to the point of beginning of the following

COPY

EXHIBIT "A"

Parcel 2 (Continued)

described parcel.
Thence continue north 43 degrees 08 minutes 38 seconds West a distance of 1577.34 feet;
thence south 46 degrees 51 minutes 22 seconds west a distance of 63.46 feet;
thence south 17 degrees 05 minutes 14 seconds east a distance of 421.43 feet;
thence south 01 degrees 49 minutes 23 seconds West a distance of 1037.87 feet;
thence south 24 degrees 54 minutes 09 seconds east a distance of 60.06 feet;
thence north 60 degrees 24 minutes 31 seconds east a distance of 793.61 feet;
thence south 89 degrees 08 minutes 58 seconds east a distance of 318.77 feet to the point of beginning.

EASEMENT NO. 1:

An easement for ingress and egress 30.00 feet in width lying 15 feet each side of the centerline in Township 36 South, Range 39 East and Township 37 South, Range 39 East the centerline of which being described as follows:

Beginning at a point on a Westerly prolongation of the centerline of Gatlin Boulevard as shown on Florida Department of Transportation right-of-way maps for State Road 9 (I-95) Section 94001-2412, dated 6/22/77, with last revision of 9/11/79, said point being 15 feet westerly of the west toe of spoil lying west of the "Borrow Canal"; thence northerly, 15 feet westerly of, as measured at right angles, and parallel with said west toe of spoil of the "Borrow Canal"; thence easterly, northeasterly, northerly and northwesterly, 15 feet distance from, as measured at right angles and parallel with the said toe of spoil of the "Borrow Canal" to a point 15 feet southerly of, as measured at right angles, the south toe of spoil south of the Canal South of the north line of Section 10, Township 37 South, Range 39 East; thence Westerly parallel with the said south toe of spoil to the intersection with a line 15 feet westerly of, as measured at right angles, the West toe of spoil lying West of a Canal west of the east line of Section 4, Township 37 South, Range 39 East; thence Northerly parallel with the said west toe of spoil of said Canal and the Northerly prolongation thereof to the Southeasterly boundary of "Grove 2".

EASEMENT NO. 2:

An easement for ingress and egress 30.00 feet in width lying in Township 36 South, Range 39 East and Township 37 South, Range 39 East being bounded as follows:
On the northeast by the ingress and egress easement from Gatlin Boulevard to said "Grove 2"; on the Northwest by the southerly toe of slope of the spoil bank south of the "O.L. Peacock Canal"; on the southwest by the 20.00 feet wide ingress and egress easement from "Grove 1", to "Grove 3", on the southeast by a line 30.00 feet southeasterly of, as measured at right angles, and parallel with the aforedescribed northwest boundary.

COPY

EXHIBIT "A"

PARCEL 3

DUDA PARCEL

A parcel of land lying in Sections 28, 29, 31, 32 and 33 Township 36 South, Range 39 East, and Sections 4 and 5, Township 37 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run S 44°46'02" W, a distance of 4809.54 feet to the Northwesterly corner of lands described in Official Record Book 477, Page 560, Public Records, St. Lucie County, Florida and the POINT OF BEGINNING; thence South 43°25'41" East, along the westerly line of said lands, a distance of 3309.86 feet to the Southwesterly corner of the aforesaid lands; thence North 35°05'51" East, along the Southerly line of the aforesaid lands, a distance of 4892.60 feet to the Southwesterly right-of-way line of the aforesaid South Florida Water Management Districts C-24 Canal; along the aforesaid Southwesterly Right-of-Way Line South 43°08'38" East, a distance of 2327.32 feet to the Northern most point of Grove 2 as described in Official Record Book 477, Page 560, Public Records, St. Lucie County, Florida; thence departing the aforesaid Southwesterly right- of-way line of the C-24 Canal South 46°52'25" West, along the Northwesterly line of the aforesaid Grove 2, a distance of 2151.65 feet; thence South 43°12'50" East, along the Southwesterly line of Grove 2, a distance of 4647.83 feet to the intersection with the Northerly line of those lands described in Official Record Book 658, Page 110, Public Records, St. Lucie County, Florida; thence South 51°16'22" West, along said Northerly line, a distance of 950.05 feet to the intersection with the Northerly line of the Peacock Cemetery Parcel as described in Official Records Book 369, Page 1166, Public Records, St. Lucie County, Florida; thence along said Northerly and Westerly line of said Cemetery parcel, the following courses and distances: South 45°15'13" West, a distance of 400.02 feet; thence South 38°44'44" West, a distance of 1227.76 feet; thence South 27°11'26" East, a distance of 67.85 feet to the Northerly top of bank of O.L. Peacock Canal; thence along the northerly top of bank of said O.L. Peacock Canal, the following courses and distances:

South 75°29'17" West, a distance of 65.34 feet;
Thence South 72°49'14" West, a distance of 56.76 feet;
Thence South 74°47'53" West, a distance of 186.47 feet;
Thence South 74°19'03" West, a distance of 254.27 feet;
Thence South 73°21'27" West, a distance of 169.47 feet;
Thence South 74°55'09" West, a distance of 277.14 feet;
Thence South 73°51'40" West, a distance of 276.70 feet;
Thence South 70°57'21" West, a distance of 154.19 feet;
Thence South 74°10'23" West, a distance of 128.57 feet;
Thence South 72°03'14" West, a distance of 107.48 feet;
Thence South 78°34'38" West, a distance of 102.69 feet;
Thence South 75°04'05" West, a distance of 194.77 feet;
Thence South 72°33'58" West, a distance of 75.48 feet;
Thence South 75°55'30" West, a distance of 157.24 feet;
Thence South 71°39'51" West, a distance of 59.39 feet;

Thence North 34°54'59" West, departing said top of bank, a distance of 4760.96 feet; thence North 45°07'48" West, a distance of 3688.37 feet; thence North 44°46'02" East, a distance of 728.76 feet to the intersection with the South line of Section 30, Township 36 South, Range 39 East, St Lucie County, Florida; thence North 89°40'25" East, along said South line, a distance of 312.01 feet to the Southeast corner of said Section 30;

COPY

EXHIBIT "A"

PARCEL 3 (continued)

thence North 04°13'20" West, along the East line of said Section 30, a distance of 258.80 feet to the Southeasterly Right-of-Way line of the aforesaid Florida East Coast Railway; thence North 44°46'02" East, along said Southeasterly Right-of-Way line, a distance of 259.86 feet to the POINT OF BEGINNING.

COPY

COPY

COPY

EXHIBIT "A"

PARCEL 4

UNRECORDED MONTAGE PLATS NORTH OF C-24 CANAL

A parcel of land being a portion of Section 28, 29, 33 and 34, Township 36 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at the intersection of the southeasterly right-of-way line of the Florida East Coast Railroad and the northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North 44°45'38" East, along said southeasterly right-of-way line, a distance of 1,221.80 feet to the easterly prolongation of the southerly line of Sabal Creek, Phase II, according to the plat thereof, as recorded in Plat Book 24, Pages 1, 1A, 1B and 1C, Public Records of St. Lucie County, Florida; thence South 43°34'29" East, departing said right-of-way line, along the said southerly prolongation and the south line of the aforementioned plat and the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, a distance of 5,340.48 feet; thence continuing along the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, South 43°09'01" East, a distance of 1,026.26 feet to the southeast corner of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida; thence North 45°11'03" East, along the east line of said plat, a distance of 0.99 feet; thence South 43°08'40" East, departing said east line, a distance of 52.97 feet; thence South 43°09'00" East, a distance of 331.07 feet; thence South 43°08'32" East, a distance of 3671.33 feet; thence South 72°42'41" East, a distance of 217.77 feet to the northwesterly line of that certain parcel of land described in Special Warranty Deed, as recorded in Official Records Book 1577, Page 1222, Public Records of St. Lucie County, Florida; thence North 61°51'31" East, along said northwesterly line, a distance of 188.61 feet to the northerly corner of said certain parcel of land; thence South 43°08'30" East, along the northeasterly line and easterly prolongation of said certain parcel of land, a distance of 2361.96 feet to the north line of that certain parcel of land described in Official Records Book 1547, Page 490, Public Records of St. Lucie County, Florida; said point being parallel with and 1024.10 feet northerly of, as measured at right angles to the south line of said Section 34; thence North 89°52'17" East, along said north line and parallel line, a distance of 1211.13 feet to a point on a non-tangent curve, concave to the northwest, having a radius of 2060.00 feet, the radius point of which bears North 50°24'45" West; thence southwesterly, departing said north line and parallel line, along the arc of said curve through a central angle of 03°00'41", a distance of 108.27 feet to the point of tangency; thence South 42°35'56" West, a distance of 556.01 feet to the point of curvature of a curve concave to the northwest, having a radius of 776.00 feet; thence southwesterly along the arc of said curve through a central angle of 07°36'31", a distance of 103.05 feet to the point of compound curvature of a curve concave to the northwest, having a radius of 1639.50 feet; thence southwesterly along the arc of said curve through a central angle of 19°59'18", a distance of 571.96 feet; thence South 89°56'01" West, a distance of 1531.40 feet to said northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North 43°08'36" West, along said right-of-way line, a distance of 12,679.36 feet to the point of beginning.

COPY

EXHIBIT "A"

PARCEL 4 (continued)

LESS AND EXCEPT that property contained in All of the Plat of Montage PUD No. 1, according to the Plat thereof as recorded in Plat Book 49, Page 23, Public Records of St. Lucie County, Florida.

COPY

COPY

COPY

EXHIBIT "A"

PARCEL 5

RECORDED MONTAGE PLAT

All of the Plat of Montage PUD No. 1, according to the Plat thereof as recorded in Plat Book 49, Page 23, Public Records of St. Lucie County, Florida, LESS AND EXCEPT the Commercial Tract.

COPY

COPY

COPY

Dan Sorrow

Subject: FW: Verano Street Names

From: JoAnn Riley [mailto:rileyj@stlucieco.org]
Sent: Tuesday, April 01, 2014 1:06 PM
To: Dan Sorrow
Cc: Lou Paratore; Robert Fromm; Bur Divine; Bob Lawson
Subject: Verano Street Names

Daniel:

St. Lucie County staff has reviewed the additional names provided for Verano and would be happy to reserve the following names:

1. Positano
2. Sapri
3. Cosenza
4. Caserta
5. Morolo
6. Tivolo
7. Appian Way
8. Matera
9. Modena

JoAnn Riley
Property Acquisition Manager
St. Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982
(772) 462-2825
rileyj@stlucieco.org

mption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

RESOLUTION NO. 16-

A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY SUBDIVISION PLAT FOR VERANO PUD NO. 1 PLAT NO. 17 (THE PRELIMINARY PLAT AND CONSTRUCTION PLANS) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, ON THE REQUEST OF VERANO DEVELOPMENT, LLC; OF FLORIDA; AUTHORIZING THE MAYOR AND CITY CLERK TO COUNTERSIGN SAID PLAT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by Verano Development, LLC, to approve and accept the preliminary plat and construction plans titled Verano PUD 1 Plat No. 17 within the City of Port St. Lucie, Florida; and

WHEREAS, there are public/private improvements, i.e., roads, drainage, and utility facilities, to be constructed within the platted area by the developer; and

WHEREAS, the plat conforms to Section 156, Port St. Lucie City Code, and meets all state requirements for such plats; and

WHEREAS, the Site Plan Review Committee, on November 25, 2015 recommended approval of the preliminary plat and construction plans (P15-183); and

WHEREAS, the Planning and Zoning Board, on January 5, 2016, made a recommendation on the preliminary plat with construction drawings (P15-183).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the preliminary plat and construction plans titled Verano PUD 1 Plat No. 17, within the City of Port St. Lucie, Florida, said preliminary plat being offered by Verano Development, LLC, as the owner and title holder of said property and as prepared by Wilbur F. Divine, P.S.M., as designated on the attached said Plat.

RESOLUTION NO. 16-

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said plat so it may be properly recorded in the public records of St. Lucie County, Florida.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Pam E. Booker, City Attorney

VERANO, P.U.D. NO. 1, PLAT NO. 17

BEING A REPLAT OF ALL OF TRACT "G" AND PORTION OF TRACTS "CA9" AND "CA10", VERANO P.U.D. NO. 1, PLAT NO. 12, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGES 22 THROUGH 26, AND ALL OF TRACT "A", VERANO P.U.D. NO. 1, PLAT NO. 15 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK __, PAGES __ THROUGH __, AND ALL OF TRACT "3A", VERANO P.U.D. NO. 1, PLAT 16, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGES 20 THROUGH 26, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING WITHIN SECTIONS 28 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

PLAT BOOK
PAGE
FILE NO.
DATE
TIME

NOVEMBER, 2015 SHEET 1 OF 8

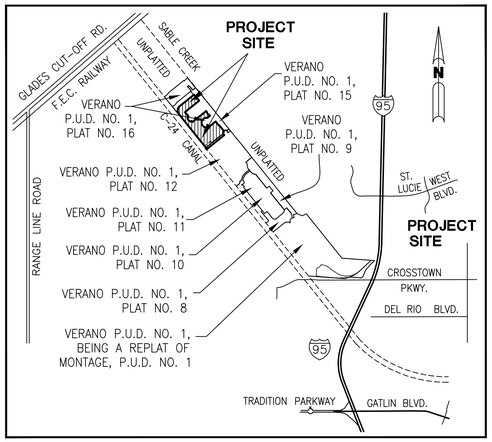
THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 305
BOYNTON BEACH, FLORIDA 33426

DESCRIPTION:

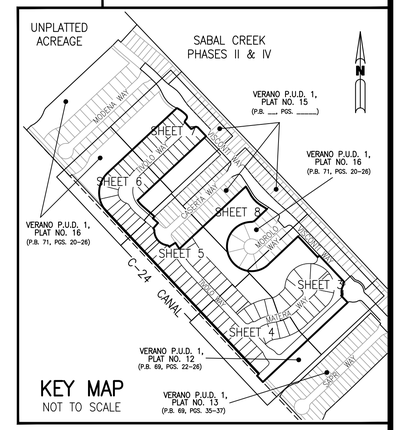
BEING A REPLAT OF ALL OF TRACT "G" AND PORTION OF TRACTS "CA9" AND "CA10, VERANO P.U.D. NO. 1, PLAT NO. 12, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGES 22 THROUGH 26, AND ALL OF TRACT "A", VERANO P.U.D. NO. 1, PLAT NO.15 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK __, PAGES __ THROUGH __, AND ALL OF TRACT "3A", VERANO P.U.D. NO. 1, PLAT 16, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGES 20 THROUGH 26, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING WITHIN SECTIONS 28 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

BEGIN AT THE MOST SOUTHERLY CORNER OF SAID TRACT "G", VERANO P.U.D. NO. 1, PLAT NO. 12; THENCE ALONG THE NORTHEASTERLY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL, NORTH 43°08'36" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 46°51'24" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE 20.00 FEET NORTH AND PARALLEL WITH THE ALONG THE NORTHEASTERLY LINE OF SAID SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL; THENCE ALONG SAID PARALLEL LINE, NORTH 43°08'36" WEST, A DISTANCE OF 1814.61 FEET TO A POINT THE EAST LINE OF SAID VERANO P.U.D. NO. 1, PLAT NO. 16 AND TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 225.00 FEET; THENCE ALONG SAID EAST LINE THROUGH THE FOLLOWING TWO (2) COURSES, NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; A DISTANCE OF 353.43 FEET; THENCE NORTH 46°51'24" EAST, A DISTANCE OF 769.92 FEET TO A POINT ON THE NORTH LINE OF TRACT "A" OF SAID VERANO P.U.D. PLAT NO. 1, PLAT NO 15 AND TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 284.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°06'52" WEST; THENCE ALONG THE NORTH LINE OF SAID TRACT "A" THROUGH THE FOLLOWING SEVEN (7) COURSES, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°19'30", A DISTANCE OF 95.79 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°19'30", A DISTANCE OF 38.54 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°47'56"; A DISTANCE OF 23.40 FEET; THENCE SOUTH 42°22'06" EAST, A DISTANCE OF 78.12 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 47.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 11°15'09" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°42'28", A DISTANCE OF 25.19 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°23'08"; A DISTANCE OF 38.57 FEET; THENCE SOUTH 43°34'29" EAST, A DISTANCE OF 94.21 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE ALONG SAID EAST LINE, SOUTH 46°51'24" WEST, A DISTANCE OF 765.44 FEET A POINT ON NORTH LINE OF SAID TRACT "A" AND TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°21'00" EAST; THENCE ALONG THE NORTH LINE OF SAID TRACT "A" THROUGH THE FOLLOWING TEN (10) COURSES, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°13'57", A DISTANCE OF 50.35 FEET; THENCE SOUTH 48°52'57" EAST, A DISTANCE OF 142.30 FEET; THENCE SOUTH 46°51'24" WEST, A DISTANCE OF 20.10 FEET; THENCE SOUTH 48°52'57" EAST, A DISTANCE OF 57.16 FEET; THENCE SOUTH 41°07'03" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 41°07'03" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°09'06", A DISTANCE OF 21.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°33'54"; A DISTANCE OF 172.92 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°26'21"; A DISTANCE OF 21.57 FEET; THENCE NORTH 57°08'36" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 32°51'24" EAST, A DISTANCE OF 59.19 FEET TO A POINT ON THE EAST LINE OF SAID VERANO P.U.D. NO. 1, PLAT NO. 15; THENCE ALONG SAID EAST LINE, NORTH 46°51'24" EAST, A DISTANCE OF 741.92 FEET TO A POINT ON THE NORTH LINE OF TRACT "3A" OF SAID VERANO P.U.D. NO. 1, PLAT 16 AND TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1480.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°54'20" WEST; THENCE SOUTHEASTERLY, ALONG THE NORTH LINE OF SAID TRACT "3A" THROUGH THE FOLLOWING NINE (9) COURSES AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°58'31", A DISTANCE OF 76.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 231.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°22'58"; A DISTANCE OF 122.49 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1180.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'00"; A DISTANCE OF 57.66 FEET; THENCE SOUTH 46°25'31" WEST, A DISTANCE OF 132.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 47.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°47'17"; A DISTANCE OF 35.10 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 201.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 222°47'17"; A DISTANCE OF 781.57 FEET; THENCE NORTH 46°25'31" EAST, A DISTANCE OF 332.23 FEET; THENCE SOUTH 43°34'29" EAST, A DISTANCE OF 54.56 FEET; THENCE SOUTH 43°09'00" EAST, A DISTANCE OF 174.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°35'32"; A DISTANCE OF 4.60 FEET TO A POINT ON THE WEST LINE OF TRACT "A" OF SAID VERANO P.U.D. NO. 1, PLAT NO. 15; THENCE ALONG THE NORTH LINE OF SAID TRACT "A" THROUGH THE FOLLOWING TWO (2) COURSES, NORTH 46°51'00" EAST, A DISTANCE OF 20.26 FEET; THENCE SOUTH 43°09'00" EAST, A DISTANCE OF 295.94 FEET TO A POINT ON THE WEST LINE OF SAID VERANO P.U.D. NO. 1, PLAT 12; THENCE ALONG SAID WEST LINE THROUGH THE FOLLOWING FIVE (5) COURSES, SOUTH 46°51'00" WEST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 43°09'00" EAST, A DISTANCE OF 1.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°10'36"; A DISTANCE OF 16.16 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 98.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°39'17"; A DISTANCE OF 78.09 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°29'05"; A DISTANCE OF 12.25 FEET TO A POINT ON THE NORTH LINE OF TRACT "G" OF SAID VERANO P.U.D. NO. 1, PLAT NO. 12; THENCE ALONG SAID NORTH LINE, SOUTH 43°08'36" EAST, A DISTANCE OF 78.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "G; THENCE ALONG SAID EAST LINE, SOUTH 46°51'24" WEST, A DISTANCE OF 947.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.292 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT LLC. OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO, P.U.D. NO. 1, PLAT NO. 17, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS AS PRIVATE UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITIES ONLY, AND NOT FOR VIDEO COMMUNICATION OR OTHER PURPOSES.

2. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO HOME TOWN CABLE TV, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

3. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

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

6. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION INC, FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

7. THE PRIVATE STREET RIGHT-OF-WAYS (TRACTS "R-1" AND "R-2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND / OR ASSIGNS. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREET RIGHTS-OF-WAY IS DEDICATED TO THE VILLAGE EMILIA ASSOCIATION, INC., TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

8. COMMON AREA TRACTS CA34, CA35, CA36, CA37, CA38, CA39, CA40, CA41, CA42, CA43, CA44 AND CA45 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC, FOR OPEN SPACE, LANDSCAPE, AND STORM WATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

9. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, SUCH OF THE DISTRICTS (AS DEFINED IN THE BELOW-DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005, AND RECORDED JANUARY 9, 2006, IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (DISTRICT INTERLOCAL AGREEMENT), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, DRAINAGE, AND SURFACE WATER MANAGEMENT.

10. THE STORMWATER MANAGEMENT TRACT "3A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

11. THE LAKE MAINTENANCE AND ACCESS EASEMENTS (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR STORMWATER MAINTENANCE AND ACCESS PURPOSES.

12. THE LANDSCAPE EASEMENTS (L.E.) SHOWN HEREON ARE DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SHALL BE THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION ITS SUCCESSORS AND/OR ASSIGNS.

NOTE:
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

VERANO DEVELOPMENT, LLC SEAL

PSL COMMERCIAL HOLDINGS II, LLC SEAL

IN WITNESS WHEREOF, VERANO DEVELOPMENT, LLC., A FLORIDA LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS DAY OF _____, 2016

_____
WITNESS

_____
(PRINT NAME OF WITNESS)

_____
WITNESS

_____
(PRINT NAME OF WITNESS)

VERANO DEVELOPMENT LLC.,
A FLORIDA LIMITED LIABILITY COMPANY
BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

BY: _____
HOWARD ERBSTEIN
MANAGER

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED HOWARD ERBSTEIN, MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF VERANO DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THIS ___ DAY OF _____, 2016.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

CITY OF PORT ST. LUCIE PROJECT NO. P15-183

VERANO, P.U.D. NO. 1, PLAT NO. 17

BEING A REPLAT OF ALL OF TRACT "G" AND PORTION OF TRACTS "CA9" AND "CA10", VERANO P.U.D. NO. 1, PLAT NO. 12, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGES 22 THROUGH 26, AND ALL OF TRACT "A", VERANO P.U.D. NO. 1, PLAT NO. 15 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK __, PAGES __ THROUGH __, AND ALL OF TRACT "3A", VERANO P.U.D. NO. 1, PLAT 16, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGES 20 THROUGH 26, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING WITHIN SECTIONS 28 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

PLAT BOOK
PAGE
FILE NO.
DATE
TIME

NOVEMBER, 2015 SHEET 2 OF 8

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

MORTGAGEE'S CONSENT

STATE OF TEXAS
COUNTY OF HARRIS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3754, PAGE 1167, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS_____ DAY OF _____, 2016.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

_____
(PRINT NAME OF WITNESS)

BY: _____
JOE HARDY
SENIOR VICE PRESIDENT

_____
WITNESS

_____
(PRINT NAME OF WITNESS)

_____
WITNESS

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HARRIS

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____, 2015, BY JOE HARDY AS SENIOR VICE PRESIDENT, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF SUCH OF THE DISTRICTS (AS DEFINED IN THE BELOW DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005 AND RECORDED JANUARY 9, 2007 IN OFFICIAL RECORDS BOOK 2457, PAGES 247–272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY:

1. ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, LAKE ACCESS AND MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, IRRIGATION EASEMENTS AND INGRESS AND ACCESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE CENTER DISTRICT FOR THE PURPOSE OF PROVIDING UTILITIES, DRAINAGE AND SURFACE WATER MANAGEMENT BUT DOES NOT ACCEPT ANY OTHER RIGHT–OF–WAY EASEMENT, TRACT OR ANY OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

2. ACCEPTS A NON–EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL WATER MANAGEMENT TRACTS AND COMMON AREA TRACTS AND SHOWN OR DESCRIBED HEREON.

3. CONSENTS TO THE PLATTING OF THE LANDS DESCRIBED HEREON.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED HEREBY, ALL OBLIGATIONS OF DEDICATION, BUT NOT THE OBLIGATION OF COMPLETION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE PUBLIC INFRASTRUCTURE, DATED AS OF APRIL 12, 2007, AND RECORDED IN OFFICIAL RECORDS BOOK 2561, PAGE 1517 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. DATED THIS ____ DAY OF _____, 2016.

ATTEST:

VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT

_____
ASST. SECRETARY

_____
BY: JOHN CSAPO
CHAIRMAN

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016, BY JOHN CSAPO, CHAIRMAN OF VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

PRINT NAME: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT M. GRAHAM, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VERANO DEVELOPMENT, LLC. A DELAWARE LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT:

MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3329, PAGE 356, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

DATE: _____

_____
ROBERT M. GRAHAM
WEST PALM BEACH, FLORIDA 33401
FLORIDA BAR NUMBER 273562

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

HEREBY CERTIFY THAT THIS PLAT OF VERANO, P.U.D. NO. 1, PLAT NO. 17, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

_____
GREGORY J. ORAVEC, MAYOR

_____
KAREN A. PHILLIPS, CITY CLERK

CERTIFICATE OF APPROVAL CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS_____ DAY OF _____ , 2016.

_____
JOSEPH E. SMITH
CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C–24 CANAL WHICH BEARS N43°08'36"W. ALL BEARINGS ARE RELATIVE THERETO.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA.

_____
DATE

_____
WILBUR F. DIVINE, P.S.M.
FLORIDA CERTIFICATE NO. 4190
STATE OF FLORIDA

MORTGAGEE'S NOTARY SEAL

REGIONS BANK SEAL

CLERK OF THE COURT

CITY OF PORT ST. LUCIE SEAL

SURVEYOR'S SEAL

NOTE:
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

CITY OF PORT ST. LUCIE PROJECT NO. P15–183

VERANO, P.U.D. NO. 1, PLAT NO. 17

BEING A REPLAT OF ALL OF TRACT "G" AND PORTION OF TRACTS "CA9" AND "CA10", VERANO P.U.D. NO. 1, PLAT NO. 12, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGES 22 THROUGH 26, AND ALL OF TRACT "A", VERANO P.U.D. NO. 1, PLAT NO. 15 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, AND ALL OF TRACT "3A", VERANO P.U.D. NO. 1, PLAT 16, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGES 20 THROUGH 26, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING WITHIN SECTIONS 28 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

NOVEMBER, 2015 SHEET 3 OF 8

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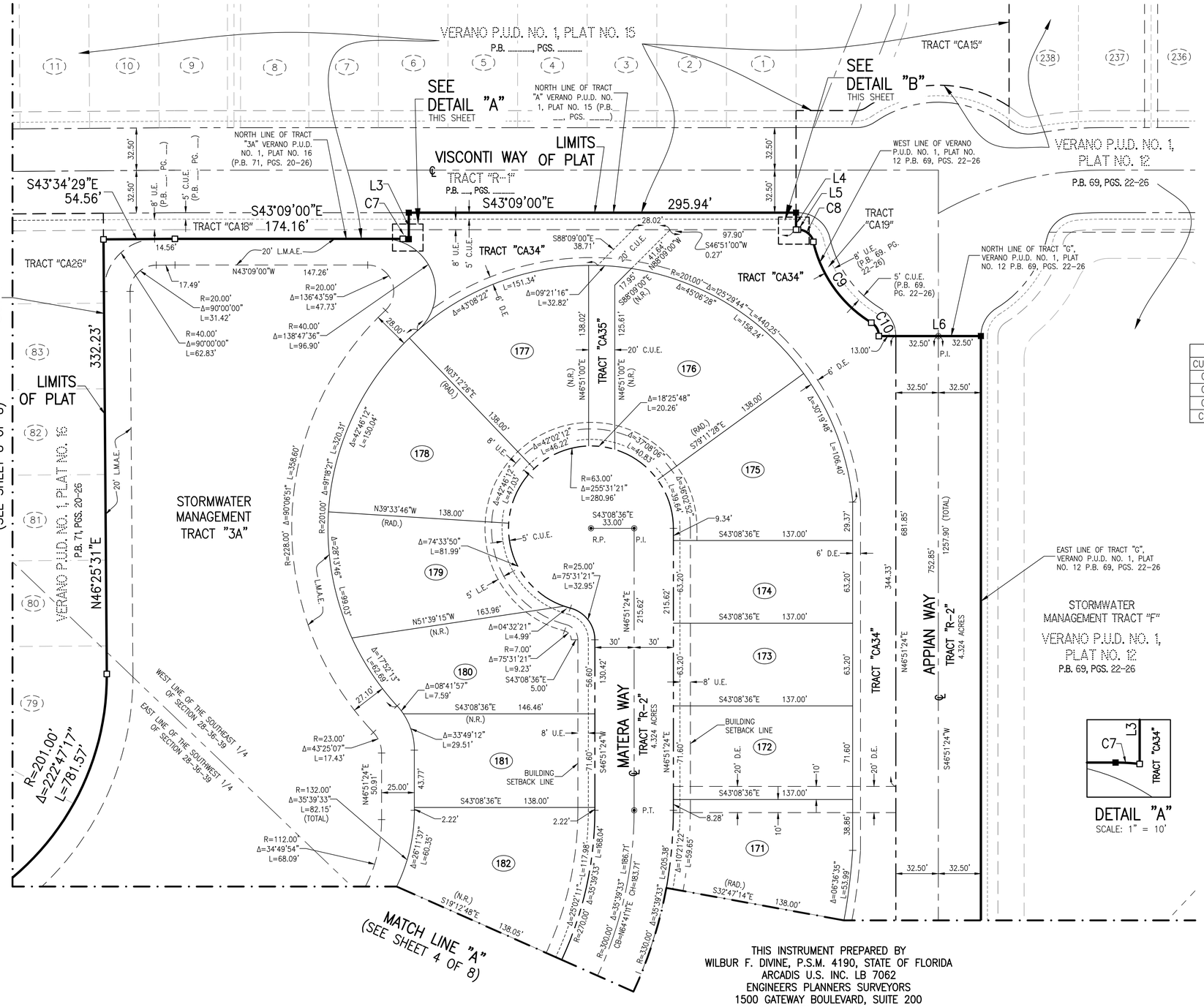
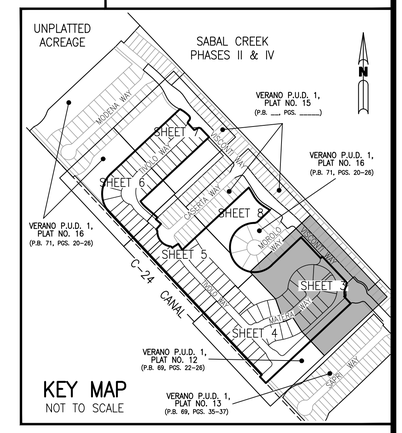
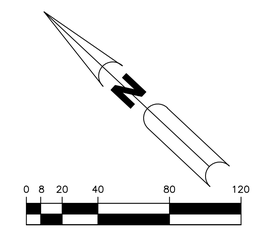




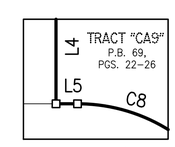
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C7	40.00'	06°35'32"	4.60'
C8	12.00'	77°10'36"	16.16'
C9	98.00'	45°39'17"	78.09'
C10	12.00'	58°29'05"	12.25'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N46°51'00"E	20.26'
L4	S46°51'00"W	13.00'
L5	S43°09'00"E	1.50'
L6	S43°08'36"E	78.00'



SCALE: 1" = 40'

DETAIL "A"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 10'

LEGEND:

- ■ = SET PERMANENT REFERENCE MONUMENT PRM LB 7062
- □ = FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
- ◉ = PERMANENT CONTROL POINT LB 7062
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R = RADIUS
- ℄ = CENTERLINE
- A.E. = ACCESS EASEMENT
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- C.U.E. = CITY UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- I.E. = IRRIGATION EASEMENT
- LB = LICENSED SURVEY BUSINESS
- L.E. = LANDSCAPE EASEMENT
- L.M.A.E. = LAKE MAINTENANCE AND ACCESS EASEMENT
- (N.R.) = NON RADIAL
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P.O.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- RP = RADIUS POINT
- R/W = RIGHT-OF-WAY
- (RAD.) = RADIAL
- SEC. = SECTION
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- U.E. = UTILITY EASEMENT
- (142) = PROPOSED LOT NUMBER
- (11) = EXISTING LOT NUMBER

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

VERANO, P.U.D. NO. 1, PLAT NO. 17

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LYING WITHIN SECTIONS 28 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

NOVEMBER, 2015 SHEET 4 OF 8

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

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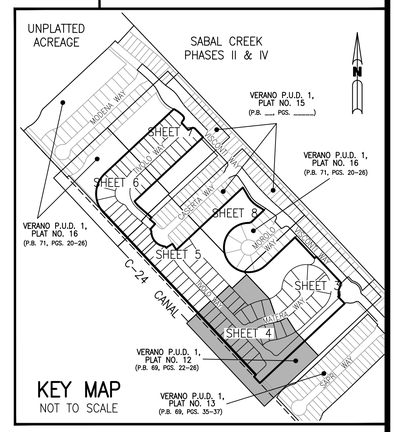

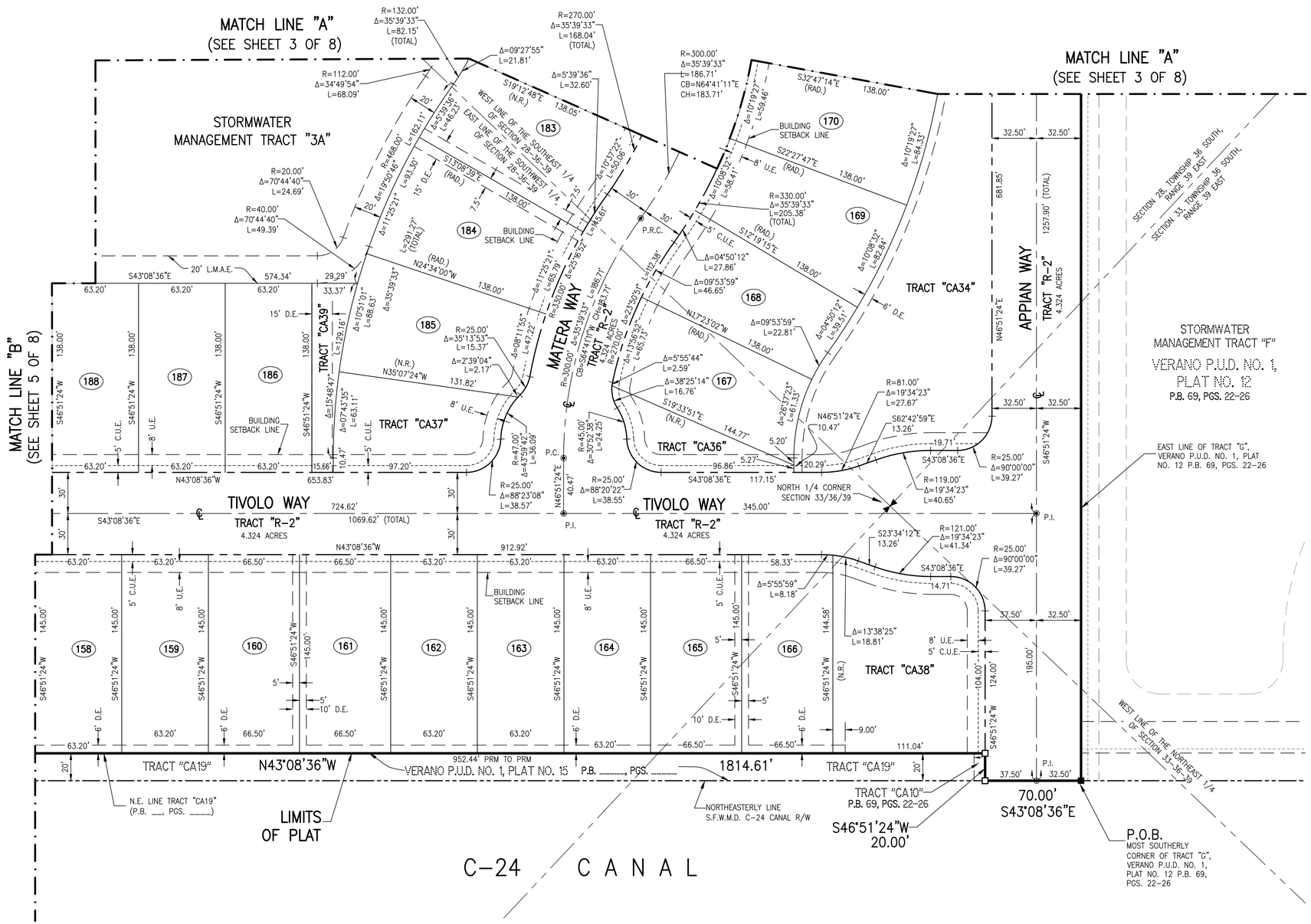

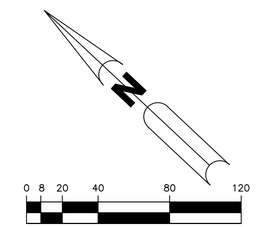

LEGEND:

- ■ = SET PERMANENT REFERENCE MONUMENT PRM LB 7062
- □ = FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
- ◉ = PERMANENT CONTROL POINT LB 7062
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- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P.O.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- RP = RADIUS POINT
- R/W = RIGHT-OF-WAY
- (RAD.) = RADIAL
- SEC. = SECTION
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- U.E. = UTILITY EASEMENT
- (142) = PROPOSED LOT NUMBER
- (11) = EXISTING LOT NUMBER

VERANO, P.U.D. NO. 1, PLAT NO. 17

BEING A REPLAT OF ALL OF TRACT "G" AND PORTION OF TRACTS "CA9" AND "CA10", VERANO P.U.D. NO. 1, PLAT NO. 12, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGES 22 THROUGH 26, AND ALL OF TRACT "A", VERANO P.U.D. NO. 1, PLAT NO. 15 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, AND ALL OF TRACT "3A", VERANO P.U.D. NO. 1, PLAT 16, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGES 20 THROUGH 26, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING WITHIN SECTIONS 28 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

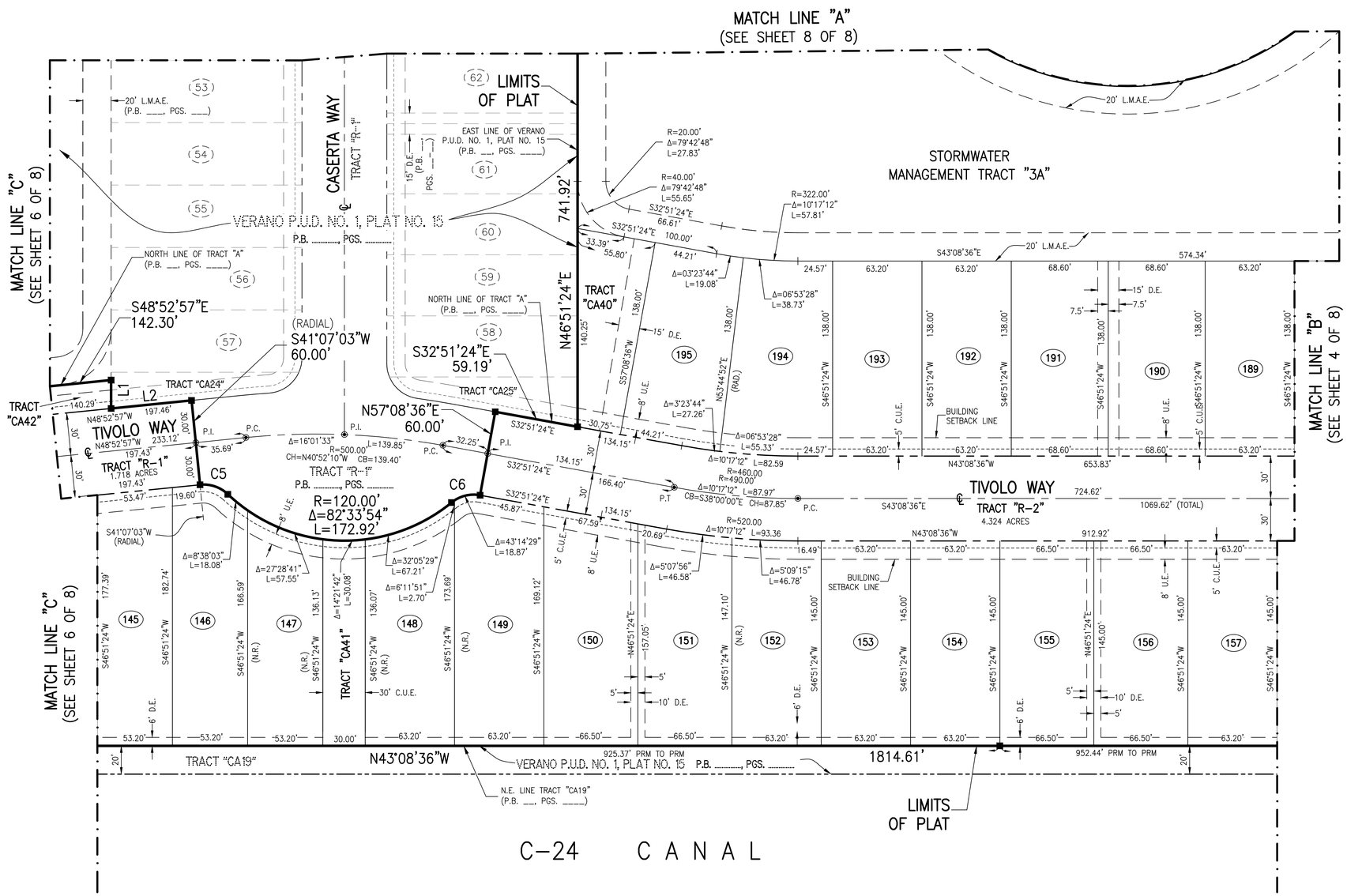
PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	

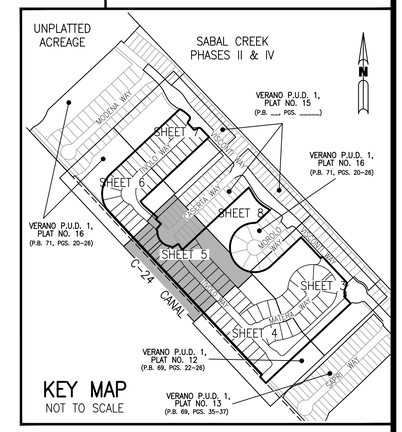
NOVEMBER, 2015 SHEET 5 OF 8

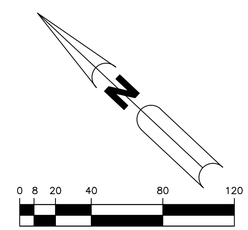
THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C5	25.00'	49°09'06"	21.45'
C6	25.00'	49°26'21"	21.57'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S46°51'24"W	20.10'
L2	S48°52'57"E	57.16'







LEGEND:

■	= SET PERMANENT REFERENCE MONUMENT PRM LB 7062
□	= FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
◉	= PERMANENT CONTROL POINT LB 7062
Δ	= DELTA ANGLE
L	= ARC LENGTH
R	= RADIUS
℄	= CENTERLINE
A.E.	= ACCESS EASEMENT
CB	= CHORD BEARING
CH	= CHORD DISTANCE
C.U.E.	= CITY UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
I.E.	= IRRIGATION EASEMENT
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L.M.A.E.	= LAKE MAINTENANCE AND ACCESS EASEMENT
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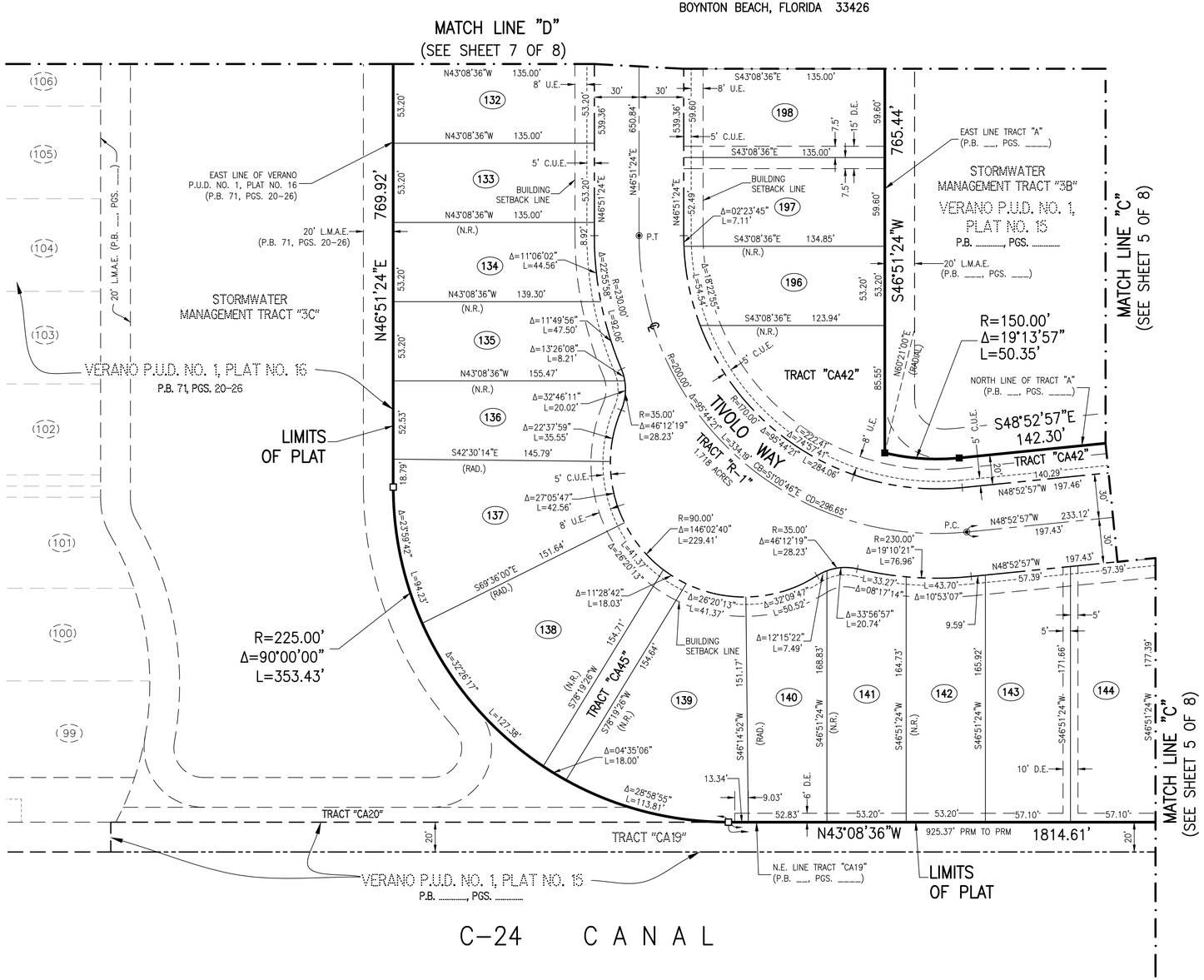
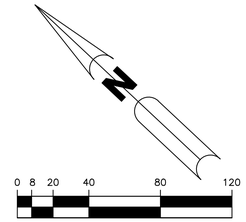
LYING WITHIN SECTIONS 28 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

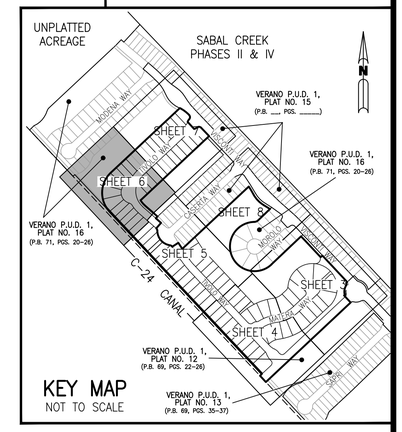
NOVEMBER, 2015 SHEET 6 OF 8

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

PLAT BOOK
PAGE
FILE NO.
DATE
TIME







LEGEND:

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□	=	FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
◉	=	PERMANENT CONTROL POINT LB 7062
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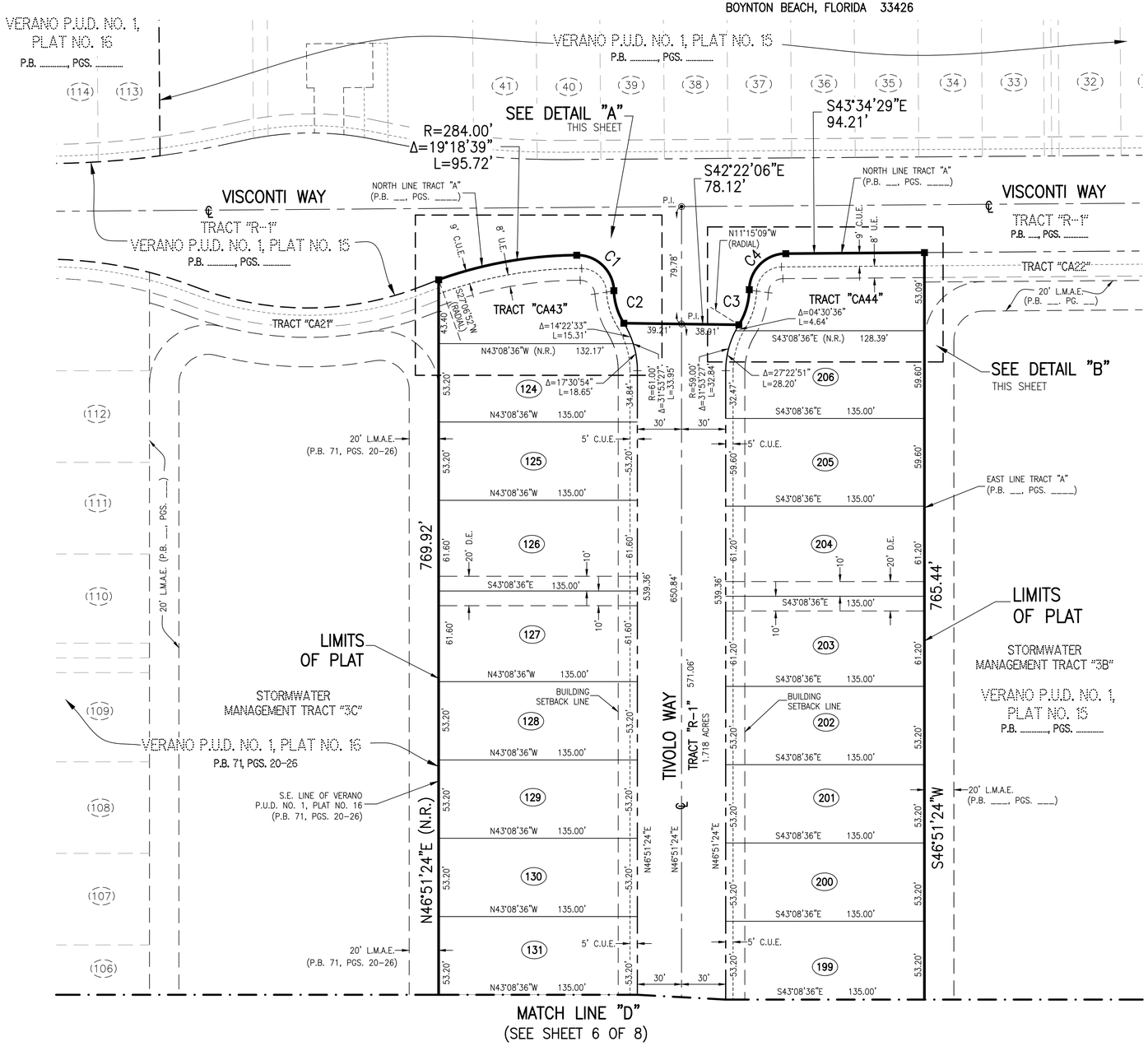
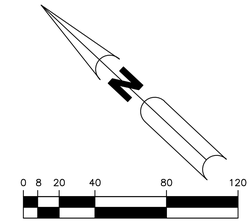
LYING WITHIN SECTIONS 28 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

NOVEMBER, 2015 SHEET 7 OF 8

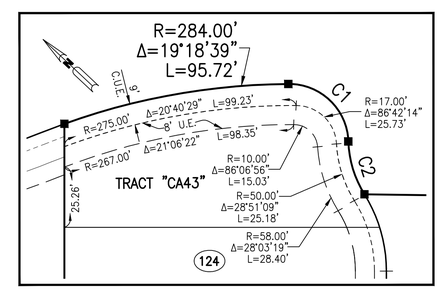
THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

PLAT BOOK
PAGE
FILE NO.
DATE
TIME





CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	88°19'30"	38.54'
C2	45.00'	29°47'56"	23.40'
C3	47.00'	30°42'28"	25.19'
C4	25.00'	88°23'08"	38.57'



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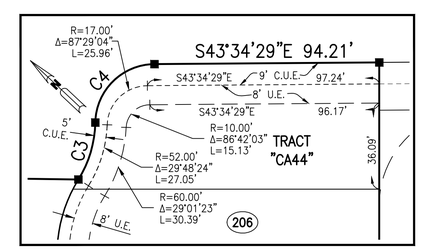

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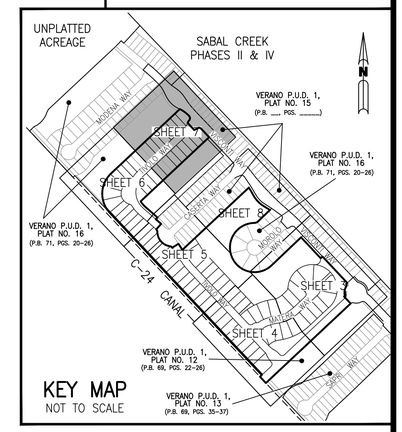

LEGEND:

■	=	SET PERMANENT REFERENCE MONUMENT PRM LB 7062
□	=	FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
◉	=	PERMANENT CONTROL POINT LB 7062
Δ	=	DELTA ANGLE
L	=	ARC LENGTH
R	=	RADIUS
℄	=	CENTERLINE
A.E.	=	ACCESS EASEMENT
CB	=	CHORD BEARING
CH	=	CHORD DISTANCE
C.U.E.	=	CITY UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
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P.B.	=	PLAT BOOK
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NOVEMBER, 2015 SHEET 8 OF 8

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
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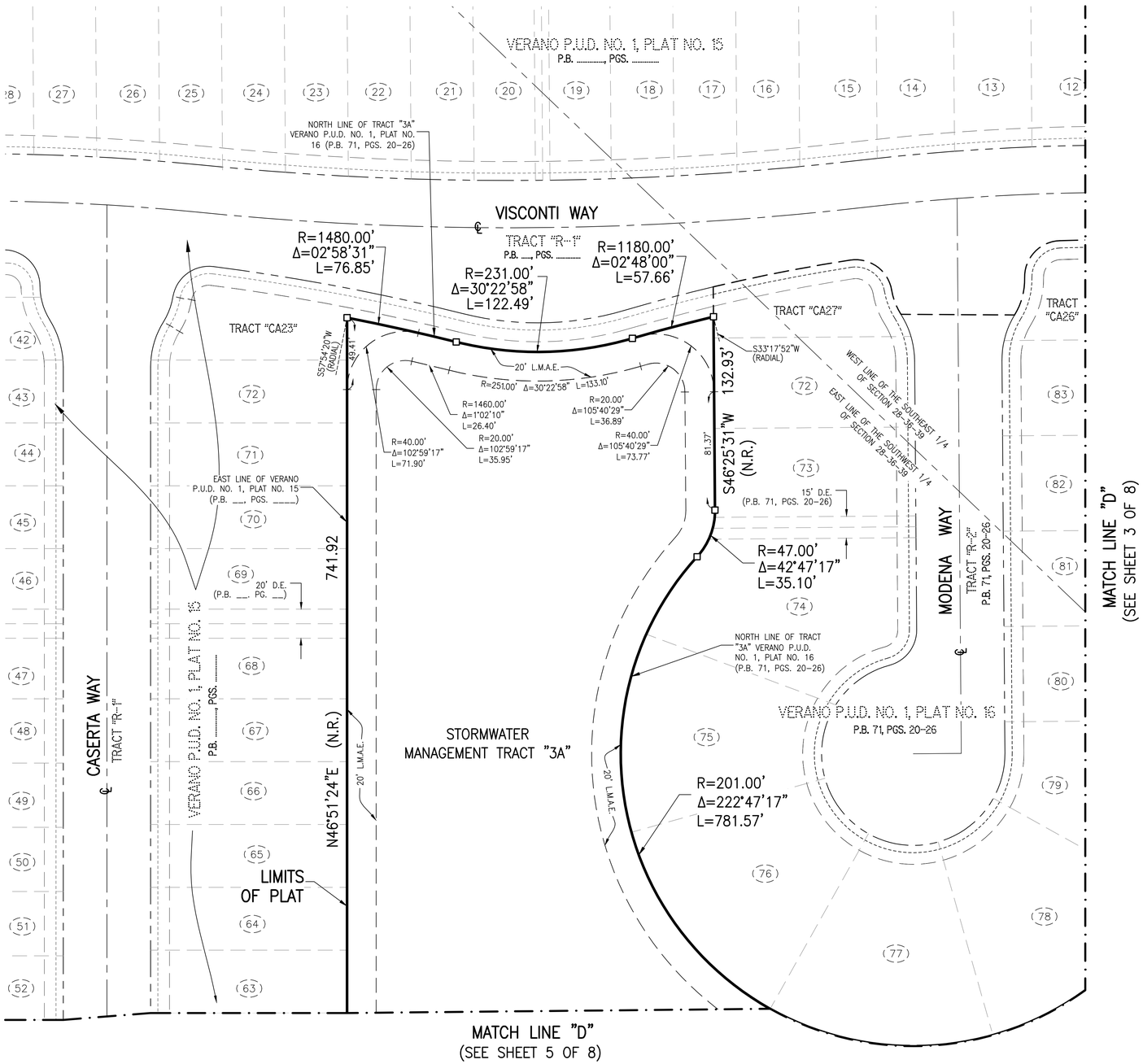

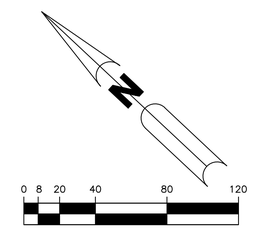

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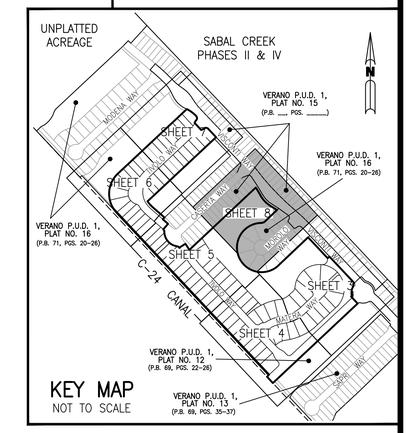

KEY MAP
NOT TO SCALE

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	24°36'41"	10.74'
C2	45.00'	29°47'56"	23.40'
C3	47.00'	30°42'28"	25.19'
C4	25.00'	27°04'16"	11.81'

LEGEND:

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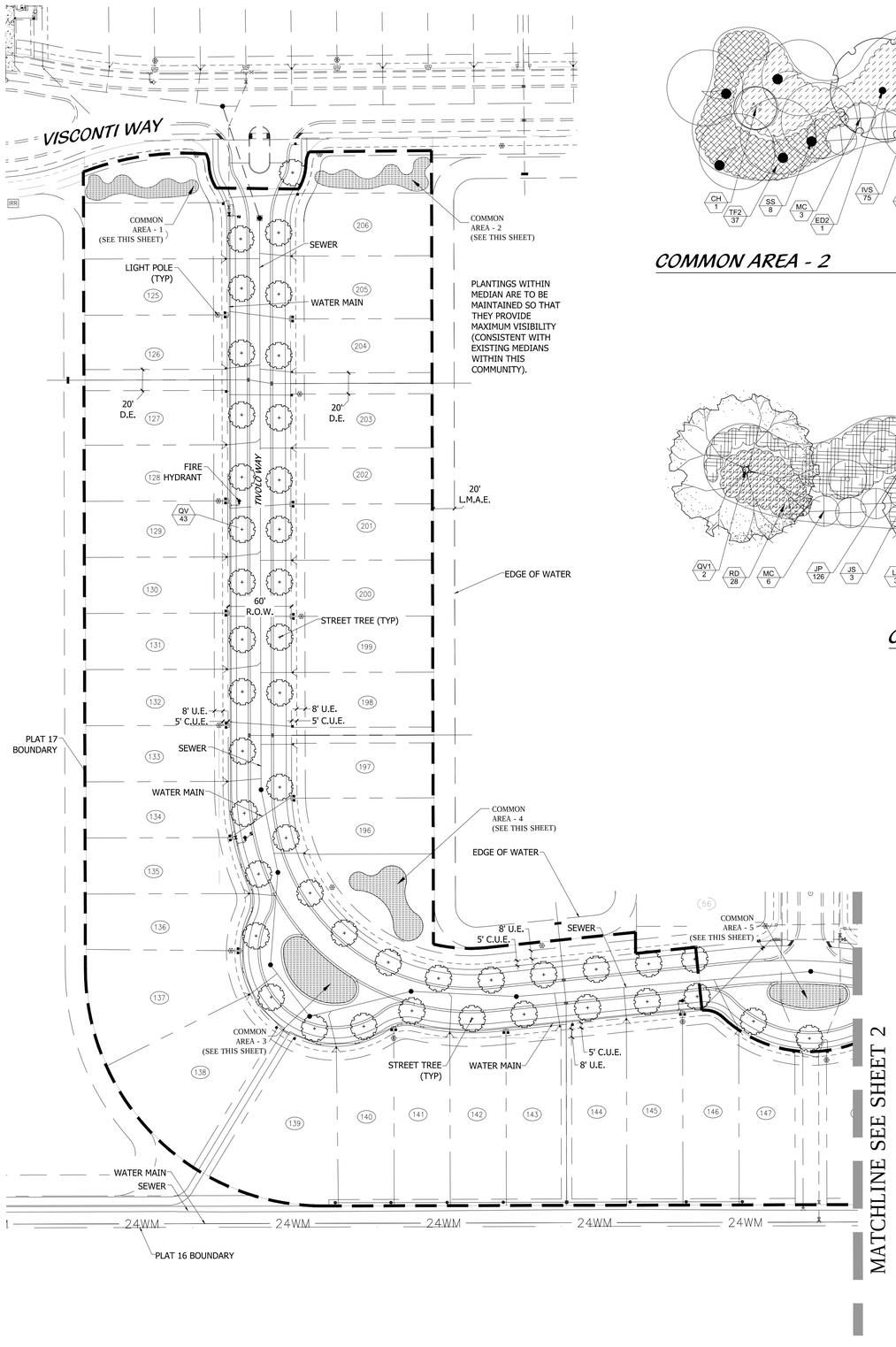
CITY OF PORT ST. LUCIE PROJECT NO. P15-183

SHEET 8 OF 8
JOB NO. WF883017

PLAT 17 LANDSCAPE Scale: 1" =60'



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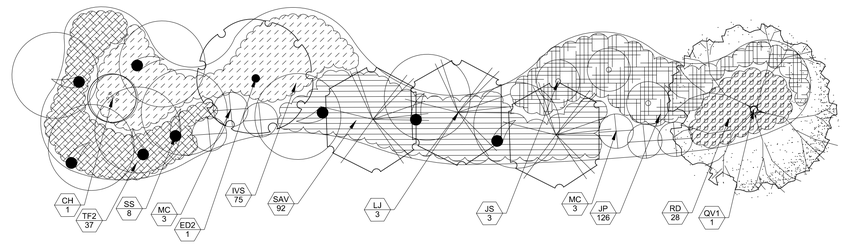

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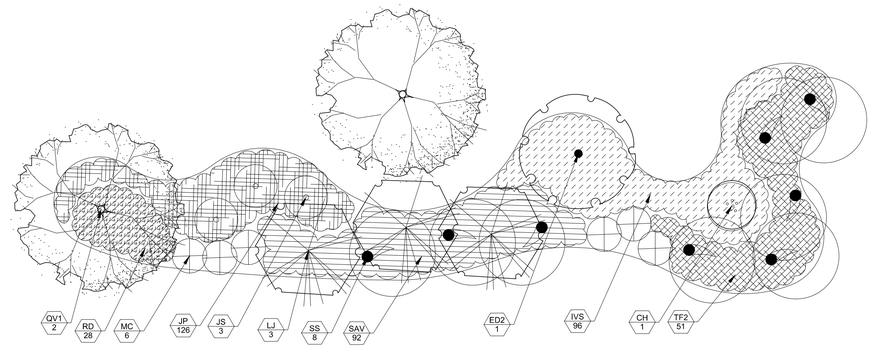

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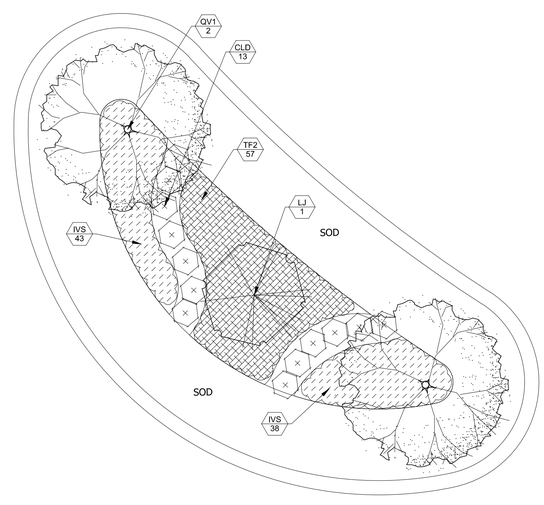

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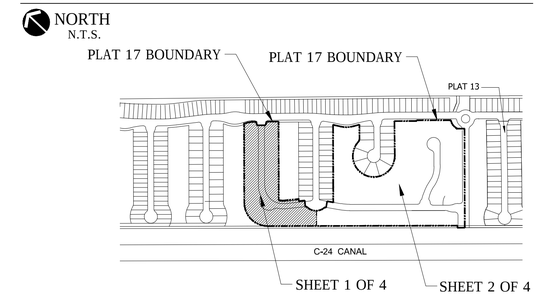

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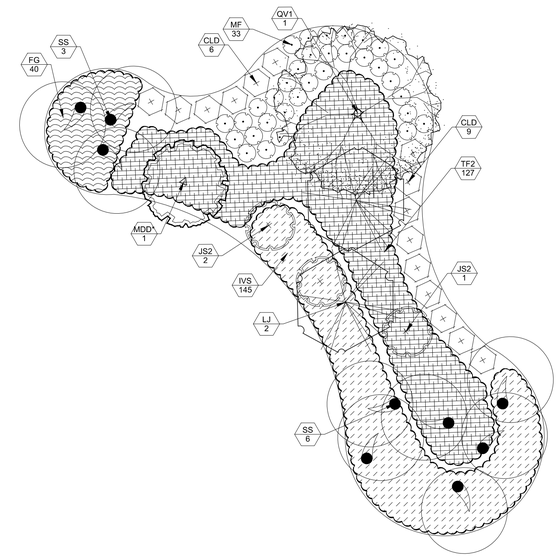

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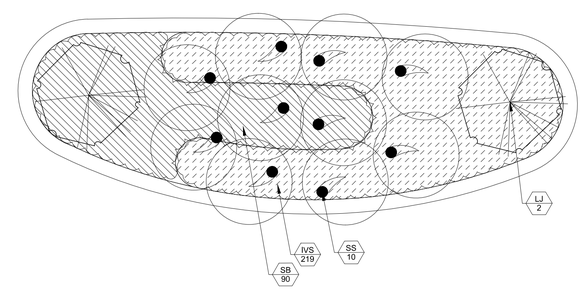

PSL PROJ# P15-183

Plat 17 -Street Tree Plan

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
www.cotleurhearing.com
Lic# LC-26000535

VERANO
Port Saint Lucie, Florida

DESIGNED DTS
DRAWN DTS,YP
APPROVED DEH
JOB NUMBER 09-1204.21
DATE 10-21-15
REVISIONS

December 11, 2015 3:31:43 p.m.
Drawing: 091204 PLAT 17 LANDSCAPE.DWG

SHEET 1 OF 4

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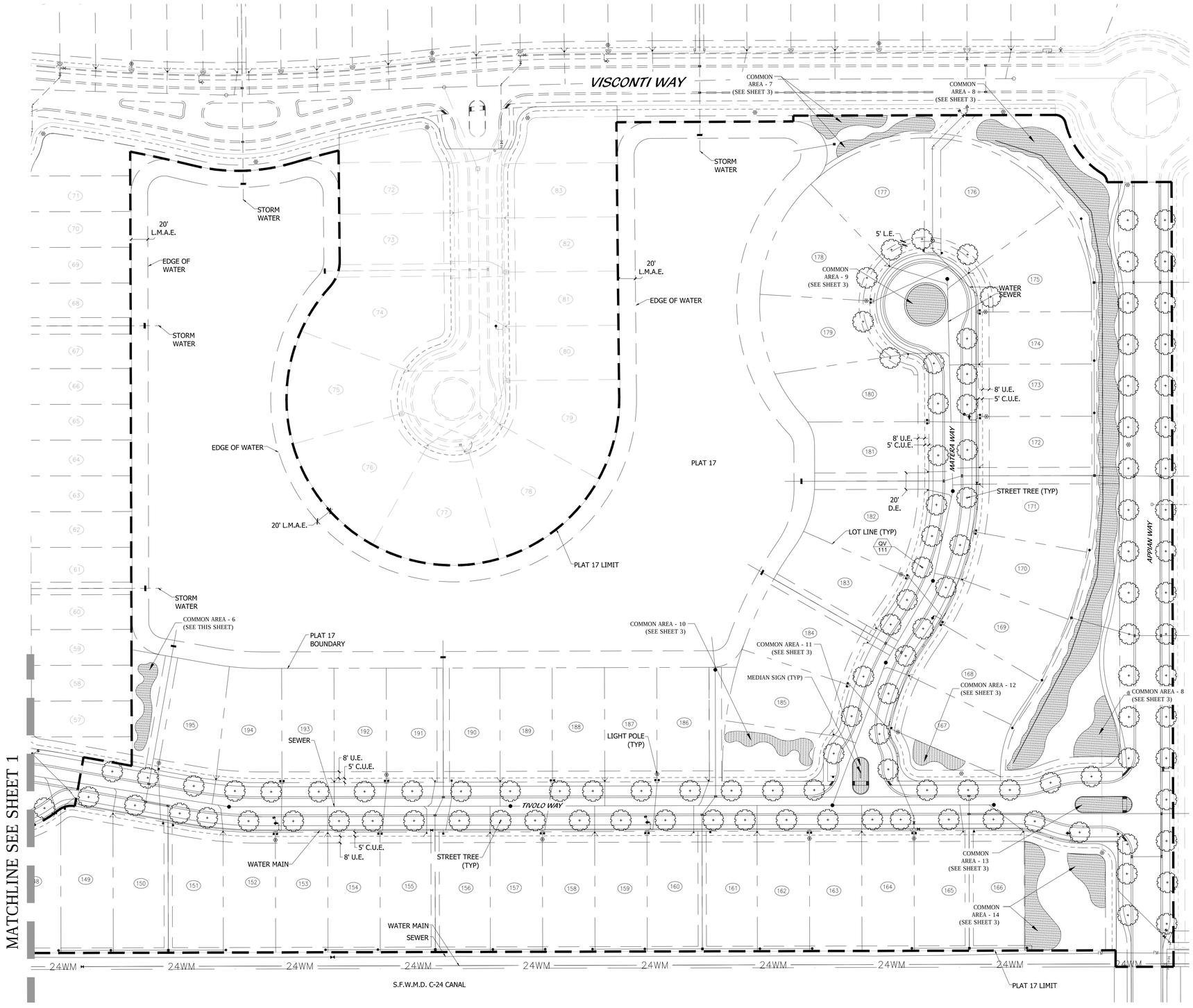
PLAT 17 LANDSCAPE Scale: 1" =60'



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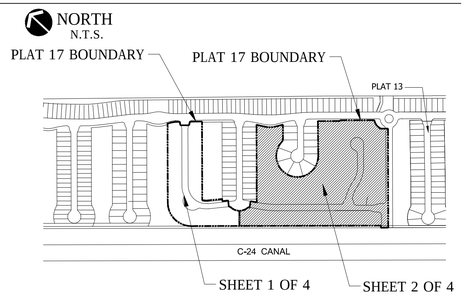
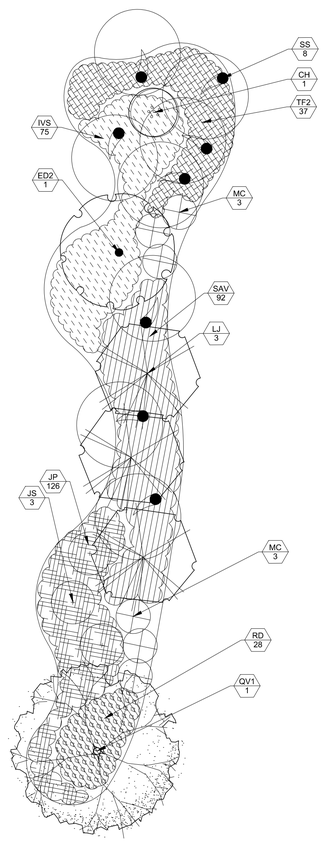


COMMON AREA - 6 Scale: 1" = 10'



PSL PROJ# P15-183
Plat 17 -Street Tree Plan

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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VERANO
Port Saint Lucie, Florida

DESIGNED	DTS
DRAWN	DTS,YP
APPROVED	DEH
JOB NUMBER	09-1204.21
DATE	10-21-15
REVISIONS	

December 11, 2015 3:31:43 p.m.
Drawing: 091204 PLAT 17 LANDSCAPE.DWG

SHEET 2 OF 4

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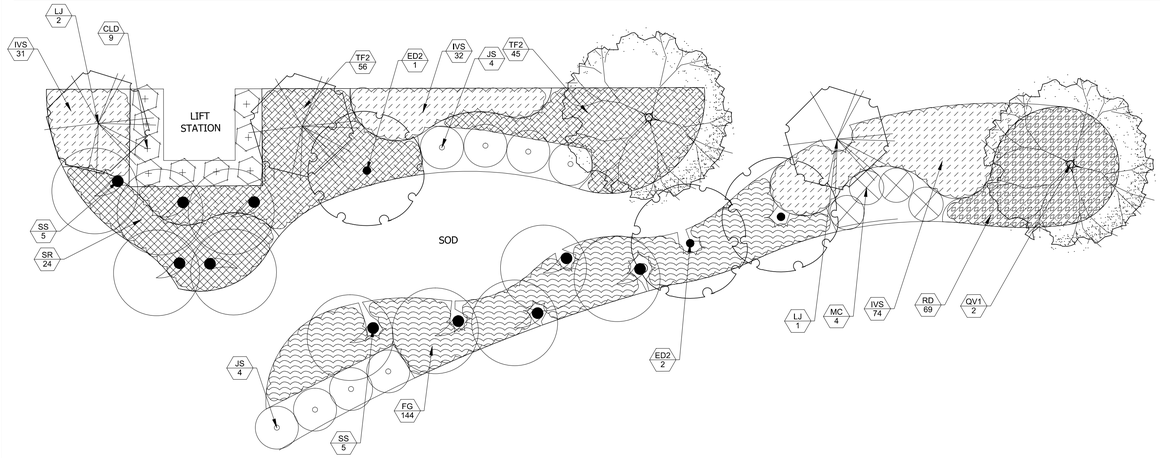
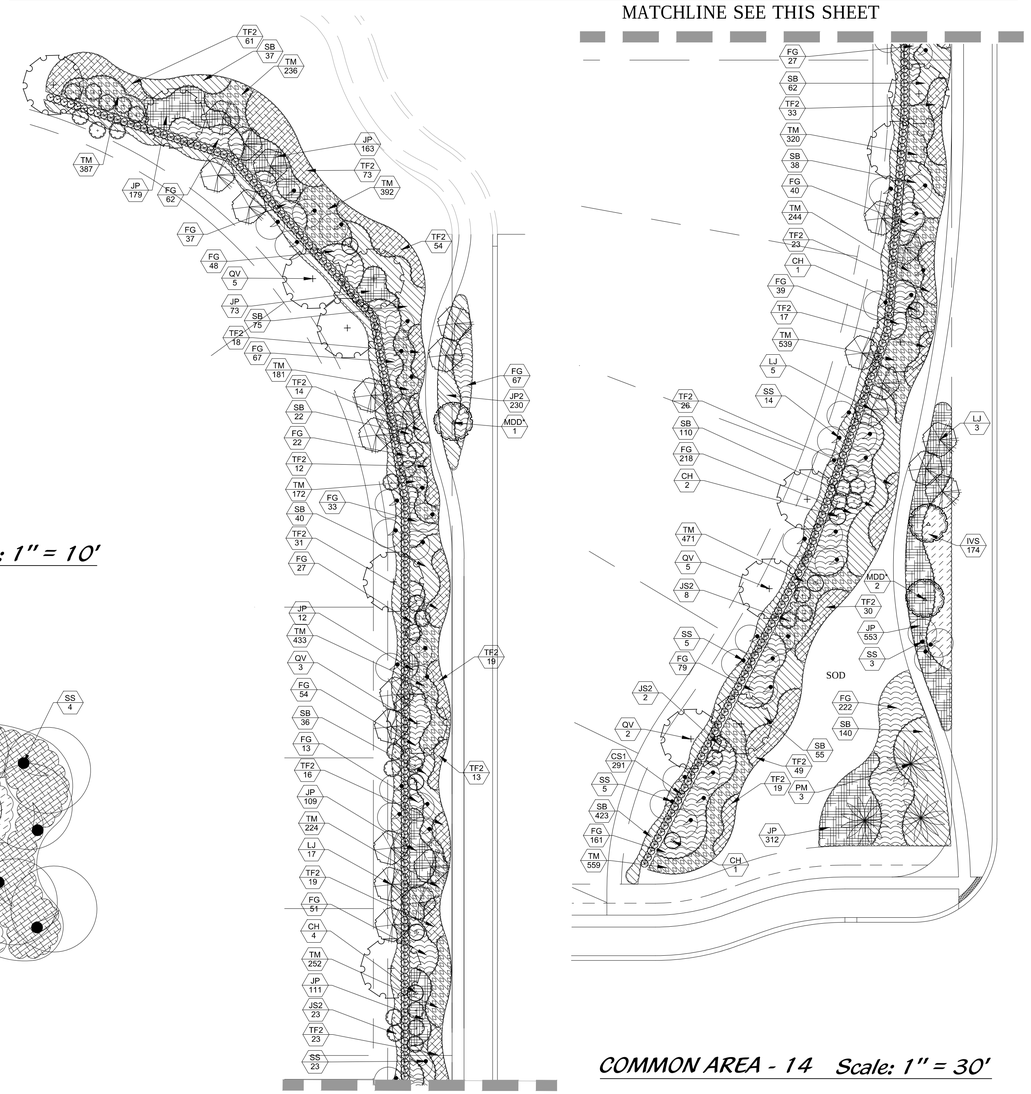
COMMON AREA - 7 — Scale: 1" = 10'



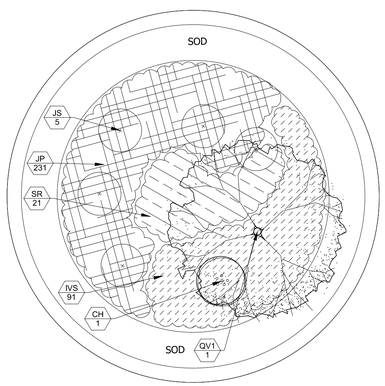
COMMON AREA - 8 — Scale: 1" = 30'

MATCHLINE SEE THIS SHEET



MATCHLINE SEE THIS SHEET

COMMON AREA - 9 — Scale: 1" = 10'



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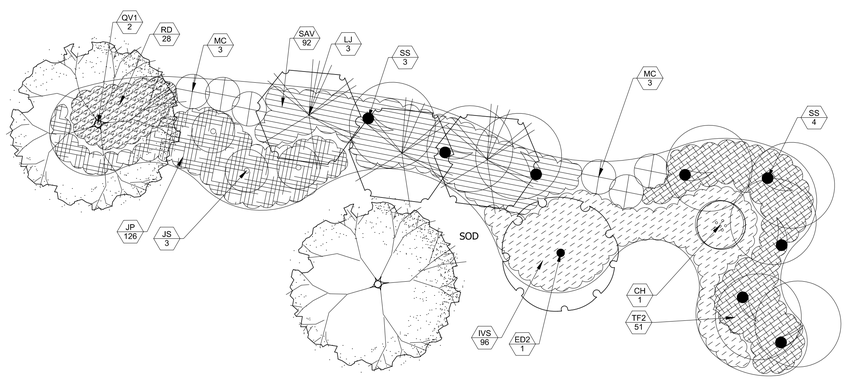
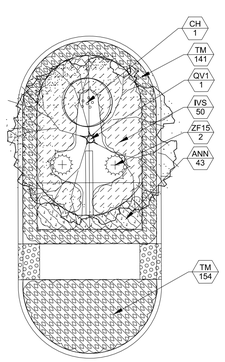
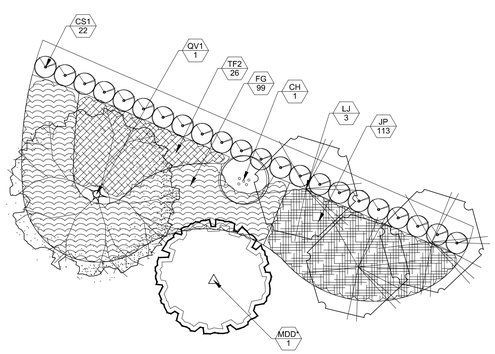


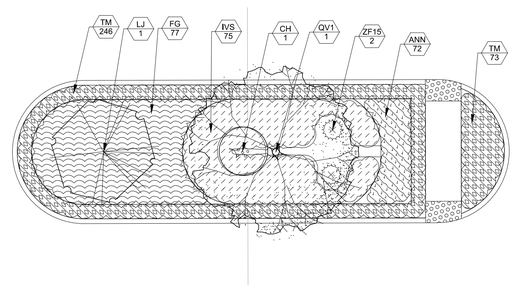
COMMON AREA - 11 Scale: 1" = 10'



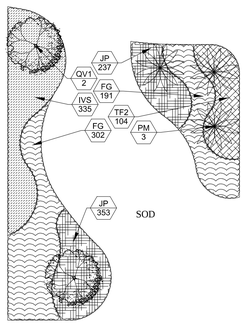
COMMON AREA - 12 — Scale: 1" = 10'



COMMON AREA - 13 — Scale: 1" = 10'



COMMON AREA - 14 — Scale: 1" = 30'



PSL PROJ# P15-183

Plat 17 -Common Area Plan

Cotleur & Hearing

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VERANO

Port Saint Lucie, Florida

DESIGNED	DTS
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APPROVED	DEH
JOB NUMBER	09-1204.21
DATE	10-21-15
REVISIONS	

December 11, 2015 3:31:43 p.m.
Drawing: 091204 PLAT 17 LANDSCAPE.DWG

SHEET 3 OF 4

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

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

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

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

MULCH SHALL BE SHREDDED CYPRESS MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3' EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTIONS 2,3 & 4

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

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS* (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

(*) TABLETS TO BE INSTALLED IN TOP 6-8"

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF .5 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

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

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

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

2. PLANTING TREES

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

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

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

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

3. PLANTING SHRUBS

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

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

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

4. PLANTING GROUND COVER

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

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

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

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

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

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

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

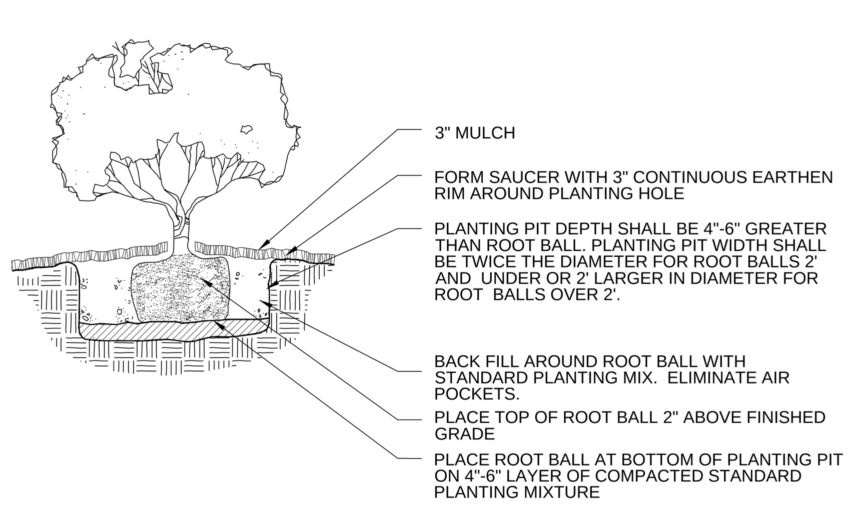
NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

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

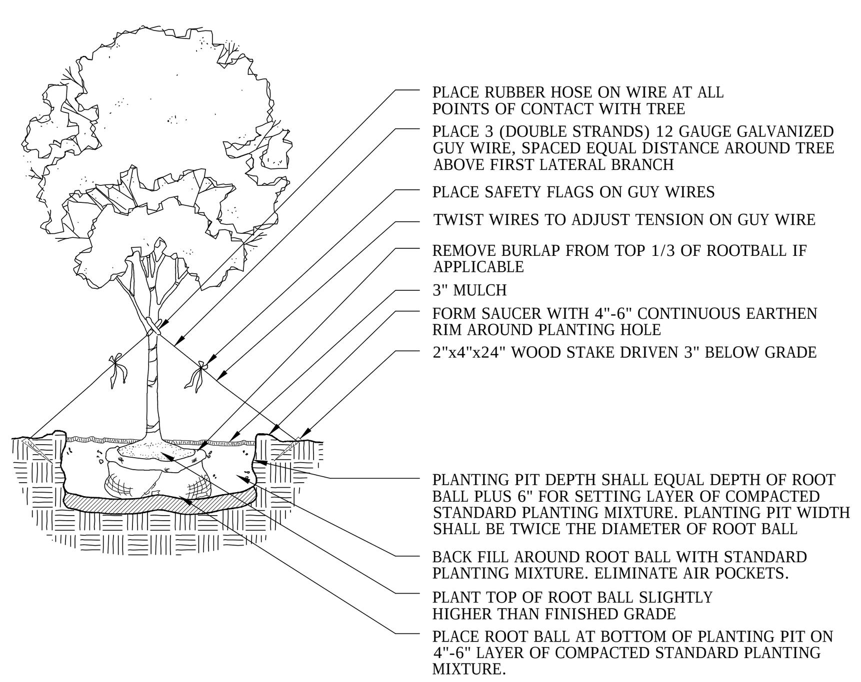
ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING DETAILS



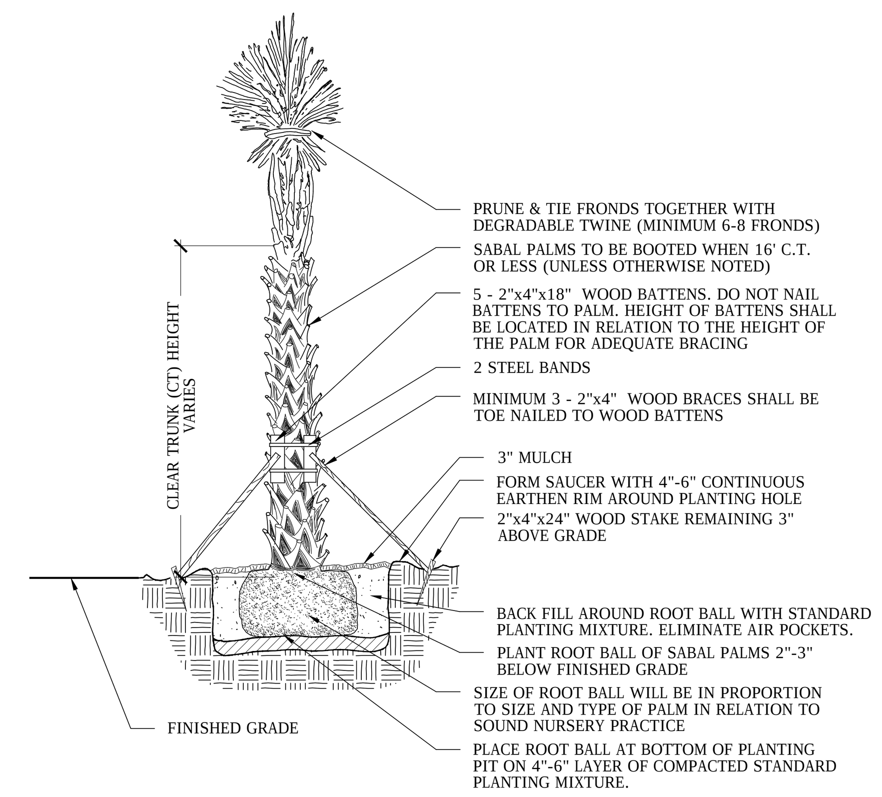
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

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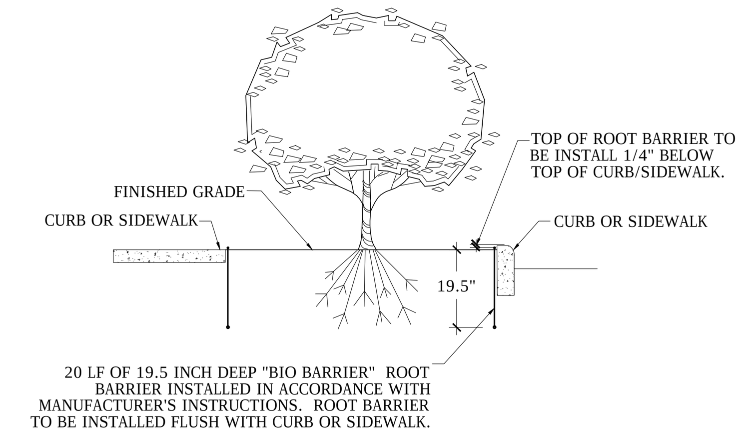
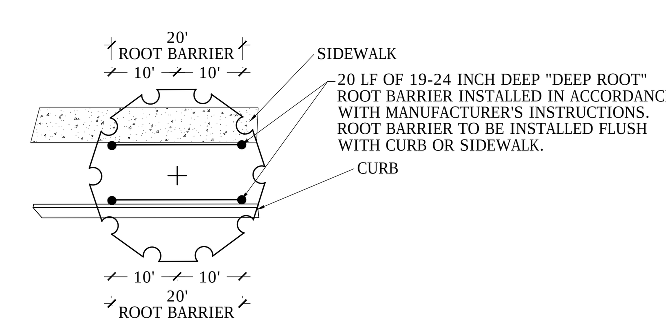


ROOT BARRIER DETAIL
SECTION VIEW

NTS



ROOT BARRIER DETAIL
PLAN VIEW

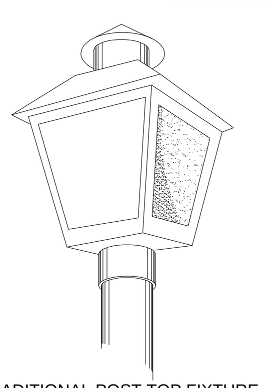
NTS

THE CITY OF PSL WILL ALLOW STREET TREES WITHOUT ROOT BARRIERS AS LONG AS THEY ARE A MINIMUM OF 4 FEET FROM THE EDGE OF BOTH THE SIDEWALK AND CURB. THIS MEANS THE TREE LAWN MUST BE NO LESS THAN 8'.

ROOT BARRIER SHALL BE USED WHEN A STREET TREE IS LESS THAN 4' FROM THE EDGE OF A SIDEWALK AND/OR LESS THAN 4' FROM THE EDGE OF A CURB. (MEASUREMENT IS FROM OUTSIDE TO OUTSIDE)

COACH LAMP (STREETLIGHTS)

N.T.S.



FPL TRADITIONAL POST TOP FIXTURE
G.E. TC-100R LUMINARY WITH HIGH PRESSURE SODIUM LAMP ROUND, FIBERGLASS POLE, 12' HEIGHT (BURY 5' IN DEPTH).

LANDSCAPE NOTES

ALL LANDSCAPING AND SITE IMPROVEMENTS SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF PORT ST. LUCIE'S CHAPTER 153, LANDSCAPE AND LAND CLEARING CODE, CURRENT ADDITION AND ANY OTHER APPLICABLE CITY REGULATIONS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE OWNER AND THE LANDSCAPE ARCHITECT.

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

THE LANDSCAPE CONTRACTOR BE RESPONSIBLE FOR ALL PERMITS RELATING TO HIS/HER WORK.

ALL LANDSCAPE PLANTED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE LOCATED SO THAT NO CONFLICT OCCURS WITH VEHICULAR SIGHT DISTANCES AT INTERSECTIONS AND AT DESIGNATED PEDESTRIAN CROSSWALKS.

NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE CROWN OF THE ROAD SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT IN ANY ZONING DISTRICT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE EDGE OF A DRIVEWAY OR ALLEY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN THE ABOVE DESCRIBED LIMITS OF INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT OR ABOVE SIX (6) FEET ABOVE THE ROADWAY INTERSECTION ELEVATION TO PREVENT OBSTRUCTION OF SIGHT LINES.

ALL LANDSCAPING SHALL BE LOCATED IN THE RIGHT-OF-WAY AND OR ON PRIVATE PROPERTY SO THAT NO CONFLICT OCCURS WITH DESIGNATED CITY DRAINAGE AND / OR UTILITY EASEMENTS, OVERHEAD AND UNDERGROUND UTILITY LINES AND OR UTILITY STRUCTURES. NO TREE ARE ALLOWED IN UTILITY EASEMENTS OR CLOSER THAN TEN FEET TO ANY CITY UTILITY LINES.

TREES AT ENTRANCEWAYS SHALL BE LIMBED UP TO MAXIMIZE SITE DISTANCE. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 24" AND 8'. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 30". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

THE SURFACE OF ALL AREAS TO RECEIVE LANDSCAPING WILL BE FINELY GRADED AND SET SO DIPS AND DEPRESSIONS ARE REMOVED AND POSITIVE DRAINAGE IS ACHIEVED. THE FINISHED GRADE OF SOD AND MULCH AREAS SHALL BE SET SO THAT MULCH WASHOUTS DO NOT OCCUR AND THERE IS A SMOOTH TRANSITION FROM PAVED SURFACES TO ADJACENT LAWN AREAS.

ALL TREES, SHRUBS AND GROUNDCOVER BEDS ARE REQUIRED TO BE MULCHED WITH A 3" MIN. THICK LAYER OF MULCH. TREES LOCATED IN TURF AREAS ARE REQUIRED TO HAVE A 3" THICK MULCHED WATERING RING PROVIDED AROUND THE TRUNK. THE TREE RING IS REQUIRED TO BE A MINIMUM DIAMETER OF 3' AROUND SMALL TREES AND 5' AROUND LARGE TREES, TO FACILITATE MOWING. MULCH SHALL BE KEPT THREE FEET AWAY FROM THE TRUNK.

ALL TREE STAKING MATERIALS SHALL BE LOCATED WITHIN MULCH BEDS AND OR RINGS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE. IRRIGATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION WATER SOURCE SHALL BE WELL WATER OR SUCTION FROM AN ONSITE STORMWATER MANAGEMENT AREA. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AIR CONDITIONER CONDENSERS, SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING WHICH MUST EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

NO LANDSCAPING SHALL BE LOCATED WITHIN 10' OF A CITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)

NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.

ST. AUGUSTINE SOD WILL BE UTILIZED FOR ALL TURF AREAS, EXCEPT AS NOTED. BAHIA SOD WILL BE UTILIZED IN DRY RETENTION AREAS AND IN AREAS OF EXISTING TREES TO REMAIN.

ALL TREES PLANTED UNDER OR ADJACENT TO FP&L POWERLINES WILL COMPLY WITH THE FP&L "RIGHT TREE, RIGHT PLACE" GUIDELINES.

GENERAL LANDSCAPE NOTES:

1. NO TREE OR OTHER INTRUSIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY MAIN. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS (ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE).

2. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING OR PROPOSED WATER/WASTERWATER UTILITY LINES.

3. ALL LANDSCAPE MATERIAL TO BE FL NO. 1.

4. ALL LANDSCAPING MEETS FDOT CLEAR ZONE AND SIGHT DISTANCE CRITERIA.

5. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION AND MAINTENANCE.

6. BERMS AND STRUCTURAL LANDSCAPE FEATURES SUCH AS ROCK, FOUNDATIONS, SCULPTURE, DECORATIVE WALL AND TREE WELLS AND GENERALLY NOT ALLOWED IN PSLUSD EASEMENTS, BUT MAY BE REVIEWED ON A CASE BY CASE BASIS.

7. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

8. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY PSLUSD MAINS OR APPURTENANCES.

9. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLSUD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, AND MANHOLES, AIR RELEASE VALVES, ETC.

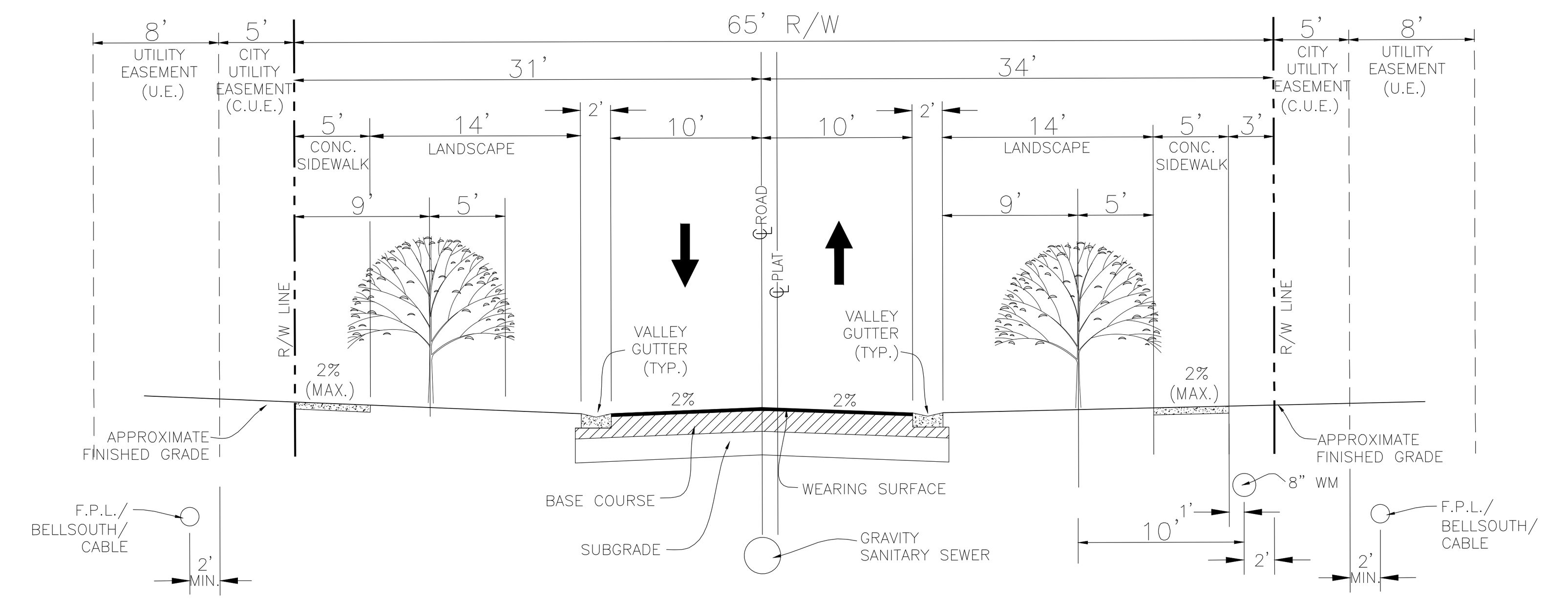
10. ALL LANDSCAPING WITHIN PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.

LANDSCAPE IRRIGATION NOTES:
A. ALL AREAS TO RECEIVE 100% IRRIGATION COVERAGE
B. ALL ZONES TO BE AUTOMATICALLY CONTROLLED
C. CLOCKS TO HAVE AUTOMATIC "RAIN SENSORS"
D. WATER SOURCE MAY BE POTABLE OR WELL AND SHALL BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION.
E. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ACCEPT RECLAIMED WASTEWATER ONCE IT BECOMES AVAILABLE TO THE PROPERTY.

NO LIGHT POLE OR ASSOCIATED CONDUIT SHALL BE LOCATED WITHIN 5' OF A PSLUSD FACILITY.

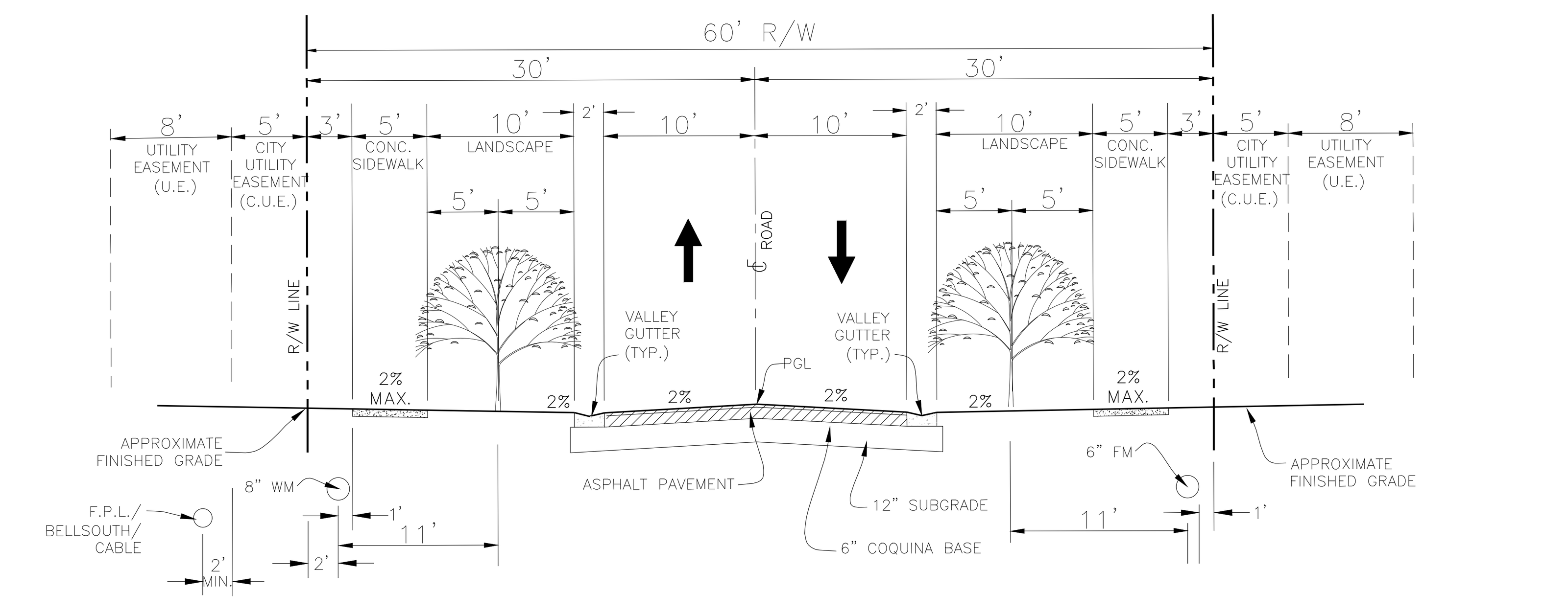
TYPICAL 65' RIGHT-OF-WAY SECTION

N.T.S.



TYPICAL 60' RIGHT-OF-WAY SECTION

N.T.S.



*NOTE:
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
ED2	7	ELEAOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	FIELD GROWN	3"Cal	12` O.A.	N	CONICAL, FULL TO BASE
JS2	36	JUNIPERUS CHINENSIS `SPARTAN`	SPARTAN JUNIPER	25 GAL.	1.5" CAL	8`-10` OA		
LJ	49	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 gal	2.5"Cal	8` HT, 8` SPRD.		FULL CANOPY, 4` CT. MULIT-TRUNK
MDD*	5	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM	SOUTHERN MAGNOLIA	100 gal		16` HT. X 7` SPRD.		FULL CANOPY, SOUTH GROWN
PM	6	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FIELD GROWN		20` C.T., 33` O.A.		FULL, MATCHED, SYMMETRICAL, DIAMOND CUT TRUNK, FLORIDA FANCY
QV1	17	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	200 gal	8"Cal.	20` HT., 8`-10` SPD.		CHARACTER SPECIMEN, ORGANIC SHAPE, GRADE #1
QV	181	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	45 gal	3.5"Cal	12`-14` HT.		CHARACTER SPECIMEN, ORGANIC SHAPE, SPECIMEN

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	16	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	45 gal	N.A.	5` O.A., 5` SPRD	N	FOUR STEM MIN., LIMB UP 2`
SS	111	SABAL PALMETTO	CURVED CABBAGE PALM	B & B	N.A.	12`, 18`, 24` OA HT.	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CS1	313	CLUSIA GUTTIFERA	CLUSIA	15 gal	5-6` HT X 3` SPRD	3` O.C.	N	FULL & THICK
CLD	37	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	3 gal	3` X 2`	3` O.C.	Y	FULL & THICK, FLORIDA FANCY
JS	25	JUNIPERUS CHINENSIS `SPARTAN`	SPARTAN JUNIPER	B & B	8`-10` O.A. HT.			CONICAL, FULL TO BASE, MATCHED
MF	33	MYRCIANTHES FRAGRANS	SIMPSONS STOPPER	7 gal	2` HT., 1.5` SPD.	2` O.C.	Y	
MC	28	MYRICA CERIFERA	WAX MYRTLE	15 gal	#15, 4` HT., 4` SPD.			SHRUB FORM, FULL & THICK
ZF15	4	ZAMIA FLORIDANA	COONTIE PALM	15 gal	#15, 2` HT., 3` SPD.			SPECIMEN, MATCHED

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
FG	2,120	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 gal	15" X 15"			FULL & THICK, FLORIDA FANCY
IVS	1,649	ILEX VOMITORIA `SHILLINGS DWARF`	DWARF YAUPON HOLLY	3 gal	1` X 1`	2` O.C.	Y	FULL & THICK
JP	2,950	JUNIPERUS CHINENSIS `PARSONII`	PARSONI JUNIPER	3 gal	#3, 1` HT., 1.5` SPD., 2` OC.			FULL & THICK
JP2	230	JUNIPERUS CHINENSIS `PARSONII`	PARSONI JUNIPER	3 gal	1` x 1.5`	18" O.C.	N	FULL & THICK
ANN	115	PENTAS LANCEOLATA `RUBY RED`	RED PENTAS	1 gal	#1, 1` HT., 6" SPD.			FULL & THICK
RD	181	ROSA `MEIGALPIO`	RED DRIFT ROSE	3 gal	#3, 1.5` HT., 1.5` SPD.			FULL & THICK, UNIFORM GROWTH
SAV	368	SCHEFFLERA ARBORICOLA `TRINETTE`	DWARF VARIEGATED SCHEFFLERA	3 gal	1.5` x 1.5`	2` O.C.	N	FULL & THICK
SR	45	SERENOA REPENS `CINEREA`	SILVER SAW PALMETTO	3 gal	#3, 1.5` HT., 1.5` SPD.			FULL & THICK
SB	1,128	SPARTINA BAKERI	SAND CORD GRASS	3 gal	#3, 2` HT., 2` SPD., 2.5` OC.			FULL & THICK
TM	5,024	TRACHELOSPERMUM ASIATICUM `MINIMA`	MINIMA JASMINE	4"pot				FULL & THICK, MULTIPLE RUNNERS
TF2	1,141	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	1 gal	1` X 1`	2.5` O.C.	Y	FULL & THICK

PSL PROJ# P15-183

Plat 17 Landscape Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
www.cotleurhearing.com
Lic# LC-26000535

VERANO
Port Saint Lucie, Florida

DESIGNED DTS
DRAWN DTS,YP
APPROVED DEH
JOB NUMBER 09-1204.21
DATE 10-21-15
REVISIONS

December 11, 2015 3:31:43 p.m.
Drawing: 091204 PLAT 17 LANDSCAPE.DWG

SHEET 4 OF 4

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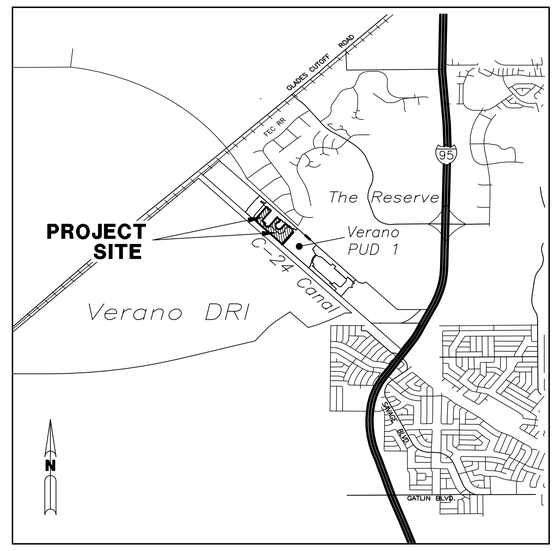
PAVING, GRADING, AND DRAINAGE PLANS

FOR

VERANO P.U.D. NO. 1, PLAT NO. 17

DEVELOPER: VERANO DEVELOPMENT, LLC
10911 S.W. VISCONTI WAY
PORT ST. LUCIE, FL 34986
PHONE: 772-467-1299
FAX: 772-467-1858



LOCATION MAP
N.T.S.
SEC. 28 TWP. 36 S RGE. 39 E

PREPARED BY:

INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	COVER SHEET
2-6	PAVING, GRADING, AND DRAINAGE PLAN
7-9	PAVING, GRADING, AND DRAINAGE DETAILS
SWPP01	STORMWATER POLLUTION & PREVENTION PLANS
SWPP02	STORMWATER POLLUTION & PREVENTION DETAILS

REVISIONS:

1. SPRC COMMENTS 12-09-15

ARCADIS

ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200 Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731 www.arcadis.com
EB 7917 / LB 7062

NOTE: ALL ELEVATIONS SHOWN ON PLANS ARE BASED ON NAVD (1988) DATUM

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: PD1 OF 9

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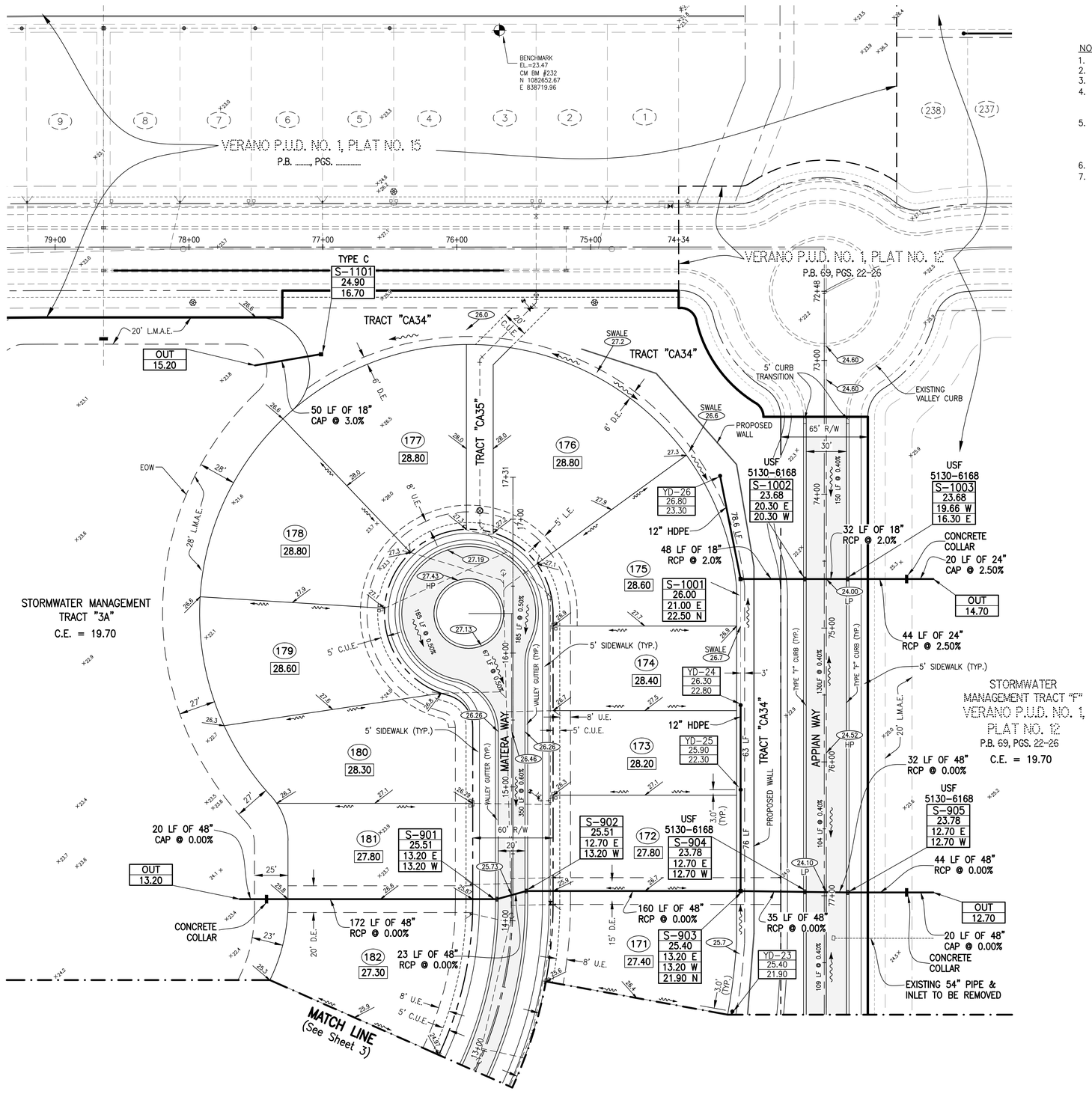

NOTES:

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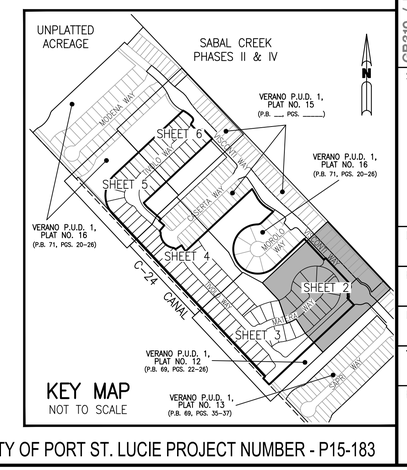
LEGEND

EXISTING STORM SEWER WITH CATCH BASIN	
STORM SEWER LINE WITH JUNCTION BOX	STRUCTURE NO. S-1; GRATE/RIM ELEV. 20.00; INVERT ELEV. 15.00
STORM SEWER LINE WITH CATCH BASIN AND NUMBER	
SANITARY SEWER LINE WITH MANHOLE	
WATER MAIN	
PROPOSED ELEVATION	0.00
PROPOSED LOT ELEVATIONS	0.00
EXISTING ELEVATION	x25.7
DIRECTION OF FLOW	
DENOTES PORTION OF PAVEMENT AND SIDEWALK TO BE CONSTRUCTED WITH THESE IMPROVEMENTS	
DENOTES PORTION OF PAVEMENT TO BE REPAIRED WITH THESE IMPROVEMENTS	
LOT NUMBER	262
FINISHED FLOOR ELEVATION	25.50
EDGE OF WATER	EOW
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.
IRRIGATION EASEMENT	I.E.
CITY UTILITY EASEMENT	C.U.E.
CONTROL ELEVATION	C.E.
STORM DRAINAGE	STM
TYPICAL	TYP
ELEVATION	ELEV.
HIGH POINT	HP
CORRUGATED ALUMINUM PIPE	CAP
REINFORCED CONCRETE PIPE	RCP
EXISTING	EXIST.
RIGHT-OF-WAY	R/W
RADIUS	R
STREET LIGHTS	
12" WHITE STRIPE	C
24 WHITE STOP BAR	E



CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	SPRC COMMENTS

SCALE: 1" = 40'

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

PAVING, GRADING AND DRAINAGE PLANS

ARCADIS
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www.arcadis.com
GB310 / LC26000269
EB7917 / LB7062

SEAL

SEAL

ROBERT W. LAWSON, P.E.
FL. P.E. NO. 26640

DATE: OCTOBER 2015	SCALE: 1" = 40'
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: PD2 OF 9

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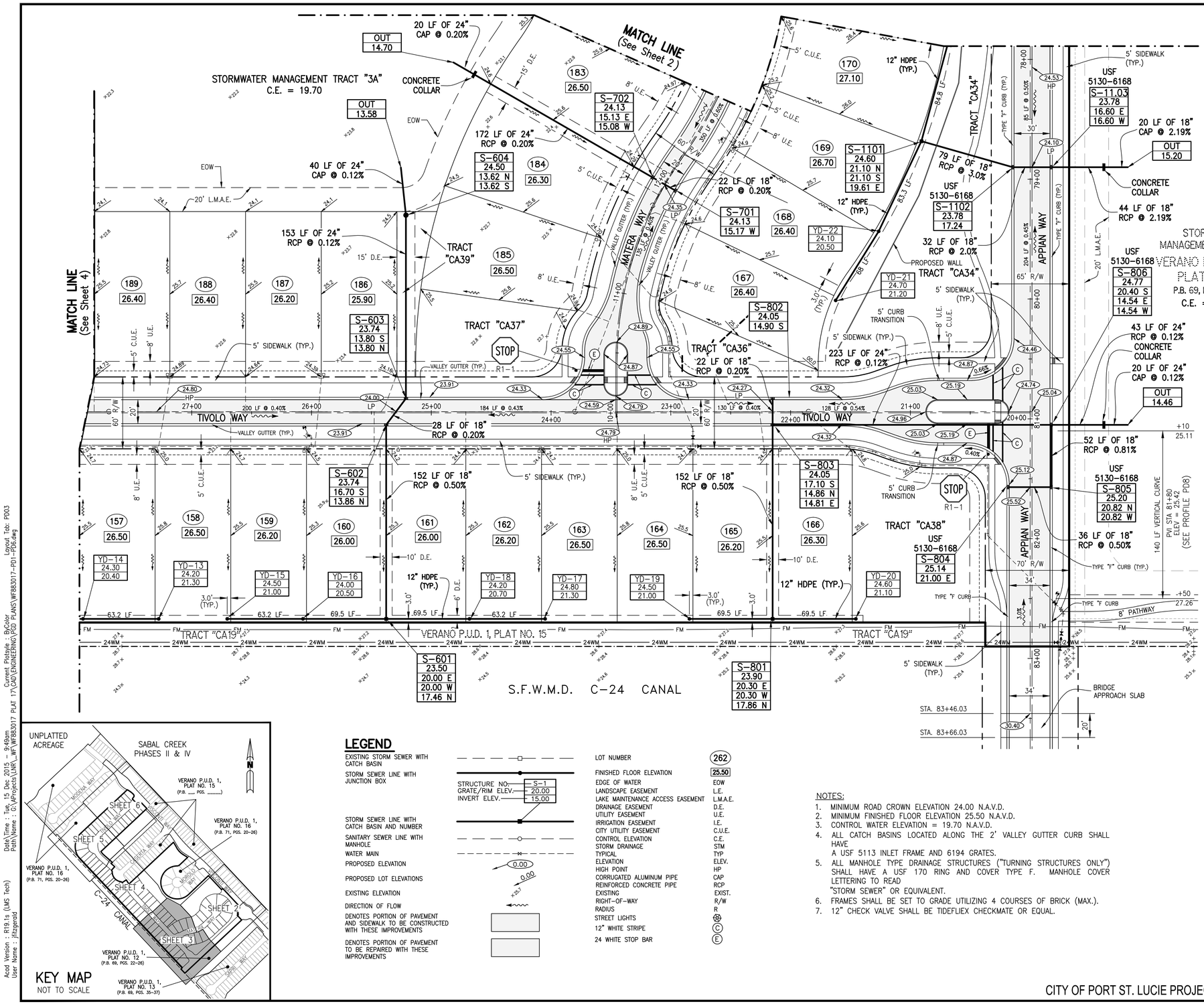

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STORM SEWER LINE WITH CATCH BASIN AND NUMBER	
SANITARY SEWER LINE WITH MANHOLE	
WATER MAIN	
PROPOSED ELEVATION	0.00
PROPOSED LOT ELEVATIONS	0.00
EXISTING ELEVATION	x25.1
DIRECTION OF FLOW	
DENOTES PORTION OF PAVEMENT AND SIDEWALK TO BE CONSTRUCTED WITH THESE IMPROVEMENTS	
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RADIUS	R
STREET LIGHTS	
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24 WHITE STOP BAR	E

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LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: PD3 OF 9

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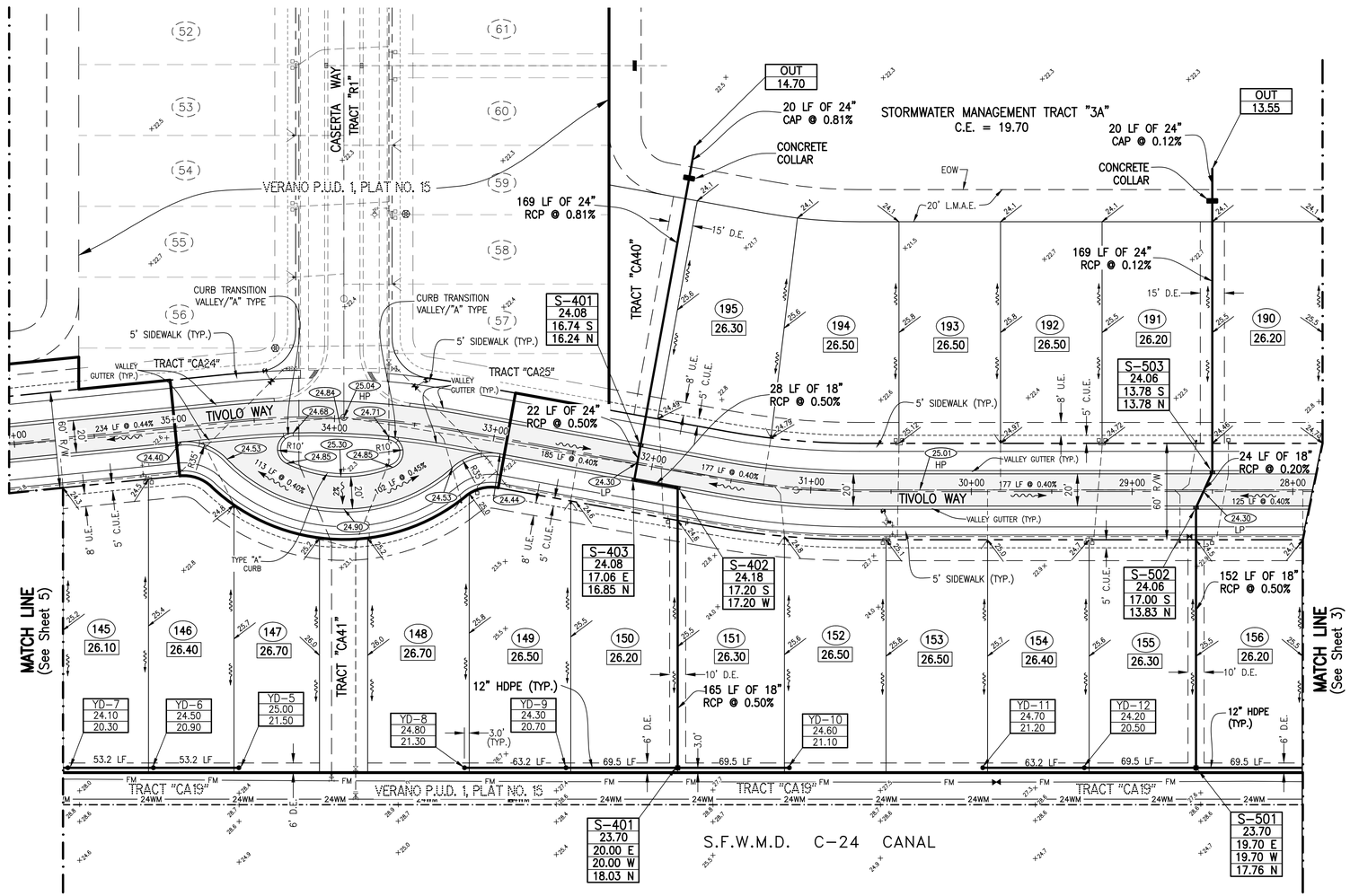

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0 8 20 40 80 120

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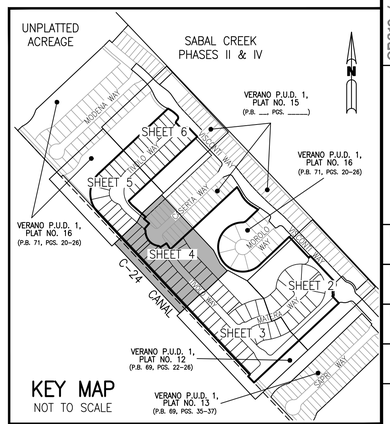

KEY MAP
NOT TO SCALE

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	SPRC COMMENTS

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	ROBERT W. LAWSON, P.E. FL. P.E. NO. 26640
DATE: OCTOBER 2015	SCALE: 1" = 40'
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LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: PD4 OF 9

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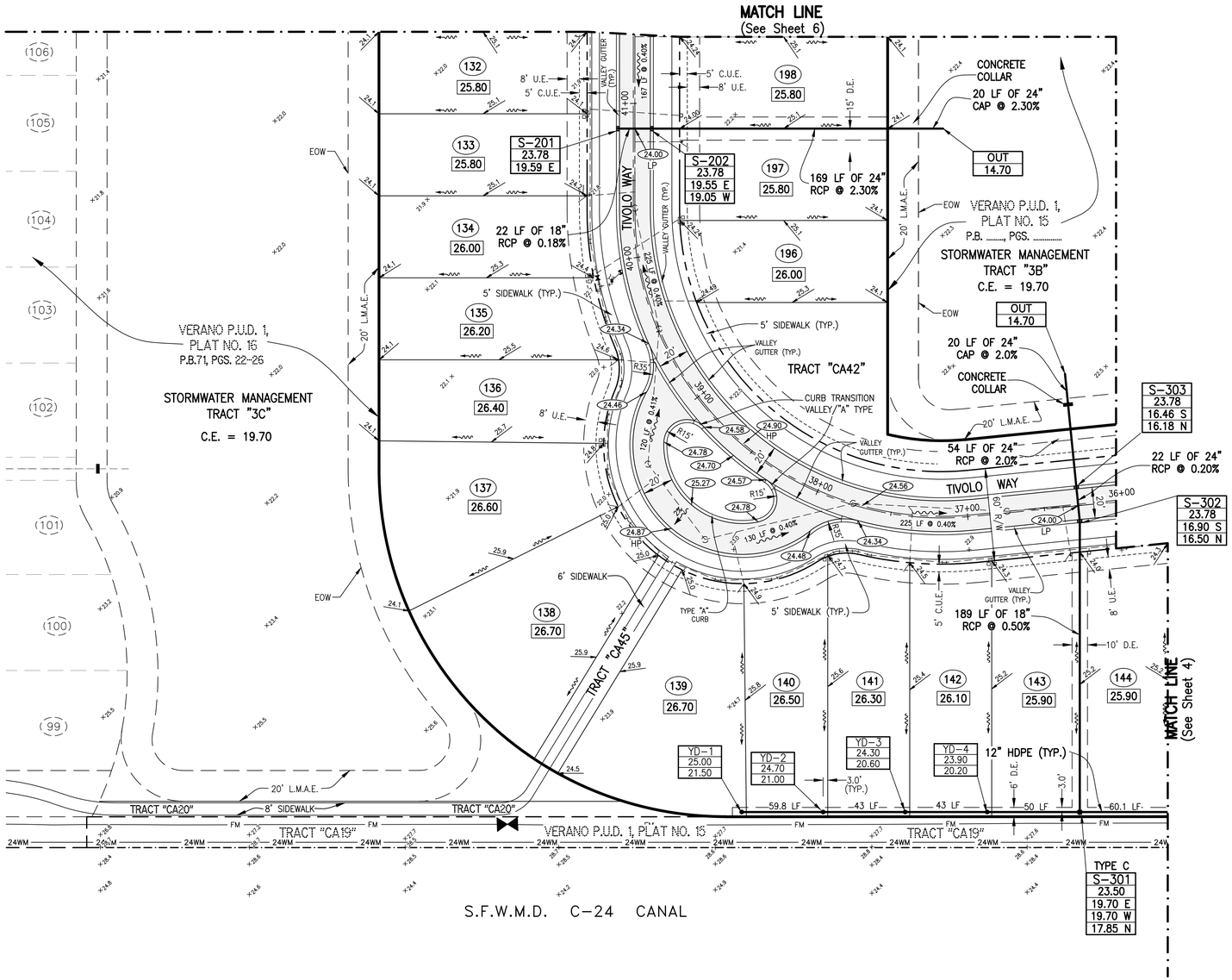

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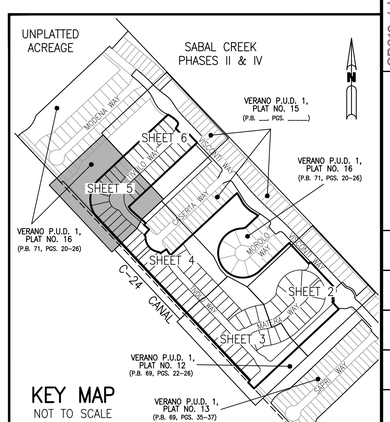

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	SPRC COMMENTS

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

PAVING, GRADING AND DRAINAGE PLANS

ARCADIS
ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com
GB310 / LC26000269
EB7917 / LB7062

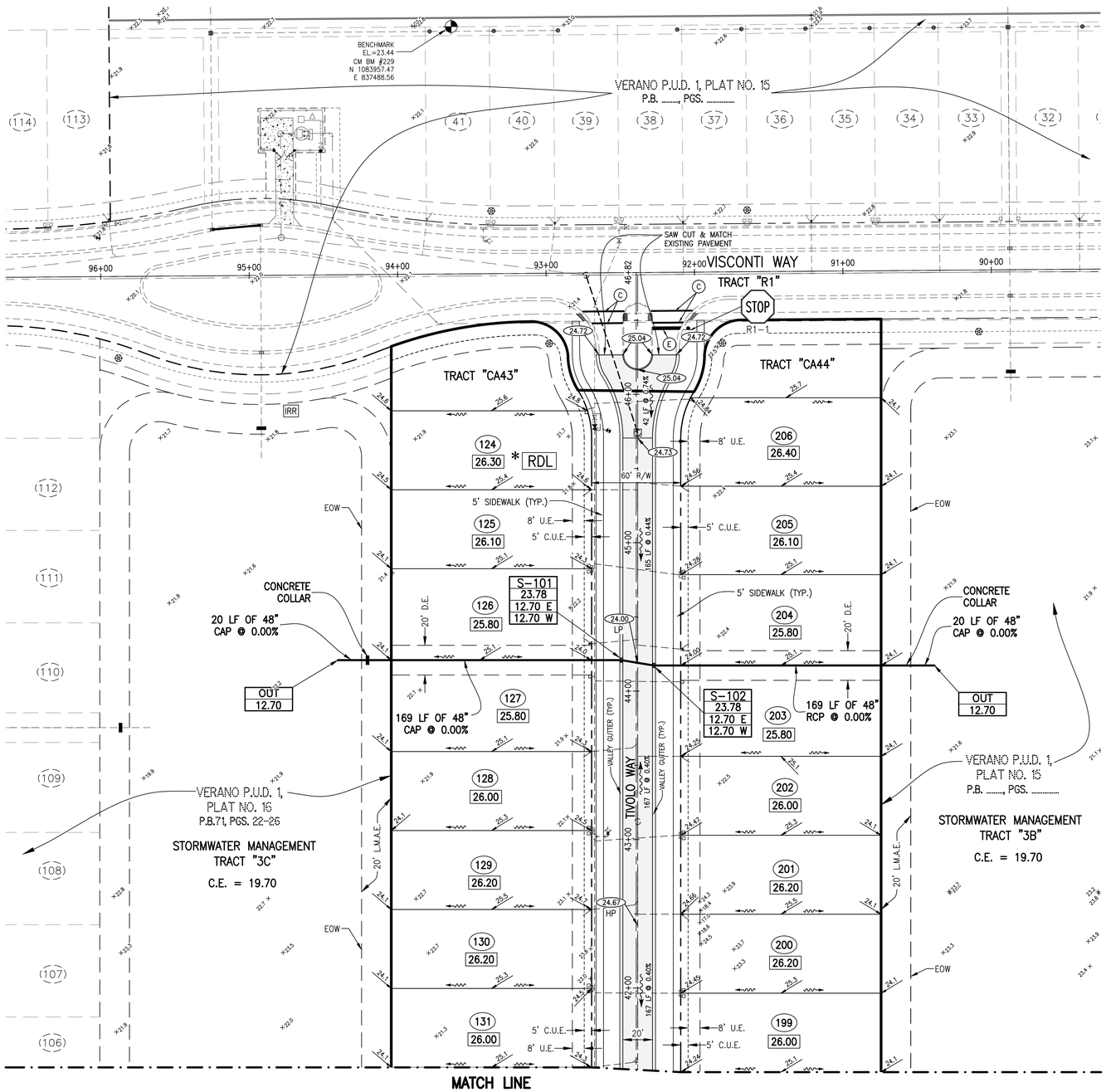
SEAL

SEAL

ROBERT W. LAWSON, P.E.
FL. P.E. NO. 26640

DATE: OCTOBER 2015	SCALE: 1" = 40'
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: PD5 OF 9

Acad Version : R19.1s (LMS Tech) User Name : jfitzgerald
Date\Time : Tue, 15 Dec 2015 - 9:49am Path\Name : G:\AProjects\LMR_WF\WF883017 PLAT 17\CAD\ENGINEERING\PSD PLANS\WF883017-PD1-PD6.dwg
Current Plotstyle : ByColor Layout Tab: PD05

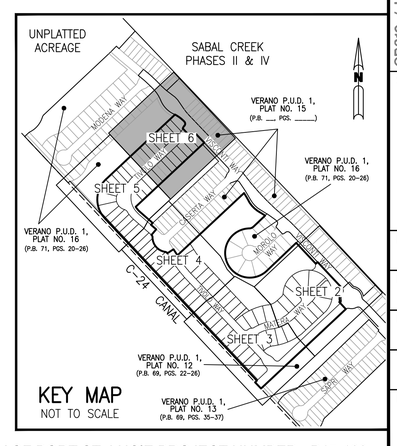


NOTES:

1. MINIMUM ROAD CROWN ELEVATION 24.00 N.A.V.D.
2. MINIMUM FINISHED FLOOR ELEVATION 25.50 N.A.V.D.
3. CONTROL WATER ELEVATION = 19.70 N.A.V.D.
4. ALL CATCH BASINS LOCATED ALONG THE 2' VALLEY GUTTER CURB SHALL HAVE A USF 5113 INLET FRAME AND 6194 GRATES.
5. ALL MANHOLE TYPE DRAINAGE STRUCTURES ("TURNING STRUCTURES ONLY") SHALL HAVE A USF 170 RING AND COVER TYPE F. MANHOLE COVER LETTERING TO READ "STORM SEWER" OR EQUIVALENT.
6. FRAMES SHALL BE SET TO GRADE UTILIZING 4 COURSES OF BRICK (MAX.).
7. 12" CHECK VALVE SHALL BE TIDEFLIEX CHECKMATE OR EQUAL.

LEGEND

EXISTING STORM SEWER WITH CATCH BASIN	
STORM SEWER LINE WITH JUNCTION BOX	STRUCTURE NO. S-1; GRATE/RIM ELEV. 20.00; INVERT ELEV. 15.00
STORM SEWER LINE WITH CATCH BASIN AND NUMBER	
SANITARY SEWER LINE WITH MANHOLE	
WATER MAIN	
PROPOSED ELEVATION	0.00
PROPOSED LOT ELEVATIONS	0.00
EXISTING ELEVATION	x25.3
DIRECTION OF FLOW	
DENOTES PORTION OF PAVEMENT AND SIDEWALK TO BE CONSTRUCTED WITH THESE IMPROVEMENTS	
DENOTES PORTION OF PAVEMENT TO BE REPAIRED WITH THESE IMPROVEMENTS	
LOT NUMBER	262
FINISHED FLOOR ELEVATION	25.50
EDGE OF WATER	EOW
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.
IRRIGATION EASEMENT	I.E.
CITY UTILITY EASEMENT	C.U.E.
CONTROL ELEVATION	C.E.
STORM DRAINAGE	STM
TYPICAL	TYP
ELEVATION	ELEV.
HIGH POINT	HP
CORRUGATED ALUMINUM PIPE	CAP
REINFORCED CONCRETE PIPE	RCP
EXISTING	EXIST.
RIGHT-OF-WAY	R/W
RADIUS	R
STREET LIGHTS	
12" WHITE STRIPE	C
24 WHITE STOP BAR	E



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Current Plotstyle : ByColor Layout Tab: PD06

GENERAL NOTES:

1. ALL CHANGES SHALL BE APPROVED IN WRITING BY ARCADIS U.S., INC.

2. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE OR FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED PRIOR TO INITIATING THE WORK.

3. SEQUENCE OF CONSTRUCTION – THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.

4. THE CONTRACTOR SHALL CALL SUNSHINE 1–800–432–4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.

5. AS–BUILTS – THE CONTRACTOR SHALL COMPLETE "AS–BUILT" INFORMATION RELATIVE TO LOCATION OF THE INLETS AND MANHOLES, THEIR INVERTS AND RIM ELEVATIONS, AND THE LOCATIONS OF UTILITIES AND UTILITY SERVICES.

6. GUARANTY – ALL MATERIAL AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTY PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS WITHIN SEVEN DAYS AFTER NOTIFICATION BY THE OWNER, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

7. ELEVATIONS – ALL ELEVATIONS REFER TO NAVD 1988 DATUM.

8. BENCHMARKS SHOWN ON PAVING, GRADING AND DRAINAGE PLAN SHEETS.

9. GRADES SHOWN ARE FINISHED GRADES.

10. GRATE ELEVATIONS REFER TO THE EDGE OF PAVEMENT SIDE OF THE GRATE (SEE DETAIL).

11. MINIMUM ROAD CROWN ELEVATION IS ELEVATION 24.00 NAVD.

12. THE MINIMUM FINISH FLOOR ELEVATION, FOR ANY RESIDENTIAL STRUCTURE IS ELEVATION 25.50 NAVD (WHICH IS ABOVE THE PROJECTED FLOOD STAGE PRODUCED BY THE ONE IN ONE HUNDRED YEAR FREQUENCY STORM) OR 18 INCHES ABOVE THE CROWN OF ROAD WHICHEVER IS HIGHER.

13. CLEARING AND GRUBBING – WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.

14. GUMBO – WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.

15. HARDPAN – IF HARDPAN IS ENCOUNTERED IN THE SWALE AREA, IT WILL BE REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.

16. MUCK AND PEAT – IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY WILL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL.

17. WHERE SOD IS DESIRED, LOWER THE GROUND 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD. 18. BACKFILL – REQUIREMENTS FOR PIPE AND DITCH BACKFILL CROSSING ROADS, PARKING AREAS, OR STRUCTURES SHALL BE DEFINED IN THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (A.A.S.H.T.O.) T–99 SPECIFICATIONS.

19. UTILITIES – IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY DEVIATION FROM WHAT IS SHOWN ON THE PLAN.

20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR, BUT NOT LIMITED TO, ALL PIPE, DRAINAGE STRUCTURES, GRATES, FRAMES AND COVERS.

21. STORM SEWER PIPE SHALL BE PAID BASED ON MEASUREMENT FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

22. WHERE CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, SAID EXISTING DRAINAGE STRUCTURES AND LINES SHALL BE CLEANED OF ALL SILT AND OTHER DEBRIS PRIOR TO SAID CONNECTIONS BEING MADE, AND WHERE THE EXISTING DRAINAGE SYSTEM INCLUDES DITCHES, SAID DITCHES SHALL BE CLEARED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL.

23. ALL PIPE LENGTHS AND CENTERLINE SLOPE LENGTHS SHOWN ON THESE DRAWINGS ARE SCALED DISTANCES. THE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN THE FIELD AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY WITH THE DRAWINGS PRIOR TO PERFORMING THE WORK.

24. INLETS AND MANHOLES – ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FLORIDA D.O.T. STANDARDS SPECIFICATIONS, LATEST EDITION AND ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, AND THE CITY OF PORT ST. LUCIE STANDARDS, LATEST EDITION.

25. CORRUGATED ALUMINUM PIPE – THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF THE A.A.S.H.T.O., M–196, AND WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION, ALUMINUM PIPE TO BE HELICAL (SPIRAL FLOW).

26. INSTALLATION OF CORRUGATED METAL PIPE – ALL JOINTS ON STORM SEWER PIPE SHALL BE MADE UP WITH ONE–HALF INCH NEOPRENE, ALL BANDS SHALL HAVE THE SAME CORRUGATION DESIGN AS THE PIPE. THE WIDTH OF THE BANDS SHALL BE AS FOLLOWS: 12 INCH WIDE UP TO 48 INCH DIAMETER PIPE AND 24 INCH WIDE OVER 48 INCH DIAMETER PIPE. THE REQUIREMENTS OF D.O.T. DM06036 WILL BE ADHERED TO WITH ANNULAR BANDING OF JOINTS REQUIRED. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T SPECIFICATIONS.

27. REINFORCED CONCRETE PIPE – THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF CLASS III OF A.S.T.M. C–76 AND WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T. SPECIFICATIONS.

28. ALL PAVING AND DRAINAGE WORK SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE CITY OF PORT ST. LUCIE'S LATEST STANDARDS.

29. ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER.

30. SUBGRADE – SHALL BE COMPACTED AS NOTED ON THE PLANS AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE A.A.S.H.T.O. T–180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "A" AND "F" CURB & GUTTER OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO 98% ACCORDING TO A.A.S.H.T.O. T–180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATIONS OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CENTERLINE OF THE ROADWAY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE BY THE LIMEROCK BEARING RATIO, TEST METHOD "D" OF A.A.S.H.T.O. T–180 SPECIFICATIONS.

31. BASE – APPROVED LOCAL BASE MATERIAL, MEETING LBR 100 MIN., SHALL BE COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T–180 SPECIFICATIONS AND AS CALLED FOR IN FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. BASE COURSES OVER 6 1/2" THICK SHALL BE PLACED AND COMPACTED IN TWO EQUAL LIFTS

32. PRIME COAT – BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.25 GALLONS PER SQUARE YARD, UNLESS A LOWER RATE IS DIRECTED BY THE ENGINEER.

33. TACK COAT – BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.

34. SURFACE COURSE – ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.

35. PAVEMENT MARKINGS – SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND CITY OF PORT ST. LUCIE'S LATEST STANDARDS.

36. CONCRETE – ALL CONCRETE SHALL DEVELOP 4000 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.

37. NO DRIVEWAY SHALL BE CONSTRUCTED WITHIN ANY PORTION OF THE SAFE SIGHT CORNERS.

38. NO DRIVEWAY SHALL BE CONSTRUCTED WITHIN 5' OF A FIRE HYDRANT.

39. CONTRACTOR TO OBTAIN ALL REQUIRED DEWATERING PERMITS FROM SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

40. 4" SLEEVES SHALL BE SCHEDULE 80 AND BE PLACED AT 0.00% SLOPE WITH TOP OF PIPE 3.0' BELOW PROFILE GRADE. ENDS OF PIPE SHALL HAVE METAL LOCATORS INSTALLED.

41. ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN CHANGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

42. CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES SUCH AS TURBIDITY CURTAINS, SILT BARRIERS AND HAY BALES WHERE NECESSARY IN ORDER TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL WATER QUALITY STANDARDS.

43. THE CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITIES TO OWNER–SUPPLIED EASEMENTS AND RIGHTS–OF–WAY. IN ENVIRONMENTALLY SENSITIVE AREAS, CONSTRUCTION ACTIVITIES SHALL BE FURTHER CONFINED AS INDICATED OR REQUIRED BY PERMIT CONDITIONS.

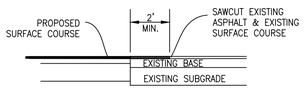
44. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO THE BIDDING PROCESS TO DETERMINE EXISTING CONDITIONS. ITEMS DISCOVERED WHICH ARE NOT REFLECTED IN THE DRAWINGS AND AFFECT OR POTENTIALLY AFFECT THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE SUBMISSION OF BIDS.

45. MAINTENANCE OF TRAFFIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH FDOT AND CITY OF PORT ST. LUCIE'S STANDARDS. THE INDIVIDUAL PREPARING M.O.T. PLANS SHALL BE CERTIFIED IN ADVANCE M.O.T. BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

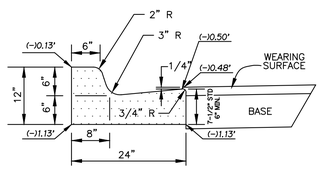
46. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO THE BID PROCESS TO DETERMINE THE METHODS AND EXTENT DEWATERING IS NECESSARY (IF ANY) AND SHALL INCLUDE METHODS AND COSTS ASSOCIATED WITH DEWATERING IN THE BID.

47. CLEAN UP: THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE OF RUBBISH AND WASTE MATERIALS AND RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS. CLEAN UP AND RESTORATION SHALL BE ACCOMPLISHED ON A CONTINUING BASIS THROUGHOUT THE CONTRACT PERIOD AND IN SUCH A MANNER AS TO MAINTAIN A MINIMUM OF NUISANCE AND INTERFERENCE TO THE GENERAL PUBLIC AND RESIDENTS IN THE VICINITY OF THE WORK. THE CONTRACTOR SHALL ALSO REMOVE, WHEN NO LONGER NEEDED, ALL TEMPORARY STRUCTURES AND EQUIPMENT USED IN HIS OPERATIONS. IT IS THE INTENT OF THIS SPECIFICATION THAT THE CONSTRUCTION AREA AND THOSE OTHER AREAS NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AS NEARLY AS POSSIBLE IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.

48. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE SIGNS, BARRICADES, FLASHING LIGHTS, FLAGMEN, AND WATCHMEN AND TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION OF THE WORK AND THE SAFETY OF THE PUBLIC. TRAFFIC CONTROL WARNING SIGNS AND BARRICADES SHALL BE IN STRICT ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, MANUAL ON TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATION (LATEST REVISION). ALL BARRICADES AND OBSTRUCTIONS SHALL BE PROTECTED AT NIGHT BY FLASHING SIGNAL LIGHTS WHICH SHALL BE KEPT BURNING FROM SUNSET TO SUNRISE. BARRICADES SHALL BE OF SUBSTANTIAL CONSTRUCTION AND SUITABLE FOR NIGHT VISIBILITY. SUITABLE WARNING SIGNS SHALL BE SO PLACED AND ILLUMINATED AT NIGHT AS TO SHOW IN ADVANCE WHERE CONSTRUCTION, BARRICADES
OR DETOURS EXIST.

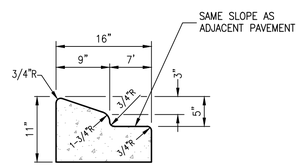


SAW CUT/BUTT JOINT DETAIL
N.T.S.



NOTE: 1. SAWCUTS REQUIRED AT 10' CENTERS
2. WHEN USED ON THE HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6". (MODIFIED)

TYPE "F" CURB & GUTTER
N.T.S.



TYPE "A" CURB & GUTTER
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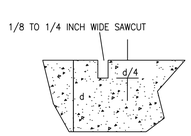

SAW JOINT DETAIL
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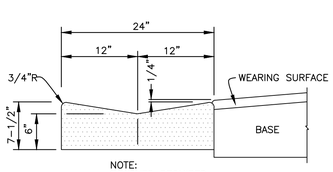

NOTE:
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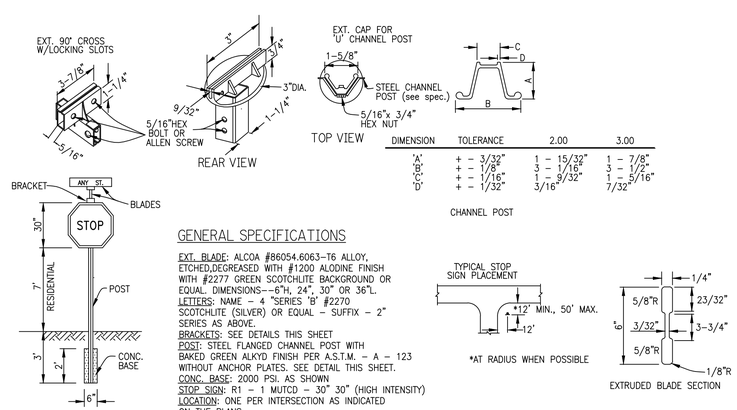
CONCRETE VALLEY GUTTER
N.T.S.



GENERAL SPECIFICATIONS

EXT. BLADE: ALCOA #86054.6063–T6 ALLOY, ETCHED,DEGREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL. DIMENSIONS–6"H, 24", 30" OR 36"L.
LETTERS: NAME – 4 "SERIES 'B' #2270 SCOTCHLITE (SILVER) OR EQUAL – SUFFIX – 2" SERIES AS ABOVE.
BRACKETS: SEE DETAILS THIS SHEET
POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M. – A – 123 WITHOUT ANCHOR PLATES. SEE DETAIL THIS SHEET.
CONC. BASE: 2000 PSI. AS SHOWN
STOP SIGN: R1 – 1 MUTCD – 30" 30" (HIGH INTENSITY)
LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

TYP. STREET/STOP SIGN
N.T.S.

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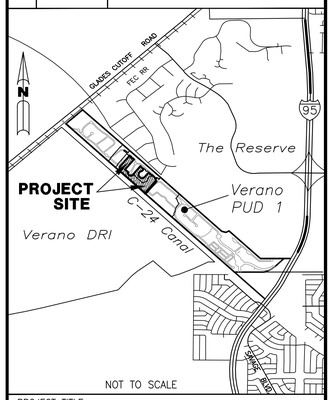

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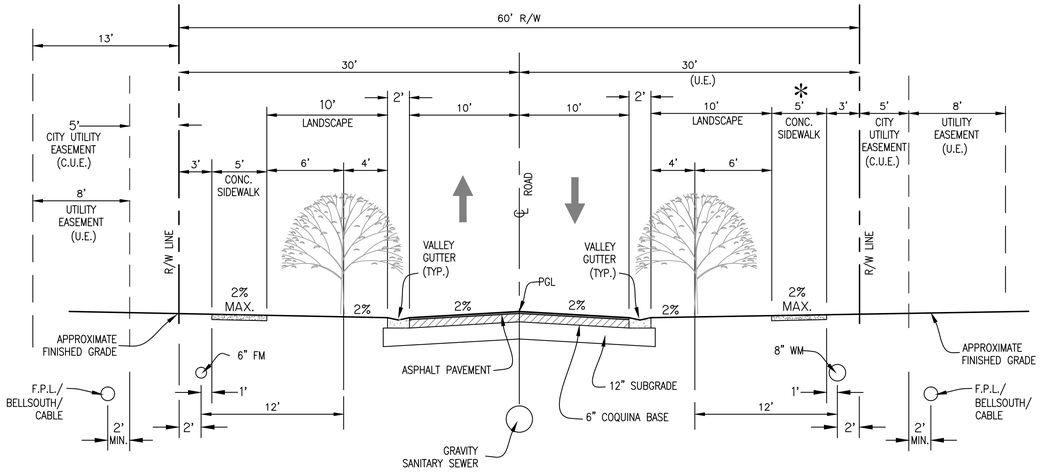
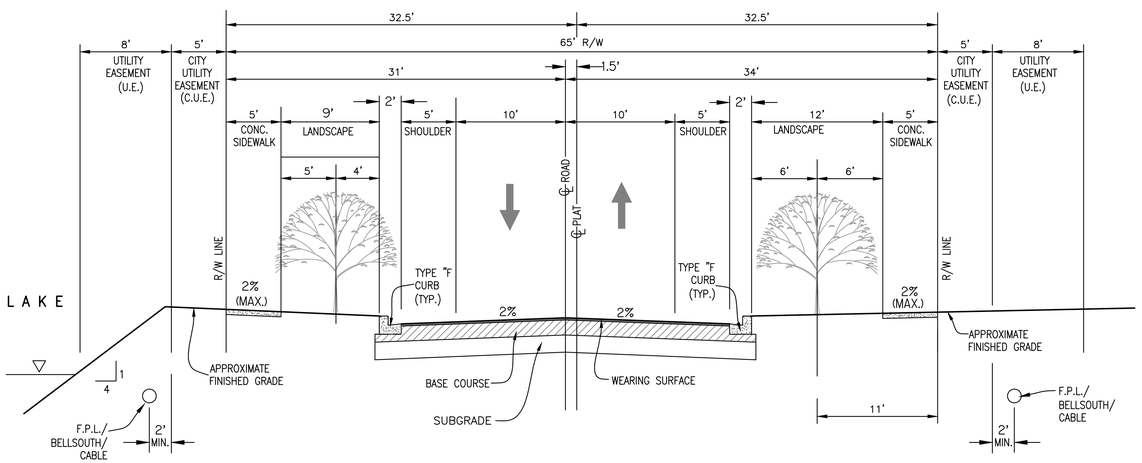


✻ **NOTE:**
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

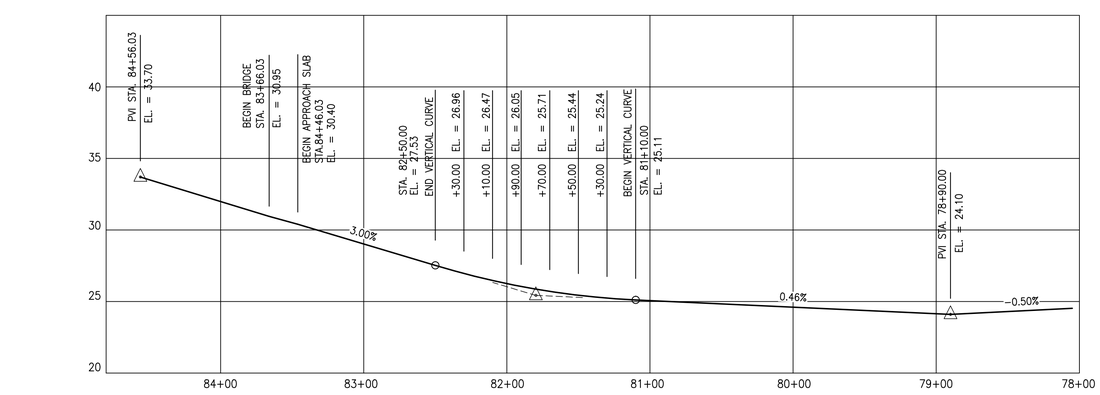
60' LOCAL STREET DETAIL

POSTED SPEED 25 MPH



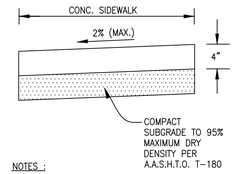
65' LOCAL STREET DETAIL

POSTED SPEED 25 MPH



PROFILE GRADE TO BRIDGE ON APPIAN WAY

SCALE 1" = 50' (H) & 1" = 5' (V)

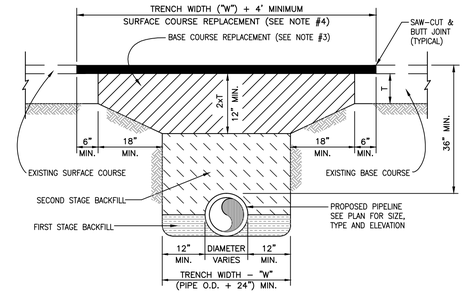


NOTES :

1. PATHWAY TO BE PORTLAND CEMENT CONCRETE, MIN. 3000 P.S.I.@ 28 DAYS WITH FIBERMESH
2. BASE TO BE CLEAN SAND OR SANDY LOAM, FULLY COMPACTED, FULL WIDTH.
3. CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE.
4. SIDEWALK SHALL BE 6" THICK AT DRIVEWAYS

SIDEWALK DETAIL

N.T.S.

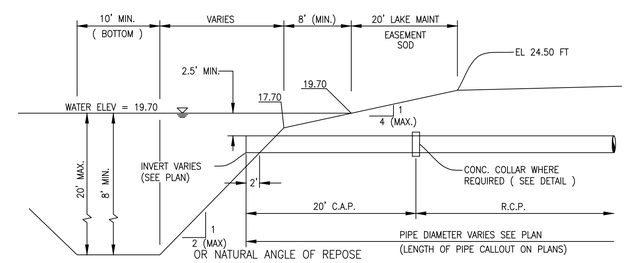


NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM WITH F.D.O.T. STANDARD SPECIFICATIONS, 2010 EDITION, AND ALL CONDITIONS OF THE R/W PERMIT ISSUED BY THE F.D.O.T., COUNTY OR LOCAL ROAD AGENCY.
2. FIRST AND SECOND STAGE BACKFILL SHALL BE PLACED IN 6" MAX. LIFTS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF THE AASHTO T-99 MAXIMUM DENSITY.
3. BASE REPLACEMENT OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE EXISTING BASE COURSE. BASE COURSE REPLACEMENT MATERIAL SHALL BE LIMEROCK OR COQUINA BASE AND SHALL BE PLACED IN 2 OR 3 EQUAL LIFTS (8" MAX. COMPACTED THICKNESS) AND COMPACTED TO 98% OF THE AASHTO T-180 MAXIMUM DENSITY. NO EXISTING BASE MATERIAL SHALL BE USED FOR THE BASE COURSE REPLACEMENT. FINISHED BASE COURSE AND VERTICAL SURFACE OF SAW-CUTS SHALL RECEIVE PRIME & TACK COATS.
4. SURFACE COURSE REPLACEMENT SHALL MATCH THE THICKNESS AND TYPE OF MATERIAL(S) OF THE EXISTING PAVEMENT, AS A MINIMUM. PROVIDE 2" OF TYPE S-1 ASPHALTIC CONCRETE.

OPEN-CUT PAVEMENT REPAIR DETAIL

N.T.S.



LAKE SECTION AND OUTFALL DETAIL

N.T.S.

REQUIRED PAVEMENT SPECIFICATIONS			
TYPE	WEARING SURFACE	BASE	SUB-GRADE
ROADWAY	1" FDOT TYPE SP-9.5 ASPHALT PAVEMENT (FIRST LIFT) 1" FDOT TYPE SP-9.5 ASPHALT PAVEMENT (FINAL LIFT)	6" ROCK BASE COURSE COMPACTED TO 98% OF MAX DRY DENSITY AS DETERMINED BY AASHTO PROCEDURE T-180, LBR 100 MIN.	12" SUBGRADE, COMPACTED TO 98% OF MAX DRY DENSITY AS DETERMINED BY AASHTO PROCEDURE T-180 STABILIZED TO MINIMUM LBR 40.

REQUIRED PAVEMENT SPECIFICATIONS

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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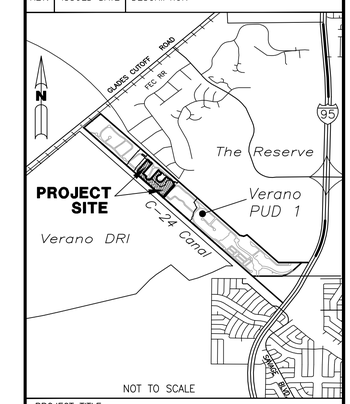
REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	SPRC COMMENTS



PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

PAVING, GRADING, AND DRAINAGE DETAILS

ARCADIS
ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com
GB310 / LC26000269
EB7917 / LB7062

SEAL	SEAL
	ROBERT W. LAWSON, PE FL. P.E. NO. 26640
DATE OCTOBER 2015	SCALE N.T.S.
PROJECT MANAGER RWL	DEPARTMENT MANAGER RWL
LEAD DESIGN PROF. RWL	CHECKED BY RWL
TASK/PHASE NUMBER 0000.000DP	DRAWN BY JAF
PROJECT NUMBER WF883017	DRAWING NUMBER PD8 OF 9

Acad Version : R19.1s (LMS Tech) User Name : jfitzgerald
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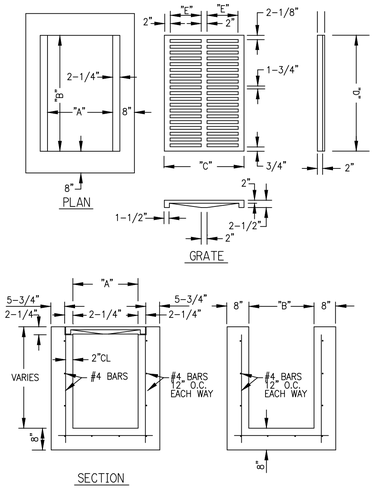


TYPE INLET	"A"	"B"	"C"	"D"	"E"	MAX. SIZE R.C.P.
"C"	2'-0"	3'-1"	2'-4"	3'-0"	11"	18"
"E"	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"	30"
"E MOD"*	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"	48"

GENERAL NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4"

FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED AT FLOW LINE OMIT FLOOR AND CARRY WALLS DOWN TO SATISFACTORY FOUNDATION BACKFILL TO FLOW LINE WITH CLEAN SAND.

GRATES: CAST IRON GRATES IN ACCORDANCE WITH FLA. D.O.T. SPECS.

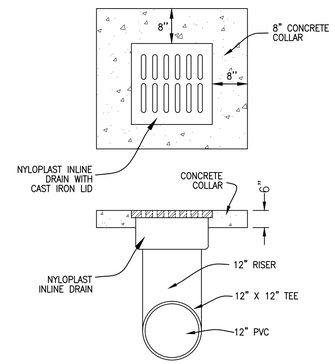
* INLET TYPES: INLETS ARE TO BE AS SHOWN HEREON. TYPE "E MOD" IS A TYPE "E" TURNED 90° TO RECEIVE R.C.P. UP TO 48" DIA. INLETS RECEIVING R.C.P. LARGER THAN 48" DIA. SHALL BE IN ACCORDANCE WITH FLA. D.O.T. STANDARDS.

MATERIAL: INLET WALLS AND FOOTING MAY EITHER POURED-IN-PLACE 2500 LB. CONC.; OR PRECAST CLASS "A" 3000 LB. CONC.

ALL INLET CONSTRUCTION IS IN ACCORDANCE WITH THE CURRENT F.D.O.T. STANDARDS INDEX NO. 201 & 232.

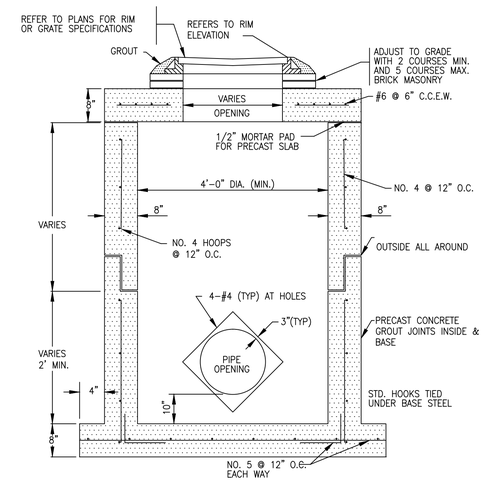
INLET DETAIL

N.T.S.



"INLINE" YARD DRAIN DETAIL

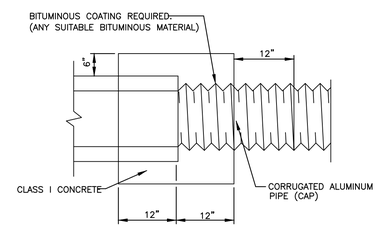
N.T.S.



ALL REINFORCING TO MEET CURRENT F.D.O.T. SPECIFICATIONS

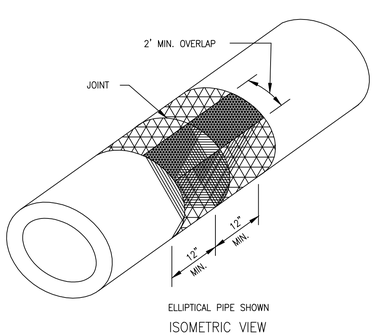
DRAINAGE STRUCTURES

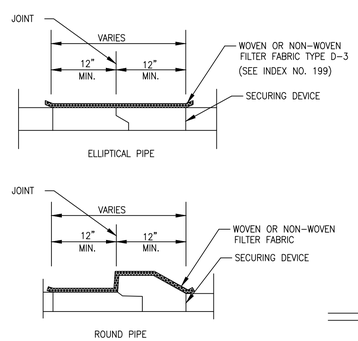
N.T.S.



CONCRETE COLLAR DETAIL

N.T.S.



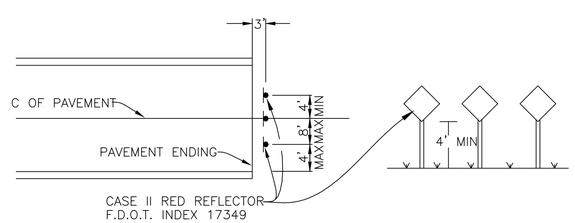


COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS.

FOR ALL PIPE TYPES – CONCRETE PIPE SHOWN

FILTER FABRIC JACKET

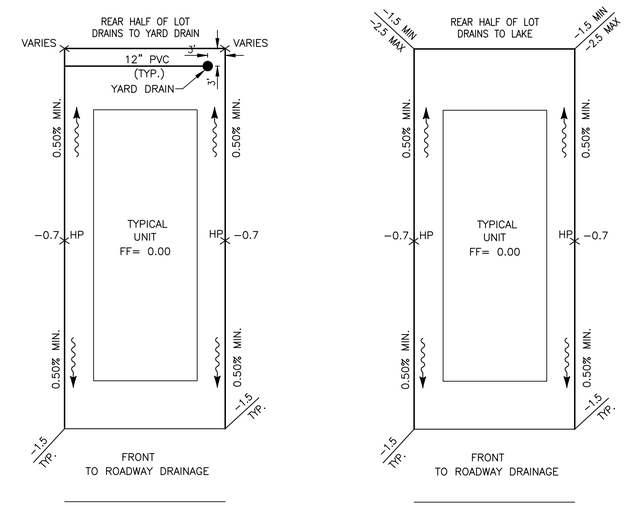
N.T.S.



CASE II RED REFLECTOR DETAIL

N.T.S.

(FOR TEMPORARY END OF ROADWAY DURING CONSTRUCTION)



TYPICAL LOT DRAINAGE DETAILS

N.T.S.

NOTES: ALL UNIT TYPES CONSTRUCTED TO USE SIMILAR LOT DRAINAGE SCHEME AS THE TYPICAL UNIT SHOWN

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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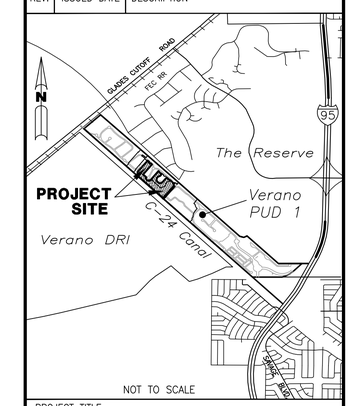
REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	SPRC COMMENTS



NOT TO SCALE

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

PAVING, GRADING, AND DRAINAGE DETAILS

ARCADIS
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www.arcadis.com
GB310 / LC26000269
EB7917 / LB7062

SEAL

SEAL

ROBERT W. LAWSON, PE
FL. P.E. NO. 26640

DATE: OCTOBER 2015	SCALE: N.T.S.
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: PD9 OF 9

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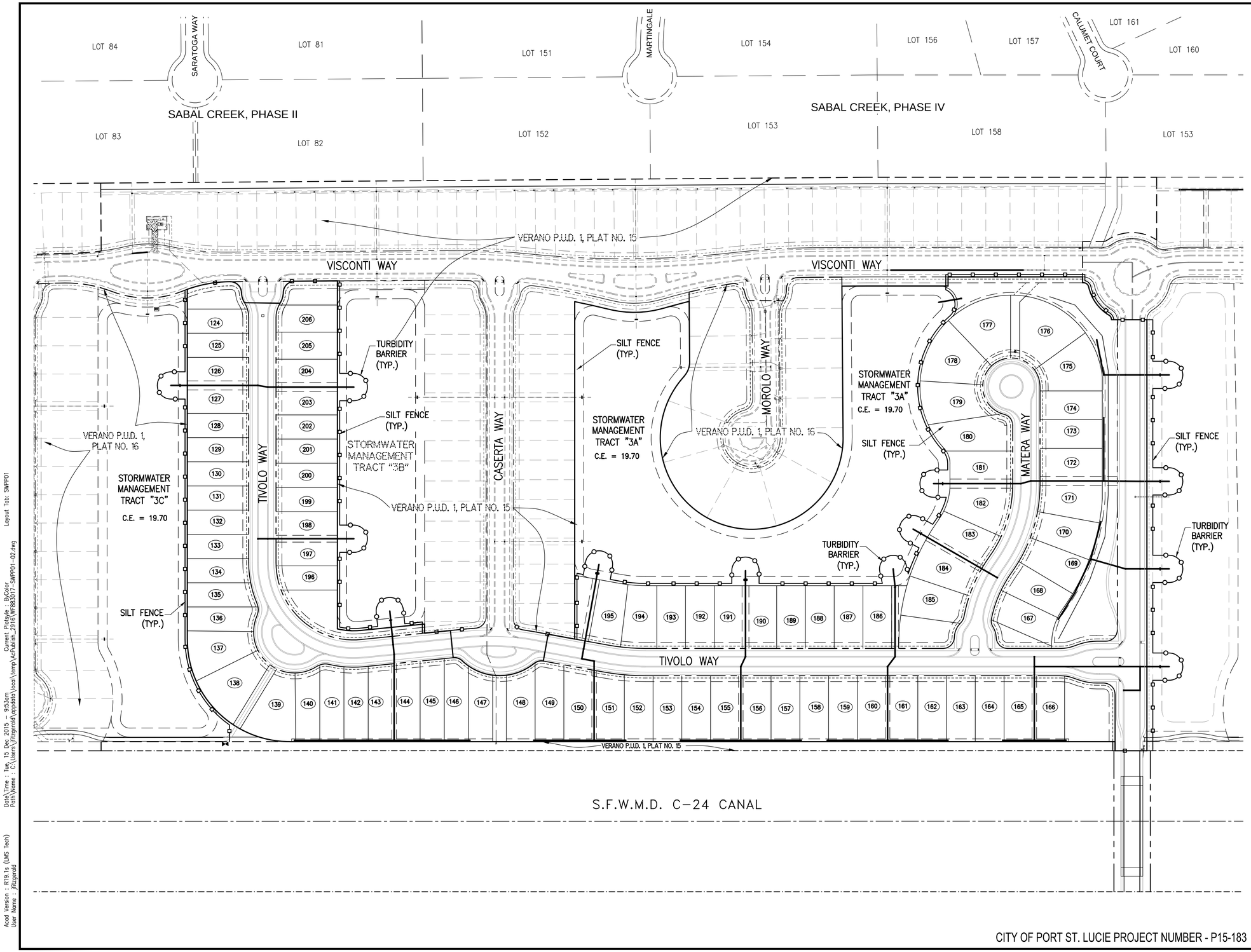

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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REV.	ISSUED DATE	DESCRIPTION

SCALE: 1" = 100'

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

STORMWATER POLLUTION PREVENTION PLANS

ARCADIS
ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
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Tel: (561) 697-7000 Fax: (561) 369-4731
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GB310 / LC26000269
EB7917 / LB7062

SEAL	SEAL
	ROBERT W. LAWSON, P.E. FL. CERT. NO. 26640
DATE: DECEMBER 2015	SCALE:
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: **WF883017**	DRAWING NUMBER: **SWPP01**

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Current Plotstyle : ByColor
Layout Tab: SWPP01

I. SITE DESCRIPTION

A. Construction Activity

The project totals approximately 34.29 acres in size and includes water management improvements to be constructed at two locations.

Construction activity will include clearing and grubbing of approximately 34.29 acres and includes the installation of subdivision improvements.

B. Major Soil Disturbing Activities

The major soil disturbing activities will include clearing and grubbing and trenching for the installation of underground facilities. The sequence of construction will generally follow the order of clearing and grubbing, trenching for the installation of underground facilities, excavation of lakes and roadway construction.

C. Total Area to be Disturbed

The total area to be disturbed by excavation, grading and other activities is approximately 34.29 acres.

D. Runoff Coefficients

The project area is presently grasses and wetland plants. The runoff coefficients before, during and after construction are as follows:

Before Construction:	Undisturbed Uplands	C = 0.30
During Construction:	Disturbed Uplands and Construction	C = 0.3–0.7
After Construction:		C = 0.30

E. Site Map

Included with this plan are copies of the Water Management Improvement Plans depicting the following:

1. Project location
2. Clearing Limits
3. Major drainage facilities and control structures

Note that these plans depict the limits of work for the overall project, the points of stormwater discharge and areas to be disturbed during construction.

F. Recieving Waters

The receiving body for stormwater runoff is the Verano Master System leading to the C–24 Canal.

II. CONTROLS

Narrative – The sequence of soil disturbing activities and implementation of controls and measures are as follows for the general construction activities:

Clearing and grubbing: As soon as possible following clearing of the perimeter of the site, will be the installation of a silt fence for control of soil erosion. Based on the existing topography of the project site, certain areas within the limits of work may require additional temporary silt fences and erosion control devices to contain unfinished soils within the construction area. These controls will be temporary and will be removed following the final stabilization of the disturbed areas.

Excavation activities: Excavation for lakes and underground utilities will occur within the limits of the finished project area. The limits of construction and project boundaries will be graded to contain all spoil material from the excavation activities onsite and any dewatering activities will provide the necessary containment berms and dikes to prevent uncontrolled offsite discharges. Temporary controls will be installed as necessary in the area of the excavation to prevent erosion of un–stabilized material and will be maintained until the final stabilization of these areas is completed.

Trenching: Trenching for the installation of underground facilities will be limited to the finished project area. Trenches will be excavated and backfilled on a continuous basis as each underground facility is installed. Spoil material from the trenching activity will be utilized for backfill of the trench. Dewatering activities will be implemented in stages during the installation of the underground facilities and the groundwater will be controlled onsite by the use of excavated retention lakes as well as berming and diking in the area of the work. All berms and dikes subject to erosion will be stabilized or contained to prevent erosion and runoff from the project area. These controls will be removed following the completion of the underground work.

Grading: Grading for the project will be completed in phases as each section of the work progresses. Rough grading will occur following the clearing and grubbing activities. Final grading will be completed following the installation of the underground facilities and prior to the pavement and sidewalk installation. Temporary controls will be installed along the limits of the work as necessary and these controls will be removed following final stabilization.

A. Erosion and Sediment Controls

1. Stabilization practices: The proposed work will be stabilized on an interim and permanent basis as the work progresses. Stabilization practices will initially consist of seeding, mulching with sodding being done in some areas such as lake banks and berms.

2. Structural practices: Structural practices will be implemented during construction as temporary controls. These items will consist of the following:

   a. Berms and dikes for containment of runoff and for dewatering activities.
   b. Silt fences for perimeter controls.
   c. Filter cloth, hay bales, or both for inlet protection.
   d. Turbidity Barriers within the existing lakes as well as the SFWMD C–24 Canal.

   Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of the completed construction activities.

B. Stormwater Management

Construction activities will include the installation of underground piping and earthwork.

Upon completion of the project, stormwater runoff will be directed to the water managament tracts for water quality treatment and flood protection. Runoff will be directed to the water managment tracts by underground drainage lines, control structures, curbing and sheet flow over grass areas.

This project will be fully permitted for earthwork activities by the City of Port St. Lucie, South Florida Water Management District, and the Florida Department of Environmental Protection. No activity will occur onsite until such time as a permits from the City, the District and FDEP are obtained.

C. Other Controls

1. Waste disposal: The contractor shall provide litter control and collection of materials within the project boundaries during construction. All fertilizer, hydrocarbon, or other chemical containers shall be disposed of by the contractor in accordance with FDEP, the Health Department, and the EPA's standard practices. No solid material including building and construction material shall be disposed of, discharged or buried onsite.

2. Offsite vehicle tracking: Loaded haul trucks shall be covered with a tarpaulin. Excess dirt material on the roads shall be removed immediately. Hauling on unpaved surfaces shall be monitored to minimize dust and control erosion. Haul roads shall be watered or other controls provided as necessary to reduce dust and control sediments.

3. Sanitary waste: The contractor shall provide portable sanitary waste facilities. These facilities shall be collected or emptied by a licensed sanitary waste management contractor as required by state regulations.

4. Fertilizers and pesticides: Fertilizer shall be applied at a rate specified by the FDOT Road and Bridge Specifications, latest edition, or the manufacturer's specifications. The application of fertilizers shall be accomplished in a manner as described by the manufacturer or FDOT to ensure the proper installation and to avoid over fertilizing. Pesticides are not anticipated for this project.

D. Approved Site and Local Plans

This project will not be constructed until approval have been granted by the City of Port St. Lucie, and the South Florida Water Management District. The measures and controls outlined herein will be implemented by the contractor during construction. These measures and controls will provide the necessary pollution prevention and sedimentation control during construction.

Included with this plan is a certification indicating that the pollution prevention plan has been prepared to comply with the requirements of the stormwater management permit for this project.

III. MAINTENANCE

The contractor will be responsible for maintenance and repairs of erosion and sediment control devices and removal of the erosion and sediment control devices after the notice of termination is executed.

The contractor shall review the project and all erosion and sedimentation controls on a daily basis and during and following rainfall events. The following practices will be implemented to maintain and monitor erosion and sedimentation controls.

A. Project review on a daily basis.

B. Provide and maintain rain gauges onsite (if not available in the area) to record rainfall data daily.

C. Review stabilization practices and controls on a daily basis and maintain and repair these measures and controls as necessary. Temporary and permanent seeding, mulching and sodding shall be repaired in bare spots and washouts, and healthy growth established.

D. Review structural practices on a daily basis and maintain and repair these measures and controls as necessary. Built up sediments shall be removed from silt fences, hay bales and filter cloth and shall be replaced as necessary or removed when they have served their usefulness.

E. An inspection and maintenance report shall be completed weekly and within 24 hours of a rainfall event of 0.25 inches or more (see attached form).

F. If the contractor elects to apply for permits for discharge of stormwater from the site during construction, all points of discharge of stormwater runoff from the site shall be inspected on a daily basis and controls and measures repaired as necessary to maintain acceptable water quality and discharge volumes in accordance with the state permits.

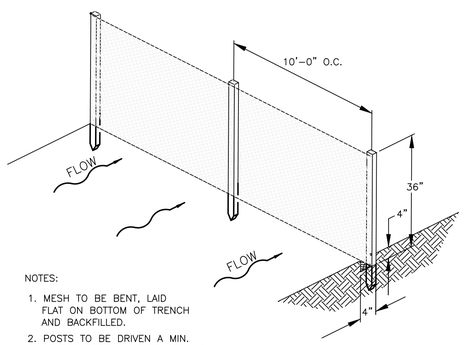
IV. INSPECTIONS

Qualified personnel shall inspect all points of discharge, as applicable, from the project site and all disturbed areas of the construction site that have not been stabilized.

Disturbed areas and areas used for storage of materials exposed to precipitation shall be inspected for evidence of, or potential for pollutants entering the stormwater management system. The stormwater management system and erosion and sedimentation control measures shall be observed to ensure that they are operating correctly. Inspection and maintenance reports shall be completed at least every week and following a rainfall event of 0.25 inches of water or greater (see attached form). These forms shall be retained for a period of at least 3 years following the date the site is finally stabilized.

V. NON–STORMWATER DISCHARGES

Dewatering for underground facilities installation and building foundations, when necessary, will be detained onsite within the lake system or small impoundments and may discharge from the site under extreme conditions. Any discharge from the site will require filtration and treatment prior to entering the offsite conveyance system and shall meet the requirements of the state permits for stormwater discharge and dewatering activities for the site. Spill reporting for items such as oils, fuel, etc. shall meet the requirements of 40 CFR part 117 and 40 CFR part 302. Cleanup and disposal of all spills shall meet the applicable regulatory agency requirements and shall be handled and disposed of as required by law.



NOTES:

1. MESH TO BE BENT, LAID FLAT ON BOTTOM OF TRENCH AND BACKFILLED.
2. POSTS TO BE DRIVEN A MIN. OF TWO FEET (2') INTO GROUND.

FILTER FABRIC SILT FENCE DETAIL

N.T.S.

STORMWATER POLLUTION PREVENTION PLAN

VERANO P.U.D. NO. 1, PLAT NO. 17

INSPECTION AND MAINTENANCE REPORT FORM

This form to be completed every 7 days and within 24 hours of a rainfall event of 0.25 inches or greater. Copies of these forms shall be retained for a period of at least 3 years.

CONTRACTOR: _____ DATE: _____

CONTRACTOR'S REPRESENTATIVE: _____

OWNER'S REPRESENTATIVE: _____

Days since last rainfall: _____

Amount this period: _____

SEDIMENTATION AND EROSION CONTROLS

Temporary Stabilization Controls:

_____

Permanent Stabilization Controls:

_____

Inlet Protection:

_____

Outfall Protection:

_____

Silt Fences:

_____

Construction Entrances:

_____

Maintenance Required for Sediment Control:

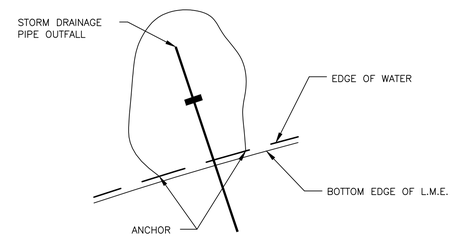
_____

To be performed by: _____ on or before: _____.

MATERIALS MANAGEMENT PRACTICES

_____

_____



NOTE: TURBIDITY BARRIER NEEDED AT ALL STORM DRAINAGE OUTFALLS

TURBIDITY BARRIER

N.T.S.

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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REV.	ISSUED DATE	DESCRIPTION

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

STORMWATER POLLUTION PREVENTION DETAILS

GB310 / LC26000269

ARCADIS

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EB7917 / LB7062

SEAL

SEAL

ROBERT W. LAWSON, P.E.
FL. CERT. NO. 26640

DATE: DECEMBER 2015	SCALE
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: SWPP02

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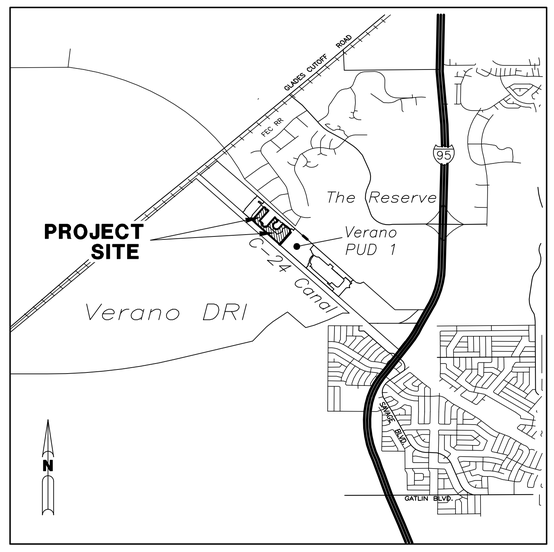
Current Plotstyle : ByColor
Layout Tab: SWPP02

WATER AND SEWER IMPROVEMENT PLANS

FOR

VERANO P.U.D. NO. 1, PLAT NO. 17

DEVELOPER: VERANO DEVELOPMENT, LLC
10911 S.W. VISCONTI WAY
PORT ST. LUCIE, FL 34986
PHONE: 772-467-1299
FAX: 772-467-1858



LOCATION MAP
N.T.S.

SEC. 28 TWP. 36 S RGE. 39 E

PREPARED BY:

ARCADIS
ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200 Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731 www.arcadis.com
EB 7917 / LB 7062

NOTE: ALL ELEVATIONS SHOWN ON PLANS ARE BASED ON NAVD (1988) DATUM

INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	COVER SHEET
2	UTILITY MASTER PLAN
3-7	WATER AND SEWER IMPROVEMENT PLAN
8-9	SEWER PROFILES
10-13	WATER AND SEWER DETAILS

REVISIONS:

1. UTILITY COMMENTS 12-09-15

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

SHEET TITLE	
COVER SHEET	
SEAL	SEAL ROBERT W. LAWSON, PE FL P.E. # 26640
DATE OCTOBER 2015	SCALE N.T.S.
PROJECT MANAGER RWL	DEPARTMENT MANAGER RWL
LEAD DESIGN PROF. RWL	CHECKED BY RWL
TASK/PHASE NUMBER 0000.000DP	DRAWN BY JAF
PROJECT NUMBER WF883017	DRAWING NUMBER WS1 OF 13

Acad Version : R19.1s (LMS Tech) User Name : jfitzgerald
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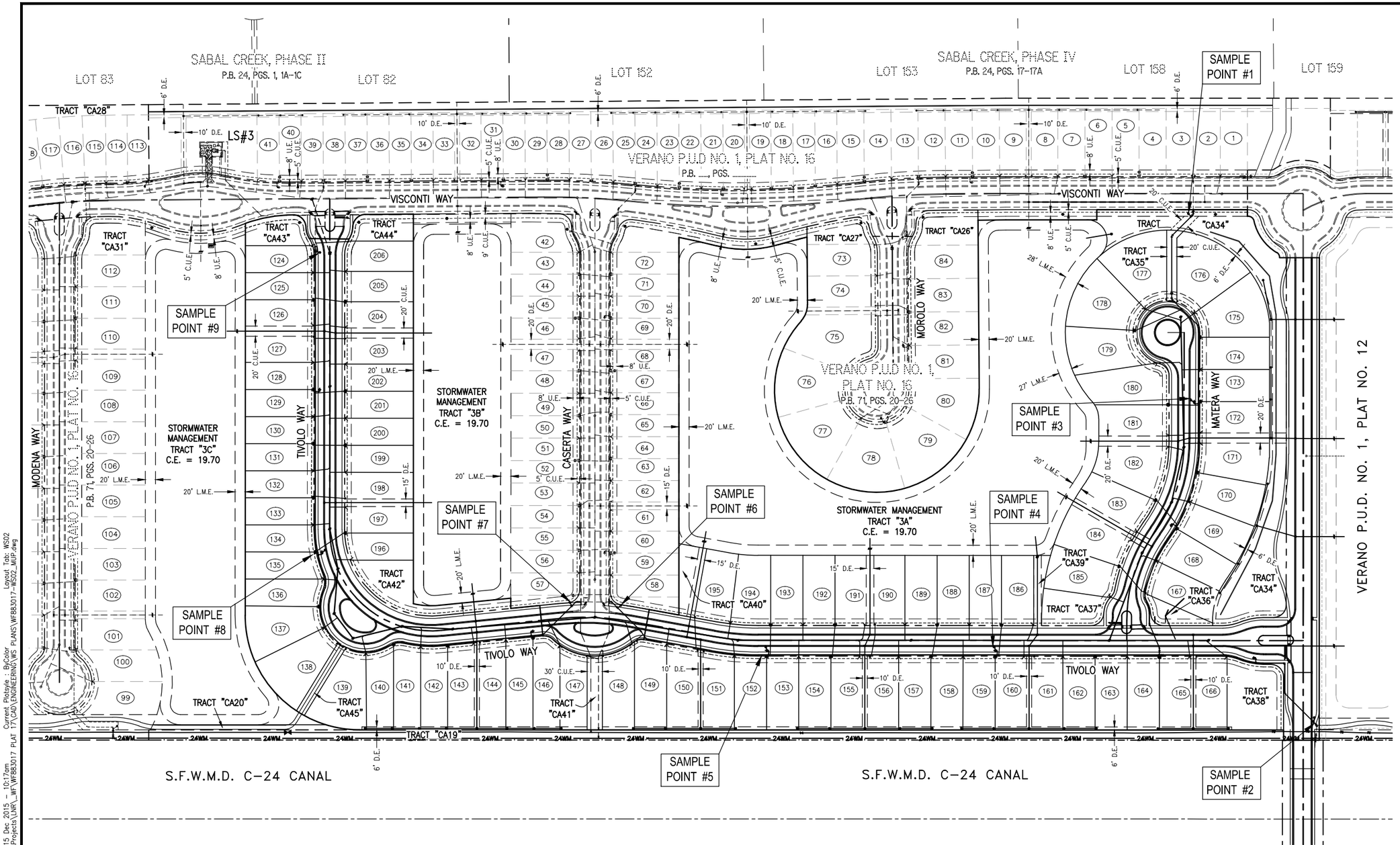
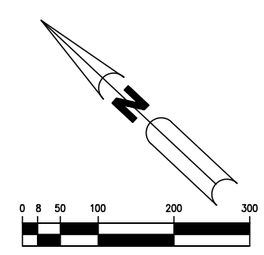


SAMPLE POINT SEPARATION	
NO.	DISTANCE
1 - 3	416'
2 - 3	673'
3 - 4	596'
4 - 5	449'
5 - 6	327'
7 - 8	683'
8 - 9	597'



SCALE: 1" = 100'

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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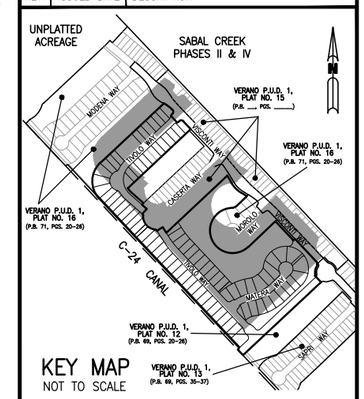
REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS



KEY MAP
NOT TO SCALE

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

UTILITY MASTER PLAN

ARCADIS
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1500 Gateway Boulevard, Suite 200
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Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com
GB310 / LC26000269
EB7917 / LB7062

SEAL

SEAL

ROBERT W. LAWSON, P.E.
FL. P.E. NO. 26640

DATE	SCALE
OCTOBER 2015	1" = 100
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: WS2 OF 13

Acad Version : R19.1s (LMS Tech)
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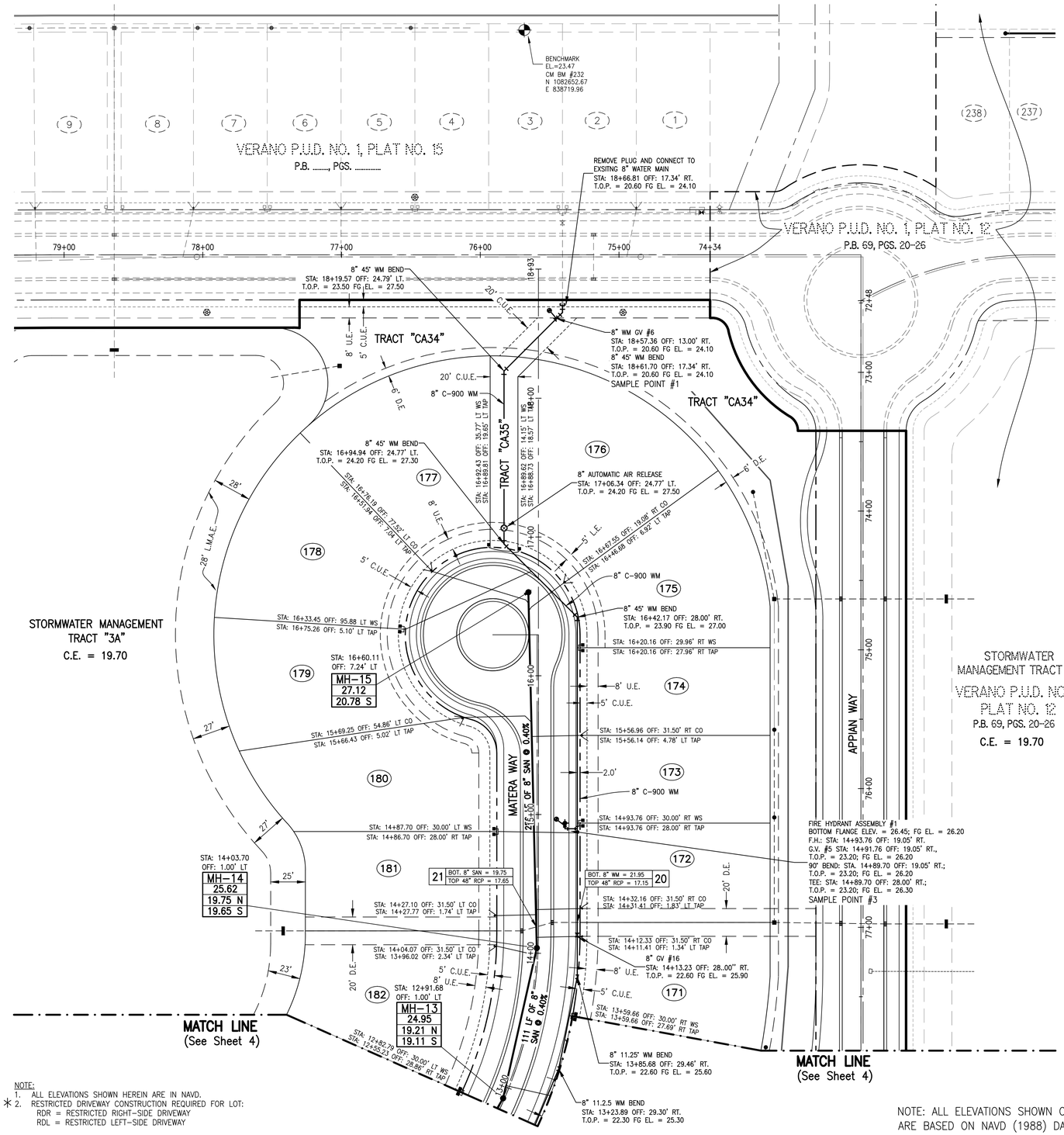
Layout Tab: WS02



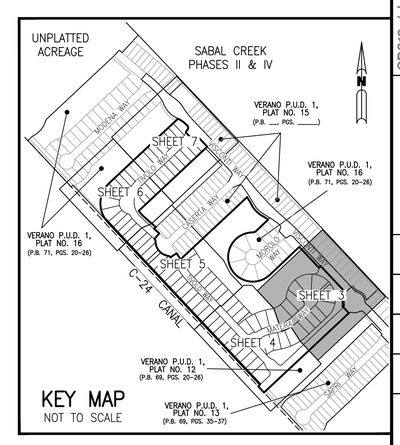
NOTE: ALL ELEVATIONS SHOWN ON PLANS ARE BASED ON NAVD (1988) DATUM

NOTE:
1. ALL ELEVATIONS SHOWN HEREIN ARE IN NAVD.
2. RESTRICTED DRIVEWAY CONSTRUCTION REQUIRED FOR LOT:
   RDR = RESTRICTED RIGHT-SIDE DRIVEWAY
   RDL = RESTRICTED LEFT-SIDE DRIVEWAY

LEGEND

WATER MAIN WITH FIRE HYDRANT ASSEMBLY	
STORM SEWER WITH CATCH BASIN	
SANITARY SEWER LINE WITH MANHOLE AND NUMBER	MANHOLE NO. 1, RIM ELEV. 20.00, INVERT ELEV. 15.00
WATER SERVICE (SINGLE/1" LINE W/5/8" METER) (DOUBLE/1-1/2" LINE W/ 2-5/8" METER)	P/L, 8'U.E., 5' C.U.E., 8" WM, R/W
SANITARY SEWER SERVICE (SINGLE & DOUBLE)	P/L, 8'U.E., 5' C.U.E., 8" SAN., R/W
WATER MAIN	
EXISTING UTILITY MAIN	
DIP	
PAVEMENT REPAIR	
LOT NUMBER	1
AIR RELEASE VALVE	
SAMPLE POINT	
BLOW OFF	B.O.
CONTROL ELEVATION	C.E.
CLEANOUT	CO
CITY UTILITY EASEMENT	C.UE.
DRAINAGE EASEMENT	D.E.
IRRIGATION EASEMENT	I.E.
LANDSCAPE EASEMENT	L.E.
ELEVATION	EL.
ELEVATION	ELEV.
EXISTING	EXIST.
EXISTING	EX.
FINISHED GRADE	FG
GATE VALVE	GV
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
RIGHT-OF-WAY	R/W
SANITARY	SAN
TOP OF PIPE	T.O.P.
TAPPING SLEEVE	TS
TAPPING VALVE	TV
UTILITY EASEMENT	U.E.
VERTICAL	VERT.
WATER MAIN	WM
WATER SERVICE	WS
CONFLICT LOCATION (SEE NOTE 21)	26

NOTE: ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT/CROSSING LOCATION.



KEY MAP
NOT TO SCALE

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

SCALE: 1" = 40'

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

WATER AND SEWER IMPROVEMENT PLAN

ARCADIS
ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com
GB310 / LC26000269
EB7917 / LB7062

SEAL

SEAL

ROBERT W. LAWSON, P.E.
FL. P.E. NO. 26640

DATE: OCTOBER 2015	SCALE: 1" = 40'
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: WS3 OF 13

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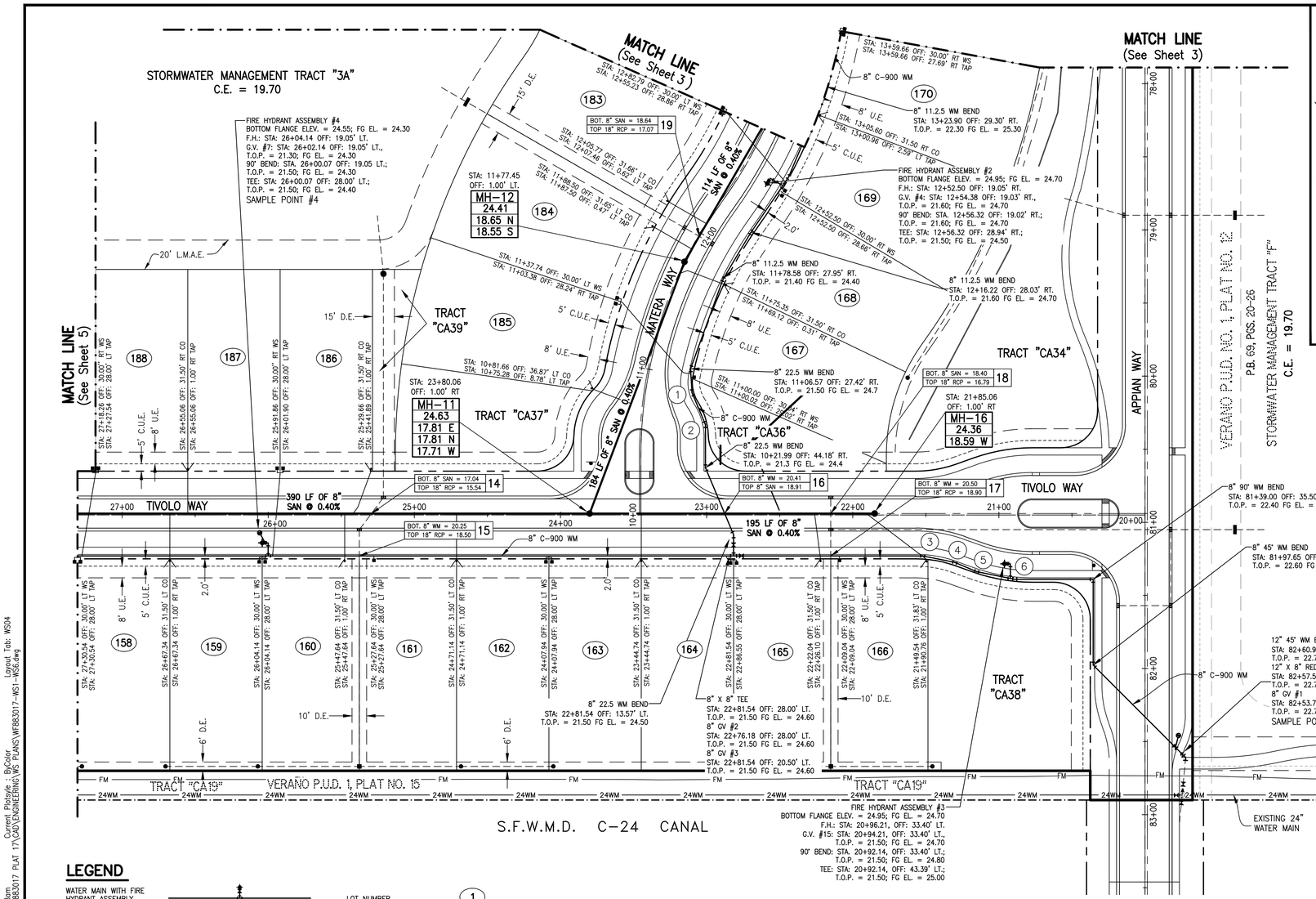

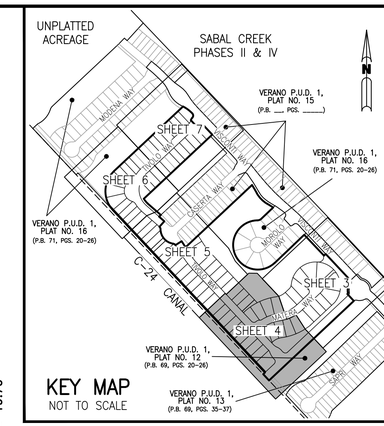

LEGEND

WATER MAIN WITH FIRE HYDRANT ASSEMBLY
STORM SEWER WITH CATCH BASIN
SANITARY SEWER LINE WITH MANHOLE AND NUMBER (MANHOLE NO. 1, RIM ELEV. 20.00, INVERT ELEV. 15.00)
WATER SERVICE (SINGLE/1" LINE W/5/8" METER) (DOUBLE/1-1/2" LINE W/ 2-5/8" METER)
SANITARY SEWER SERVICE (SINGLE & DOUBLE)
WATER MAIN
EXISTING UTILITY MAIN
DIP

LOT NUMBER	1
SAMPLE POINT	
BLOW OFF	B.O.
CONTROL ELEVATION	C.E.
CLEANOUT	CO
CITY UTILITY EASEMENT	C.U.E.
DRAINAGE EASEMENT	D.E.
IRRIGATION EASEMENT	I.E.
LANDSCAPE EASEMENT	L.E.
ELEVATION	EL.
ELEVATION	ELEV.
EXISTING	EXIST.
EXISTING	EX.
FINISHED GRADE	FG
GATE VALVE	GV
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
RIGHT-OF-WAY	R/W
SANITARY	SAN
TOP OF PIPE	T.O.P.
TAPPING SLEEVE	TS
TAPPING VALVE	TV
UTILITY EASEMENT	U.E.
VERTICAL	VERT.
WATER MAIN	WM
WATER SERVICE	WS
CONFLICT LOCATION (SEE NOTE 21)	26

PIPE BEND TABULAR DATA:

1	STA: 10+88.92	OFF: 31.51' RT	T.O.P. = 21.70; FG EL. = 24.70	22.50° WM BEND
2	STA: 10+65.50	OFF: 43.20' RT	T.O.P. = 21.70; FG EL. = 24.70	22.50° WM BEND
3	STA: 21+52.14	OFF: 28.00' LT	T.O.P. = 21.80; FG EL. = 24.80	11.25° WM BEND
4	STA: 21+30.19	OFF: 32.43' LT	T.O.P. = 21.80 FG EL. = 24.80	11.25° WM BEND
5	STA: 21+15.26	OFF: 38.72' LT	T.O.P. = 21.90; FG EL. = 24.90	11.25° WM BEND
6	STA: 20+89.11	OFF: 44.00' LT	T.O.P. = 22.00; FG EL. = 25.00	11.25° WM BEND

NOTE: ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT/CROSSING LOCATION.

NOTE: ALL ELEVATIONS SHOWN ON PLANS ARE BASED ON NAVD (1988) DATUM

NOTE:
1. ALL ELEVATIONS SHOWN HEREIN ARE IN NAVD.
* 2. RESTRICTED DRIVEWAY CONSTRUCTION REQUIRED FOR LOT:
RDR = RESTRICTED RIGHT-SIDE DRIVEWAY
RDL = RESTRICTED LEFT-SIDE DRIVEWAY

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

WATER AND SEWER IMPROVEMENT PLAN

ARCADIS
ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com
GB310 / LC26000269
EB7917 / LB7062

SEAL

SEAL
ROBERT W. LAWSON, P.E.
FL. P.E. NO. 26640

DATE: OCTOBER 2015	SCALE: 1" = 40'
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: WS4 OF 13

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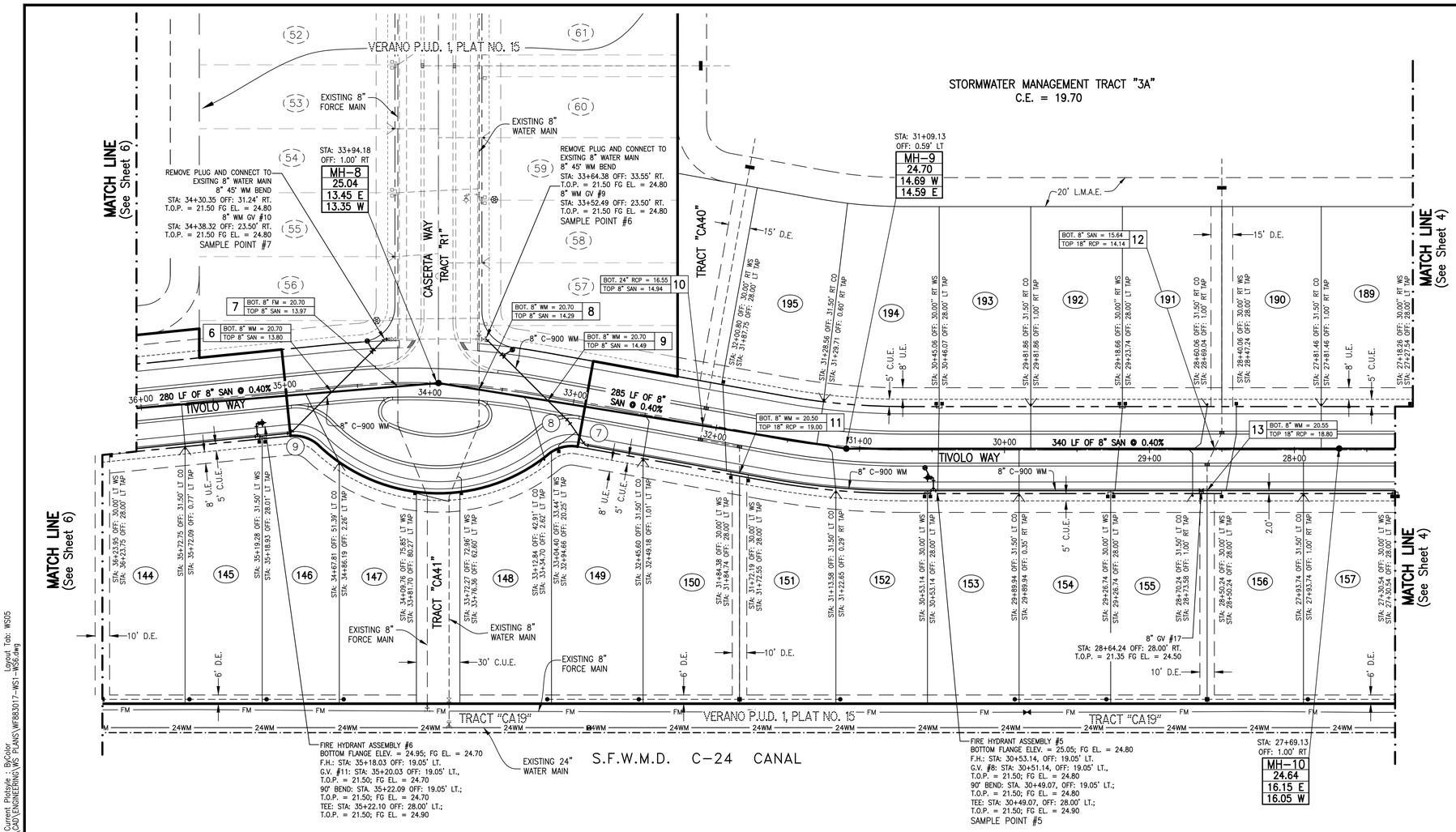


LEGEND

WATER MAIN WITH FIRE HYDRANT ASSEMBLY	LOT NUMBER (1)
STORM SEWER WITH CATCH BASIN	AIR RELEASE VALVE
SANITARY SEWER LINE WITH MANHOLE AND NUMBER (MANHOLE NO. 1, RIM ELEV. 20.00, INVERT ELEV. 15.00)	SAMPLE POINT
WATER SERVICE (SINGLE/1" LINE W/5/8" METER) (DOUBLE/1-1/2" LINE W/ 2-5/8" METER)	BLOW OFF B.O.
SANITARY SEWER SERVICE (SINGLE & DOUBLE)	CONTROL ELEVATION C.E.
WATER MAIN	CLEANOUT CO
EXISTING UTILITY MAIN	CITY UTILITY EASEMENT C.UE.
DIP	DRAINAGE EASEMENT D.E.
	IRRIGATION EASEMENT I.E.
	LANDSCAPE EASEMENT L.E.
	ELEVATION EL.
	ELEVATION ELEV.
	EXISTING EXIST.
	EXISTING EX.
	FINISHED GRADE FG
	GATE VALVE GV
	LAKE MAINTENANCE ACCESS EASEMENT L.M.A.E.
	RIGHT-OF-WAY R/W
	SANITARY SAN
	TOP OF PIPE T.O.P.
	TAPPING SLEEVE TS
	TAPPING VALVE TV
	UTILITY EASEMENT U.E.
	VERTICAL VERT.
	WATER MAIN WM
	WATER SERVICE WS
	CONFLICT LOCATION (SEE NOTE 21) 26

P/L, 8'U.E., 5' C.U.E., 8" WM, R/W, 8" SAN.

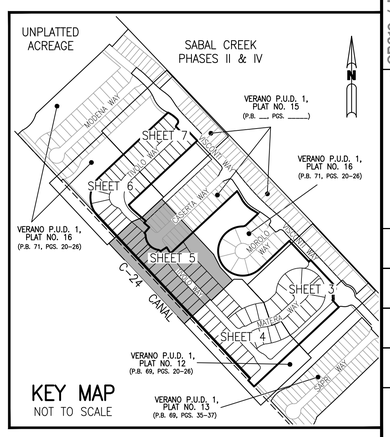
NOTE: ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT/CROSSING LOCATION.

PIPE BEND TABULAR DATA:

7	STA: 32+85.91	OFF: 28.00' LT	T.O.P. = 21.50; FG EL. = 24.70	45° WM BEND
8	STA: 33+00.91	OFF: 14.00' LT	T.O.P. = 21.50; FG EL. = 24.50	11.25° WM BEND
9	STA: 34+99.31	OFF: 28.00' LT	T.O.P. = 21.50; FG EL. = 24.70	45° WM BEND

NOTE:
1. ALL ELEVATIONS SHOWN HEREIN ARE IN NAVD.
2. RESTRICTED DRIVEWAY CONSTRUCTION REQUIRED FOR LOT:
   RDR = RESTRICTED RIGHT-SIDE DRIVEWAY
   RDL = RESTRICTED LEFT-SIDE DRIVEWAY

NOTE: ALL ELEVATIONS SHOWN ON PLANS ARE BASED ON NAVD (1988) DATUM



KEY MAP
NOT TO SCALE

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

SCALE: 1" = 40'

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

WATER AND SEWER IMPROVEMENT PLAN

ARCADIS
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Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com
GB310 / LC26000269
EB7917 / LB7062

SEAL	SEAL
	ROBERT W. LAWSON, P.E. FL. P.E. NO. 26640
DATE: OCTOBER 2015	SCALE: 1" = 40'
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: WS5 OF 13

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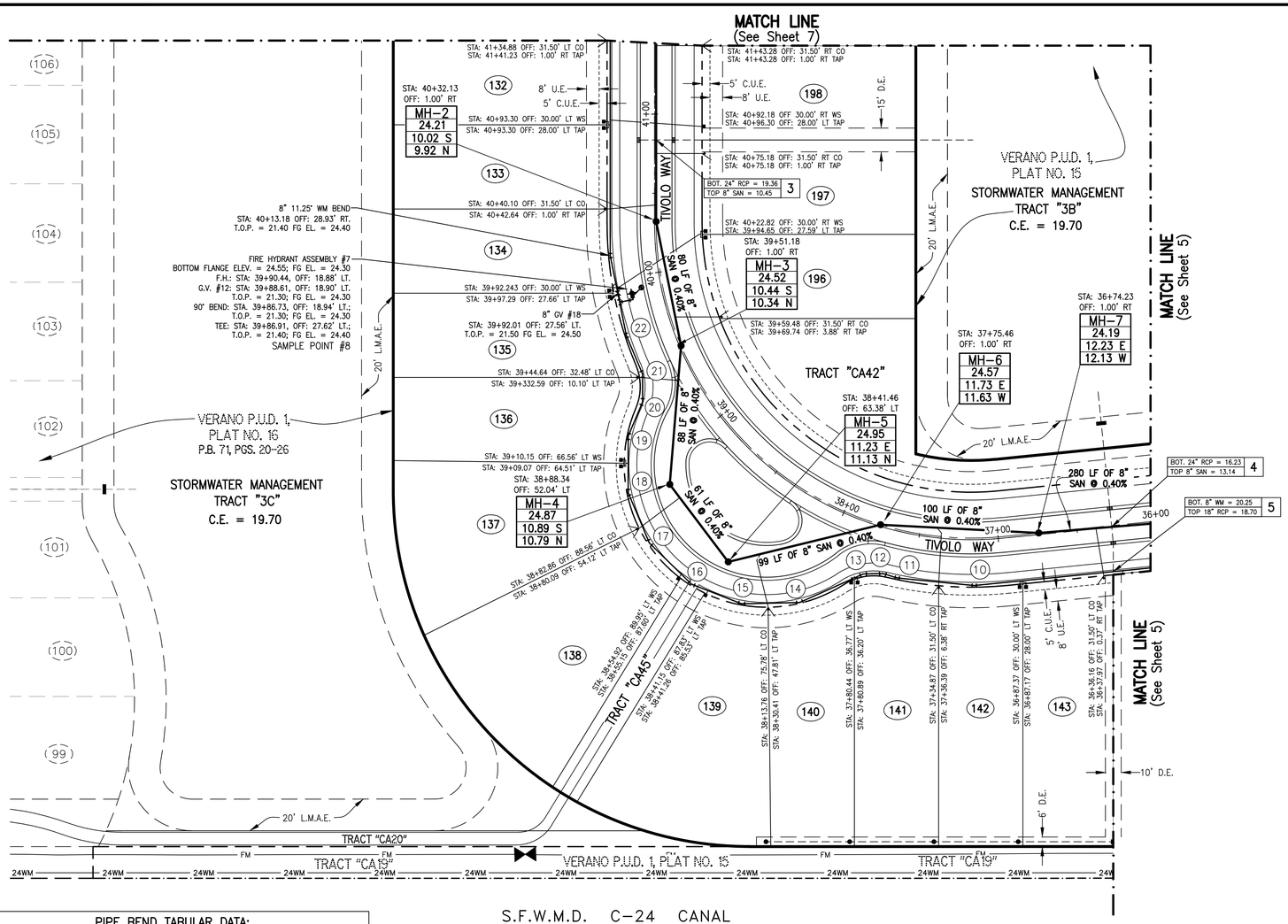


LEGEND

WATER MAIN WITH FIRE HYDRANT ASSEMBLY	
STORM SEWER WITH CATCH BASIN	
SANITARY SEWER LINE WITH MANHOLE AND NUMBER	MANHOLE NO. 1; RIM ELEV. 20.00; INVERT ELEV. 15.00
WATER SERVICE (SINGLE/1" LINE W/5/8" METER) (DOUBLE/1-1/2" LINE W/ 2-5/8" METER)	P/L, L, 8"U.E., 5' C.U.E., 8" WM, R/W
SANITARY SEWER SERVICE (SINGLE & DOUBLE)	P/L, L, 8"U.E., 5' C.U.E., 8" SAN., R/W
WATER MAIN	
EXISTING UTILITY MAIN	
DIP	
PAVEMENT REPAIR	
LOT NUMBER	1
AIR RELEASE VALVE	
SAMPLE POINT	
BLOW OFF	B.O.
CONTROL ELEVATION	C.E.
CLEANOUT	CO
CITY UTILITY EASEMENT	C.U.E.
DRAINAGE EASEMENT	D.E.
IRRIGATION EASEMENT	I.E.
LANDSCAPE EASEMENT	L.E.
ELEVATION	EL.
ELEVATION	ELEV.
EXISTING	EXIST.
EXISTING	EX.
FINISHED GRADE	FG
GATE VALVE	GV
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
RIGHT-OF-WAY	R/W
SANITARY	SAN
TOP OF PIPE	T.O.P.
TAPPING SLEEVE	TS
TAPPING VALVE	TV
UTILITY EASEMENT	U.E.
VERTICAL	VERT.
WATER MAIN	WM
WATER SERVICE	WS
CONFLICT LOCATION (SEE NOTE 21)	26

NOTE: ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT/CROSSING LOCATION.

PIPE BEND TABULAR DATA:

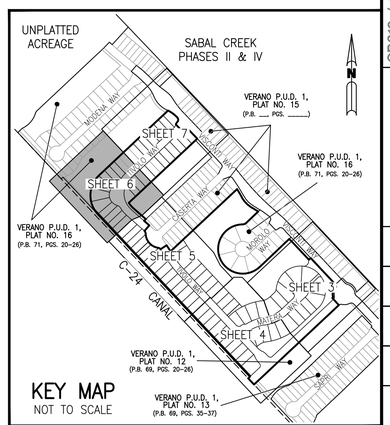
10	STA: 37+15.4	OFF: 28.97' LT	T.O.P. = 21.50; FG EL. = 24.60	11.25° WM BEND
11	STA: 37+58.25	OFF: 28.96' LT	T.O.P. = 21.50; FG EL. = 24.60	22.5° WM BEND
12	STA: 37+66.52	OFF: 28.29' LT	T.O.P. = 21.50; FG EL. = 24.60	22.5° WM BEND
13	STA: 37+76.78	OFF: 31.89' LT	T.O.P. = 21.50; FG EL. = 24.60	22.5° WM BEND
14	STA: 38+01.99	OFF: 63.02' LT	T.O.P. = 21.50; FG EL. = 24.70	22.5° WM BEND
15	STA: 38+25.60	OFF: 80.87' LT	T.O.P. = 21.50; FG EL. = 25.00	22.5° WM BEND
16	STA: 38+48.89	OFF: 88.50' LT	T.O.P. = 21.50; FG EL. = 25.20	22.5° FM BEND
17	STA: 38+74.70	OFF: 86.64' LT	T.O.P. = 21.50; FG EL. = 24.90	22.5° FM BEND
18	STA: 38+98.05	OFF: 75.55' LT	T.O.P. = 21.50; FG EL. = 24.90	22.5° FM BEND
19	STA: 39+19.97	OFF: 55.16' LT	T.O.P. = 21.50; FG EL. = 24.70	22.5° WM BEND
20	STA: 39+31.05	OFF: 36.72' LT	T.O.P. = 21.50; FG EL. = 24.60	22.5° WM BEND
21	STA: 39+45.01	OFF: 28.43' LT	T.O.P. = 21.50; FG EL. = 24.70	22.5° WM BEND
22	STA: 39+68.13	OFF: 29.10' LT	T.O.P. = 21.50; FG EL. = 24.50	11.25° WM BEND

WATER AND SEWER NOTES:

1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE MINIMUM CONSTRUCTION STANDARDS FOR THE CITY OF PORT ST. LUCIE AS WELL AS ALL APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
2. PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
3. ALL PVC WATER MAINS SHALL BE INSTALLED, PRESSURE, AND LEAK TESTED IN ACCORDANCE WITH AWWA STANDARD C-605.
4. DISINFECTING THE WATER MAINS AND CONDUCTING BACTERIOLOGICAL SURVEYS AND EVALUATIONS SHALL BE DONE IN ACCORDANCE WITH AWWA STANDARD C-651.
5. MATERIAL SPECIFICATIONS REGARDING ALL PIPE, JOINT AND PACKING MATERIALS, INTERNAL PIPE COATINGS AND LININGS, FITTINGS, SPECIALS, AND APPURTENANCES SHALL BE IN ACCORDANCE WITH ALL APPLICABLE AND CORRESPONDING AWWA AND NSF STANDARDS.
6. ALL SANITARY SEWER SHALL BE GREEN P.V.C. SDR 26 (UNLESS OTHERWISE NOTED).
7. ALL WATER MAINS SHALL BE BLUE P.V.C. (C-900) UNLESS OTHERWISE SPECIFIED.
8. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 7' FROM EDGE OF PAVEMENT.
9. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.
10. ALL WATER MAINS AND FORCE MAINS SHALL HAVE A MIN. 36" OF COVER FROM FINISH GRADE TO TOP OF PIPE.
11. ALL MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE DURING THE INSTALLATION OF FINAL BASE COURSE AND PRIOR TO PRIMING FOR ASPHALT INSTALLATION.
12. CONTRACTOR SHALL CONSTRUCT NEW WATER SERVICE FROM WATER MAIN TO METER BOX. CONSTRUCTION MUST BE OBSERVED BY PSLUSD (48-HOUR NOTICE REQUIRED). THE UTILITY WILL INSTALL THE METER UPON ACCOUNT SETUP.
13. NO TREES, SHRUBS OR OTHER INVASIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10' OF A CITY MAIN. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)
14. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
15. A MINIMUM TEN FOOT HORIZONTAL SEPARATION BETWEEN UTILITY LINES AND STRUCTURES (INCLUDING FOOTERS AND OVERHANGS) MUST BE MAINTAINED.
16. WATER METERS AND SEWER SERVICES SHALL END WITHIN THE FIVE FOOT CITY UTILITY EASEMENT (C.U.E.).
17. CONTRACTOR SHALL INSTALL SERVICE TAPS A MINIMUM OF 5' FROM PIPE JOINTS FITTINGS, AND OTHER TOPS.
18. SERVICE CONNECTIONS TO SANITARY MAIN SHALL BE A MINIMUM OF FIVE FEET FROM MANHOLE.
19. SERVICES SHALL BE LOCATED ON PROPERTY LINES (DOUBLE SERVICES) OR WITHIN 5' OF THE PROPERTY LINE (SINGLE SERVICES). CURB STOPS FOR LOTS ON THE OPPOSITE SIDE OF THE STREET OF THE WATER MAIN SHALL BE LOCATED AS CLOSE TO THE PROPERTY LINE AS POSSIBLE TO AVOID THE POSSIBILITY OF BEING LOCATED UNDER A DRIVEWAY.
20. IN CASE OF DISAGREEMENT, THE DECISION OF THE UTILITY DIRECTOR OR HIS DESIGNEE SHALL PREVAIL.
21. ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT/CROSING LOCATION.

NOTE:
1. ALL ELEVATIONS SHOWN HEREIN ARE IN NAVD.
* 2. RESTRICTED DRIVEWAY CONSTRUCTION REQUIRED FOR LOT:
RDR = RESTRICTED RIGHT-SIDE DRIVEWAY
RDL = RESTRICTED LEFT-SIDE DRIVEWAY

NOTE: ALL ELEVATIONS SHOWN ON PLANS ARE BASED ON NAVD (1988) DATUM



KEY MAP
NOT TO SCALE

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

SCALE: 1" = 40'

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

WATER AND SEWER IMPROVEMENT PLAN

ARCADIS
ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com
GB310 / LC26000269
EB7917 / LB7062

SEAL	SEAL
	ROBERT W. LAWSON, P.E. FL. P.E. NO. 26640
DATE: OCTOBER 2015	SCALE: 1" = 40'
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: WS6 OF 13

Acad Version : R19.1s (LMS Tech) User Name : jfitzgerald
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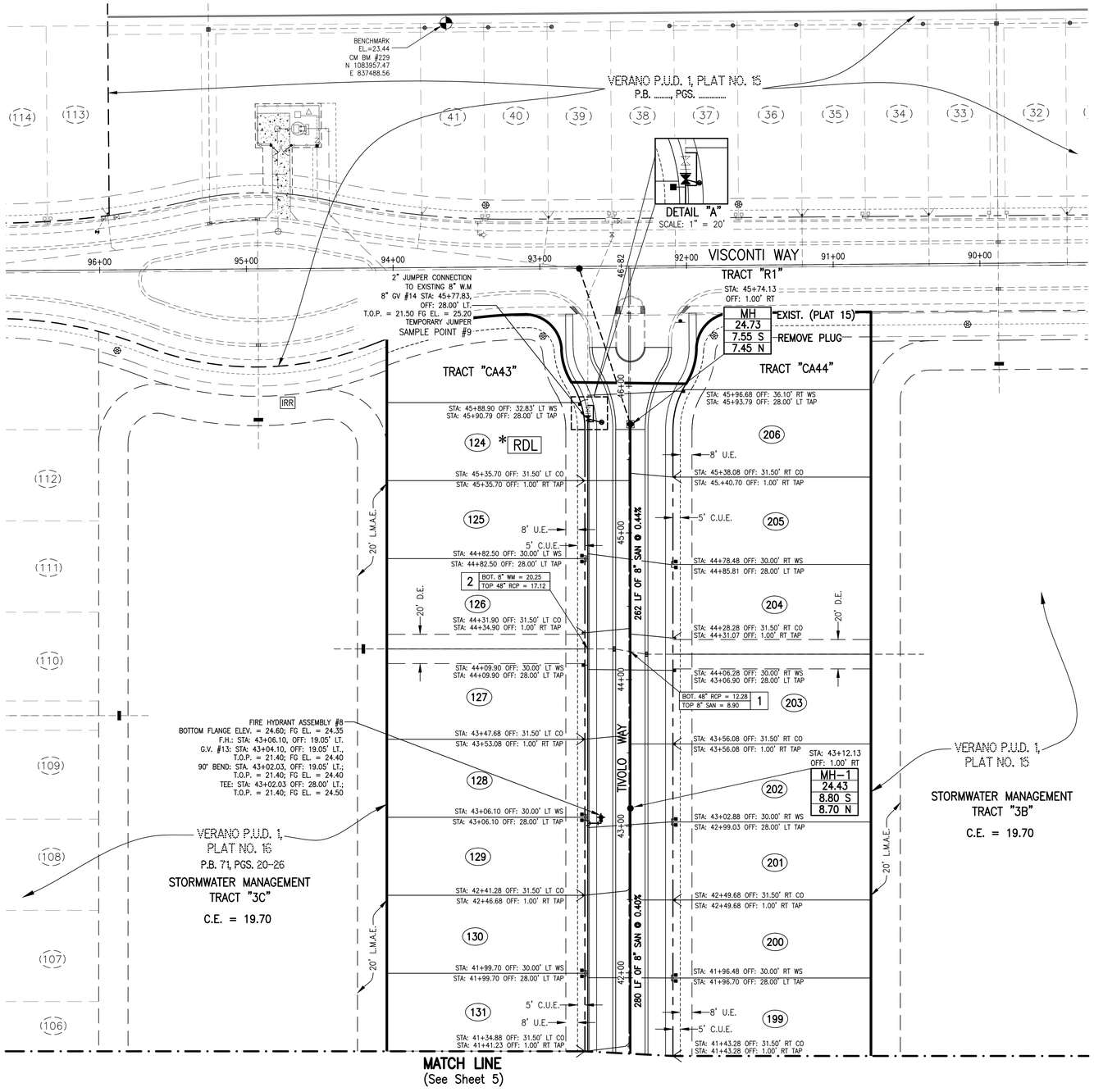


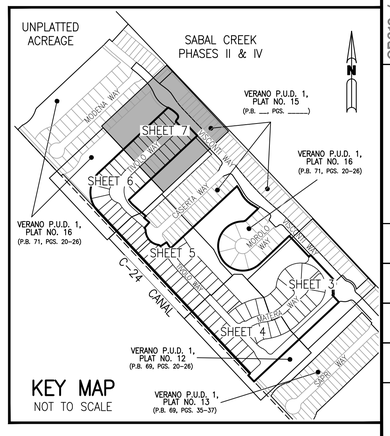
NOTE:
1. ALL ELEVATIONS SHOWN HEREIN ARE IN NAVD.
* 2. RESTRICTED DRIVEWAY CONSTRUCTION REQUIRED FOR LOT:
RDR = RESTRICTED RIGHT-SIDE DRIVEWAY
RDL = RESTRICTED LEFT-SIDE DRIVEWAY

NOTE: ALL ELEVATIONS SHOWN ON PLANS ARE BASED ON NAVD (1988) DATUM

LEGEND

WATER MAIN WITH FIRE HYDRANT ASSEMBLY	
STORM SEWER WITH CATCH BASIN	
SANITARY SEWER LINE WITH MANHOLE AND NUMBER	MANHOLE NO. 1; RIM ELEV. 20.00; INVERT ELEV. 15.00
WATER SERVICE (SINGLE/1" LINE W/5/8" METER) (DOUBLE/1-1/2" LINE W/ 2-5/8" METER)	P/L, 8'U.E., 5' C.U.E., 8" WM, R/W
SANITARY SEWER SERVICE (SINGLE & DOUBLE)	P/L, 8'U.E., 5' C.U.E., 8" SAN., R/W
WATER MAIN	
EXISTING UTILITY MAIN	
DIP	
PAVEMENT REPAIR	
LOT NUMBER	1
AIR RELEASE VALVE	
SAMPLE POINT	
BLOW OFF	B.O.
CONTROL ELEVATION	C.E.
CLEANOUT	CO
CITY UTILITY EASEMENT	C.U.E.
DRAINAGE EASEMENT	D.E.
IRRIGATION EASEMENT	I.E.
LANDSCAPE EASEMENT	L.E.
ELEVATION	EL.
ELEVATION	ELEV.
EXISTING	EXIST.
EXISTING	EX.
FINISHED GRADE	FG
GATE VALVE	GV
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
RIGHT-OF-WAY	R/W
SANITARY	SAN
TOP OF PIPE	T.O.P.
TAPPING SLEEVE	TS
TAPPING VALVE	TV
UTILITY EASEMENT	U.E.
VERTICAL	VERT.
WATER MAIN	WM
WATER SERVICE	WS
CONFLICT LOCATION (SEE NOTE 21)	26

NOTE: ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT/CROSSING LOCATION.



KEY MAP
NOT TO SCALE

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

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REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

SCALE: 1" = 40'

PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 17

SHEET TITLE

WATER AND SEWER IMPROVEMENT PLAN

ARCADIS
ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
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www.arcadis.com
GB310 / LC26000269
EB7917 / LB7062

SEAL	SEAL
	ROBERT W. LAWSON, P.E. FL. P.E. NO. 26640
DATE: OCTOBER 2015	SCALE: 1" = 40'
PROJECT MANAGER: RWL	DEPARTMENT MANAGER: RWL
LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
PROJECT NUMBER: WF883017	DRAWING NUMBER: WS7 OF 13

Acad Version : R19.1s (LMS Tech)
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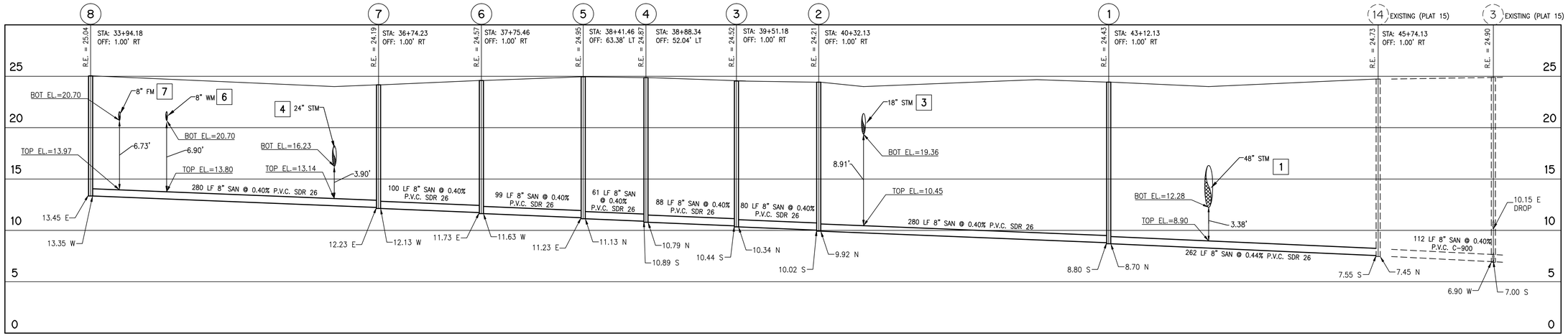
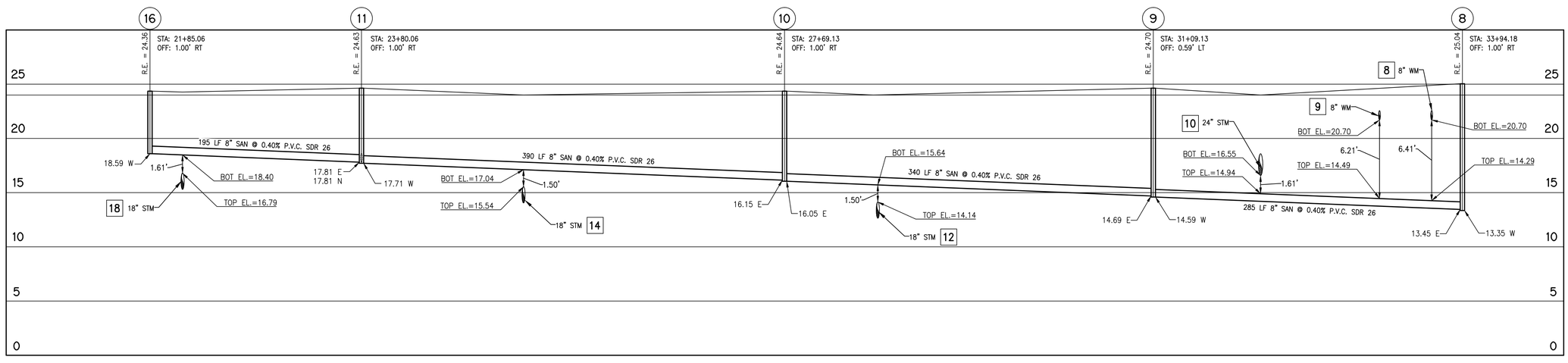
Layout Tab: WS07





0 10 25 50 100 150

HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

1 – CONFLICT NUMBER

1 NOTE:
ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT/CROSSING LOCATION

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

KEYPLAN: VERANO P.U.D. NO. 1, PLAT NO. 17

SEAL

SEAL: ROBERT W. LAWSON, PE FL P.E. NO. 26640

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www.arcadis.com

SHEET TITLE: SEWER PROFILES

PROJECT MANAGER	LEAD DESIGN PROF.	CHECKED BY
RWL	RWL	RWL
DEPARTMENT MANAGER: RWL	TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
SCALE	PROJECT NUMBER: WF883017	DRAWING NUMBER: WS8 OF 13
DATE: OCTOBER 2015		

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Date\Time : Tue, 15 Dec 2015 — 10:18am Path\Name : G:\AProjects\LWR_WF\WF883017 PLAT 17\CAD\ENGINEERING\WS PLANS\WF883017_WS07-08_PROFILES.dwg
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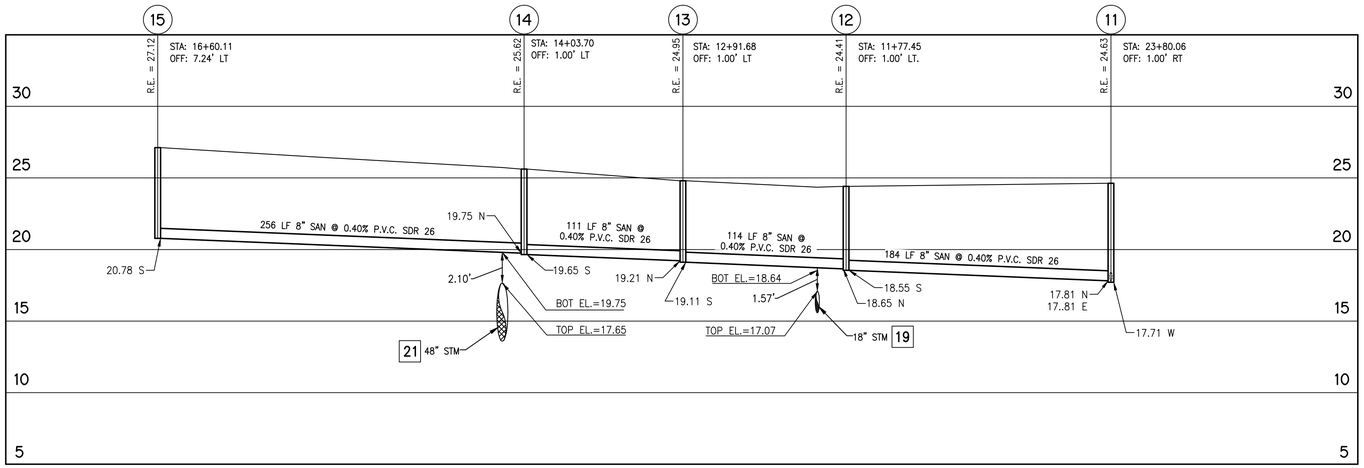

1 NOTE:
ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT/CROSSING LOCATION

0 10 25 50 100 150

HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

1 – CONFLICT NUMBER

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

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KEYPLAN
VERANO P.U.D. NO. 1, PLAT NO. 17

SEAL

SEAL
ROBERT W. LAWSON, PE
FL P.E. NO. 26640

GB310 / LC26000269
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1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
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www.arcadis.com
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SHEET TITLE
SEWER PROFILES

PROJECT MANAGER: RWL	LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
DEPARTMENT MANAGER: RWL	TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
SCALE	PROJECT NUMBER: WF883017	DRAWING NUMBER: WS9 OF 13
DATE: OCTOBER 2015		

Acad Version : R19.1s (LMS Tech)
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Current Plotstyle : ByColor
Layout Tab: WS09

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

STANDARD SEPARATION REQUIREMENTS

MINIMUM SEPARATION BETWEEN PSLUSD FACILITIES AND OTHER UTILITIES

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (3), VACUUM SANITARY SERVICE	WATER MAIN 10' MINIMUM	WATER MAIN 18" MINIMUM	6' MINIMUM WATER MAIN
ALL OTHER FACILITIES, INCLUDING BUT NOT LIMITED TO: STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2), TELEPHONE, CABLE TV, POWER, ETC.	(4) PSLUSD FACILITY 5' MINIMUM	PSLUSD FACILITY (4) 18" MINIMUM	3' MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10' MINIMUM	-----	-----

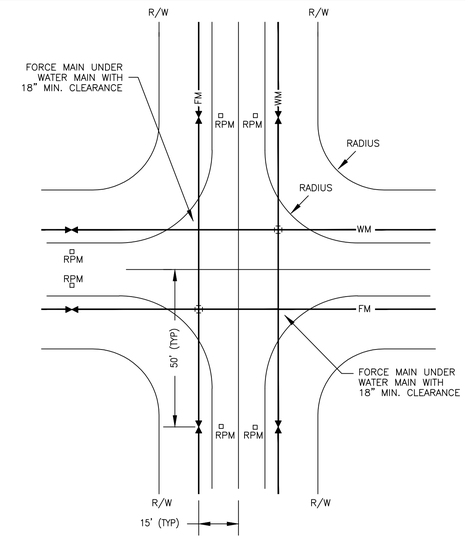
(1) WATER MAIN SHOULD CROSS OVER OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 18".

(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(4) A PSLUSD FACILITY INCLUDES MAINS AND STRUCTURES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER. WHEN A GRAVITY SEWER IS TO BE INSTALLED PARALLEL TO A DRAINAGE PIPE GREATER THAN 15" DIAMETER A MINIMUM HORIZONTAL SEPARATION OF 15' SHALL BE MAINTAINED; GREATER SEPARATION MAY BE REQUIRED BY PSLUSD FOR PIPES LARGER THAN 24" IN DIAMETER. WHEN A FORCE MAIN OR RECLAIMED WATER MAIN IS TO BE INSTALLED PARALLEL TO A DRAINAGE PIPE A MINIMUM HORIZONTAL SEPARATION OF 8' SHALL BE MAINTAINED; A GREATER SEPARATION MAY BE REQUIRED FOR DRAINAGE PIPES LARGER THAN 48" IN DIAMETER.

DETAIL: G-01 | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 1



NOTES:
1. REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE PER PSLUSD SPECIFICATIONS. WATER RPM'S "BLUE" AND SEWER RPM'S "GREEN".
2. RPM NOT TO BE INSTALLED IN CROSSWALKS OR PEDESTRIAN WALKWAYS.
3. WIDER RIGHTS-OF-WAY MAY REQUIRE ADJUSTMENT OF VALVE LOCATIONS.

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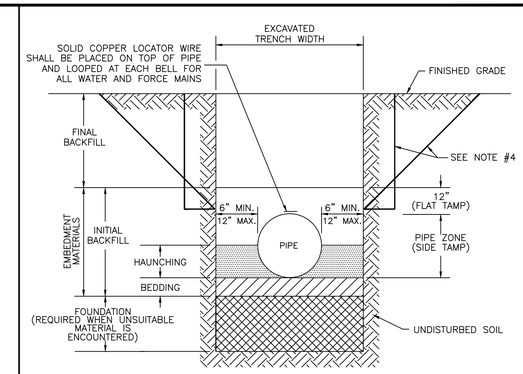
VALVE LOCATION GUIDELINES FOR INTERSECTIONS

DETAIL: G-03 | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 1



NOTES:

1. FOR TRENCHES REQUIRING SHEETING, SHORING, STAY BRACING, TRENCH JACKS OR TRENCH BOX, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SUPPORTS.

2. IF THE MAXIMUM TRENCH WIDTH MUST BE EXCEEDED, THE AREA OUTSIDE OF THE MAXIMUM EMBEDMENT SHALL BE COMPACTED TO FINAL BACKFILL REQUIREMENTS. IF THE PIPE IS INSTALLED IN A COMPACTED EMBANKMENT, THE EMBANKMENT SHALL BE IN PLACE AND COMPACTED TO 12" MIN. COVER BEFORE INSTALLATION OF PIPE.

3. IF BEDDING IS REQUIRED TO BRING TRENCH BOTTOM UP TO GRADE AND PROVIDE UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE, THEN A MINIMUM COMPACTED DEPTH OF 4 TO 6 INCHES OF SELECT EMBEDMENT MATERIAL IS REQUIRED.

4. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

5. AN APPROVED LOCATOR WIRE SHALL BE USED.

6. EARTHWORK, EXCAVATION, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH PSLUSD STANDARDS.

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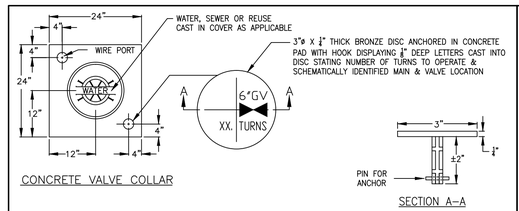
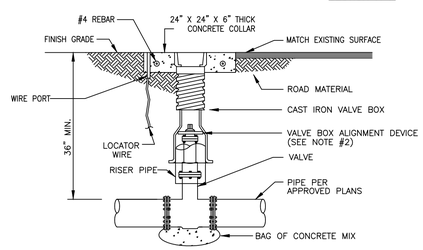
STANDARD PIPE TRENCH CROSS SECTION

DETAIL: G-04 | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 1



CONCRETE VALVE COLLAR

SECTION A-A



NOTES:

1. WHEN TOP OF OPERATING NUT IS DEEPER THAN 30", A HIGH STRENGTH STEEL EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. A STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.

2. A VALVE BOX ALIGNMENT DEVICE SHALL BE PROVIDED TO ELIMINATE SHIFTING OF THE VALVE BOX AGAINST THE OPERATING NUT.

3. BOLT DOWN COVER SHALL BE USED IN ALL AREAS.

4. C900 P.V.C. RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX IF NEEDED.

5. RPM'S SHALL NOT BE INSTALLED IN CROSSWALKS OR PEDESTRIAN WALKWAYS.

6. THE TOP SIDE OF THE VALVE BOX COVER AND THE INSIDE OF TOP SECTION OF THE VALVE BOX SHALL BE PAINTED BLUE FOR WATER MAINS, GREEN FOR SEWER MAINS AND PURPLE FOR RECLAIMED WATER MAINS.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
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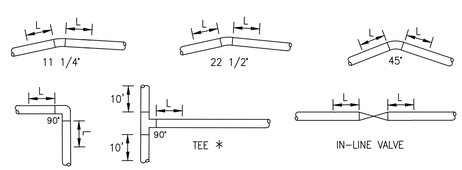
TYPICAL VALVE BOX AND COLLAR

DETAIL: G-07 | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 2

HORIZONTAL BENDS



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

NOTES:

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

- SOIL CONDITIONS: SILTY SAND (SM)
- TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED)
- MINIMUM COVER: 3 FT
- SAFETY FACTOR: 1.5
- TEST PRESSURE: 150 PSI
- * SIZE ON SIZE TEE & 5' LENGTH ALONG RUN

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

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
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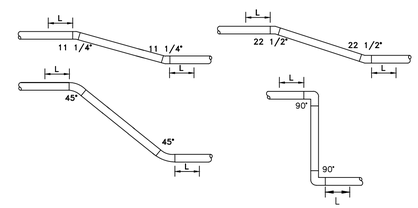
PIPELINE RESTRAINT REQUIREMENTS (HORIZONTAL)

DETAIL: G-09A | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 3

VERTICAL BENDS



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

NOTES:

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

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

2. WHEN CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS FOR REVIEW AND APPROVAL OF PSLUSD.

3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.

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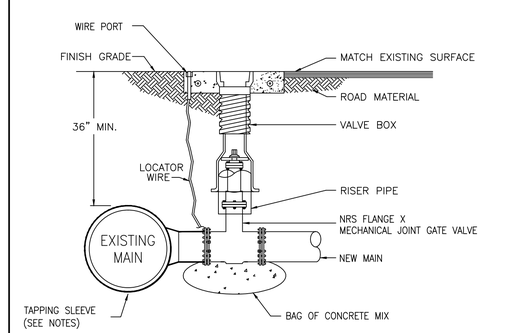
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

PIPELINE RESTRAINT REQUIREMENTS (VERTICAL)

DETAIL: G-09B | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 2



NOTES:

1. THE VALVE BOX AND COLLAR SHALL BE IN ACCORDANCE WITH STANDARD DETAIL G-07.

2. THRUST BLOCKS MAY BE REQUIRED AT THE UTILITY'S DIRECTION. (CASE BY CASE)

2. NO TAP WILL BE ALLOWED CLOSER THAN 5 FEET FROM ANY JOINT, FITTING OR EXISTING TAP ALONG THE MAIN.

4. ALL COUPONS MUST BE PROVIDED TO PSLUSD WITH DATE, LOCATION AND PIPE SIZE DOCUMENTED.

5. SIZE ON SIZE TAPS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY PSLUSD.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
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PHONE (772) 873-6400 FAX (772) 873-6433

TAPPING SLEEVE AND VALVE ASSEMBLY

DETAIL: G-10 | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 1

REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

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PROJECT TITLE: VERANO P.U.D. NO. 1 PLAT NO. 17

SEAL

SEAL: ROBERT W. LAWSON, PE FL P.E. NO. 26640

GB310 / LC26000269

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SHEET TITLE: WATER AND SEWER DETAILS

CITY OF PORT ST. LUCIE PROJECT NUMBER – P15-183

PROJECT MANAGER: RWL	LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
DEPARTMENT MANAGER: RWL	TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
SCALE: NTS	PROJECT NUMBER: WF883017	DRAWING NUMBER: WS10 OF 13
DATE: OCTOBER 2015		

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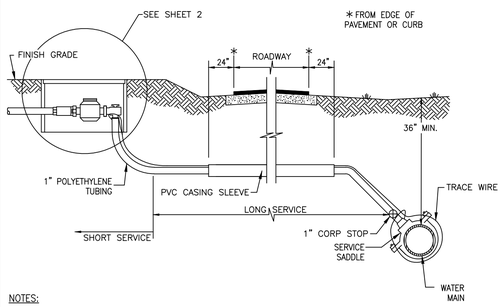

NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18" ON CENTER.
2. ALL SERVICES REQUIRE 36" MINIMUM COVER AT ALL POINTS ALONG SERVICE.
3. 1"ø SERVICES REQUIRE A 2" MINIMUM I.D. CASING PIPE. CASING PIPE SHALL BE SCHEDULE 40 PVC.
4. TRACE WIRE TO BE INSTALLED AS PER THIS DETAIL.
5. METERS SHALL BE LOCATED IMMEDIATELY OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY PSLUSD (SEE SHEET 2).

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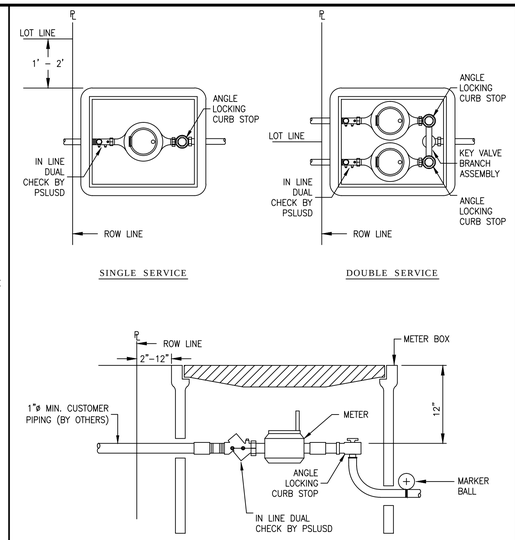
RESIDENTIAL WATER SERVICE CONNECTION

DETAIL: W-01A | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 2



NOTES:

1. METER SHALL BE PURCHASED FROM AND INSTALLED BY PSLUSD.
2. LOCATE MARKER BALL WITH TIE STRAPS ARE TO BE PLACED AS SHOWN.
3. A KEY VALVE BRANCH ASSEMBLY SHALL BE PROVIDED BY CONTRACTOR FOR DOUBLE SERVICES.

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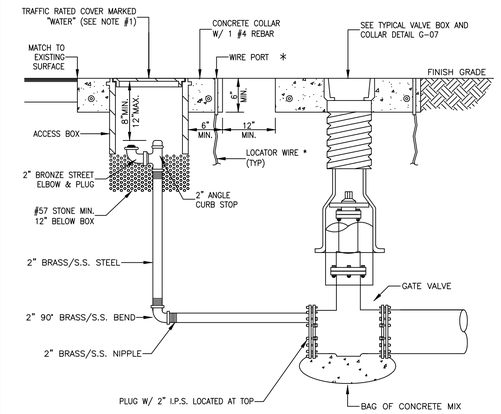
RESIDENTIAL WATER SERVICE CONNECTION

DETAIL: W-01B | DATE: 2015 | SCALE: N.T.S. | SHEET: 2 OF 2



* WIRE PORT / LOCATOR WIRE NOT REQUIRED IF SEPARATION BETWEEN THE VALVE BOX AND ACCESS BOX IS 6' OR LESS.

NOTES:

1. COVER SHALL BE PAINTED BLUE FOR "WATER".

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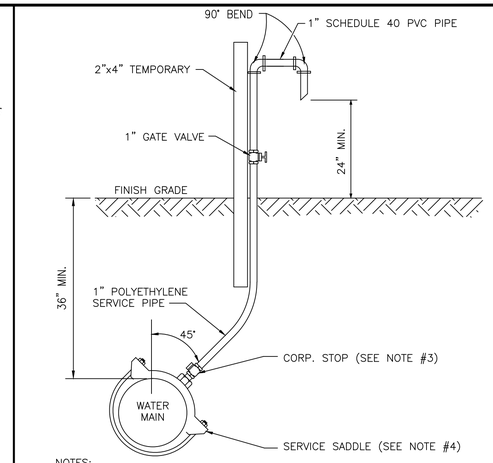
BLOW-OFF ASSEMBLY

DETAIL: W-04 | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 1



NOTES:

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

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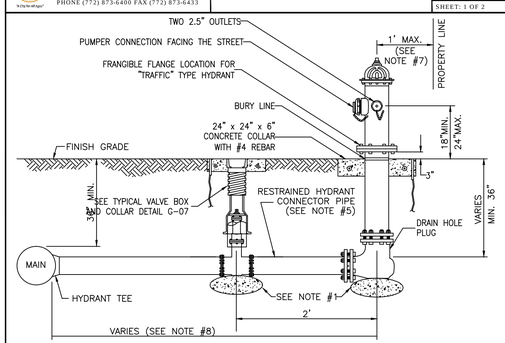
WATER SAMPLING POINT

DETAIL: W-05 | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 1



NOTES:

1. A FIRM BASE CONSISTING OF BAGS OF CONCRETE MIX SHALL BE PLACED UNDER THE HYDRANT AND VALVES.
2. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502, DRY BARREL "BREAK-AWAY" TYPE WITH 5 1/4" VALVE OPENING.
3. THE MINIMUM BURY DEPTH SHALL BE 36 INCHES.
4. HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600. THE HYDRANTS SHALL BE PAINTED BY THE MANUFACTURER WITH 2 COATS (MIN.).
5. VERTICAL BENDS MAY BE NECESSARY TO OBTAIN COVER UNDER SWALES OR AT HYDRANT LOCATION. VERTICAL BENDS OR OFFSETS ARE INCLUDED IN HYDRANT ASSEMBLY. ALL BENDS MUST BE RESTRAINED.
6. CONNECTOR PIPE AND ANY REQUIRED VERTICAL BENDS SHALL HAVE AN ANCHORING FEATURE ON BOTH ENDS SO THAT WHEN USED WITH M.J. SPLIT GLANDS, A RESTRAINED JOINT IS PROVIDED.
7. WHEN INSTALLED WITH SIDEWALK OR CURB , PROVIDE MIN. 2 FOOT CLEARANCE TO ANY PORTION OF THE HYDRANT, UTILIZING THE SIDE LOT EASEMENT IF NECESSARY.
8. A GATE VALVE SHALL BE INSTALLED WITHIN 2 FEET OF THE FIRE HYDRANT. IF DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 20 FEET, A SECOND GATE VALVE SHALL BE INSTALLED WITHIN 2 FEET OF THE MAIN.
9. ANY DEVIATIONS FROM THE CRITERIA ABOVE REQUIRE A WRITTEN RECOMMENDATION FROM THE ENGINEER-OF-RECORD AND WRITTEN APPROVAL BY PSLUSD.

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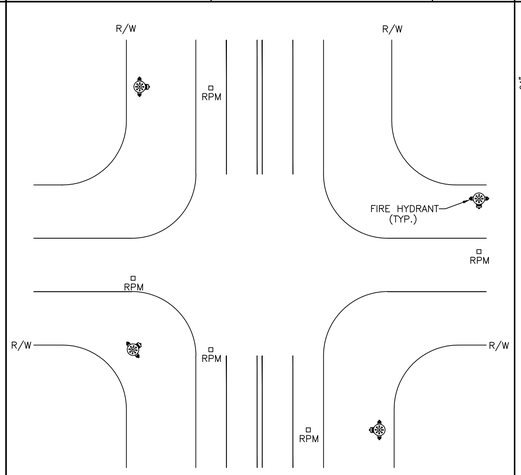
FIRE HYDRANT ASSEMBLY

DETAIL: W-06 | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 1



NOTES:

1. MARKER COLOR IS BLUE. PLACE IN CENTER OF THE LANE CLOSEST TO THE HYDRANT.
2. IF HYDRANT IS LOCATED WITHIN THE RADIUS OF AN INTERSECTION PLACE A MARKER ON EACH ROADWAY IN THE CENTER LANES CLOSEST TO THE HYDRANT.
3. MARKER IS PLACED PERPENDICULAR (90 DEGREES) TO THE HYDRANT.

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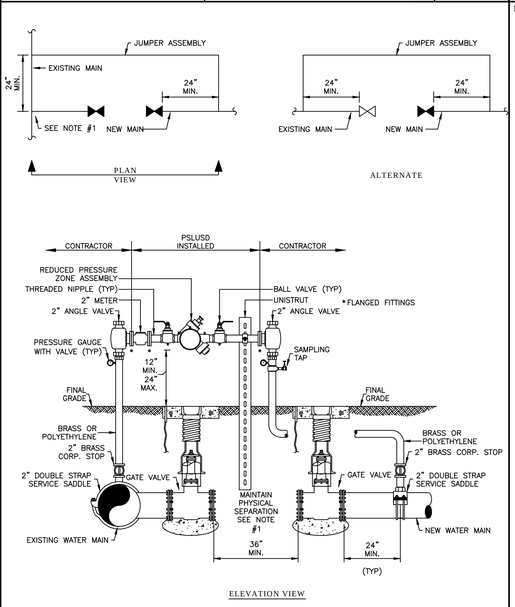
FIRE HYDRANT REFLECTIVE PAVEMENT MARKER PLACEMENT GUIDELINE

DETAIL: W-08 | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 1



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TEMPORARY JUMPER CONNECTION (UP TO 8" PIPE)

DETAIL: W-09A | DATE: 2015 | SCALE: N.T.S. | SHEET: 1 OF 2

NOTES:

1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE PSLUSD WATER MAINS AND PROPOSED NEW WATER MAINS. A PHYSICAL SEPARATION SHALL BE MAINTAINED, EXCEPT AS NOTED IN #5 BELOW. THE PROCEDURES ARE APPLICABLE WHEN CONNECTING TO AN EXISTING PSLUSD WATER MAIN, WHETHER BY TAPPING TEE AND VALVE OR BY CONTINUATION OF A PLUGGED STUB OUT WITH AN EXISTING GATE VALVE.
2. THE CONTRACTOR SHALL CONTACT THE PSLUSD REGARDING SCHEDULING OF REQUIRED INSPECTIONS RELATING TO THE CONNECTION. PSLUSD INSPECTIONS ARE SPECIFICALLY REQUIRED FOR TIE-INS OR WET TAPS TO EXISTING WATER MAINS, JUMPER INSTALLATION, FLUSHING, PRESSURE TESTING, DISINFECTION, SAMPLING, PLUGGING OF SAMPLING POINTS AND PERMANENT CONNECTION OF THE NEW WATER MAIN. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES STRICTLY IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS MANUAL.
3. THE TEMPORARY JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE SUPPLIED, INSTALLED AND TESTED BY THE PSLUSD, IN COORDINATION WITH THE ENGINEER OF RECORD AND CONTRACTOR. OTHER MATERIALS AND INSTALLATION REQUIRED FOR THE CONNECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE. ALL MATERIALS SHALL BE PER THE PSLUSD APPROVED QUALIFIED PRODUCTS LIST. THE JUMPER CONNECTION SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE ASSEMBLY IS REMOVED BY THE PSLUSD.
4. ALL NEW WATER MAINS SHALL BE DOUBLE-PIGGED, FLUSHED, PRESSURE TESTED AND DISINFECTED. NEW MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL THE BACTERIOLOGICAL TEST RESULTS ARE SATISFACTORY AND A WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE PSLUSD.
5. A PHYSICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE EXISTING MAIN AND NEW MAIN, EXCEPT AS NOTED HEREIN. IF THE NEW MAIN IS OF A SIZE OR LENGTH THAT PIGGING/FLUSHING CANNOT BE EFFECTIVELY ACCOMPLISHED WITH THE JUMPER CONNECTION, MORE THAN ONE JUMPER MAY BE USED AS DETERMINED BY THE EOR OR, THE PSLUSD MAY ALLOW A PHYSICAL CONNECTION UNDER CONTROLLED CONDITIONS AS FOLLOWS:
   a. THE PROCEDURE WILL BE CONDUCTED BY THE CONTRACTOR IN THE PRESENCE OF A PSLUSD INSPECTOR AND THE ENGINEER-OF-RECORD (EOR) OR REPRESENTATIVE.
   b. THE NEW VALVE(S) SHOWN IN THIS DETAIL SHALL BE PRESSURE/LEAKAGE TESTED AND REPLACED IF LEAKAGE IS OBSERVED. THE VALVES WILL BE KEPT CLOSED BY THE PSLUSD AND SHALL NOT BE OPERATED BY ANY ONE OTHER THAN PSLUSD PERSONNEL.
   c. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW MAIN.
   d. THE CONTRACTOR SHALL DISINFECT THE PIPE AND FITTINGS USED TO MAKE THE CONNECTION BY SPRAYING AND SWABBING WITH CHLORINE.
   e. ALL VALVES IN THE NEW SYSTEM DOWNSTREAM OF THE JUMPER SHALL BE OPENED BY THE CONTRACTOR PRIOR TO FLUSHING. THE VALVES SHOWN IN THIS DETAIL SHALL BE OPENED BY PSLUSD PERSONNEL ONLY.
   f. THE PIGGING AND FLUSHING SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF A PSLUSD INSPECTOR. THE VALVES WILL BE CLOSED BY PSLUSD PERSONNEL AFTER THE MAIN HAS BEEN FLUSHED.
6. THE WATER MAINS SHALL BE PRESSURE TESTED AFTER FLUSHING AND PRIOR TO DISINFECTION. ALL VALVES SHALL REMAIN CLOSED DURING THE PRESSURE TEST AND WILL NOT BE OPENED UNTIL THE RESULTS OF PRESSURE TESTING AND BACTERIOLOGICAL TESTING ARE SATISFACTORY AND THE SYSTEM HAS BEEN ACCEPTED FOR OPERATION BY THE PSLUSD.
7. DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C651. A MINIMUM PRESSURE OF 20 PSI SHALL BE MAINTAINED IN THE NEW MAIN AFTER DISINFECTION.
8. CONNECTION TO EXISTING MAINS SHALL NOT BE MADE PRIOR TO BACTERIOLOGICAL CLEARANCE AND UNTIL APPROVED BY THE PSLUSD.
9. UPON BACTERIOLOGICAL CLEARANCE, THE SAMPLING POINTS SHALL BE REMOVED AND PLUGGED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE PERMANENT CONNECTION IN THE PRESENCE OF A PSLUSD INSPECTOR, UNLESS THE CONNECTION WAS PREVIOUSLY MADE AS INDICATED IN NOTE 5D; THE PIPE AND FITTINGS FOR CONNECTION SHALL BE DISINFECTED BY SPRAYING AND SWABBING WITH CHLORINE. THE JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE REMOVED BY THE PSLUSD IN COORDINATION WITH THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE REST OF THE JUMPER CONNECTION PIPING AND PLUG THE CORPORATION STOP VALVES.
10. TEMPORARY JUMPER CONNECTION FOR PIPES OVER 8" NOMINAL DIAMETER TO BE DESIGNED BY EOR AND SHOWN ON PLANS.

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TEMPORARY JUMPER CONNECTION

DETAIL: W-09B | DATE: 2015 | SCALE: N.T.S. | SHEET: 2 OF 2

REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

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PROJECT TITLE: VERANO P.U.D. NO. 1 PLAT NO. 17

SEAL

SEAL: ROBERT W. LAWSON, PE FL P.E. NO. 26640

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EB7917 / LB7062

SHEET TITLE: WATER AND SEWER DETAILS

CITY OF PORT ST. LUCIE PROJECT NUMBER – P15-183

PROJECT MANAGER: RWL	LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
DEPARTMENT MANAGER: RWL	TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
SCALE: NTS	PROJECT NUMBER: WF883017	DRAWING NUMBER: WS11 OF 13
DATE: OCTOBER 2015		

Date\Time : Tue, 15 Dec 2015 – 10:25am
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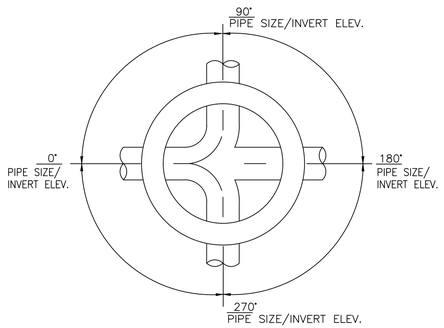
User Name : jfitzgerald



PLAN VIEW

NOTES:

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

2. MANHOLE INTERIOR SHALL BE LINED UTILIZING A CORROSION BARRIER SYSTEM.

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

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PORT ST. LUCIE, FL 34983
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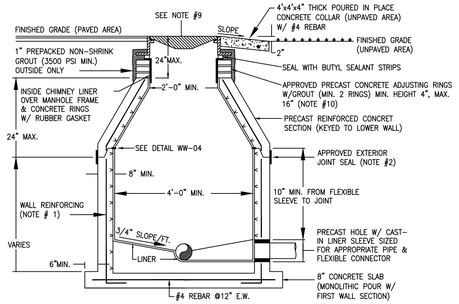
INVERT FLOW CHANNELS FOR MANHOLES

DETAIL: WW-01
DATE: 2015
SCALE: N.T.S.
SHEET: 1 OF 1



NOTES:

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

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

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

4. CAST OPENINGS SHALL BE MANUFACTURED WITH A POLYPROPYLENE SLEEVE CAST IN. APPROVED FLEXIBLE MANHOLE CONNECTORS SHALL BE USED AT PIPE CONNECTIONS. HOLE SIZE PER BOOT MANUFACTURER'S SPECIFICATIONS. DOUBLE STAINLESS STEEL PIPE CLAMPS MUST BE INSTALLED ON THE FLEXIBLE SLEEVES WHERE REQUIRED BY BOOT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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

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

7. A MINIMUM OF 5 FEET IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND SERVICE WYE.

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

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

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

11. EXCAVATION, DEWATERING, BACKFILL & COMPACTION SHALL BE CONDUCTED IN ACCORDANCE W/ THE PSLUSD UTILITY STANDARDS. DENSITY TESTS SHALL BE PERFORMED AND SUBMITTED AS REQUIRED.

CONT. ON SHEET 2 OF 2

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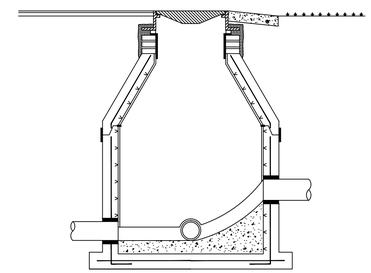
STANDARD PRECAST MANHOLE

DETAIL: WW-02A
DATE: 2015
SCALE: N.T.S.
SHEET: 1 OF 2



NOTES:

12. THE MANHOLE SHALL BE CONSTRUCTED AS SHOWN IN THIS DETAIL WHERE THE DROP IN INVERT EXCEEDS 0.1' BUT IS LESS THAN 2'. FOR DROPS 2' OR GREATER A DROP CONNECTION PER DETAIL WW-03 SHALL BE USED.

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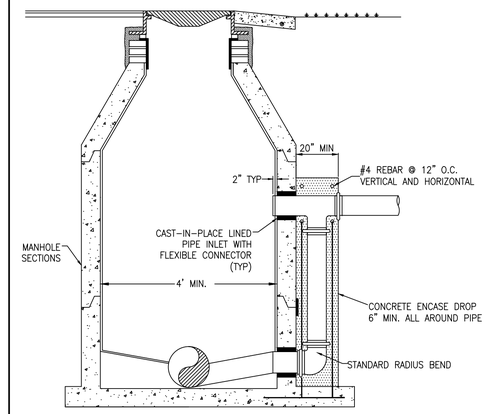
STANDARD PRECAST MANHOLE (DROP)

DETAIL: WW-02B
DATE: 2015
SCALE: N.T.S.
SHEET: 1 OF 2



NOTES:

1. A DROP CONNECTION IS REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2' OR HIGHER THAN THE MAIN INVERT CHANNEL. MANHOLES WITH A DROP 2.0 FEET OR LESS SHALL BE IN ACCORDANCE WITH DETAIL WW-02. AN OUTSIDE DROP CONNECTION SHALL BE PROVIDED UNLESS AN INSIDE DROP CONNECTION IS APPROVED BY PSLUSD.

2. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAIL WW-02.

3. PVC SDR 26 PIPE WITH PVC SDR 26 FITTINGS SHALL BE UTILIZED IN THE DROP ASSEMBLY.

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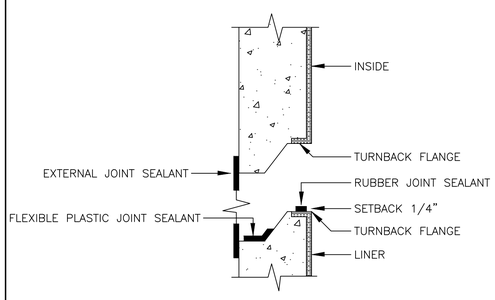
OUTSIDE DROP MANHOLE

DETAIL: WW-03
DATE: 2015
SCALE: N.T.S.
SHEET: 1 OF 2



JOINT SEALANTS

NOTES:

1. APPROVED JOINT SEALANTS SHALL BE USED.

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

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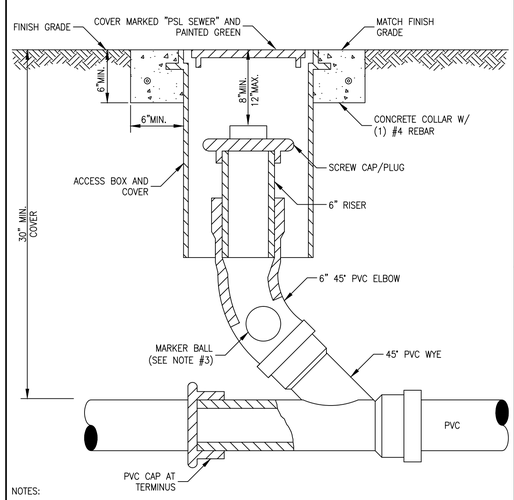
MANHOLE / WETWELL JOINT DETAIL

DETAIL: WW-04
DATE: 2015
SCALE: N.T.S.
SHEET: 1 OF 1



NOTES:

1. AN ACCESS BOX AND COVER SHALL BE USED.

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

3. MARKER BALL SHALL BE STRAPPED TO THE ELBOW.

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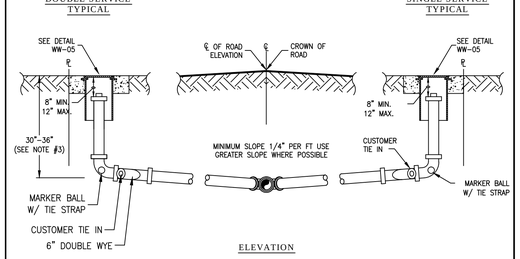
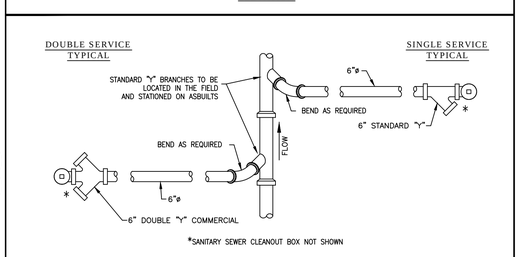
SANITARY SEWER CLEANOUT

DETAIL: WW-05
DATE: 2015
SCALE: N.T.S.
SHEET: 1 OF 1





NOTES:

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

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

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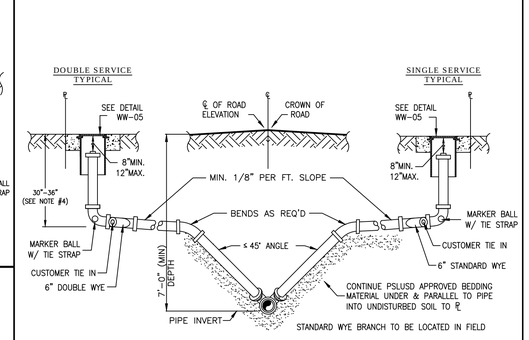
SANITARY SEWER LATERAL (SHALLOW)

DETAIL: WW-06
DATE: 2015
SCALE: N.T.S.
SHEET: 1 OF 1



NOTES:

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

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

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

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SANITARY SEWER LATERAL (DEEP)

DETAIL: WW-07
DATE: 2015
SCALE: N.T.S.
SHEET: 1 OF 1

REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

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PROJECT TITLE: VERANO P.U.D. NO. 1 PLAT NO. 17

SEAL

SEAL: ROBERT W. LAWSON, PE FL P.E. NO. 26640

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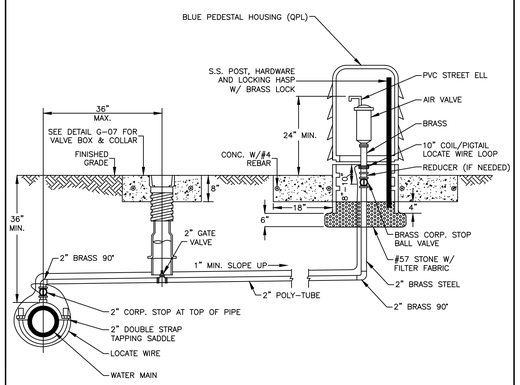
SHEET TITLE: WATER AND SEWER DETAILS

CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

PROJECT MANAGER: RWL	LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
DEPARTMENT MANAGER: RWL	TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
SCALE: NTS	PROJECT NUMBER: WF883017	DRAWING NUMBER: WS12 OF 13
DATE: OCTOBER 2015		

Acad Version : R19.1s (LMS Tech) User Name : jfitzgerald
Date\Time : Tue, 15 Dec 2015 - 10:25am Path\Name : G:\AProjects\UNR_MP\WF883017 PLAT 17\CAD\ENGINEERING\WS PLANS\WF883017-WS10-WS13 DET.dwg
Current Plotstyle : ByColor Layout Tab: WS12



NOTES:

1. AIR VALVE, PIPING AND APPURTENANCES SHALL BE IN ACCORDANCE WITH PSLUSD UTILITY STANDARDS.

2. THE AIR VALVE SHALL BE SIZED BY THE ENGINEER-OF-RECORD (EOR) BASED ON MANUFACTURER'S RECOMMENDATION. THE EOR SHALL CONSULT WITH THE PSLUSD REGARDING THE TYPE OF THE VALVE TO BE USED AND LOCATION.

3. AT THE DIRECTION OF THE PSLUSD, BOLLARDS MAY BE REQUIRED TO PREVENT DAMAGE FROM ACCIDENTS. REFER TO DETAIL G-15 FOR BOLLARD INSTALLATION.

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

AUTOMATIC AIR RELEASE VALVE FOR WATER MAINS

DETAIL: W-10
DATE: 2015
SCALE: N.T.S.
SHEET: 1 OF 1

Date\Time : Tue, 15 Dec 2015 - 10:25am
Path\Name : G:\AProjects\LDR_WF\WF883017 PLAT 17\CAD\ENGINEERING\WS PLANS\WF883017-WS10-WS13 DETL.dwg
Current Plotstyle : ByColor
Layout Tab: WS13

Acad Version : R19.1s (LMS Tech)
User Name : jfitzgerald

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REV.	ISSUED DATE	DESCRIPTION
1	12-09-15	UTILITY COMMENTS

PROJECT TITLE
VERANO P.U.D. NO. 1
PLAT NO. 17

SEAL

SEAL
ROBERT W. LAWSON, PE
FL P.E. NO. 26640

GB310 / LC26000269
ARCADIS
ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com
EB7917 / LB7062

SHEET TITLE
WATER AND SEWER DETAILS
CITY OF PORT ST. LUCIE PROJECT NUMBER - P15-183

PROJECT MANAGER: RWL	LEAD DESIGN PROF.: RWL	CHECKED BY: RWL
DEPARTMENT MANAGER: RWL	TASK/PHASE NUMBER: 0000.000DP	DRAWN BY: JAF
SCALE: NTS	PROJECT NUMBER: WF883017	DRAWING NUMBER: WS13 OF 13
DATE: OCTOBER 2015		

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JANUARY 5, 2016

FROM: THRESIAMMA KURUVILLA, PLANNER

RE: JOHN AND CATHERINE GRANUZZO
VARIANCE APPLICATION
P#15-192

DATE: DECEMBER 16, 2015

REQUESTED VARIANCE: The request is to grant a variance of 1.7 feet to allow a side yard setback of 8.3 feet at the north side of the existing house to conform to code.

APPLICANT: Thomas A. Fogt, Attorney

OWNER: John and Catherine Granuzzo

LOCATION: The address is 2508 SW Kenilworth Street

LEGAL DESCRIPTION: Lot 2, Block 1674, Port St. Lucie Section 31.

SIZE: 0.23 Acres

EXISTING ZONING: RS-2 (Single Family Residential)

EXISTING USE: Single family house.

SURROUNDING USES: North = RS-2 (Single Family Residential), house; East = Kenilworth Street and RS-2 (Single Family Residential), vacant lot; South = RS-2 (Single Family Residential), house; and West = RS-2 (Single Family Residential), vacant lot.

Evaluation of Variance Criteria (Section 158.295(C):

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.

a) Applicant's response: The house has been completed for 10 years. Applicant purchased in May 24, 2013. Owner had a survey and title insurance, and no problems were noted.

b) Staff's evaluation: The attached (Exhibit 'A') shows the permit dated July 22, 2005 from the building department to construct the house. The as-built survey (Exhibit 'B') prepared

by Bennett Surveying on September 19, 2005 shows a side set back of 10 feet on the north side of the house. The recent survey prepared by Accuright Land Surveying, Inc. dated November 18, 2015 (Exhibit 'C') shows an 8.3 feet setback on the north side of the house. The north side of the house encroaches into the required side yard setback by 1.7 feet. The as-built survey was wrong. It appears to be a mistake by the surveyor who prepared the as-built survey. Staff agrees that special circumstances exist which are peculiar to the building involved.

2) That the special conditions and circumstances do not result from any action of the applicant.

a) Applicant's response: Applicant purchased from prior owner with a survey certified to them showing all setbacks were 10 feet (see Exhibit 'B').

b) Staff's evaluation: Per the zoning code section 158.073 (H) (2) of the Zoning Code a side setback of 10 feet is required for a single-family residence. The side set back provided is 8.3 feet and hence request for a variance of 1.7 feet. The applicants purchased the house in the existing condition.

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.

a) Applicant's response: House is basically in the center of the lot. If builder would have laid out house perfectly in center we would only need a 4 inch variance.

b) Staff's evaluation: The staff conducted research on similar variance requests and the actions were found as follows.

- *P14-107- David Vance Fulton Estate Lot 25, Block 172, South Port St. Lucie Unit 11. On August 5, 2014, the Planning and Zoning Board approved the variance of fourteen (14) feet to permit an eleven (11) foot setback for that part of the house currently encroaching into the twenty-five (25) foot rear yard setback and the variance of 0.46 feet (5.52 inches) for the pool deck and screen enclosure encroaching into the ten (10) foot side yard setback.*
- *P14-158 Janet and Kenneth Hoffman Lot 1, Block 2096, Port St. Lucie Section 21. On December 2, 2014, the Planning and Zoning Board approved the variance of 3.1 feet to allow a 21.9 foot front yard and the variance of 2 feet to allow an 8 foot side yard setback at the northwest corner of the existing residence on condition that any additions to the residence shall meet the appropriate setback requirements.*

Granting the variance will confer on the applicant special privileges that are denied to other structures, however other properties throughout the City of Port St. Lucie have had similar situations and the same course of action was taken to correct the nonconformity.

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.

a) Applicant's response: House is built-it is not a bother to anyone and no one has objected to its location.

b) Staff's evaluation: The literal interpretation would not deprive the applicant of rights enjoyed by others nor create undue hardship. The existing use of a single family home could still be enjoyed by the applicant. However, staff agrees that the "clear title" is an issue.

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

a) Applicant's response: This is the minimum variance to bring the property into compliance.

b) Staff's evaluation: Staff agrees that the variance requested is minimum since the structure is existing.

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.

a) Applicant's response: A view of the aerial photography of the neighborhood will show the house appears the same as surrounding houses.

b) Staff's evaluation: Staff agrees that the requested variance is in harmony with the general interest and purpose of the chapter, and not 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.

a) Applicant's response: It is agreed that there will be full compliance with all planning and zoning conditions and safeguards as may be required.

b) Staff's evaluation: The applicant has agreed to comply with any additional conditions.

STAFF RECOMMENDATION

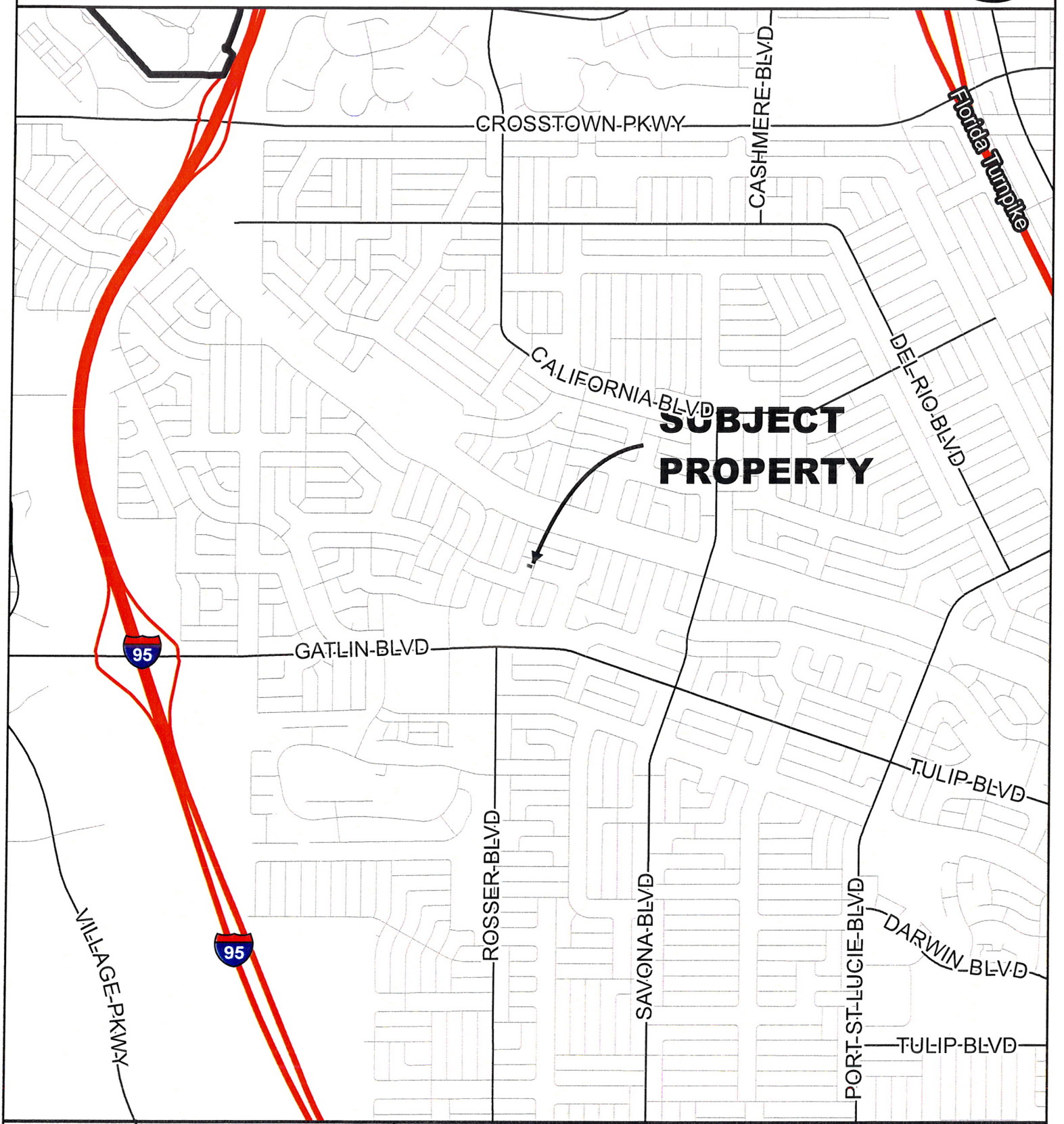
The Planning and Zoning Department finds the requests to be consistent with the variance criteria as stipulated in Section 158.295(C) of the Zoning Code and recommends approval.

Planning and Zoning Board Action Options:

- Motion to approve
- Motion to approve with conditions
- Motion to deny

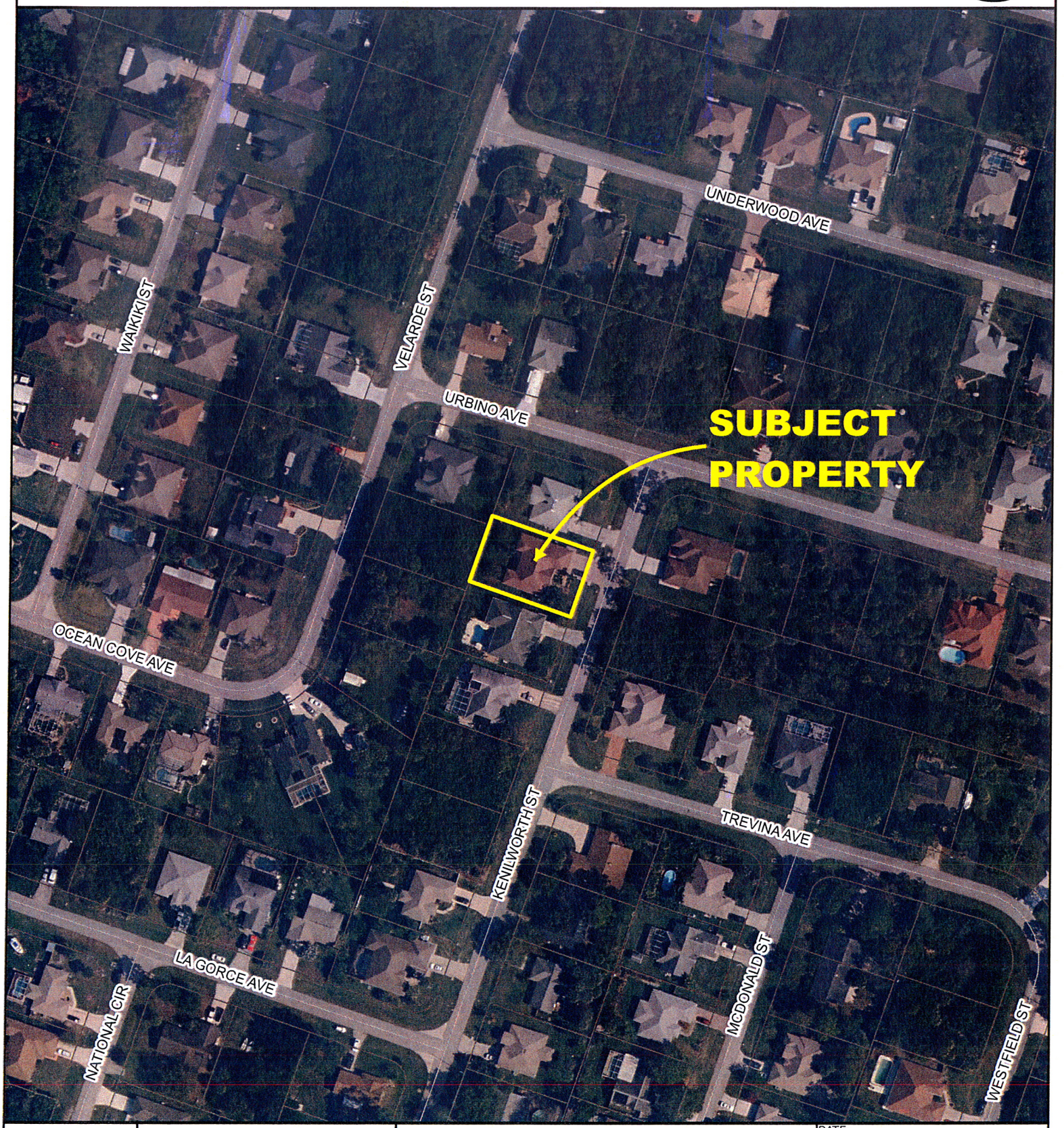
(NOTE TO APPLICANT: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

GENERAL LOCATION



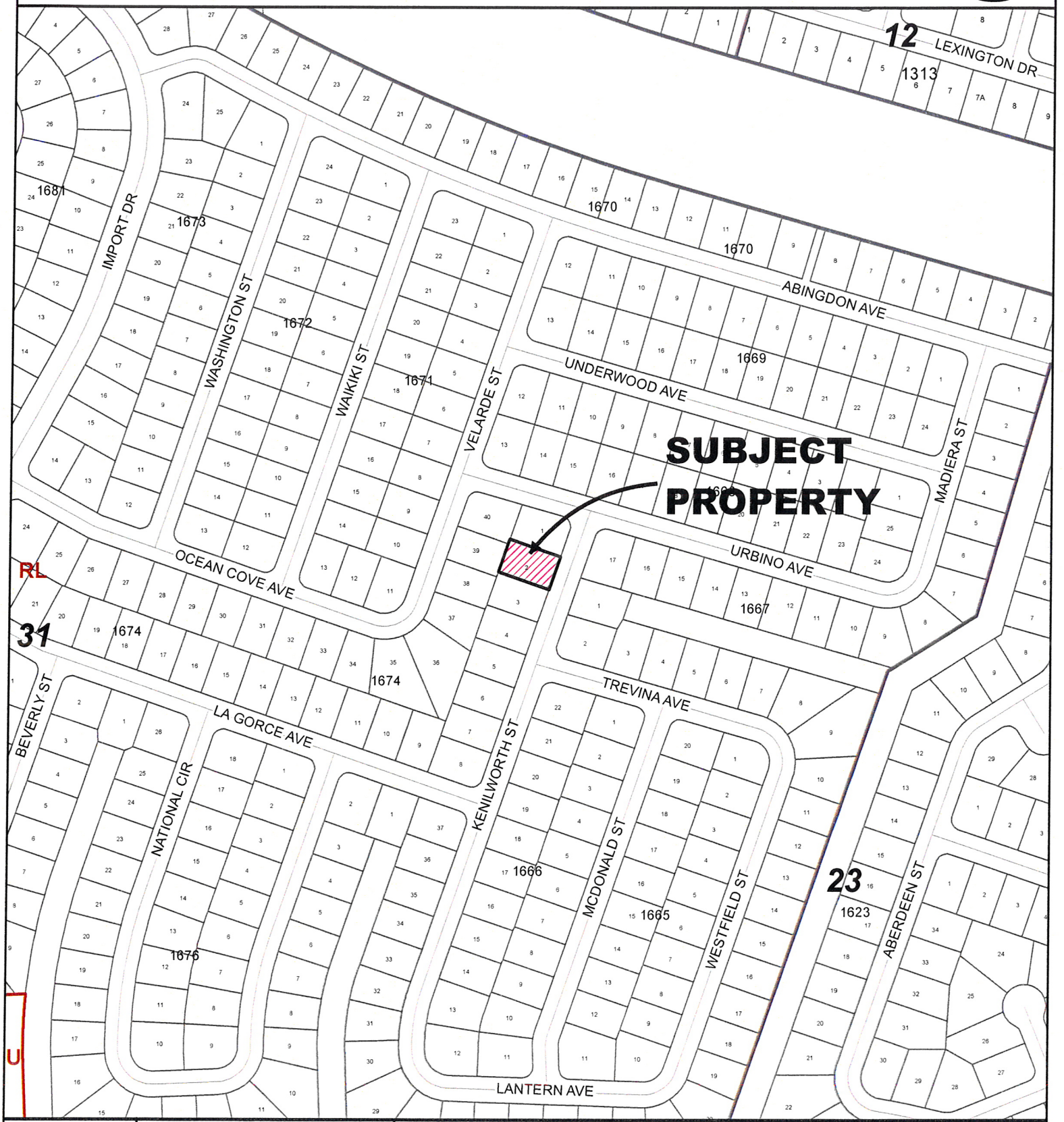
CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	VARIANCE JOHN A. & CATHERINE D. GRANUZZO SECTION 31, BLOCK 1674, LOT 2	DATE: 12/3/2015 APPLICATION NUMBER: P15-192 USER: patricias SCALE: 1 in = 0.5 miles

AERIAL



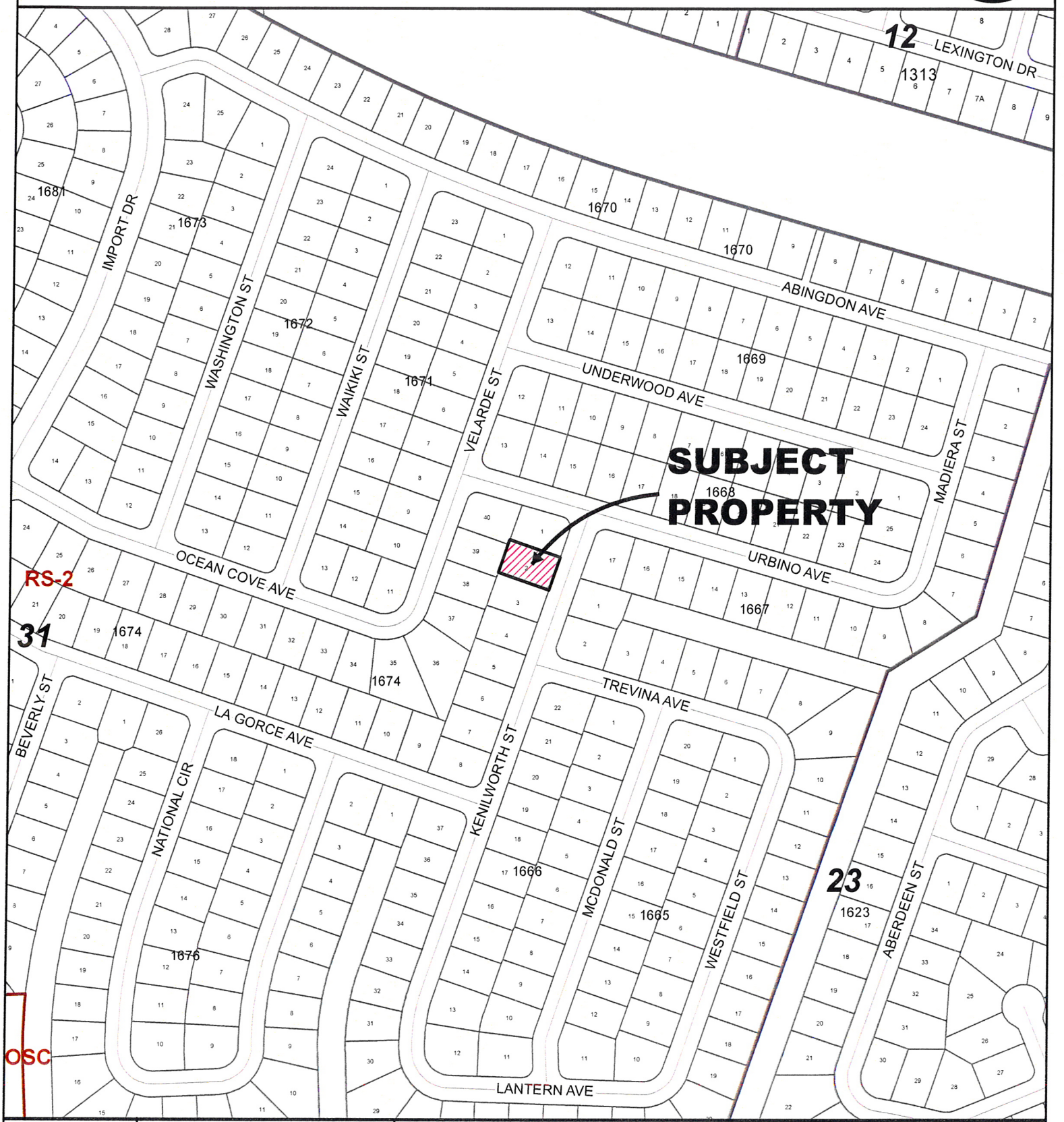
CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	VARIANCE JOHN A. & CATHERINE D. GRANUZZO SECTION 31, BLOCK 1674, LOT 2 AERIAL DATE 2014	DATE: 12/3/2015 APPLICATION NUMBER: P15-192 USER: patricias SCALE: 1 in = 150 ft	

FUTURE LAND USE



CITY of PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	VARIANCE JOHN A. & CATHERINE D. GRANUZZO SECTION 31, BLOCK 1674, LOT 2	DATE: 12/3/2015 APPLICATION NUMBER: P15-192 USER: patricias SCALE: 1 in = 300 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	VARIANCE JOHN A. & CATHERINE D. GRANUZZO SECTION 31, BLOCK 1674, LOT 2	DATE: 12/3/2015 APPLICATION NUMBER: P15-192 USER: patricias SCALE: 1 in = 300 ft

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5212 FAX: (772)871-5124

RECEIVED
NOV 30 2015
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE

FOR OFFICE USE ONLY
Planning Dept P15-192
Fee (Nonrefundable)$ 500.00
Receipt # 75680

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: _____

PROPERTY OWNER:

Name: JOHN A. GRANUZZO & CATHERINE D. GRANUZZO

Address: 2508 SW Kenilworth Street, Port St. Lucie, Florida

Telephone No.: 845-797-0976 Fax No.: _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: THOMAS A. FOGT, ATTY.

Address: 700 COLORADO AVENUE, STUART, FL 34994

Telephone No.: 772-288-3303 Fax No.: 772-286-3303

SUBJECT PROPERTY:

Legal Description: LOT 2, BLOCK 1674, PORT ST. LUCIE SECTION 31, PB 14, PG 22, 22A THROUGH 22G

Parcel I.D. Number: 3420-650-0299-000-8

Address: 2508 SW Kenilworth Street, Port St. Lucie, Florida

Current Zoning Classification: RS-2

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.

NORTH SIDE OF RESIDENCE IS 8.3' (SEE SURVEY PROVIDED BY ACCURIGHT LAND SURVEYING, SEE EX. A) FROM THE NORTH LOT LINE OF THE SUBJECT PROPERTY, THE MINIMUM SIDE SETBACK FOR THIS PROPERTY IS 10.00'. WE ARE SELLING NOW, AND HAD PROPERTY SURVEYED PER BANK REQUIRMENTS FOR OUR BUYER. THE NEW SURVEY SHOWED THE 8.3' FEET DISTANCE FOR THE FIRST TIME. THE PRIOR SURVEYOR HAS ADMITTED THE SURVEY CERTIFIED TO US AT 10' WAS IN ERROR; AS WAS THE "AS BUILD" SURVEY TO PSL.

John A. Granuzzo & Catherine D. Granuzzo, by ATT. IN FACT — 11/30/15

Signature of Applicant — Hand Print Name: JOHN A. GRANUZZO & CATHERINE D. GRANUZZO — 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.

LIMITED DURABLE POWER OF ATTORNEY

JOHN A. GRANUZZO and CATHERINE D. GRANUZZO, (the "Principal"), does hereby make, constitute and appoint **THOMAS A. FOGT** (The "Agent"), as the true and lawful attorney-in-fact for The Principal, giving and granting unto The Agent full power and authority to execute, sign and initial any and all documents, and conduct any and all acts necessary to represent me in regard to the following:

Request for a variance by JOHN A. GRANUZZO and CATHERINE D. GRANUZZO for a reduction in the side setback as to Lot 2, Block 1674, Port St. Lucie Section Thirty-One, according to the map or plat thereof, as recorded in Plat Book 14, Page 14, Page(s) 22, 22A to 22G, of the Public Records of St. Lucie County, Florida, from 10 feet to 8.3 feet as to the north line of property;

including, but not limited to the power and authority to execute any instruments necessary to pursue the above-referenced variance and to allow The Agent to act in their stead at time of initial hearing, and thereafter, in regard to the above-referenced property.

THIS DURABLE POWER OF ATTORNEY shall not be affected by disability of The Principal(s) except as provided by Statute.

Further, to perform all and every act and thing as fully, and to the same extent as The Principal could do if personally present, with full power of substitution and revocation, and The Principal hereby ratifies and confirms all that The Agent or any duly appointed substitute for The Agent shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have executed this Durable Power of Attorney this _____ day of November, 2015.

Signed in the presence of:

Stephanie Anderson

Jodi Eberhart

John A. Granuzzo

Catherine D. Granuzzo

STATE OF NEW YORK
COUNTY OF

The foregoing instrument was acknowledged before me by **JOHN A. GRANUZZO and CATHERINE D. GRANUZZO**, who is personally known to me, on this 30th day of November, 2015.

HANNAH RACHEL DAVID
Notary Public - State of New York
NO. 01DA6284125
Qualified in Dutchess County
My Commission Expires Jun 17, 2017

Hannah David
Notary Public

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - ST. LUCIE COUNTY
FILE # 384173 BOOK 3525 PAGE 905, Recorded 6/05/2013 at 01:43
Doc Tax: $1

Prepared by and return to:
Sue Meitner
First International Title - Port St. Lucie Branch
201 SW Port St. Lucie Blvd., Suite 205
Port St. Lucie, FL 34984

File Number: **31610-40**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **24th day of May, 2013**, between **William R. Trumbore and Darla J. Trumbore f/k/a Darla J. Segarra, husband and wife**, grantor, and **John A. Granuzzo and Catherine D. Granuzzo, husband and wife**, whose post office address is, 37 Wright Blvd., Hopewell Jct, NY 12533, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **St Lucie County, Florida**, to-wit:

Lot 2, Block 1674, PORT ST. LUCIE SECTION THIRTY ONE, according to the Plat thereof, recorded in Plat Book 14, Page(s) 22, 22A to 22G of the Public Records of St Lucie County, Florida.

Parcel Identification Number: 3420-650-0299-000/8

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

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

And the grantor hereby covenants with said 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 31, 2012.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: DWANE C. DANIEL

William R. Trumbore

Witness Name: SUSAN D. MEITNER

Darla J. Trumbore f/k/a Darla J. Segarra

State of Florida

County of Lee

The foregoing instrument was acknowledged before me this 24th day of May, 2013 by **William R. Trumbore and Darla J. Trumbore f/k/a Darla J. Segarra, husband and wife,** who (_) are personally known to me or (✓) have produced DL as identification.

Notary Public

Printed Name:

My Commission Expires:

SUSAN D. MEITNER
MY COMMISSION # DD 995572
EXPIRES: May 25, 2014
Bonded Thru Notary Public Underwriters

EXHIBIT 'A'

Construction under this permit will be done in accordance with the new Florida Building Code dated 03/01/02

WEB SITE: HTTP://WWW.CITYOFPSL.COM

CITY OF PORT ST. LUCIE

BUILDING PERMIT APPLICATION

RP# 21363

THIS AREA TO BE FILLED IN BY CONTRACTOR

PERMIT # 0537902 CONF # 721 TAX FOLIO # 3420650029900 08

PROPERTY ADDRESS: 2508 KENNILWORTH ST PSL FL

PROJECT NAME: TRUMBORE RESIDENCE

LEGAL DESCR: SECTION 31 BLOCK 1674 LOT 2

OWNER: BILL TRUMBORE & DARLA SEGARRA MAIL ADDRESS: 116 1ST LANE GREEN ACRES FL ZIP: 33463 PHONE:

CONTRACTOR: FORTIS CONSTRUCTION LLC MAIL ADDRESS: 3290 SW ESCAROLE ST PSL FL ZIP: COMPANY NAME (if not same as contractor)

Contractor E-Mail Address: JONAS VH @ BELLSOUTH. NET PHONE: 621-4548 FAX #: 621-4549

ARCHITECT: HORST HOME DESIGN STUDIOS MAIL ADDRESS: 1360 Bayshore PSL FL PHONE: LIC #: E-Mail Address:

ENGINEER: HARVEY KOENIGAN MAIL ADDRESS: 7205 Elyse Circle PSL FL 34952 PHONE: 4665509 LIC #: # 32831 E-Mail Address:

MORTGAGE LENDER NAME: SUNTRUST MAIL ADDRESS: 14050 NW 14ST SUNRISE FL 33323 PHONE:

USE OF BUILDING: RESIDENCE

CLASS OF WORK: X NEW ADDITION ALTERATION OTHER

DESCRIBE WORK: CBS CONSTRUCTION 4 BED, 3 Bath, DEN, 3 car garage

SQ FT Living: 2259 SQ FT Non-Living: 762

NOTICE OF COMMENCEMENT

VALUATION OF WORK $ $38 $ $175 000 YES ____ NO ✓

SPECIAL CONDITIONS: Model Home YES NO X

OCCUPANCY TYPE: RES

TOTAL SQ FT OF BLDG: 3021

TYPE OF CONST: CBS

VALUATION PER SQ FT: 70 38

OF STORIES: 1

MISCELLANEOUS:

IMPACT FEES BOLDED	
PLAN REVIEW FEE	$
PERMIT 97-	$ 6996
EDUCATION	$ 3125
ROAD	$ 2059
RADON CHARGE	$ 511
MC CHARGE	$ 511
PUBLIC BUILDING	$ 347
LIBRARY	$ 123
COUNTY PARKS	$ 456
N OF C	$ 5
CITY POLICE	$ 3260
FIRE/EMS	$ 274
SLC LAW ENF	$ 172
MISCELLANEOUS	$
TOTALS	$ 16896.82

LOCATION ADDRESS ASSIGNED BY: PLANS CHECKED BY: 243 APPROVED FOR ISSUANCE BY: USE ZONE: SPECIAL APPROVALS:

Notice: It is the owner's or operator's responsibility to comply with the provisions of S. 469.003, Florida Statutes and to notify the Department of Environmental Protection of her or his intentions to remove asbestos, when applicable, in accordance with the state and federal law.

APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO DO THE WORK AND INSTALLATIONS AS INDICATED. I CERTIFY THAT NO WORK OR INSTALLATION HAS COMMENCED PRIOR TO THE ISSUANCE OF A PERMIT AND THAT ALL WORK WILL BE PERFORMED TO MEET THE STANDARDS OF ALL LAWS REGULATING CONSTRUCTION IN THE CITY OF PORT ST. LUCIE. I UNDERSTAND THAT SEPARATE PERMITS MUST BE PULLED FOR ELECTRICAL, HVAC, PLUMBING AND INSULATION. I UNDERSTAND THAT THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 3 MONTHS OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED.

I UNDERSTAND THAT GRANTING OF PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL ANY PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. F.S. 713.13(7)

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT

7/22/05

Signature of Contractor

	REQUIRED	RECEIVED	SUB FEES
CITY WATER	yes		$
CITY SEWER	yes		$
SEPTIC TANK PERMIT #		INVERT N/A	FF 40"
SETBACKS	10.0' + 10.0	R 36.24'	FSR 25.10'
COST			
SURVEY	-		
PLOT PLAN	-		
ELEV SHEET	-		
GRADING PLAN			
WR	12.00		
ER	Pass		
Air Heating Shgt	HSPF: 8.10		
FLOOD HAZARD		ZONE	

TAMMY V. COLE
MY COMMISSION # DD426791
EXPIRES: May 2, 2009
(407) 398-0153 Florida Notary Service.com

NOTARY as to Contractor: Tammy V Cole

NOTARY as to Owner or Agent:

SWORN BEFORE ME ON THIS 22 DAY OF July 20 05

(CERTIFICATE OF COMPETENCY HOLDER)

Contractors State Certification or Registration # 1250867

Expiration Date aug, 31, 06

Contractors Certificate of Competency # 7003

APPLICATION APPROVED BY

PERMIT VALIDATION CTA BATCH # 2284 ITEM # 0 CAT

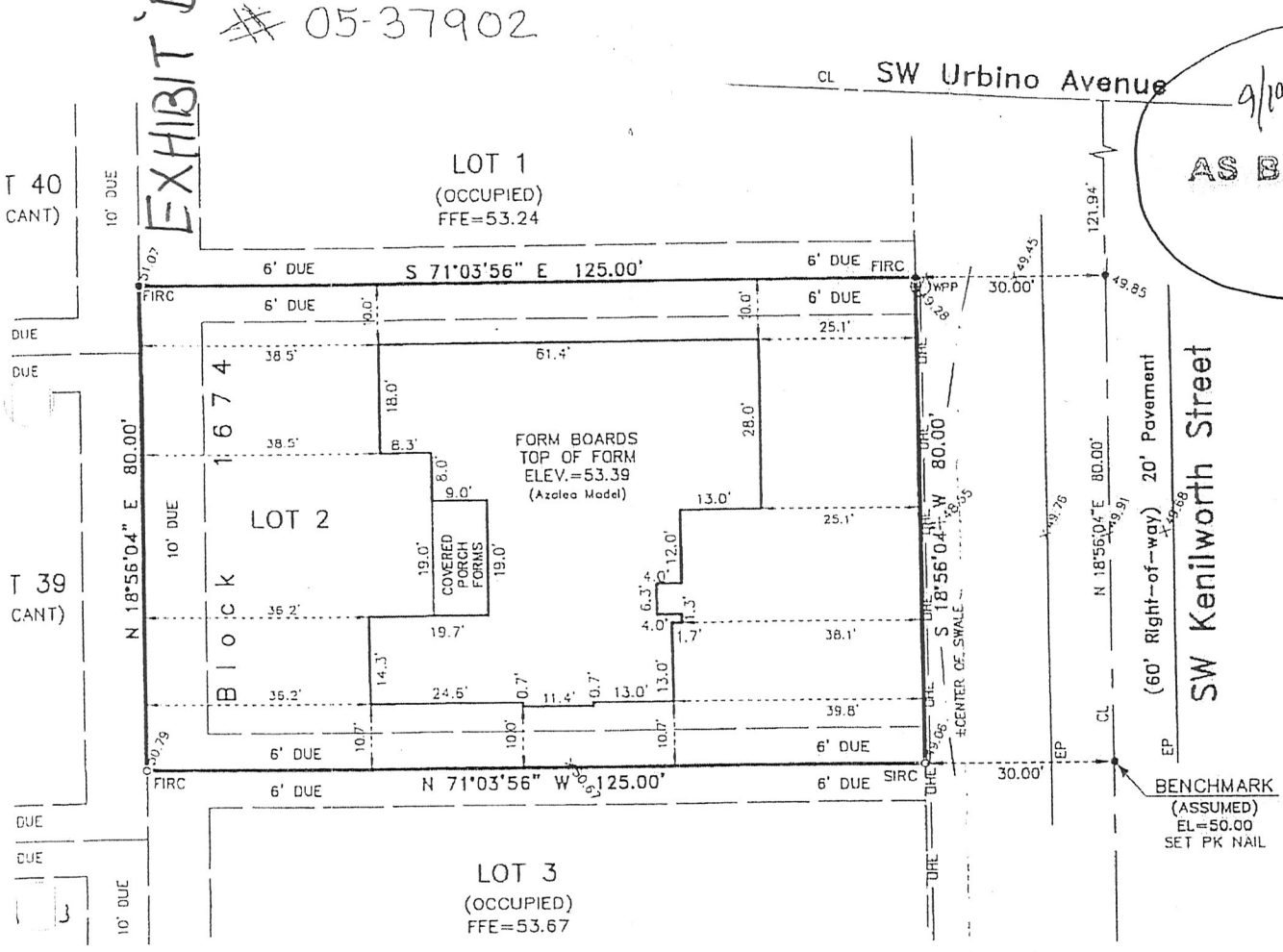
WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

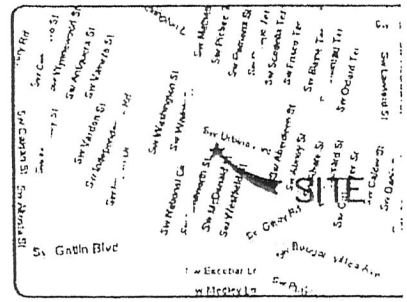
EXHIBIT 'B'

05-37902

9/19/05 WS

AS BUILT 40.68





Location Map
(Not To Scale)

LEGAL DESCRIPTION:
All of LOT 2, BLOCK 1674, PORT ST. LUCIE SECTION THIRTY-ONE, as recorded in Plat Book 14, at Page 22 ("A" through "G"), of the public records St. Lucie County, Florida.

LOT AREA: 10000 Sq. Ft.; 0.23 Acres±

STREET ADDRESS: 2508 SW Kenilworth Street, Port St. Lucie, Florida.

SURVEYORS' NOTES:
1. Bearings shown hereon are based on the centerline of SW Kenilworth Street platted and bears N 18°56'04" E.
2. Written dimensions take precedence over scaled dimensions and distances a not to be scaled for construction and/or design purposes.
3. All distances and bearings are as field measured and are coincident with "PLAT" and description data unless otherwise noted.
4. This drawing is not valid without the signature and the original raised seal a Florida licensed surveyor & mapper.
5. This survey is based upon a description furnished by the client, there has been no search of the public records done by this office.
6. Property lies in Flood Zone "X" as scaled from the National Flood Insurance Program Rate Map, Community Panel Number 12111C0275 F, with an effective date of August 19, 1991.
7. City water & sewer are available in this area.
8. Elevations shown hereon are based upon an assumed datum.

CERTIFIED TO:
SUN TRUST;
FORTIS CONSTRUCTION and
TITLE STREAM OF FLORIDA

Revised: Added side punch out per Seth, DRG, 07-05-05.
Revised: Changed building per Seth, DRG, 07-12-05.
Revised: Form board tie-in, JS, 09-14-05.

Date of Last field work: 09/08/20

CERTIFICATION
I hereby certify that the survey represented hereon was performed under my supervision and it complies with the minimum technical standards, as set forth by the Florida Board of Surveyors & Mappers in Chapter 61G17-6 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and further that there are no visible above ground encroachments unless shown or noted.

SEPTEMBER 14, 2005
Date of Signature

WILLIAM B. BENNETT
Professional Surveyor & Mapper
Florida Certificate No. 6353
LB No. 7235

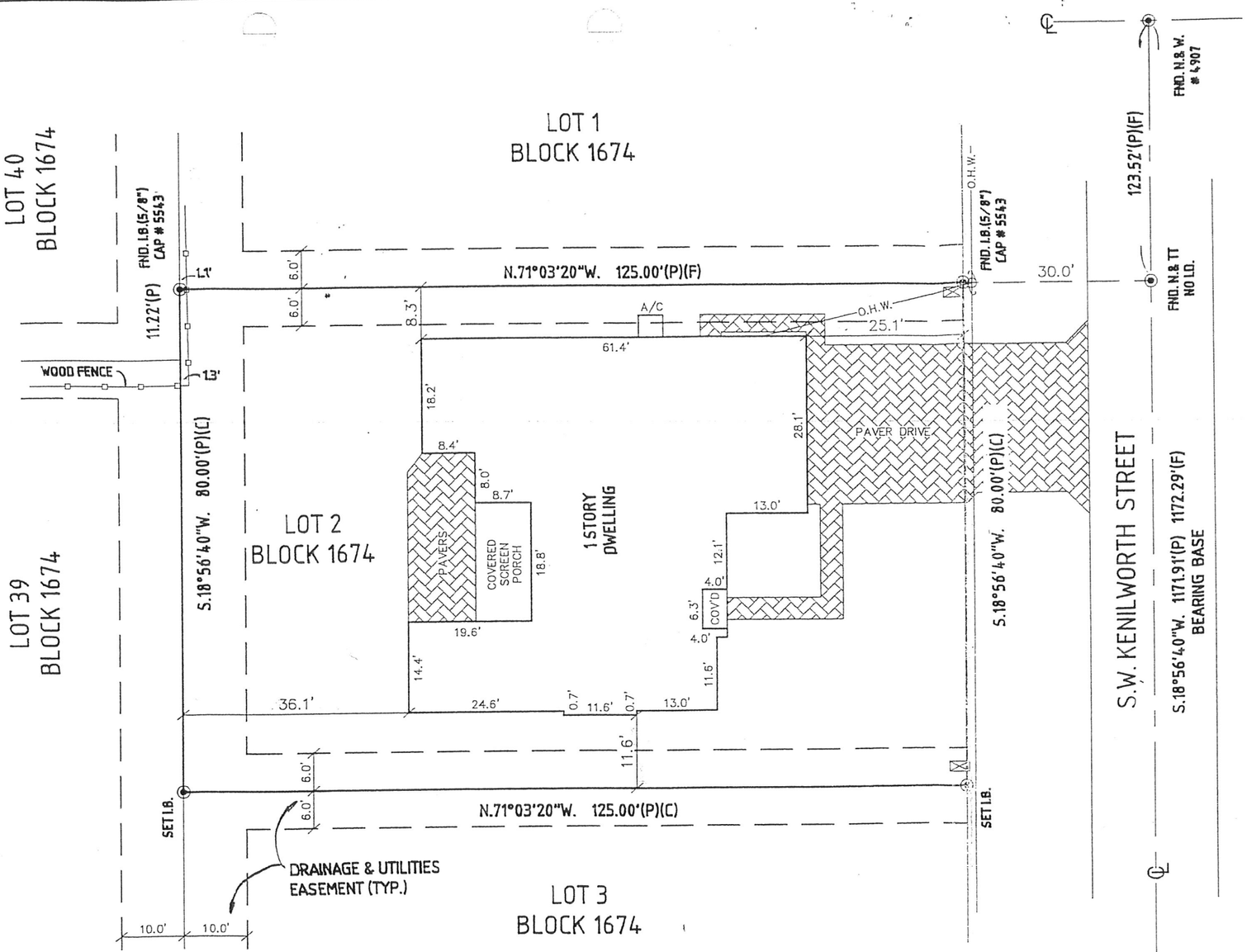
LEGEND

BOC	= BACK OF A 2' CONCRETE CURB AND GUTTER		= WATER VALVE
DUE	= DRAINAGE & UTILITY EASEMENT		= FIRE HYDRANT
FIRC	= FOUND IRON ROD & CAP		= WOOD POWER POLE
	= CABLE TELEVISION RISER		= TELEPHONE RISER
OHE	= OVERHEAD UTILITY LINES		= WATER METER
IR	= IRON ROD		= POLE ANCHOR
SIRC	= SET IRON ROD & CAP	FND	= FOUND
R/W	= RIGHT-OF-WAY	BM	= BENCHMARK
(P)	= PLAT DIMENSION	P/L	= PROPERTY LINE
(M)	= MEASURED DIMENSION	CL	= CENTERLINE
UE	= UTILITY EASEMENT	EP	= EDGE OF PAVEMENT
DE	= DRAINAGE EASEMENT	D	= DELTA ANGLE
	= DRAINAGE MANHOLE	L	= ARC LENTH
	= SANITARY SEWER MANHOLE	R	= RADIUS
			= SPOT ELEVATION

Bennett
Bennett Surveying + Mapping
439 S.E. Port St. Lucie Boulevard Unit 107
Port St. Lucie, Florida 34984
tel: 772.336.4933 fax: 772.336.8689
email: wbennettdd@cs.com

Boundary Survey
Prepared on the order of:
Fortis Construction

Field:	EC/GP	Job No.:	05-03
Drawn:	SDM	Date:	03/24/20
Scale:	1"=20'	Sheet:	1 of 1



SYMBOLS	
⊠	– WATER METER
	– POWER POLE
℄	– CENTERLINE

EXHIBIT 'C'

NORTH

LEGAL DESCRIPTION
LOT 2, BLOCK 1674, PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 22, 22A TO 22G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:
COMMONWEALTH LAND TITLE INSURANCE COMPANY;
THOMAS A. FOGT, ESQUIRE;
JORDAN M. TUR AND MELISA A. TUR;
BANK OF AMERICA, N.A.,
ITS SUCCESSORS AND/OR ASSIGNS.

PROPERTY LOCATED IN FLOOD ZONE: X
BASE ELEVATION: N/A
COMMUNITY PANEL NO.: 120287-0275-J
DATED: 02/16/2012

PROPERTY STREET ADDRESS:
2508 S.W. KENILWORTH STREET
PORT ST. LUCIE, FL., 34953

SURVEYOR'S NOTES
1. SURVEY OF DESCRIPTION AS FURNISHED BY CLIENT, UNLESS OTHERWISE NOTED.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, BUILDING SETBACKS, AND/OR RIGHTS-OF-WAY OF RECORD BY ACCURIGHT LAND SURVEYING, INC.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988, SEE SURVEY FOR REFERENCE BENCH MARK, UNLESS OTHERWISE NOTED.
4. THERE ARE NO ABOVE GROUND ENCROACHMENTS, UNLESS OTHERWISE NOTED.
5.ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGEND
A/C – AIR CONDITIONER
FND. – FOUND
CONC. – CONCRETE
COV'D – COVERED
I.P. – IRON PIPE
I.D. – IDENTIFICATION
I.B. – IRON BAR
E.O.P. – ECGE OF PAVEMENT
O.H.W. – OVERHEAD WIRE
LB – LICENSED BUSINESS
R/W – RIGHT-OF-WAY
N. & W. – NAIL & WASHER
C.M. – CONCRETE MONUMENT
P.B. – PLAT BOOK
PG. – PAGE
N – NORTH
E – EAST
W – WEST
S – SOUTH
N.A.V.D. 88 – NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D. 29 – NATIONAL GEODETIC VERTICAL DATUM 1929
SET I.B. – SET 5/8" IRON BAR CAP #4459
(P) – DENOTES DISTANCE, ANGLE OR BEARING BY FURNISHED DESCRIPTION
(F) – DENOTES MEASURED DISTANCE, ANGLE OR BEARING
(C) – DENOTES CALCULATED DISTANCE, ANGLE OR BEARING

BOUNDARY SURVEY
ACCURIGHT LAND SURVEYING, INC.
LICENSED BUSINESS NO. #6607

EARLE R. STARKEY – PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4459 – STATE OF FLORIDA

SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LAND SURVEYOR AND MAPPER

REVISIONS:

PROJECT: 2436-01-01
FIELD DATE: 11/18/2015
DRAWN BY: W.G.H./E.R.S.
CHECKED BY: E.R.S.
SCALE: 1" = 20'

ACCURIGHT LAND SURVEYING, INC.
SURVEYORS DESIGNERS LAND PLANNERS CONSULTANTS
1501 DECKER AVENUE, SUITE 419-D
STUART, FLORIDA 34994
OFFICE PHONE: (772) 286-7694
FAX (772) 220-7993

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: **PLANNING AND ZONING BOARD - MEETING OF JANUARY 5, 2016**

FROM: **ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING** AC

RE: **RIVERLAND/KENNEDY DRI PARCEL A - MPUD REZONING**
REZONING APPLICATION
PROJECT NO P15-149

DATE: **DECEMBER 18, 2015**

APPLICANT: Kevin Ratterree is the agent for the property owners.

OWNERS: Riverland/Kennedy II, LLC; Riverland/Kennedy III, LLC; and Riverland/Kennedy, LLP.

LOCATION: The property is located south of the Discovery Way (E/W 1) right-of-way and west of the Community Boulevard right-of-way.

LEGAL DESCRIPTION: The property is legally described as portions of Sections 15, 16, 21 and 22, Township 37 South, Range 39 East. The complete legal description is located in Exhibit 8 of the MPUD document.

SIZE: 412.935 acres

EXISTING ZONING: St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres)

EXISTING USE: agriculture

SURROUNDING USES: The property to the north is residential. The property to the east, west and south is agricultural.

REQUESTED ZONING: MPUD (Master Planned Unit Development).

FUTURE LAND USE : NCD (New Community Development District)

PROPOSED USE: The proposed MPUD will allow for 1,100 residential dwelling units and a 15 acre neighborhood commercial parcel. The residential units will be a combination of detached single family and attached villas. Proposed permitted uses within the residential area include recreational uses and a community garden.

IMPACTS AND FINDINGS:

Land Use Consistency: The proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.4 of the City's Comprehensive Plan regarding Residential and Neighborhood/Village Commercial areas.

Sewer/Water Service: The Port St. Lucie Utility Systems will provide water and sewer service.

Environmental: The property contains approximately 6.4 acres of wetlands which will be filled in and mitigated for per the development order of the Riverland/Kennedy DRI. Exotic vegetation removal is required concurrent with development.

School Concurrency: Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, approval of any residential site plans or final subdivision plats shall be subject to the availability of adequate school capacity based on the Level of Service standards adopted in the Public Schools Facilities Element.

Other: Development will be required to comply with all applicable conditions in the Riverland/Kennedy DRI development order. A multi-modal path for pedestrians, bicyclists and golf carts will be provided along the southern boundary of the MPUD area.

STAFF RECOMMENDATION:

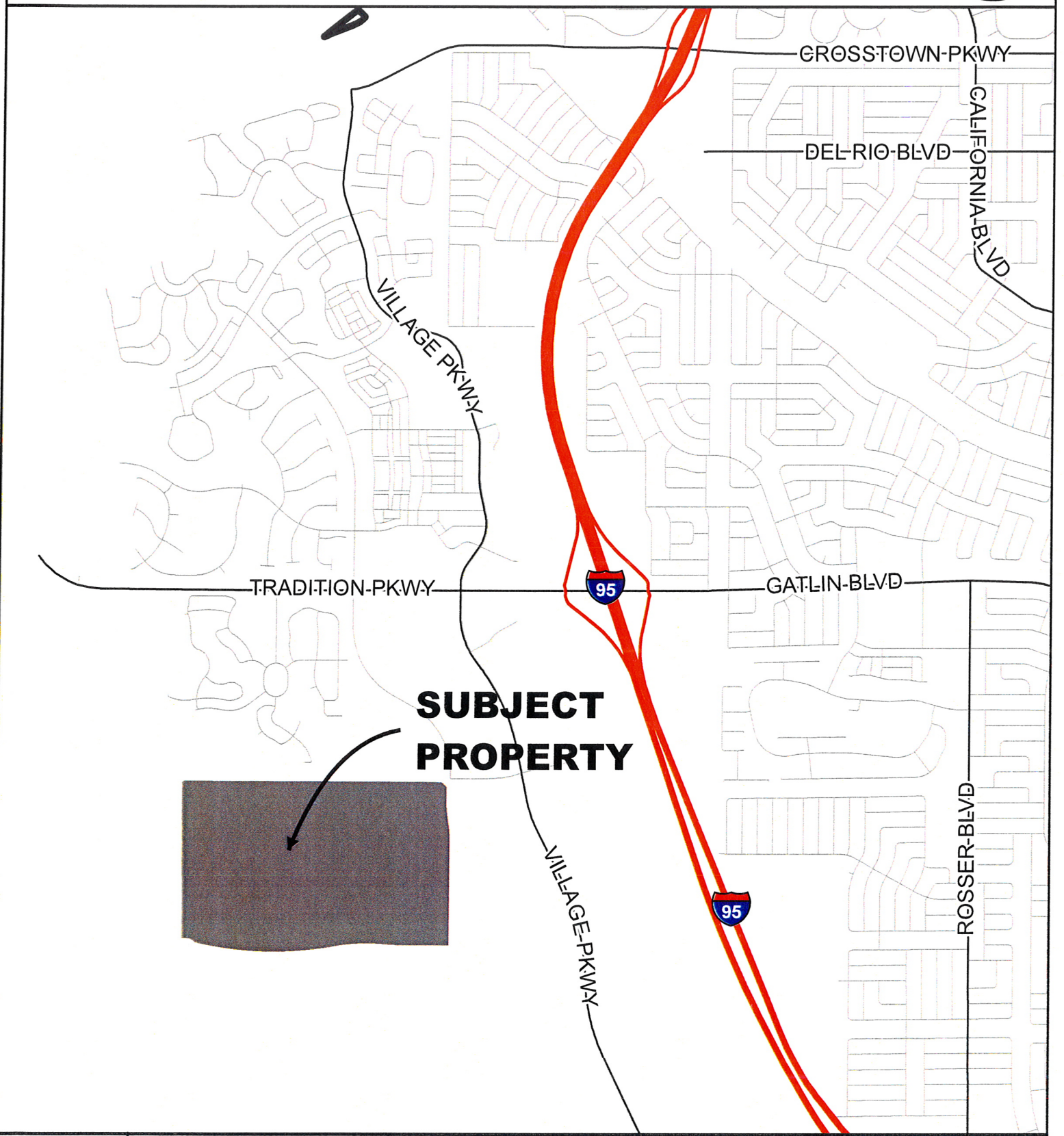
The Site Plan Review Committee reviewed the request at their meeting of November 25, 2015 and recommended approval. The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and recommends approval.

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with changes
- Motion to recommend denial to the City Council

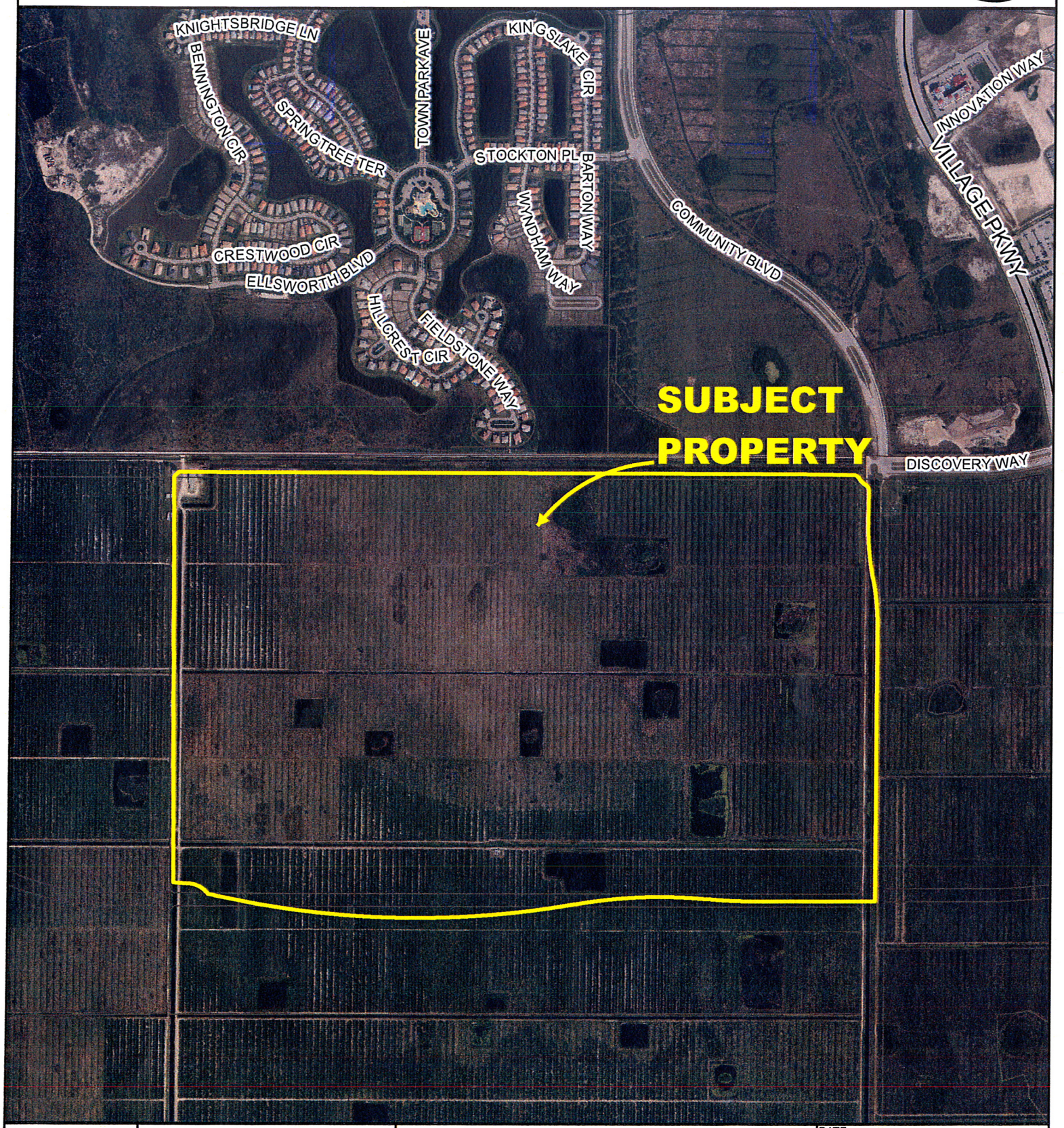
* Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.

GENERAL LOCATION



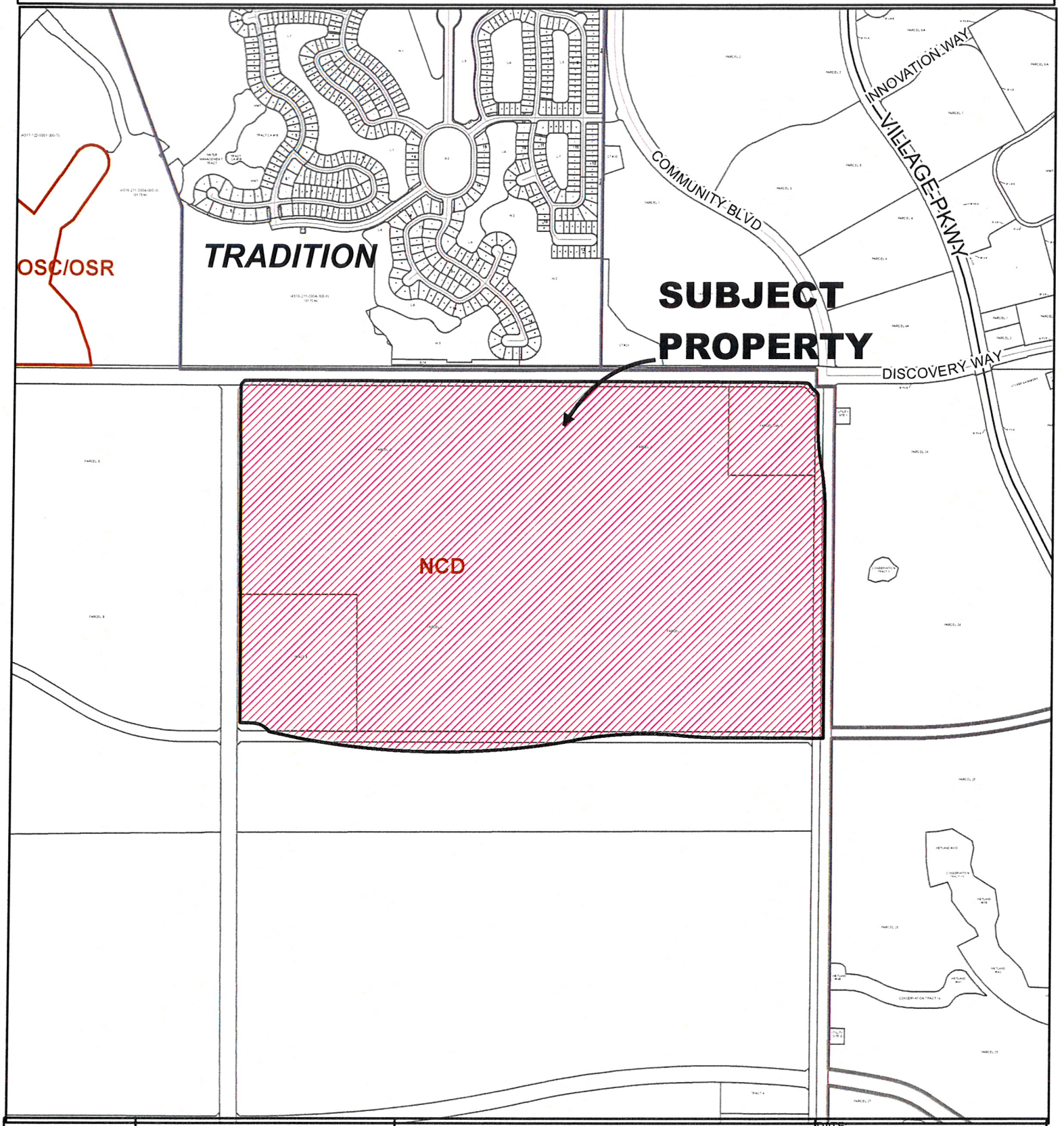
CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	MPUD REZONING RIVERLAND/KENNEDY P/O SEC. 15,16,21&22, TWP. 37S, RANGE 39E	DATE: 12/9/2015 APPLICATION NUMBER: P15-149 USER: patricias SCALE: 1 in = 0.5 miles

AERIAL



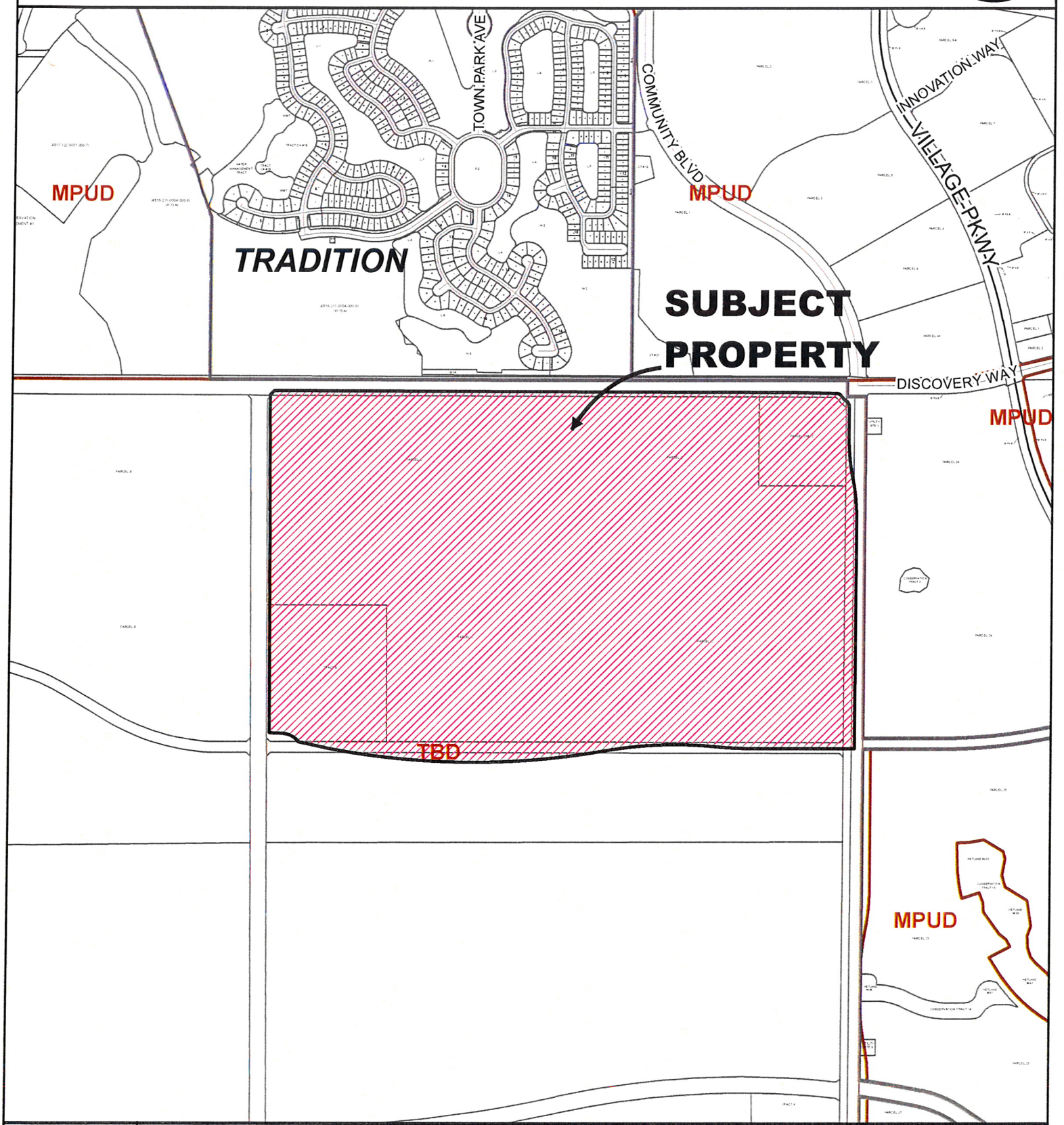
CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	MPUD REZONING RIVERLAND/KENNEDY P/O SEC. 15,16,21&22, TWP. 37S, RANGE 39E AERIAL DATE 2014	DATE: 12/9/2015 APPLICATION NUMBER: P15-149 USER: patricias SCALE: 1 in = 1,000 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	MPUD REZONING RIVERLAND/KENNEDY P/O SEC. 15,16,21&22, TWP. 37S, RANGE 39E	DATE: 12/9/2015 APPLICATION NUMBER: P15-149 USER: patricias SCALE: 1 in = 1,200 ft	

EXISTING ZONING



CITY of PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	MPUD REZONING RIVERLAND/KENNEDY P/O SEC. 15,16,21&22, TWP. 37S, RANGE 39E	DATE: 12/9/2015 APPLICATION NUMBER: P15-149 USER: patricias SCALE: 1 in = 1,200 ft

ORDINANCE 16-

AN ORDINANCE REZONING PROPERTY LOCATED SOUTH OF THE DISCOVERY WAY RIGHT-OF-WAY AND WEST OF THE COMMUNITY BOULEVARD RIGHT-OF-WAY FROM ST. LUCIE COUNTY AG-5 (AGRICUTURAL – ONE DWELLING UNIT PER FIVE ACRES) TO AN MPUD (MASTER PLANNED UNIT DEVELOPMENT) ZONING DISTRICT; PROVIDING FOR THE APPROVAL AND ADOPTION OF A CONCEPTUAL DEVELOPMENT PLAN (P15-149); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kevin Ratteree, agent for Riverland/Kennedy II, LLC; Riverland/Kennedy III, LLC; and Riverland/Kennedy, LLP, hereinafter referred to as the Applicant, requested the rezoning of certain land located south of the Discovery Way right-of-way and west of the Community Boulevard right-of-way, within the City of Port St. Lucie, and more particularly described in the composite exhibit attached hereto and by reference incorporated herein, from St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres) to an MPUD (Master Planned Unit Development) Zoning District; and

WHEREAS, the Applicant has presented firm evidence of unified control of a majority of the subject property, see the composite exhibit attached hereto and by reference incorporated herein; and

WHEREAS, the subject property is of such a size to permit its design and development as a cohesive unit fulfilling the purpose of an MPUD District; and

WHEREAS, the subject property is located with respect to arterial and collector streets so as to provide suitable access; and

WHEREAS, the proposed MPUD district is located within an approved DRI and shall be consistent with all applicable conditions of the approved DRI development order; and

WHEREAS, the proposed MPUD zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan; and

WHEREAS, the subject property is suitable for development in the proposed manner without hazard to persons or property on or off the subject property from possibility of flooding, erosion or other dangers, annoyances or inconveniences; and

WHEREAS, The Applicant has agreed to (1) proceed with the proposed development according to the provisions of these zoning regulations and such conditions as may be attached to the rezoning of the land to MPUD; (2) provide agreements, contracts, deed restrictions and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense; and (3) bind all successors in title to any commitments made under (1) and (2) preceding (see the composite exhibit); and

WHEREAS, a conceptual development plan has been submitted consistent with the requirements of Section 158.185, et seq., Port St. Lucie City Code; and

WHEREAS, the standards for internal MPUD design as set forth in Section 158.185, et seq., Port St. Lucie City Code, will be complied with at the time of final development approval; and

WHEREAS, a surface water drainage system will be constructed at no cost to the City; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on the 5th day of January, 2016, to consider the rezoning application, notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on the day of , 2016, to consider the rezoning application, advertising of the public hearing having been made.

ORDINANCE 16-

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That the property described in the composite exhibit, attached hereto and by reference incorporated herein, be zoned MPUD (Planned Unit Development) Zoning District as defined by Port St. Lucie City Code.

Section 2. That this Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this day of , 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Pam Booker, City Attorney

MPUD APPLICATION
FOR MPUD REZONING

OF RIVERLAND/KENNEDY DRI
Parcel A

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CONCEPT MPUD APPLICATION 5

MPUD APPLICATION CHECKLIST 9

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LIST OF EXHIBITS

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Exhibit 2A	Page 6	Agent Authorization Letter, Riverland/Kennedy II, LLC
Exhibit 2B	Page 7	Agent Authorization Letter, Riverland/Kennedy III, LLC
Exhibit 2C	Page 8	Agent Authorization Letter, Riverland/Kennedy, LLP
Exhibit 3	Page 9	MPUD Application Checklist
Exhibit 4	Page 10	Letter of Unified Control, Riverland/Kennedy II & III, LLC
Exhibit 5	Page 11	General Standards for District Establishment
Exhibit 6	Page 13	Site Information
Exhibit 7	Page 14	Development Uses & Standards
Exhibit 8	Page 23	Legal Description
Exhibit 9	Page 24	Binding MPUD Agreement
Exhibit 10	Page 26	Site Location Map
Exhibit 11 (11x17)	Page 27	Conceptual Plan
Exhibit 12A	Page 29	Residential Typical – Single Family - Front Load Lot – 50 Local Street
Exhibit 12B	Page 30	Residential Typical – Villa – Front Loaded Lot – 50 Local Street
Exhibit 13A (11x17)	Page 31	Road Cross Section – Fifty (50) Foot Local Street
Exhibit 13B (11x17)	Page 32	Road Cross Section – Eighty (80) Foot ROW
Exhibit 14 (11x17)	Page 33	Water/Sewer Plan
Exhibit 15	Page 34	10' Perimeter Landscape Buffer Detail – Typical (minimum)
Exhibit 16	Page 35	Paseo Multi-modal cross section
Exhibit 17	Page 36	Permitted Street Tree list

RIVERLAND/KENNEDY – MPUD – Parcel A

LIST OF PROJECT PROFESSIONALS

LANDOWNER:	RIVERLAND/KENNEDY II, LLC & RIVERLAND/KENNEDY III, LLC & RIVERLAND/KENNEDY, LLP Alan Fant, Vice President 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323 T: (954) 753-1730, ext. 2208 F: (954) 575-5208 alan.fant@glhomes.com
DEVELOPER:	RIVERLAND/KENNEDY II, LLC & RIVERLAND/KENNEDY III, LLC & RIVERLAND/KENNEDY, LLP Alan Fant, Vice President 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323 T: (954) 753-1730, ext. 2208 F: (954) 575-5208 alan.fant@glhomes.com
ENGINEER:	GLH Engineering, Inc. Rick Elsner, P.E. 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323 T: (954) 753-1730, ext. 2242 F: (954) 575-5242 rick.elsner@glhomes.com
CONSULTANT:	RIVERLAND/KENNEDY II, LLC & RIVERLAND/KENNEDY III, LLC & RIVERLAND/KENNEDY, LLP Kevin Ratterree 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323 T: (954) 753-1730, ext. 2240 F: (954) 575-5240 kevin.ratterree@glhomes.com

EXHIBIT 1

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department 121
SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: kevin.ratterree@glhomes.com

PROPERTY OWNER

Name: Riverland/Kennedy II, LLC, Riverland/Kennedy III, LLC, and Riverland/Kennedy, LLP

Address: 1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
PH (954) 753-1730
FX (954) 575-5240

AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC, Riverland/Kennedy III, LLC, and Riverland/Kennedy, LLP
Attn: Kevin Ratterree (kevin.ratterree@glhomes.com)

Address: 1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
PH (954) 753-1730, ext. 2240
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 7

Parcel I.D. Number: 4321-131-0001-000-8; 4321-344-0001-000-2

Current Zoning: AG-5 (SLC)

Proposing Zoning: MPUD- Master Planned Unit Development

Future Land Use Designation: NCD Acreage of Property: 412.935

Reason for rezoning request: Rezone Parcel A of Riverland/Kennedy DRI to MPUD consistent with DRI development order and NCD Future Land Use to permit a residential development consisting of 1,100 single family and villa residential units and a 15.00 acre Neighborhood Commercial node at the northeast corner of Parcel A.

Vice President	Alan Fant	12/17/2015
Signature of Owner	Hand Print Name	Date

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

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

EXHIBIT 2A

November 2, 2015

City of Port St. Lucie
Attn: Patty Tobin, Planning and Zoning Director
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel A
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Tobin:

Please allow this letter to serve as authorization for Kevin Ratterree and Gladys Digirolamo to act as agent for Riverland/Kennedy II, LLC for the purposes of applying, processing and representation of the MPUD application for Riverland/Kennedy MPUD – Parcel A in Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,
Riverland/Kennedy II, LLC

Vice President

By: Alan Fant, Vice President

EXHIBIT 2B

November 2, 2015

City of Port St. Lucie
Attn: Patty Tobin, Planning and Zoning Director
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel A
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Tobin:

Please allow this letter to serve as authorization for Kevin Ratterree and Gladys Digirolamo to act as agent for Riverland/Kennedy III, LLC for the purposes of applying, processing and representation of the MPUD application for Riverland/Kennedy MPUD – Parcel A in Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,
Riverland/Kennedy III, LLC

Vice President

By: Alan Fant, Vice President

EXHIBIT 2C

November 2, 2015

City of Port St. Lucie
Attn: Patty Tobin, Planning and Zoning Director
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel A
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Tobin:

Please allow this letter to serve as authorization for Kevin Ratterree and Gladys Digirolamo to act as agent for Riverland/Kennedy, LLP for the purposes of applying, processing and representation of the MPUD application for Riverland/Kennedy MPUD – Parcel A in Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,
Riverland/Kennedy, LLP

By: Riverland/Kennedy III, LLC, Partner

_____, Vice President
Alan Fant, Vice President

By: St. Lucie Associates IV, LLLP, Partner
By: St. Lucie IV Corporation, its general partner

_____, Vice President
Alan Fant, Vice President

EXHIBIT 3

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 4.

2. Riverland/Kennedy – Parcel A is a proposed residential community consisting of 1,100 residential units and 15.00 acres of neighborhood commercial on 412.935 acres of land.

3. The Conceptual Plan for Riverland/Kennedy – Parcel A is attached as Exhibit 11 of this submittal package.

4. Please see Exhibit 5 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 7.

EXHIBIT 4

November 2, 2015

City of Port St. Lucie
Planning and Zoning Department
Attn: Patty Tobin, Planning and Zoning Director
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel A
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Tobin:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. Riverland/Kennedy II, LLC, Riverland/Kennedy III, LLC, and Riverland/Kennedy, LLP, is the owner of record of the subject property.

Please feel free to contact this office if you have any questions.

Sincerely,
Riverland/Kennedy II, LLC & Riverland/Kennedy III, LLC

Vice President

By: Alan Fant, Vice President

&

Riverland/Kennedy, LLP
By: Riverland/Kennedy III, LLC, Partner &
By: St. Lucie Associates IV, LLLP, Partner
By: St. Lucie IV Corporation, its general partner

Vice President

Alan Fant, Vice President

EXHIBIT 5

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: Riverland/Kennedy Parcel A is 412.935 acres; which exceeds the 50 acre minimum requirement for the establishment of a MPUD required by policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

Relation to Major Transportation Facilities: Riverland/Kennedy Parcel A is located on the west side of Community Blvd. south of Tradition Parkway. Main access to the property will be along Community Boulevard, with a secondary access on E/West #1 (aka Discovery Way). The property is located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD. As required by the Riverland/Kennedy DRI development order, prior to the first building permit in Parcel A, contracts will be let for the roadway construction of the first 2,500 feet of Community Blvd. south of Discovery Way.

Prior to the first non-model permit in Parcel A, the contracts will be let for the construction of Discovery Way from Community Blvd. to the "Phase 1 Temporary Emergency and Construction Access Into Parcel" as noted on the MPUD Parcel A Conceptual Plan (Exhibit 11). This paved section of Discovery Way shall remain open until such time as the secondary project entry on Discovery Way is open for public use and may be secured by a gate provided an emergency lock box is installed. No residents can occupy models prior to completion and the opening of this section of Discovery Way.

Prior to the 484th permit being issued in Parcel A, the contracts will be let for the roadway construction of Discovery Way from the intersection of Community Blvd. to the secondary project entry on Discovery Way.

The Parcel A spine road connecting the Community Blvd. ingress/egress to the Discovery Way ingress/egress will be constructed and open for use concurrent with the opening of Discovery Way to the secondary entrance.

The existing dirt road within the Discovery Way ROW between Community Blvd. and Range Line Rd. varies in width from 14' to 17'. This road has been used for large Citrus hauling trucks, Chlorine tank trucks, and most recently development vehicles related to the Lake Park community in Tradition. The developer will grade this roadway as needed and repair holes and washouts as they occur until such time as permanent improvements are made to Discovery Way. The existing dirt road shall serve as the required emergency access road to Range Line Road.

Relation to Utilities, Public Facilities and Services: The Riverland/Kennedy Parcel A parcel will be served by Port St. Lucie Utilities for water and wastewater, a public service provider acceptable to the City for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

Physical Character of the Site: Riverland/Kennedy Parcel A is located within the Riverland/Kennedy Development of Regional Impact (DRI). The current use of the site is agriculture.

Consistency with the City's Comprehensive Plan: The Riverland/Kennedy MPUD – Parcel A is consistent with the City's Comprehensive Plan. Policy 1.2.2.3 requires neighborhoods in the residential area to be a minimum size of 10 acres and a maximum size of 750 acres (Ordinance 12-13). The residential component is 397.935 acres and is within 2 miles of existing and planned shops, services and other activities. Access to the community will be provided by Community Boulevard. E/W #1 (aka Discovery Way) will initially be access as a secondary emergency access road until such time as further road improvements are required by the Development Order. There is also a 15.00 acre Neighborhood Commercial component located at the northeast corner of Parcel A.

EXHIBIT 6

SITE INFORMATION

(A) Total Acreage:

Development areas included with this MPUD:

• Residential	383.577 acres
• Neighborhood Commercial	15.000 acres
• Paseo/Multi-modal pathway	14.358 acres
TOTAL:	412.935 acres

See graphic Exhibit 11 for MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

(B) Model Area:

The proposed location of model/sales areas shall be determined as individual parcels are developed and approved through the plan review process and require approval of the Site Plan Review Committee.

They shall be utilized as a model and sales area in an orderly and organized manner to better service the homeowners residing in the community. These shall remain in effect until such time that it is practical to offer these home sites for purchase. Fences may be located in private road rights of way and cross property line for the model home areas. Site plan approval is required and a bond shall be posted with the City ensuring its removal when the models revert to private residences.

Bonding for model homes will include removal of the parking area, sidewalks, street trees, street lights, removal of the fence, and any other work, including the final lift of asphalt, that is required to restore the public areas to their ultimate use.

(C) Pedestrian Ways:

The major system of pedestrian movement will consists of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with Section 158.189(E)(2), City of Port St. Lucie Code of Ordinances.

East/West connectivity shall also be created by way of a 12' multi-model path as noted on both the Master conceptual plan and MPUD Exhibit 11. The Riverland/Kennedy DRI development order stipulates that all collector/arterial roadways traversing the perimeter of the NCD shall contain a minimum eight (8) foot wide pedestrian pathway (in the case of Parcel A, the roadways being Discovery Way, Community Blvd. and North/South B). In addition, internal to the residential area of Parcel A, each proposed private roadway contains a five (5) foot or eight (8) foot sidewalk on one side of the roadway (refer to Exhibits 13A and 13B).

EXHIBIT 7

DEVELOPMENT USES & STANDARDS

SECTION 1 -RESIDENTIAL AREA

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling (detached).

2. Single accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots.

3. Villa dwelling.

4. Park or playground, or other public or private recreation or cultural facility (including but not limited to: golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and /or bicycle trials; nature study areas and boardwalks; and picnic areas).

5. Temporary sales trailers and model homes located upon the parcel for which sales activities are to be conducted.

6. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas.

7. Recreational accessory uses and clubhouse shall be constructed and may include incidental retail uses such as cafeterias, gift and variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons and visitors.

8. Public multi-modal access easement a minimum of twenty-five (25) feet wide located within Tract 2 of Exhibit 11. Tract 2 may include golf cart travel lanes within and adjacent to the proposed multi-model access easement.

9. Guardhouse/gatehouse, gates and associated structural elements.

(B) Accessory Uses: As set forth within Section 3 hereof.

(C) Special Exception Uses: The following uses may be permitted only following the review and specific approval thereof by the City Council

Wireless communication antennas and monopole towers with a maximum height of 100 feet located within park sites designated on Exhibit 11 provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances are met.

(D) Minimum Lot Requirements / Maximum Residential Density:

1. Single-family dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.

2. Villa dwelling: Three thousand five hundred (3,500) square feet and a width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.

3. All special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(E) Maximum Building Coverage:

1. Single-family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

2. Villa dwelling: Eighty Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

3. All other uses: Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

(F) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, and recreation areas.

(G) Maximum Building Height: Thirty-five (35) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty five (65) feet.

(H) Minimum Living Area:

1. Single-family dwelling: One thousand two hundred (1,200) square feet.

2. Villa dwelling: One thousand (1,000) square feet.

(I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 13A and 13B of the Riverland/Kennedy MPUD – Parcel A.

1. Single-family dwelling:

   Front Yard: Front yard building setback of twelve and one-half (12.5) feet and a front load garage setback of eighteen (18) feet.

   Side Yard: Each lot shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings. A side yard of ten (10) feet shall be provided adjacent to right- of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided.

   Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet. Screened enclosures shall be set back a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line, in which case the rear screen enclosure setback may be reduced to zero (0) feet.

2. Villa dwelling:

   Front Yard: Front yard building setback of twelve and one-half (12.5) feet and a front load garage setback of eighteen (18) feet for dwellings.

   Side Yard: Each villa dwelling shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings. A side yard of ten (10) feet shall be provided adjacent to right- of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided.

   Villa's shall have a minimum of twelve (12) feet distance between buildings (six feet setback to property line). Lots shall have a zero (0) foot setback on the zero (0) foot side of the lot and a side yard having a minimum distance of six (6) feet shall be provided on the non-zero (0) foot lot line.

   Rear Yard: Each villa shall have a rear yard with a building setback line of ten (10) feet. Screened enclosures shall be set back a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line, in which case the rear screen enclosure setback may be reduced to zero (0) feet.

3. All other permitted or special exception uses:

   All setback requirements shall be established for each specific use as part of the site plan review process.

4. Buffering:

   Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 153, City of Port St. Lucie Ordinances.

(J) Off-Street Parking and Service Requirements: As set forth in Section 3 hereof.

(K) Access. Gated subdivisions shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. A bus and truck maneuvering area will not be required for secondary resident restricted entrances.

(L) Future Approvals. Concurrent with any subdivision plats a conceptual plan meeting the criteria set forth herein, shall be submitted for review and approval by the City's Site Plan Review Committee. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including but not limited to: lot sizes; location of open space and drainage areas; location of collector and local roads; and location of bike, pedestrian, multi-modal paths.

SECTION 2 – NEIGHBORHOOD COMMERCIAL AREAS

(A) Purpose: The purpose of the neighborhood commercial area shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping of interrelationships of established uses so as to permit a high level of pedestrian movement within the area; to designate those uses and services deemed appropriate and proper for location and development within said areas; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses within the areas. A minimum of two uses shall be provided in each Neighborhood Commercial area, with one of the uses being commercial/retail. The other uses include residential, office, personal and household service establishments, institutional uses, public facilities, parks, and playgrounds. The following standards shall be met in designing neighborhood commercial areas.

(B) Permitted Principal Uses and Structures: Those uses listed as permitted principal uses and structures in Section 158.120(B) of the City of Port St. Lucie Land Development Code. In addition, commercial retail, office, personal and household service establishments, institutional uses, public facilities, parks, and playgrounds are permitted uses.

(C) Special Exception uses: Those uses listed as special exception uses and structures in Section 158.120(C) of the City of Port St. Lucie Land Development Code.

(D) Accessory Uses: As set forth in Section 3 below.

(E) Minimum and Maximum Lot Requirement: As set forth in Section 158.120(E) of the City of Port St. Lucie Land Development Code.

(F) Maximum Building Coverage. As set forth in Section 158.120(F) of the City of Port St. Lucie Land Development Code.

(G) Minimum Usable Open Space: Five (5) percent. Usable open space shall be provided for employees and visitors in uses such as squares, greens, parks, recreation areas, and/or conservation areas.

(H) Maximum Building Height: As set forth in Section 158.120(G) of the City of Port St. Lucie Land Development Code.

(I) Minimum Building Size and Minimum Living Area: As set forth in Section 158.120(H) of the City of Port St. Lucie Land Development Code.

(J) Setback Requirements and Buffer: As set forth in Section 158.120(I) of the City of Port St. Lucie Land Development Code.

(K) Off-Street Parking and Service Requirements: As set forth in Section 4 below.

(L) Site Plan Review: As set forth in Section 158.120(K) of the Port. St. Lucie Land Development Code.

(M) Access: Vehicular access points will be located and designed in accordance with FDOT and City standards for median openings and minimum separation distances between driveways or intersections.

SECTION 3-ACCESSORY USES & STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements, or as restricted in the Homeowners Association documents. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive unless as otherwise noted for specific uses under Section B as follows: Accessory uses are not considered a part of building coverage standards.

(B) Accessory Uses in Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to zero (0) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way and five (5) feet. The minimum setback for accessory uses from side and rear property lines adjacent to non-gated collector or arterial roads shall be twenty (20) feet.

2. The following accessory uses are allowed in the residential areas, all other accessory uses are permitted, or as restricted in the Homeowners Association documents.

   a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.

   b. Swimming pools and related decks, patios and screen enclosures. Maximum size based on allowable setbacks.

   c. A basketball backboard and goal may be located in that area extending from the front building line and on driveways, provided either fixed or portable and a minimum of two (2) feet of the edge of pavement and not on a collector or arterial road.

   d. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.

   e. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.

   f. Fences or screening walls; meeting the requirements of Section 158.216 (A) and (B) per the City of Port St. Lucie Zoning Ordinances. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216(A), (B), (F) & (G). Section 158.216 (C), (D), (E), (H), (I) through (J) are not required to be met and do not apply.

   g. Garages. Maximum size shall be nine hundred (900) square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roof line. These uses conform in appearance, materials and design to the principal's structure (house) if over 300 square feet in size. Only one detached garage per lot is permitted. Multi garages are permitted providing same are attached to the principal structure.

   h. Solar collection systems, windmills, and other energy devices based on renewable resources.

   i. Outdoor fireplaces, barbeque pits and so called summer kitchens.

   j. Doghouse with a size not to exceed four (4) feet in height and four (4) feet in depth by six (6) feet wide.

   k. Noncommercial greenhouses.

   l. Dish antennas.

(C) <u>Storage of a Commercial Vehicle or Equipment in a Residential District</u>. Storage of a commercial

vehicle or equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure.

(D) Major Recreational Equipment. Major recreational equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and like. Storage of major recreational equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure.

(E) Home Occupation. A home occupation as defined herein shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

(F) Accessory Uses in Neighborhood Commercial area: As set forth in Section 158.217 of the City of Port St. Lucie Land Development Code.

SECTION 4- PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum.

1. Residential Single Family: 2.0 spaces per dwelling unit. Each single family lot less than 50 feet in width shall provide 1 exterior space (in addition to the 2.0 spaces per dwelling unit) in the driveway to accommodate guest parking (Section 158.221(C)(8)(b) of the City of Port St. Lucie Land Development Code). The two required parking spaces per single family residential unit shall be provided within enclosed garage spaces. The minimum driveway width from the street to the two required enclosed garage spaces shall be a minimum of sixteen (16) feet. There shall be no required minimum width required for the residential driveway providing access to a third enclosed garage space.

2. Villa: 1.5 spaces per dwelling unit. Each villa lot shall provide 1 exterior space (in addition to the 1.5 spaces per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of sixteen (16) feet.

3. Parks and Recreation & Community Garden/Community Greenhouse:

    a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility

    b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process

4. Neighborhood Commercial: As set forth in Section 158.221 of the City of Port St. Lucie Land Development Code.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,

2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.

2. The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

(D) Mass Transit:

Two future mass transit stop easements, one proximate to the Community Blvd. primary project entry and one proximate to the Discovery Way secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations. An easement of 10' x 30' will be provided in these locations on the plat denoting same as a future mass transit stop.

SECTION 5- LANDSCAPING

(A) Plant Materials:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.

2. Tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.

3. Existing plant material used to meet the intent of this section and Chapter 153, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

4. A minimum of fifty (50) percent of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees.

5. Appendix C: Table 1 of the Landscape Code shall be used to guide the landscaping plans.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any water and sewer lines, existing utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

a. Lots up to 2,500 sq. ft. shall provide one (1) tree.

b. Lots up to 5,000 sq. ft. shall provide two (2) trees.

c. Lots up to 7,500 sq. ft. shall provide three (3) trees.

d. Lots up to 10,000 sq. ft. shall provide four (4) trees.

e. For each additional 2,500 sq. ft. of lot area above 10,000 sq. ft,, one (1) tree.

(D) Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake.

(E) Street Tree Planting:

(a) Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 14A).
(b) Eighty (80) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 14B).

SECTION 6 - WETLANDS

(A) The Army Corp of Engineers permit number SAJ-2006-01921 (IP-CF) issued on 12/21/12 notes Special Condition #4 which required that within 30 days, offsite mitigation credits be purchased from the Bluefield mitigation bank, which was completed. This condition satisfies the wetland impacts for the Riverland/Kennedy DRI. Waters of the state and wildlife foraging areas will be dealt with through retention areas and littoral shelf areas as impacts are created. These retention areas and littoral shelves and related plantings will be addressed with the construction drawings at the time of platting.

EXHIBIT 8

RIVERLAND/KENNEDY MPUD – Parcel A
Legal Description

A PARCEL OF LAND LYING IN SECTIONS 15, 16, 21 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT R-2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56 AT PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2671, SAID PUBLIC RECORDS; THENCE NORTH 89°50'39" WEST ALONG THE SOUTH LINE OF SAID SOUTHERN GROVE PLAT NO. 4, A DISTANCE OF 117.13 FEET; THENCE SOUTH 00°09'21" WEST, A DISTANCE OF 156.84 FEET TO THE POINT OF BEGINNING;
SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 01°06'57" WEST; THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF E/W # 1 ROAD RIGHT-OF-WAY FOR THE FOLLOWING 3 DESCRIBED COURSES, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°07'01", A DISTANCE OF 48.97 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°13'10", A DISTANCE OF 76.09 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°04'45", A DISTANCE OF 49.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'34" WEST ALONG A LINE 150.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, THE WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 257.66 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,215.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 415.27 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2,065.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 387.15 FEET TO A POINT OF TANGENCY WITH A LINE 75.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, SAID WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3; THENCE, ALONG SAID PARALLEL LINE, SOUTH 00°05'34" WEST, A DISTANCE OF 2,102.26 FEET; THENCE, DEPARTING SAID PARALLEL LINE, NORTH 89°58'17" WEST, A DISTANCE OF 916.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 4,010.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°28'30", A DISTANCE OF 383.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3,740.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°32'08", A DISTANCE OF 1,014.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 7,080.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°09'46", A DISTANCE OF 2,862.22 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 205.79 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 51°54'31" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°22'03", A DISTANCE OF 177.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°27'32" WEST, A DISTANCE OF 117.70 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE PROPOSED RIGHT-OF-WAY OF N/S B, 150 FEET IN WIDTH; THENCE, ALONG SAID EAST LINE, NORTH 00°28'42" WEST, A DISTANCE OF 3,122.36 FEET; THENCE, CONTINUING ALONG SAID EAST LINE, NORTH 44°50'19" EAST, A DISTANCE OF 49.77 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID SOUTH LINE OF THE PROPOSED E/W #1 RIGHT-OF-WAY; THENCE, ALONG SAID SOUTH LINE, SOUTH 89°50'39" EAST, A DISTANCE OF 4,817.47 FEET; THENCE, ALONG SAID SOUTH LINE, SOUTH 88°53'03" EAST, A DISTANCE OF 408.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 412.935 ACRES, MORE OR LESS.

EXHIBIT 9

BINDING M.P.U.D. AGREEMENT

Riverland/Kennedy M.P.U.D. – Parcel A

The property, as described in Exhibit 8, is under unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie M.P.U.D. Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port. St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of DECEMBER, 2015.

WITNESS:

By: Kevin Ratterree

KEVIN RATTERREE
Printed Name

By: [illegible]

Glenn Ryals
Printed Name

Riverland/Kennedy II, LLC, a Florida Limited Liability Corporation

By: [illegible] Vice President
Alan Fant, Vice President
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323

WITNESS:

By: _____

KEVIN RATTERREE
Printed Name

By: _____

Glenn Ryals
Printed Name

Riverland/Kennedy III, LLC, a Florida Limited Liability Corporation

By: _____, Vice President
Alan Fant, Vice President
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323

WITNESS:

By: _____

KEVIN RATTERREE
Printed Name

By: _____

Glenn Ryals
Printed Name

Riverland/Kennedy LLP, a Florida Limited Liability Partnership

By: Riverland/Kennedy III, LLC, a Florida limited liability company, a Partner

By: _____, V.P.
Alan Fant, Vice President
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323

WITNESS:

By: _____

KEVIN RATTERREE
Printed Name

By: _____

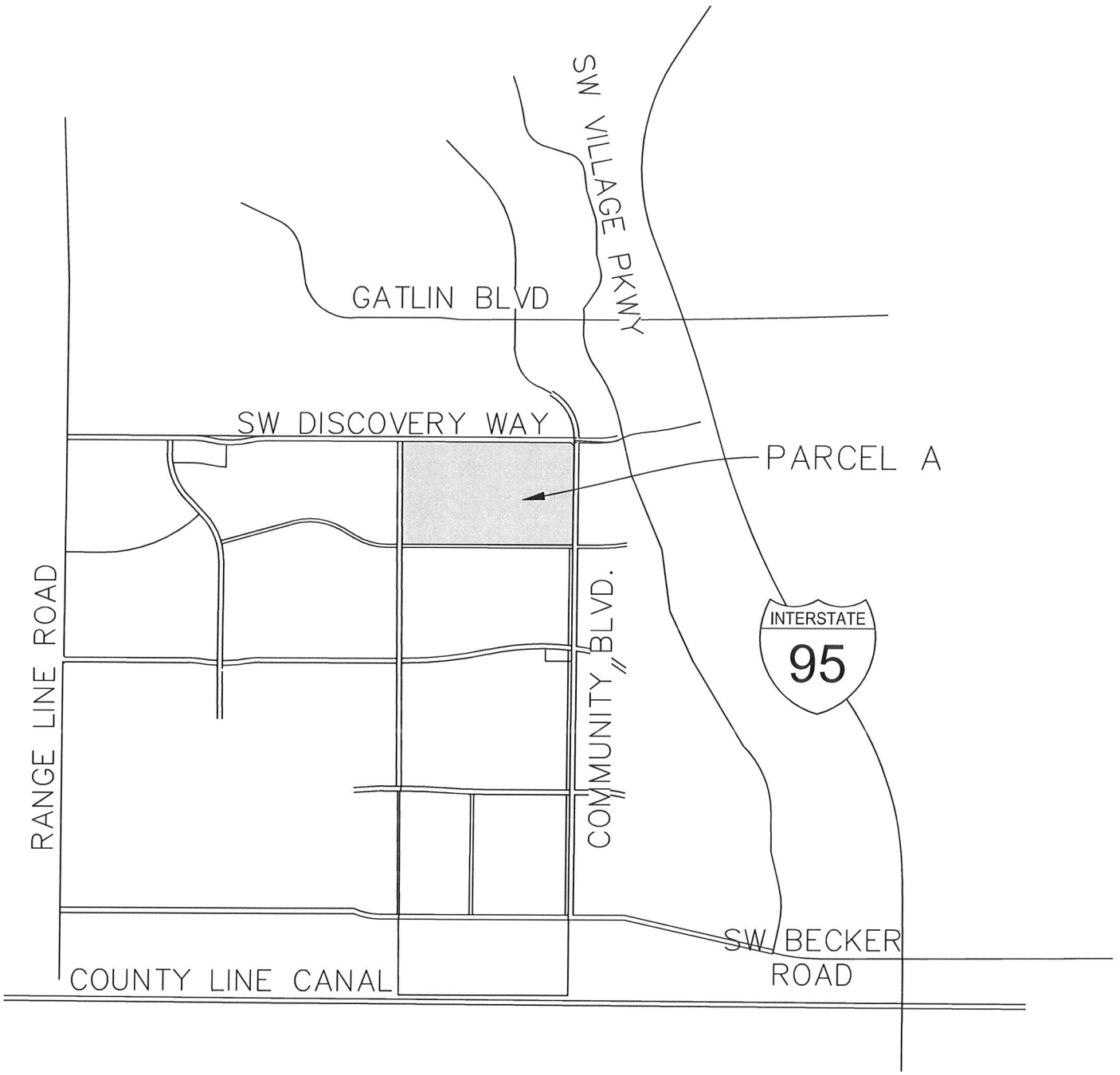
Glenn Ryals
Printed Name

By: St. Lucie Associates IV, LLLP, a Florida limited liability limited partnership, a Partner

By: St. Lucie IV Corporation, a Florida corporation, its general partner

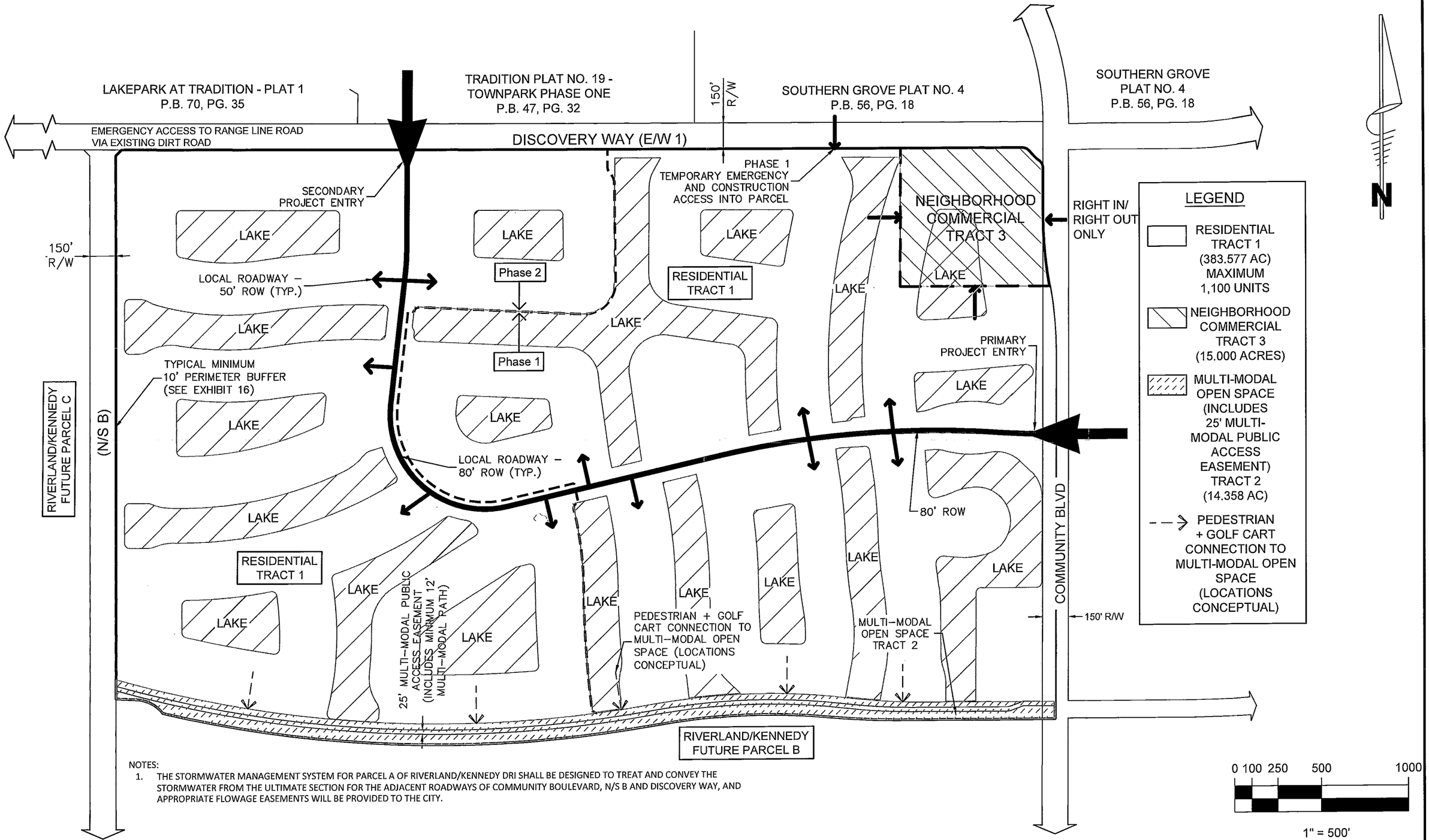
By: _____, V.P.
Alan Fant, Vice President
1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, FL 33323

EXHIBIT 10
SITE LOCATION MAP



SITE LOCATION MAP
N.T.S.

1600 Sawgrass Corporate Pkwy. - Suite 400 Sunrise, Florida 33323	SCALE: 1" = 10' DATE: 2015-08-31 DESIGNED BY: FPG CHECKED BY: GD FILE NAME: Exhibit-1	RIVERLAND MPUD - PARCEL A Port St. Lucie, Florida EXHIBIT - 10 LOCATION MAP	EXH-10



NOTES:

1. THE STORMWATER MANAGEMENT SYSTEM FOR PARCEL A OF RIVERLAND/KENNEDY DRI SHALL BE DESIGNED TO TREAT AND CONVEY THE STORMWATER FROM THE ULTIMATE SECTION FOR THE ADJACENT ROADWAYS OF COMMUNITY BOULEVARD, N/S B AND DISCOVERY WAY, AND APPROPRIATE FLOWAGE EASEMENTS WILL BE PROVIDED TO THE CITY.

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE:	N.T.S.
DATE:	2015-08-31
DESIGNED BY:	FPG
CHECKED BY:	GD
FILE NAME:	Exhibit-11

RIVERLAND MPUD - PARCEL A

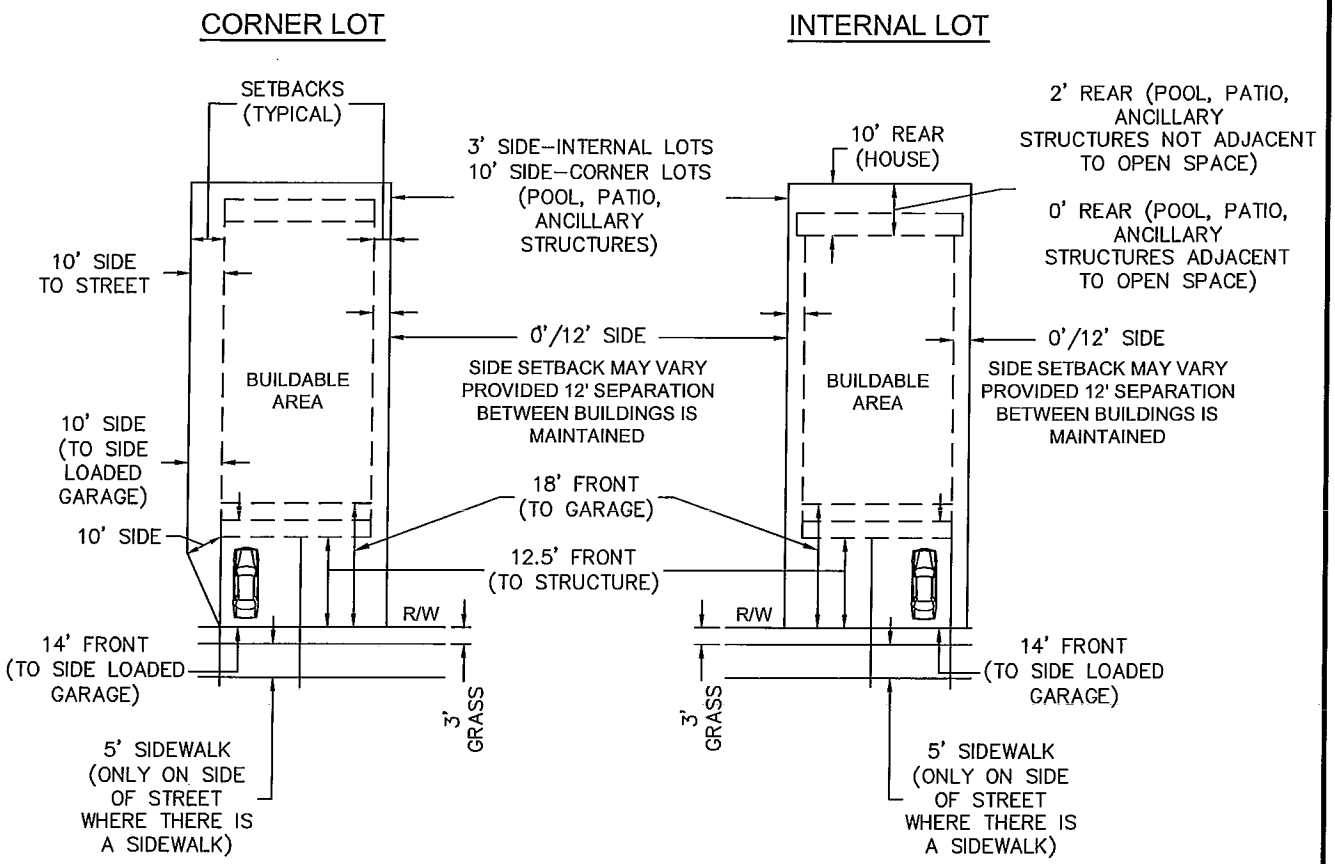
Port St. Lucie, Florida

EXHIBIT - 11

CONCEPTUAL PLAN

EXH-11

EXHIBIT 12A
SINGLE FAMILY
NO ALLEY
FRONT LOADED
50' LOCAL STREET



BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:
1. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
2. SINGLE FAMILY DETACHED LOT'S SIDE SETBACKS VARY PROVIDED 12' SEPARATION BETWEEN BUILDINGS IS MAINTAINED.
3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
4. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'

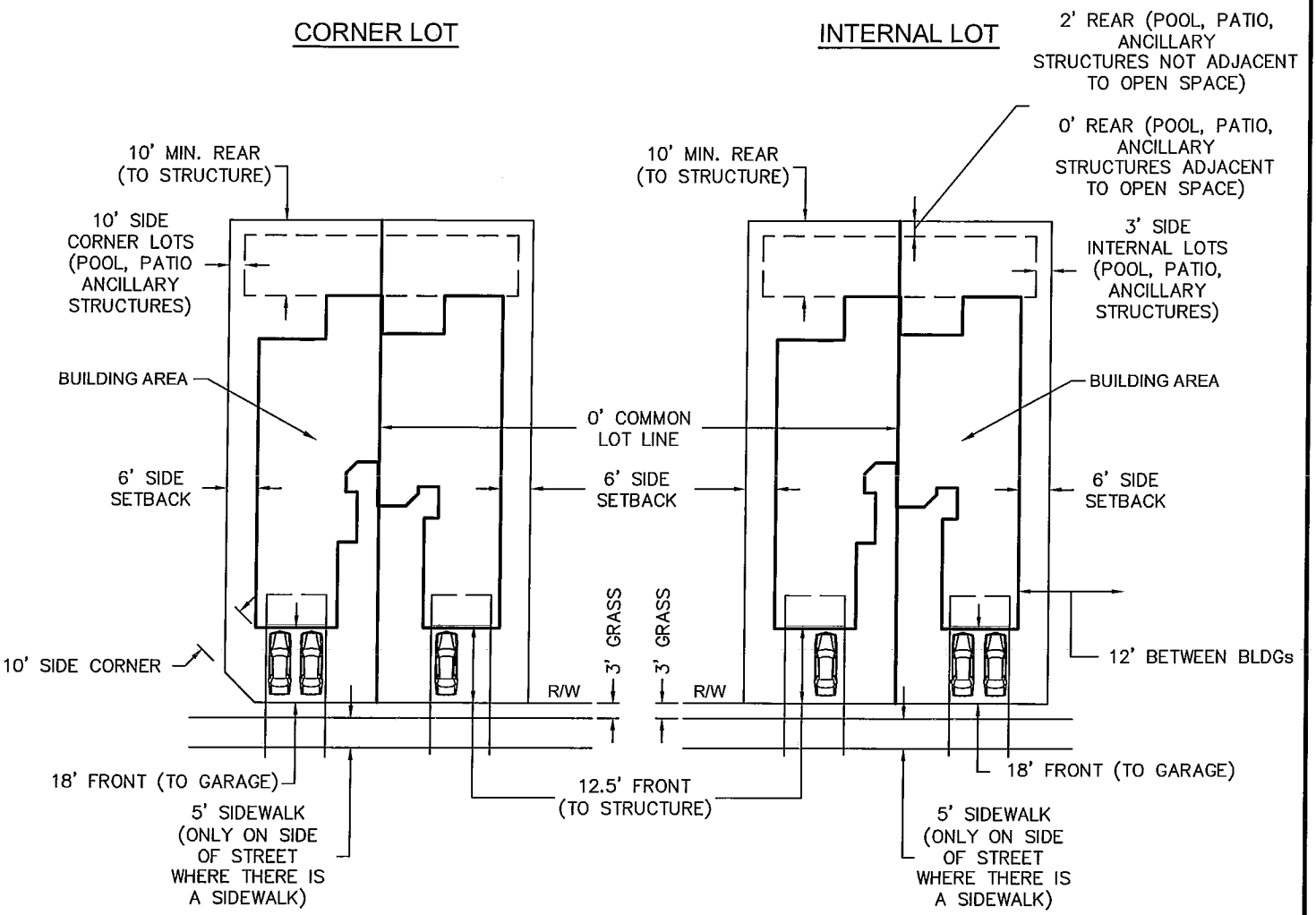
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LOT FRONTAGE AT THE R-O-W LINE SHALL BE 25 FEET

TYPICAL SINGLE FAMILY LOT

1600 Sawgrass Corporate Pkwy. - Suite 400 Sunrise, Florida 33323	SCALE: 1" = 10' DATE: 2015-08-31 DESIGNED BY: FPG CHECKED BY: GD FILE NAME: Exhibit-----	RIVERLAND MPUD - PARCEL A Port St. Lucie, Florida EXHIBIT - 12A TYPICAL LOT - SINGLE FAMILY - 50' LOCAL STREET - FRONT LOADED	EXH-12A

EXHIBIT 12B
TYPICAL VILLA LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:
1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'

LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 19 FEET

TYPICAL VILLA LOT

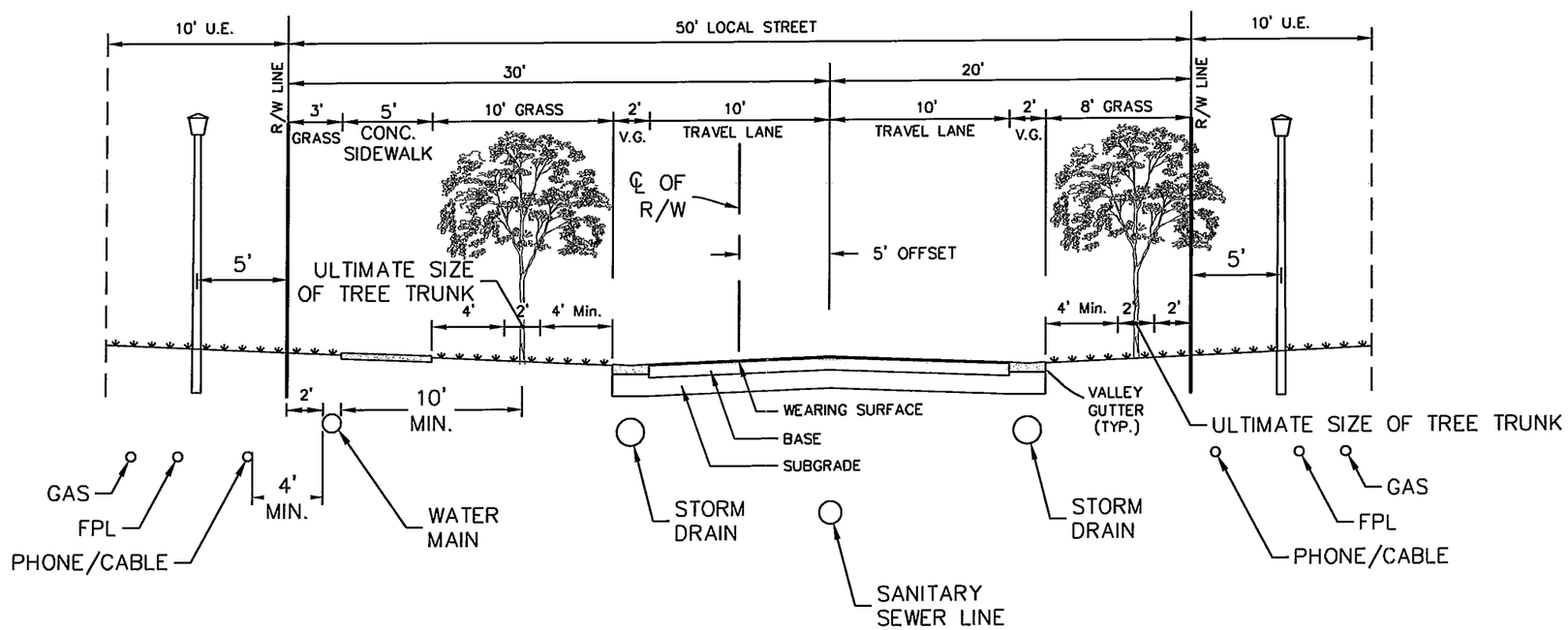
1600 Sawgrass Corporate Pkwy. - Suite 400 Sunrise, Florida 33323	SCALE: 1" = 10' DATE: 2015-08-31 DESIGNED BY: FPG CHECKED BY: GD FILE NAME: Exhibit-----	RIVERLAND MPUD - PARCEL A Port St. Lucie, Florida EXHIBIT - 12B TYPICAL LOT - VILLA - FRONT LOADED - 50' LOCAL STREET	EXH-12B

LEGEND

- PROPOSED RIGHT OF WAY
- UTILITY EASEMENT (U.E.)
- CENTERLINE OF CONSTRUCTION
- PROPOSED SIDEWALK (SW)
- PROPOSED TRAVEL LANE

NOTES:

1. STREET TREES MAY BE INSTALLED IN ACCORDANCE WITH SECTION 156.121 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
2. TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY
3. FOR LOOPING PURPOSES, A SECOND WATER MAIN MAY BE INSTALLED UNDER THE ROADWAY OR IN PLACE OF THE STREET TREES AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
4. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
5. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS. REFER TO EXHIBIT 18 OF MPUD FOR APPROVED STREET TREE LIST.
6. POSTED SPEED LIMIT: 25 MPH
7. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.



LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION

RESIDENTIAL LOCAL 2-LANE ROADWAY - 50' ROW
TYPICAL SECTION

N.T.S.

* SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY

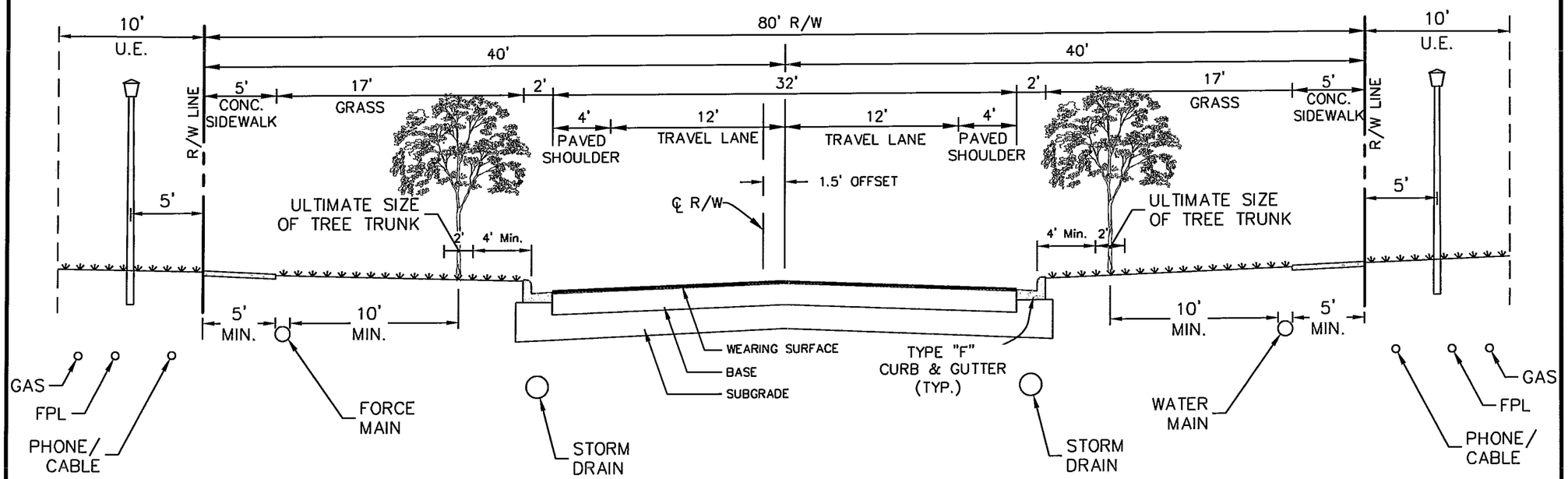
1600 Sawgrass Corporate Pkwy. - Suite 400 Sunrise, Florida 33323	SCALE: N.T.S. DATE: 2015-08-31 DESIGNED BY: FPG CHECKED BY: GD FILE NAME: Exhibit-13A	RIVERLAND MPUD - PARCEL A Port St. Lucie, Florida EXHIBIT - 13A TYPICAL ROADWAY SECTION - 50' RIGHT-OF-WAY	EXH-13A

LEGEND

- PROPOSED RIGHT OF WAY
- UTILITY EASEMENT (U.E.)
- CENTERLINE OF CONSTRUCTION
- PROPOSED SIDEWALK (SW)
- PROPOSED TRAVEL LANE

NOTES:

1. STREET TREES MAY BE INSTALLED IN ACCORDANCE WITH SECTION 156.121 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
2. IN LIEU OF TWO 5' SIDEWALKS, ONE 8' PATH MAY BE SUBSTITUTED. AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS. REFER TO EXHIBIT 18 OF MPUD FOR APPROVED STREET TREE LIST.
5. POSTED SPEED LIMIT: 25 MPH
6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.

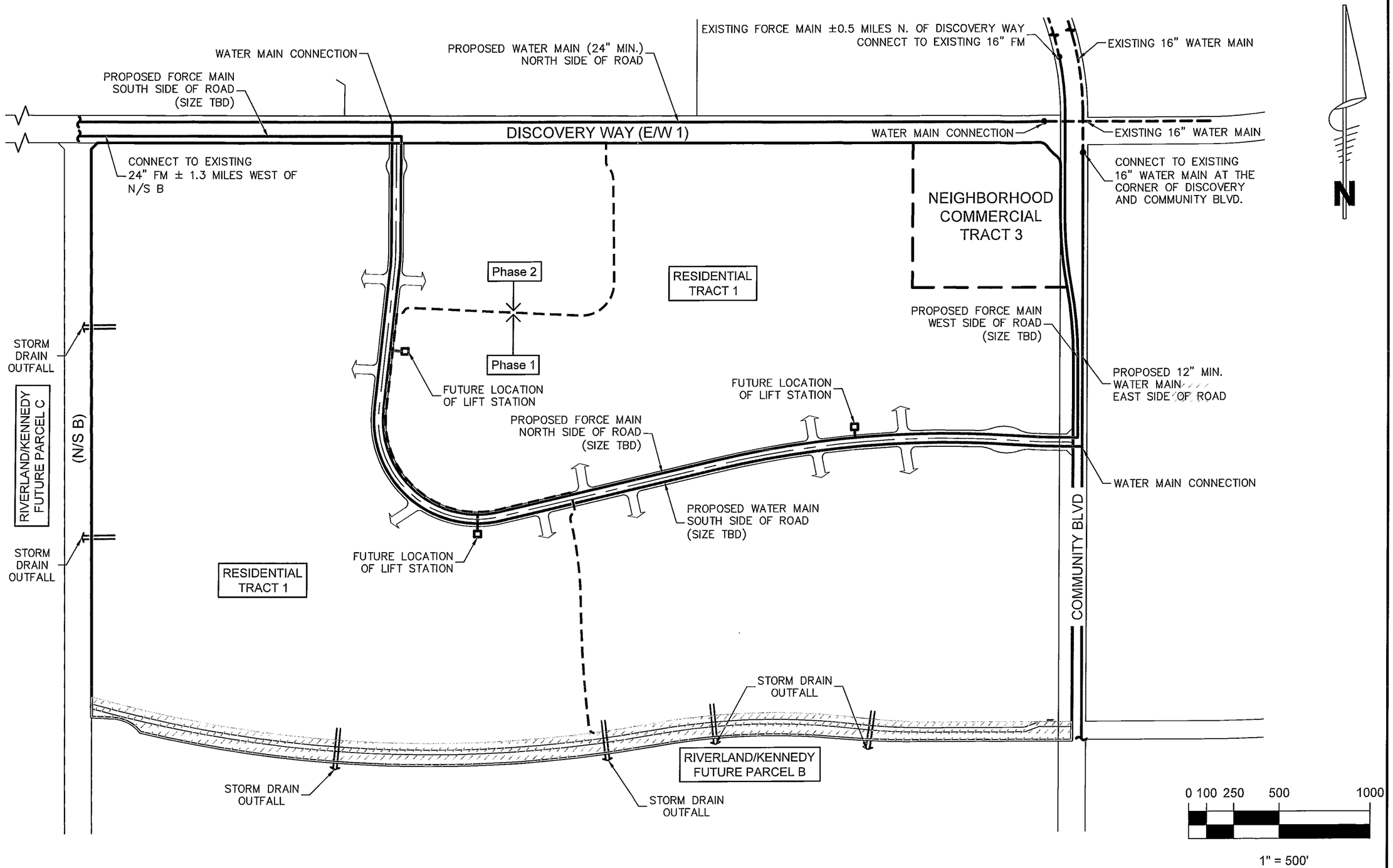


RESIDENTIAL LOCAL 2-LANE ROADWAY - 80' ROW
TYPICAL SECTION

N.T.S.

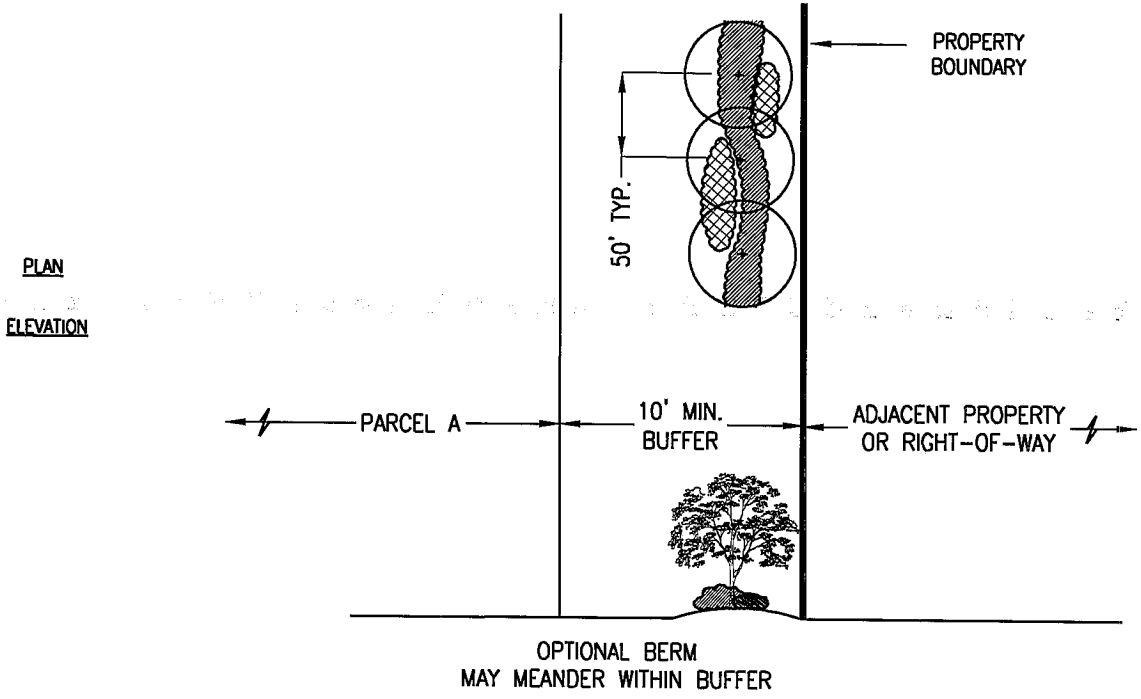
LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION

1600 Sawgrass Corporate Pkwy. - Suite 400 Sunrise, Florida 33323	SCALE: 1" = 10' DATE: 2015-08-31 DESIGNED BY: FPG CHECKED BY: GD FILE NAME: Exhibit-13B	RIVERLAND MPUD - PARCEL A Port St. Lucie, Florida EXHIBIT - 13B TYPICAL ROADWAY SECTION - 80' RIGHT-OF-WAY	EXH-13B



1600 Sawgrass Corporate Pkwy. - Suite 400 Sunrise, Florida 33323	SCALE: 1" = 10' DATE: 2015-08-31 DESIGNED BY: FPG CHECKED BY: GD FILE NAME: Exhibit-34	RIVERLAND MPUD - PARCEL A Port St. Lucie, Florida EXHIBIT - 14 WATER/SEWER PLAN

EXH-14



PERIMETER BUFFER SECTION (MINIMUM):

Planting for this buffer shall consist of:

- A landscape strip at least ten (10) feet in depth shall be located adjacent to all rights-of-way and abutting properties, unless indicated otherwise.
- A Minimum of one (1) tree shall be provided for each thirty (30) linear feet of right-of-way or abutting property, or fractional part thereof. Trees may be place in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet.
- A continuous hedge shall extend the length of the landscape strip. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least twenty-four (24) inches in height at the time of planting. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding paving.
- Where an adjacent site has been developed and it has a landscape strip that has one (1) tree for each thirty (30) linear feet, or fractional part thereof, the required trees may be placed in other areas of the site, in addition to other required trees.
- If there is no space for additional trees in other areas of the site, the trees shall not be required. However, provided sufficient space exists, additional shrubs shall be required. In such case, a minimum of twenty-four (24) shrubs at least twenty-four (24) inches in height may be substituted for every one required tree. Groundcover may be substituted for no more than fifty (50) percent of the number of required shrubs: Six (6) square feet of groundcover shall be required for every one (1) shrub

10' PERIMETER LANDSCAPE BUFFER

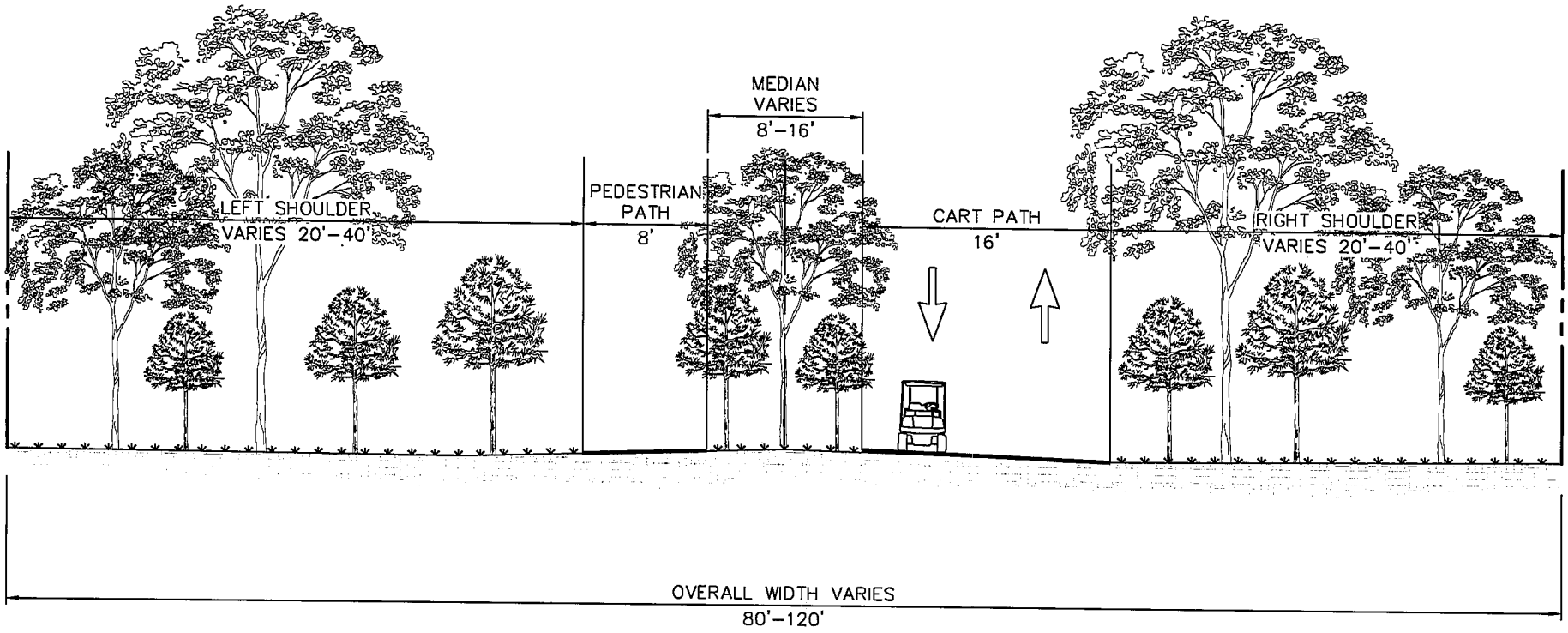
N.T.S.

1600 Sawgrass Corporate Pkwy. - Suite 400 Sunrise, Florida 33323	SCALE: 1" = 10' DATE: 2015-08-31 DESIGNED BY: FPG CHECKED BY: GD FILE NAME: Exhibit-34	RIVERLAND MPUD - PARCEL A Port St. Lucie, Florida EXHIBIT - 15 10' PERIMETER LANDSCAPE BUFFER DETAIL - Typical (MINIMUM)	EXH-15

LEGEND

PROPOSED TRACT 2 MULTI-MODAL CORRIDOR

CENTERLINE OF CONSTRUCTION



PASEO CROSS SECTION

INCLUSIVE OF MULTI-MODAL PATH

N.T.S.

1600 Sawgrass Corporate Pkwy. - Suite 400 Sunrise, Florida 33323	SCALE: 1" = 10' DATE: 2015-08-31 DESIGNED BY: FPG CHECKED BY: GD FILE NAME: Exhibit-16	RIVERLAND MPUD - PARCEL A Port St. Lucie, Florida EXHIBIT - 16 PASEO MULTI-MODAL CROSS SECTION	EXH-16

EXHIBIT 17 - STREET TREE LIST

NO.	COMMON NAME	SPECIES NAME	TYPE-A	TYPE-B
1	Chinese Drake Elm	*Ulmus parvifolia*	X	
2	Crape Myrtle	*Lagerstroemia*		X
3	Dahoon Holly*	*Ilex cassine*		X
4	Eagleston Holly	*Ilex Hybrid*		
5	East Palatka Holly	*Ilex Hybrid*	X	
6	Foxtail Palm	*Wodyetia bifurcata*		X
7	Gold Medallion Tree	*Cassia leptophylla*		
8	Green Buttonwood*	*Conocarpus erectus*		X
9	Jacaranda	*Jacaranda mimosifolia*	X	
10	Japanese Blueberry	*Elaeocarpus decipiens*		
11	Pink Trumpet Tree	*Tabebuia heterophylla*		X
12	Purple Trumpet Tree	*Tabebuia impetiginosa*		
13	Red Maple*	*Acer rubrum*	X	
14	Royal Palm*	*Roystonea regia*	X	
15	Southern Live Oak*	*Quercus virginiana*	X	

**Florida Native*

City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: **PLANNING AND ZONING BOARD – MEETING OF JANUARY 5, 2016**

FROM: **THRESIAMMA KURUVILLA, PLANNER** TK

RE: **RPR INVESTMENTS INC.**
REZONING APPLICATION
(P15-191)

DATE: **DECEMBER 17, 2015**

PROPOSED REQUEST: The proposed request seeks to rezone 2 (two) lots from RS-2 (Single Family Residential) to CS (Service Commercial).

APPLICANT & OWNER: RPR Investments, Inc.

LOCATION: The property is located on the southeast corner of Biltmore Street and Lakehurst Drive and west of a drainage right-of-way.

LEGAL DESCRIPTION: The property is legally described as Lots 1 and 2, Block 234, Port St. Lucie Section 28.

SIZE: 0.50 acres

EXISTING ZONING: RS-2 (Single Family Residential)

EXISTING USE: Vacant land

SURROUNDING USES: North = Lakehurst Drive and beyond is CS (Service Commercial) zoning, warehouse building; South = CS (Service Commercial) zoning, warehouse building; East = Drainage right-of-way and beyond is CG (General Commercial) zoning, R & F Pest Control; West = Biltmore Street and beyond is IN (Industrial) zoning, Lakehurst Plaza condominium.

FUTURE LAND USE: CS/LI (Service Commercial/Light Industrial)

REQUESTED ZONING: CS (Service Commercial)

IMPACTS AND FINDINGS:

Land Use Consistency: The requested zoning change is justified and supported by the Comprehensive Plan, and the Conversion Manual. The subject application is supported and justified by Policy 1.1.3: "Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the traffic, infrastructure, recreation, open space, and capital improvements element of the Comprehensive Plan) are available concurrent with impacts of development."; and Policy 1.1.3.1: "The development of residential, commercial, and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as: (a) potable water; (b) sanitary sewers; (c) solid waste removal; (d) vehicular and pedestrian circulation; (e) public safety; (h) electricity; and (i) drainage."

Sewer/Water Service: The City of Port St. Lucie's Utility system is the provider of water and sewer.

Environmental: At the time of site plan review an environmental study/tree survey will be required.

Compliance With Conversion Area Requirements:

1. Planning Area location per conversion manual: 26
2. The property is totally within planning area: Yes
3. Minimum Frontage: Yes
4. Minimum Depth: Yes
5. Does the request isolate lots: No
6. Has a Unity of Title been submitted: The Planning and Zoning Department will process the Unity of Title through the City Attorney's Office.
7. Buffer required: NA

STAFF RECOMMENDATION:

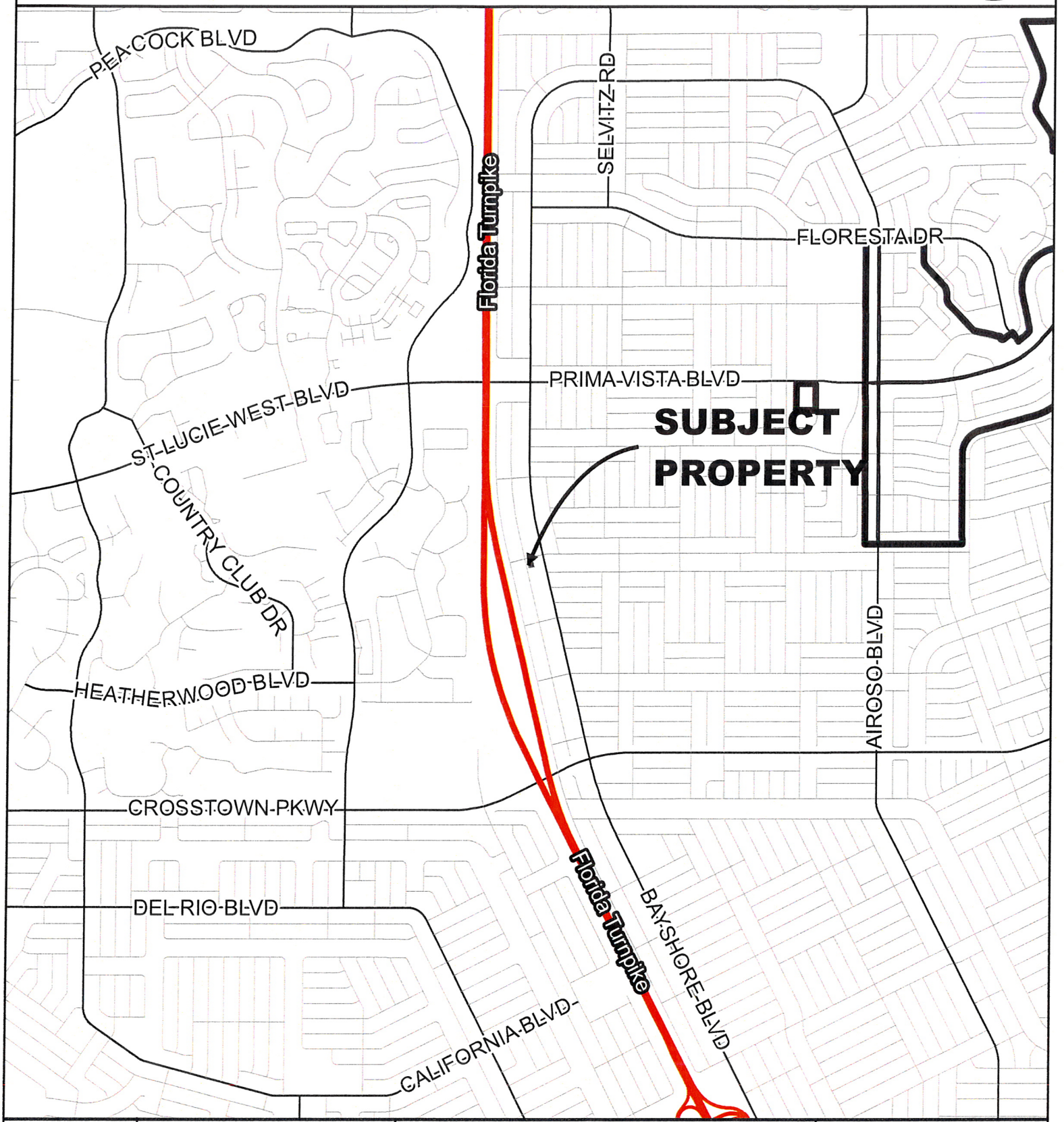
The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval based on the analysis and findings as noted in the staff report.

Planning and Zoning Board Action Options:

- Motion to recommend approval
- Motion to recommend denial

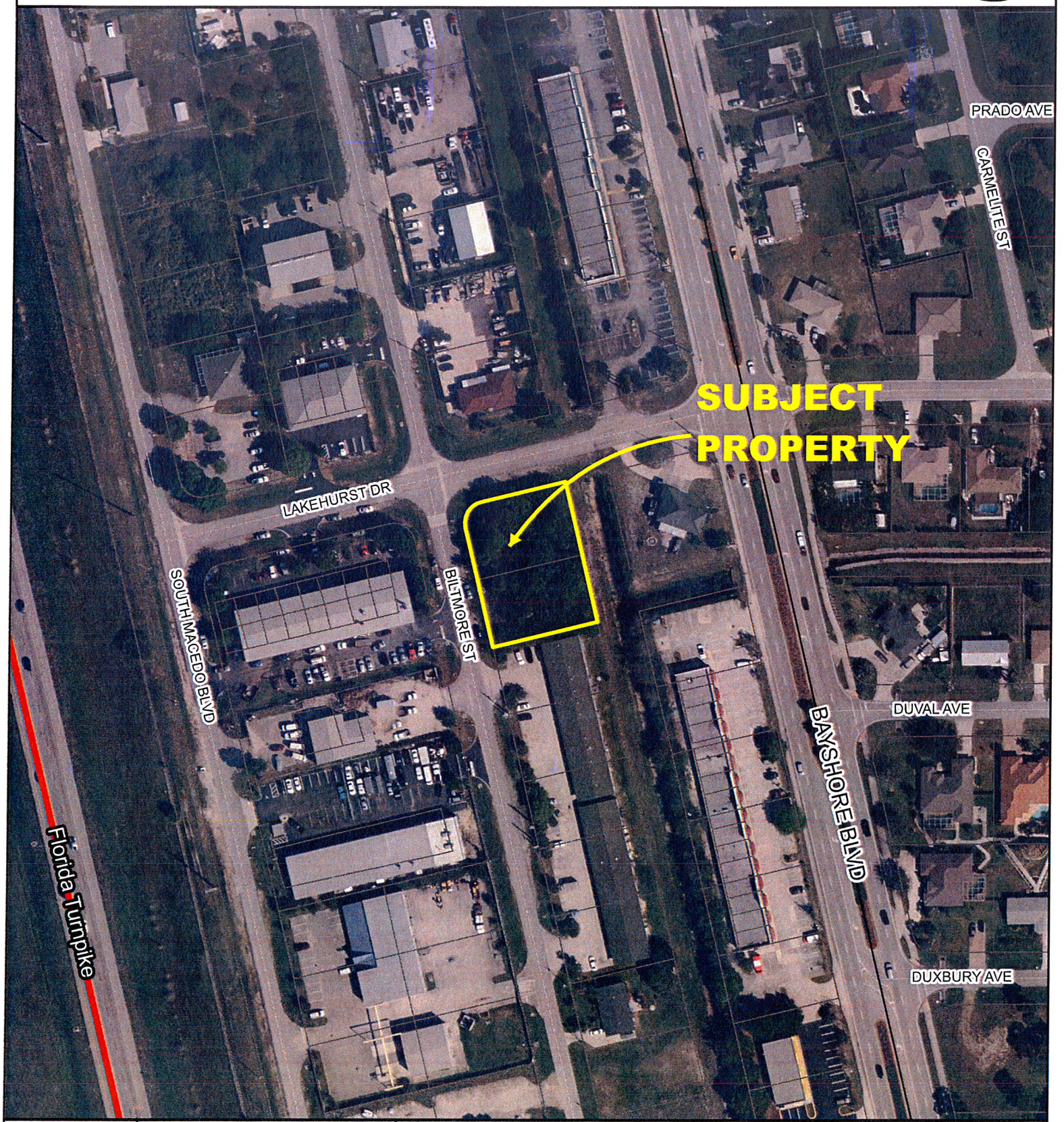
Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.

GENERAL LOCATION



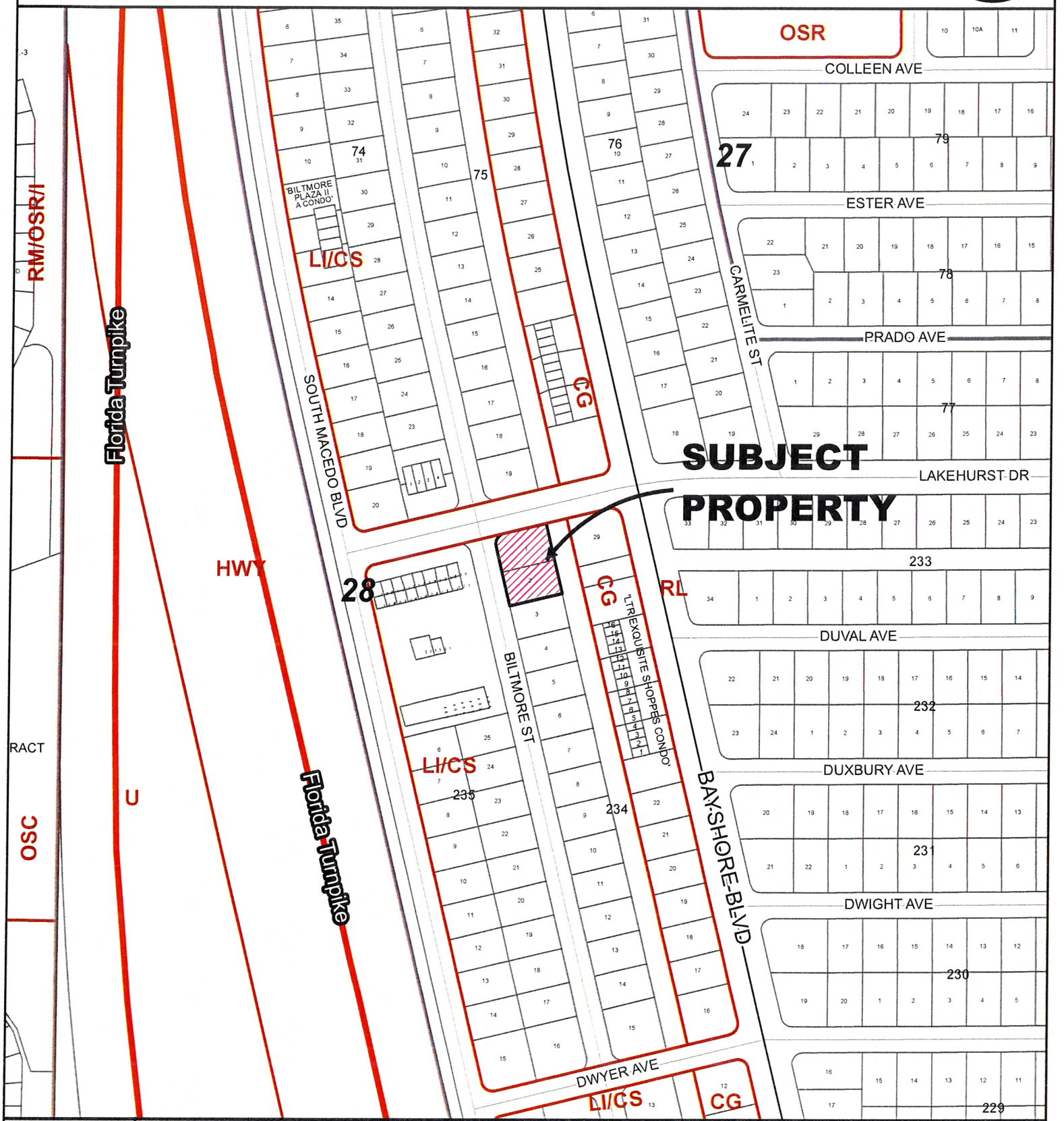
CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	REZONING RPR INVESTMENTS, INC. SECTION 28, BLOCK 234, LOTS 1 & 2	DATE: 12/8/2015 APPLICATION NUMBER: P15-191 USER: patricias SCALE: 1 in = 0.5 miles

AERIAL



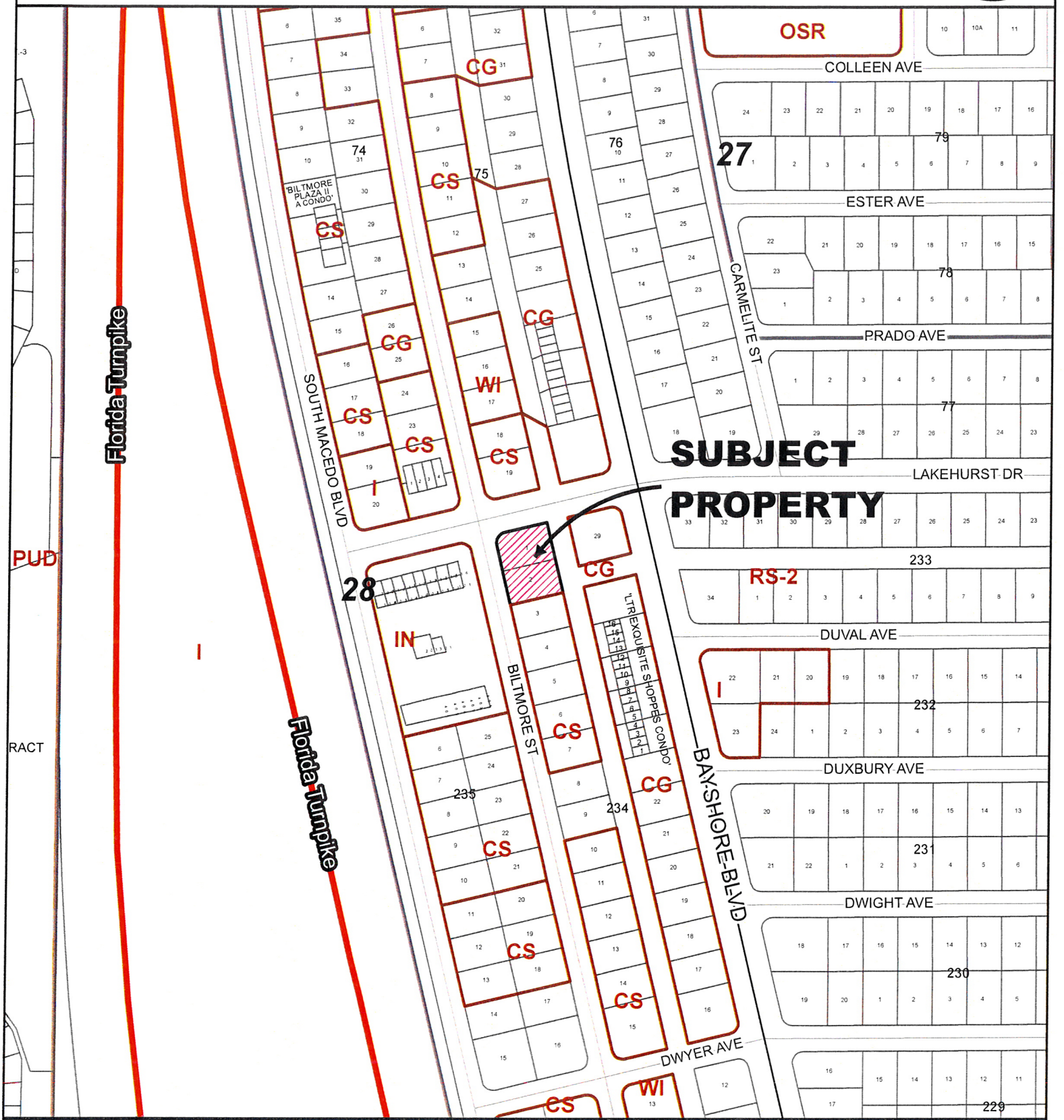
CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	REZONING RPR INVESTMENTS, INC. SECTION 28, BLOCK 234, LOTS 1 & 2 AERIAL DATE 2014	DATE: 12/8/2015 APPLICATION NUMBER: P15-191 USER: patricias SCALE: 1 in = 150 ft	

FUTURE LAND USE



CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	REZONING RPR INVESTMENTS, INC. SECTION 28, BLOCK 234, LOTS 1 & 2	DATE: 12/8/2015 APPLICATION NUMBER: P15-191 USER: patricias SCALE: 1 in = 300 ft

EXISTING ZONING



CITY of PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	REZONING RPR INVESTMENTS, INC. SECTION 28, BLOCK 234, LOTS 1 & 2	DATE: 12/8/2015 APPLICATION NUMBER: P15-191 USER: patricias SCALE: 1 in = 300 ft

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX:(772) 871-5124

FOR OFFICE USE ONLY

Planning Dept. P15-191
Fee (Nonrefundable)$ 2,115.00
Receipt # 75498

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

RECEIVED
NOV 25 2015
PLANNING DEPARTMENT
PORT ST. LUCIE

PRIMARY CONTACT EMAIL ADDRESS:

PROPERTY OWNER:

Name: RPR Investments Inc.

Address: 981 SW Biltmore St. Port St Lucie, FL 34983

Telephone No.: 772-344-9400 FAX No.: 772-344-9401

tnt_builders@comcast.net

AGENT OF OWNER (if any)

Name: N/A

Address:

Telephone No.: FAX No:

PROPERTY INFORMATION

Legal Description: Lot 1 & 2 Block 234 Port St Lucie Sec 28 P.Book 7, Page 1
(Include Plat Book and Page)

Parcel I.D. Number: 3420635045900001 and 3420635046000001

Current Zoning: RS-2

Proposed Zoning: CS

Future Land Use Designation: CS/LI Acreage of Property: .50

Reason for Rezoning Request: We would like to clear the land and make improvements to the property. This requires the property to be zoned CS or LI.

*Signature of Owner

Jason Merritt
Hand Print Name

11/25/15
Date

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

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

H:\PZ\SHARED\APPLCTN\REZAPPL(06/23/11)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT L COUNTY
FILE # 4 8 11/18/2015 at 10:31 AM
OR BOOK 3809 PAGE 294 - 295 Doc Type: DEED
RECORDING: $18.50
D DOC STAMP COLLECTION: $0.70

Steven G. Vitale, P.A.
211 S. Colorado Avenue, Suite 2
Stuart, FL 34994
772-781-1999
File Number:
Will Call No:

Parcel Identification No. 3420-635-0459-000/1 and 3420-635-0460-000/1

Quit Claim Deed

This Quit Claim Deed made this _____ day of **October, 2015** between **TNT Builders of South Florida, LLC, a Florida limited liability company**, whose post office address is **981 SW Biltmore Street, Ft. Pierce, FL 34982**, grantor, and **RPR Investments, Inc., a Florida corporation**, whose post office address is **981 SW Biltmore Street, Ft. Pierce, FL 34982**, grantee.

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

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

> **Lot 1 and 2, Block 234, Port St. Lucie Section Twenty Eight, according to the map or plat thereof as recorded in Plat Book 7, Page 1, Public Records of Saint Lucie County, Florida.**

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

x Kerry Toth
Witness Name: Kerry Toth

Melissa McLeod
Witness Name: Melissa McLeod

x Kerry Toth
Witness Name: Kerry Toth

Melissa McLeod
Witness Name: Melissa McLeod

TNT Builders of South Florida, LLC, a Florida limited liability company

By: Jason C. Merritt, as Managing Member

X By: David J. Toth, as Managing Member MGRM

State of Florida
County of Stuart

The foregoing instrument was acknowledged before me this 23 day of October, 2015 by Jason C. Merritt, as Managing Member of TNT Builders of South Florida, LLC, a Florida limited liability company, on behalf of the limited liability company. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Melissa McLeod
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF030187
Expires 6/23/2017

Notary Public

Printed Name: Melissa McLeod

My Commission Expires: _____

State of Florida
County of St Lucie

The foregoing instrument was acknowledged before me this _____ day of October, 2015 by David J. Toth, as Managing Member of TNT Builders of South Florida, LLC, a Florida limited liability company, on behalf of the limited liability company. He [ ] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Melissa McLeod
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF030187
Expires 6/23/2017

Notary Public

Printed Name: Melissa McLeod

My Commission Expires: _____

City of Port St. Lucie

PLANNING and ZONING DEPARTMENT
A City for all Ages

TO: Kimberly Sala, Legal Department

FROM: Thresiamma Kuruvilla, Planner PHONE: 5281

DATE: December 15, 2015

SUBJECT: Unity of Title

[X] Prepare Unity of Title and/or [X] Record a Unity of Title

P-number: P15-191

Name of Project: RPR Investments, Inc. Rezoning

Document to be recorded after the application has been approved by the City Council.

Tentative Date of City Council Meeting: February 8, 2016

Attached:

[X] Application (copy)

[X] Deeds (copy)

Legal description: Lots 1 and 2, Block 234, Section 28

ORDINANCE 15-

AN ORDINANCE TO REZONE 0.50 ACRES OF PROPERTY LEGALLY DESCRIBED AS LOTS 1 AND 2, BLOCK 234, SECTION 28 AND LOCATED ON THE SOUTHEAST CORNER OF BILTMORE STREET, AND LAKEHURST DRIVE AND WEST OF DRAINAGE RIGHT-OF-WAY; FROM RS-2 (SINGLE FAMILY RESIDENTIAL) TO CS (SERVICE COMMERCIAL) FOR A PROJECT KNOWN AS RPR INVESTMENTS, INC. (P15-191); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, RPR Investments, Inc, hereinafter referred to as the owner, seeks to rezone 0.50 acres of property located on the southeast corner of Biltmore Street, and Lakehurst Drive and west of a drainage right-of-way and within the City of Port St. Lucie, from the zoning designation of RS-2 (Single Family Residential) to CS (Service Commercial).

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on January 5, 2016 to consider the rezoning application (P15-191), notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on the February 8, 2016 to consider the rezoning application (P15-191), advertising of the public hearing having been made; and

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1: That the property legally described as Lots 1 and 2, Block 234, Section 28, Port St. Lucie be rezoned from the Zoning Classification of RS-2 (Single Family Residential) to CS (Service Commercial).

Section 2: That this Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this ____ day of _____ 2016.

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
Gregory J. Oravec, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY:_____
Pam E. Booker, City Attorney