

**PETITION TO ESTABLISH BENT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

June, 2020

BEFORE THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA

IN RE: AN ORDINANCE TO ESTABLISH THE BENT CREEK COMMUNITY DEVELOPMENT DISTRICT

PETITION

Lennar Homes, LLC, a Florida limited liability company (“Petitioner”), hereby submits this Petition to the City Commission of the City of Fort Pierce, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to establish a Community Development District with respect to the land described herein. In support of this Petition, Petitioner states as follows:

1. **Location and Size.** The proposed District is generally located east of Jenkins Road, north of White Way Dairy Road, south of Orange Avenue and west of Hartman Road, in the City of Fort Pierce, Florida, and contains approximately 76.33+/- acres. The general location of the proposed District is shown on **Exhibit 1** attached hereto. The metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2** attached hereto.

2. **Landowner Consent.** Attached hereto as **Exhibit 3** is the written consent of the owners of 100% of the real property to be included within the proposed District.

3. **Name.** The name of the proposed District to be established is Bent Creek Community Development District (the “District”).

4. **Initial Board Members.** The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: Gregory Pettibon, Jeffrey Alexander, Scott Harala, Thomas Beer and Adam Picow. All initial board members are residents of the state of Florida and citizens of the United States.

5. **Future Land Uses.** The future general distribution, location and extent of the public and private land uses proposed within the proposed District are shown on **Exhibit 4** attached hereto. These proposed land uses are consistent with the State of Florida Comprehensive Plan and the City of Fort Pierce, Florida Comprehensive Plan. The proposed development plan for the lands within the District is shown on **Exhibit 5** attached hereto.

6. **Major Water and Wastewater Facilities.** The existing major trunk water mains and sewer interceptors and outfalls serving the lands within the District are shown on **Exhibit 6** attached hereto.

7. **District Facilities and Services.** The Petitioner presently intends for the proposed District to participate in the funding and construction of the extension of Peterson Road and bridge (“Improvements”). The good faith estimated costs of constructing the Improvements is approximately \$4,262,600. The proposed timetable for construction of the Improvements is to start on or about June, 2020 and completion June, 2022. These are good faith estimates but are subject to change. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. **Statement of Estimated Regulatory Costs.** A Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes, is attached hereto as **Exhibit 7**.

9. **Petitioner and Authorized Agent.** The Petitioner is Lennar Homes, LLC, a Florida limited liability company, whose address is 700 NW 107 Avenue, Suite 400, Miami, Florida 33172. Copies of all correspondence and official notices should also be sent to the authorized agent for the Petitioner:

Dennis E. Lyles, Esq.
Billing, Cochran, Lyles, Mauro, & Ramsey, P.A.
515 East Las Olas Boulevard
Sixth Floor
Fort Lauderdale, Florida 33310
Phone: 954-764-7150 / Fax: 954-764-7279
Email: dlyles@bclmr.com

10. **Reasons for Establishment of District.** This Petition to establish the Bent Creek Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with any applicable element or portion of the state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the proposed District is part of a unified plan of development that has been approved by the City of Fort Pierce, Florida. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The proposed District will be the best alternative available for delivering community development services and facilities to the area to be served without financially impacting persons residing outside the proposed District. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District services and facilities in the future.

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

11. **Rights to be Granted the District:** Petitioner hereby requests that, in addition to the powers set forth in Section 190.012(1), Florida Statutes, the District be granted the right to exercise all powers provided for in Sections 190.012(2)(a) and (d), Florida Statutes.

[REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Fort Pierce, Florida, to:

i. Hold a public hearing to consider the establishment of the Bent Creek Community Development District in accordance with the requirements of Section 190.005, Florida Statutes; and

ii. Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Bent Creek Community Development District.

RESPECTFULLY SUBMITTED this 23 day of APRIL, 2020.

LENNAR HOMES, LLC, a Florida limited liability company


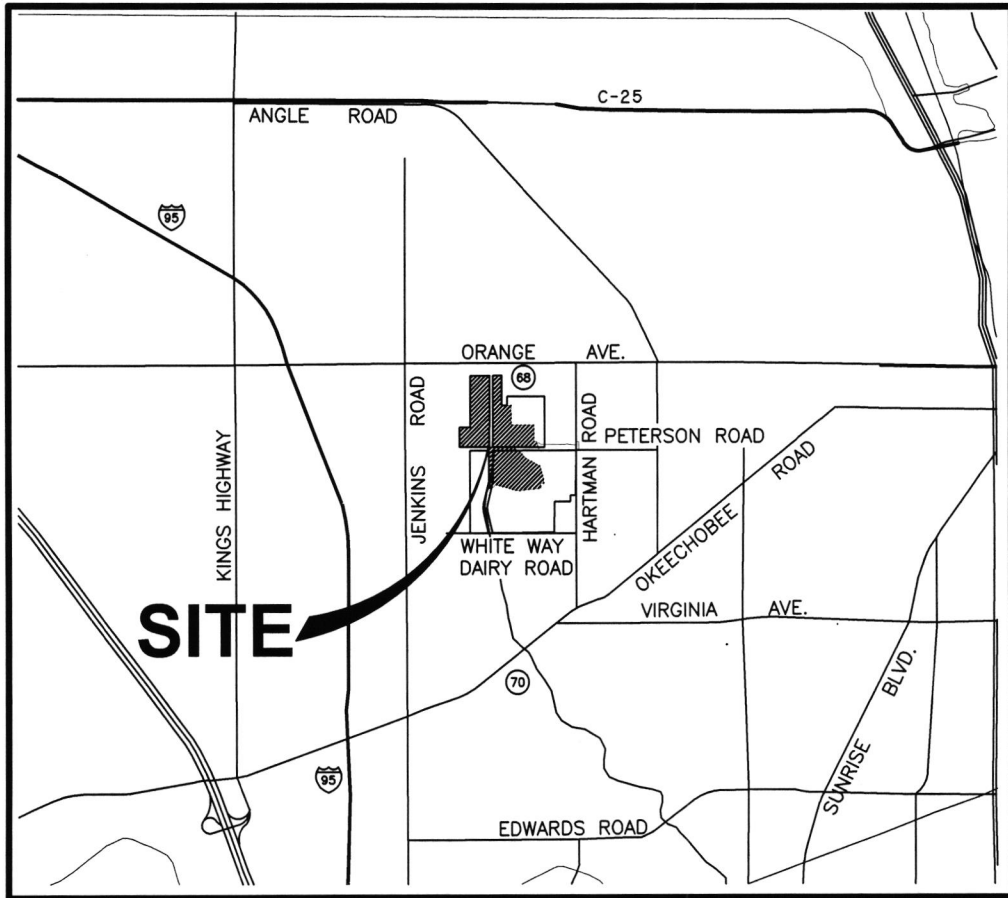
By: 
Name: Jeff Alexander
Title: AUTHORIZED AGENT

EXHIBIT 1
LOCATION SKETCH



SEC. 7 AND 18 TWP. 35S RNG. 40E

LOCATION MAP

N.T.S.

EXHIBIT 2

METES AND BOUNDS DESCRIPTION

LEGAL DESCRIPTION
(TRACT "A-2")

A PARCEL OF LAND BEING ALL OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A-2", SAID POINT BEING THE NORTHWEST CORNER OF LOT 251, BENT CREEK TRACT "A-1", AS RECORDED IN PLAT BOOK 49, PAGES 12 THROUGH 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 13°20'20" EAST ALONG THE WEST LINE OF SAID TRACT "A-2", A DISTANCE OF 192.30 FEET; THENCE SOUTH 50°01'10" EAST ALONG THE SOUTHWEST LINE OF TRACT "W-9", AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 36.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 311.06 FEET AND WHOSE CENTER POINT BEARS SOUTH 50°01'10" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°49'31", A DISTANCE OF 102.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 195.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°30'06", A DISTANCE OF 171.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1951.28 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°03'37", A DISTANCE OF 274.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°14'38" EAST, A DISTANCE OF 341.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 238.20 FEET AND WHOSE CENTER POINT BEARS SOUTH 80°36'56" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°56'59", A DISTANCE OF 294.97 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT "W-9") TO A POINT OF NON-TANGENCY; THENCE NORTH 89°44'36" EAST ALONG THE NORTH LINE OF SAID TRACT "A-2", ALSO BEING THE SOUTH LINE OF TRACT "O-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 366.87 FEET; THENCE SOUTH 19°35'25" WEST ALONG THE WESTERLY LINE OF TRACT "D-1", A DISTANCE OF 41.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 665.70 FEET AND WHOSE CENTER POINT BEARS SOUTH 19°35'25" WEST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°14'40", A DISTANCE OF 107.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 189.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°35'15" EAST, A DISTANCE OF 36.44 FEET; TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 497.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 262.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 960.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°42'52", A DISTANCE OF 280.26 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID TRACT "D-1", ALSO BEING THE NORTHEASTERLY LINE OF SAID TRACT "A-2") TO A POINT OF NON-TANGENCY; THENCE NORTH 74°02'27" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "D-1", A DISTANCE OF 47.46 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A-2", ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE (TRACT "S-4") AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1", SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 4184.42 FEET AND WHOSE CENTER POINT BEARS NORTH 74°02'27" EAST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°50'16", A DISTANCE OF 134.22 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 29°54'49" WEST, A DISTANCE OF

36.99 FEET; THENCE SOUTH 21°38'23" EAST, A DISTANCE OF 50.66 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF TRACT "A-2", ALSO SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE) TO A POINT ON THE NORTHERLY LINE OF TRACT "W-4" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 77°37'27" WEST, A DISTANCE OF 16.59 FEET TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°34'15", A DISTANCE OF 183.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 775.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°44'53", A DISTANCE OF 131.86 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE SOUTH 30°26'48" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 136.25 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 638.75 FEET AND WHOSE CENTER POINT BEARS SOUTH 30°26'48" WEST, FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°14'44", A DISTANCE OF 91.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 819.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 431.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°35'15" WEST, A DISTANCE OF 36.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 138.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 57.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 343.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°41'58", A DISTANCE OF 178.18 FEET (THE PRECEDING NINE COURSES BEING COINCIDENT WITH THE NORTHEASTERLY BOUNDARY LINES OF SAID TRACT "W-4") TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°14'38" WEST, A DISTANCE OF 354.43 FEET; THENCE SOUTH 04°57'12" WEST, A DISTANCE OF 163.16 FEET; (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT "W-4") TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "W-4"; THENCE SOUTH 74°39'51" EAST, A DISTANCE OF 286.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'33", A DISTANCE OF 192.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°41'36" EAST, A DISTANCE OF 419.39 FEET; THENCE SOUTH 06°18'24" EAST, A DISTANCE OF 135.00 FEET; THENCE NORTH 83°41'36" EAST, A DISTANCE OF 207.50 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINES OF SAID TRACT "W-4") TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE; THENCE SOUTH 06°18'24" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 102 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" EAST ALONG SAID NORTH LINE OF LOT 102, A DISTANCE OF 99.72 FEET; THENCE SOUTH 15°05'19" EAST ALONG THE WESTERLY LINE OF SAID LOT 102 AND LOT 101 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1", A DISTANCE OF 136.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A-2", ALSO BEING THE NORTHERLY LINE OF LOT 59 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" WEST, A DISTANCE OF 640.00 FEET; THENCE SOUTH 88°36'00" WEST, A DISTANCE OF 62.25 FEET; THENCE NORTH 80°50'26" WEST, A DISTANCE OF 61.94 FEET; THENCE NORTH 74°39'51" WEST, A DISTANCE OF 600.54 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINES OF LOT 49 THROUGH SAID LOT 59, AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"); THENCE SOUTH 57°51'07" WEST, A DISTANCE OF 37.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°23'11", A DISTANCE OF 79.38 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE NORTHWESTERLY LINES OF SAID LOT 40) TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE NORTH 68°32'04" WEST ALONG SAID RADIAL LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE (TRACT "S-4"), A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 68°32'04" EAST, FROM SAID POINT; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°07'36", A DISTANCE OF 24.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°20'20" WEST, A DISTANCE OF 36.45 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT "A-2" ALSO BEING THE NORTHEAST LINE OF SAID LOT 251, BENT CREEK TRACT "A-1"; THENCE NORTH 76°39'40" WEST ALONG THE SOUTHEAST LINE OF SAID TRACT "A-2" AND SAID NORTHEAST LINE OF LOT 251, A DISTANCE OF 135.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.29 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "B-2"

A PARCEL OF LAND BEING ALL OF TRACT "B-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "B-2"; THENCE NORTH 00°17'48" EAST ALONG THE WEST LINE OF SAID TRACT "B-2", A DISTANCE OF 2161.05 FEET; THENCE SOUTH 89°42'12" EAST, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 58°17'58" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 228°25'55", A DISTANCE OF 239.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°42'00", A DISTANCE OF 24.74 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°42'12" EAST, A DISTANCE OF 108.28 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARIES OF SAID TRACT "B-2") TO A POINT ON THE EAST BOUNDARY OF SAID TRACT "B-2"; THENCE SOUTH 00°13'49" WEST, A DISTANCE OF 774.17 FEET; THENCE NORTH 89°43'21" EAST, A DISTANCE OF 293.60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE (TRACT "S-5"), AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°11'49" WEST, A DISTANCE OF 100.21 FEET; THENCE SOUTH 44°57'35" WEST, A DISTANCE OF 35.21 FEET; THENCE SOUTH 00°40'16" WEST, A DISTANCE OF 50.01 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE) TO A POINT ON THE NORTH LINE OF TRACT "D-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 89°43'21" WEST ALONG SAID NORTH LINE OF TRACT "D-2", A DISTANCE OF 355.12 FEET; THENCE SOUTH 45°00'35" WEST ALONG THE NORTHWEST LINE OF SAID TRACT "D-2", A DISTANCE OF 35.18 FEET; THENCE SOUTH 00°17'48" WEST ALONG THE WEST LINE OF SAID TRACT "D-2", A DISTANCE OF 200.01 FEET; THENCE SOUTH 44°59'25" EAST ALONG THE SOUTHWEST LINE OF SAID TRACT "D-2", A DISTANCE OF 35.53 FEET; THENCE NORTH 89°43'21" EAST ALONG THE SOUTH LINE OF SAID TRACT "D-2", A DISTANCE OF 355.47 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5") AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°16'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"), A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"); THENCE NORTH 89°43'21" EAST ALONG THE SOUTH LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"), A DISTANCE OF 27.36 FEET TO A POINT ON THE WEST LINE OF LOT 105, BENT CREEK - TRACT "B-1" AS RECORDED IN PLAT BOOK 49, PAGES 38 THROUGH 40, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°16'39" EAST ALONG SAID WEST LINE OF LOT 105, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF TRACT "W-6" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 89°43'21" WEST ALONG SAID NORTH LINE OF TRACT "W-6", A DISTANCE OF 284.83 FEET; THENCE SOUTH 00°17'48" WEST ALONG THE WEST LINE OF SAID TRACT "W-6", A DISTANCE OF 378.97 FEET; THENCE NORTH 89°44'36" EAST ALONG THE SOUTH LINE OF SAID TRACT "W-6", A DISTANCE OF 1000.60 FEET TO A POINT ON THE WEST LINE OF LOT 83 AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1"; THENCE SOUTH 00°02'10" EAST ALONG THE WEST LINE OF SAID LOT 83 AND THE WEST LINE OF LOT 82 AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1", A DISTANCE OF

125.00 FEET; THENCE NORTH 89°44'36" EAST ALONG THE SOUTH LINE OF SAID LOT 82, A DISTANCE OF 92.21 FEET TO A POINT ON THE WEST LINE OF BENT CREEK DRIVE (TRACT "S-5") AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1"; THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°08'47" EAST, A DISTANCE OF 35.42 FEET; THENCE SOUTH 00°02'10" EAST, A DISTANCE OF 99.90 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTH LINE OF SAID TRACT "B-2"; THENCE SOUTH 89°44'36" WEST ALONG SAID SOUTH LINE OF TRACT "B-2", A DISTANCE OF 1419.86 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 23.32 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "C"

A PARCEL OF LAND BEING ALL OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 89°48'06" WEST ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 300.01 FEET TO A POINT ON THE EAST LINE OF TRACT "W-8" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°17'48" EAST ALONG SAID EAST LINE OF TRACT "W-8", A DISTANCE OF 616.29 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "W-8"; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE OF TRACT "W-8", A DISTANCE OF 309.25 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE NORTH 00°15'12" EAST ALONG SAID WEST LINE OF TRACT "C", A DISTANCE OF 1579.80 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID NORTH LINE OF TRACT "C", A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF TRACT "O-3", AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE OF SAID TRACT "O-3", A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "O-3" ALSO BEING THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID SOUTH LINE OF TRACT "O-3" AND SAID NORTH LINE OF TRACT "C", A DISTANCE OF 580.44 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE SOUTH 00°17'48" WEST ALONG SAID EAST LINE OF TRACT "C", A DISTANCE OF 2156.76 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25.83 ACRES, MORE OR LESS.

TOGETHER WITH:

PETERSON ROAD - EAST

A PARCEL OF LAND BEING A PORTION OF TRACT "S-1" (PETERSON ROAD), AS SHOWN ON BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE NORTH 15 FOOT WIDE RIGHT-OF-WAY FOR PETERSON ROAD, AS RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 35, SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "S-1" (PETERSON ROAD), SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29; THENCE NORTH 00°14'38" EAST ALONG THE WESTERLY LINE OF SAID TRACT "S-1" AND ITS NORTHERLY PROLONGATION, ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 5; THENCE NORTH 89°44'36" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AND SAID

SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 5, A DISTANCE OF 1332.69 FEET; THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 60.82 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD); THENCE NORTH 88°04'30" WEST ALONG SAID SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD), A DISTANCE OF 21.59 FEET; THENCE SOUTH 89°44'36" WEST ALONG SAID SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD), A DISTANCE OF 1311.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.836 ACRES, MORE OR LESS.

TOGETHER WITH:

PETERSON ROAD - WEST

A PARCEL OF LAND BEING ALL OF TRACT "S-2" (PETERSON ROAD), AS SHOWN ON BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE NORTH 15 FOOT WIDE RIGHT-OF-WAY FOR PETERSON ROAD, AS RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 35, SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "S-2" (PETERSON ROAD), SAID POINT BEING A POINT ON THE WEST LINE OF SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°08'55" EAST ALONG THE WEST LINE OF SAID TRACT "S-2" AND SAID BENT CREEK MASTER PLAT, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 35; THENCE NORTH 89°48'06" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 35, A DISTANCE OF 595.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29 ALSO BEING THE EASTERLY LINE OF SAID TRACT "S-2" (PETERSON ROAD); THENCE SOUTH 00°14'38" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29 AND SAID EASTERLY LINE OF TRACT "S-2" (PETERSON ROAD), A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 45.74 FEET; THENCE SOUTH 45°02'57" WEST, A DISTANCE OF 81.38 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 66.56 FEET; THENCE NORTH 45°15'39" WEST, A DISTANCE OF 79.46 FEET; THENCE NORTH 88°01'00" WEST, A DISTANCE OF 41.98 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 327.28 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD AND THE NORTHERLY LINE OF TRACT "P", AS SHOWN ON SAID BENT CREEK MASTER PLAT) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.057 ACRES, MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 76.333 ACRES, MORE OR LESS.

EXHIBIT 3

AFFIDAVIT OF OWNERSHIP AND CONSENT TO THE CREATION OF THE BENT CREEK COMMUNITY DEVELOPMENT DISTRICT

On this 23 day of APRIL, 2020, JEFF ALEXANDER ("Affiant") personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

1. Affiant is the Authorized Agent of Lennar Homes, LLC, a Florida limited liability company (the "Owner").
2. The Owner is the fee title owner of all the real property described in Exhibit "A" attached hereto (the "Property").
3. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Owner, including this Affidavit of Ownership and Consent to Establishment of the Bent Creek Community Development District (the "Proposed CDD") by the City Commission of the City of Fort Pierce, Florida.
4. The Property constitutes all of the real property to be included in the Proposed CDD.
5. Affiant, on behalf of the Owner, hereby consents to the establishment of the Proposed CDD.

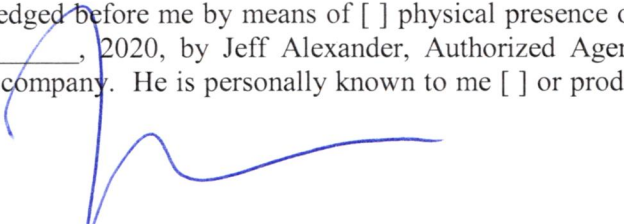
FURTHER AFFIANT SAYETH NOT.



Jeff Alexander, AUTHORIZED AGENT
Lennar Homes, LLC, a
Florida limited liability company

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of April, 2020, by Jeff Alexander, Authorized Agent of Lennar Homes, LLC, a Florida limited liability company. He is personally known to me or produced _____ as identification.



Notary Public
Trudy Moore - WALKER
Type, printed or stamped name of Notary Public



EXHIBIT A

LEGAL DESCRIPTION
(TRACT "A-2")

A PARCEL OF LAND BEING ALL OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A-2", SAID POINT BEING THE NORTHWEST CORNER OF LOT 251, BENT CREEK TRACT "A-1", AS RECORDED IN PLAT BOOK 49, PAGES 12 THROUGH 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH $13^{\circ}20'20''$ EAST ALONG THE WEST LINE OF SAID TRACT "A-2", A DISTANCE OF 192.30 FEET; THENCE SOUTH $50^{\circ}01'10''$ EAST ALONG THE SOUTHWEST LINE OF TRACT "W-9", AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 36.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 311.06 FEET AND WHOSE CENTER POINT BEARS SOUTH $50^{\circ}01'10''$ EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $18^{\circ}49'31''$, A DISTANCE OF 102.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 195.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $50^{\circ}30'06''$, A DISTANCE OF 171.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1951.28 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $08^{\circ}03'37''$, A DISTANCE OF 274.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH $00^{\circ}14'38''$ EAST, A DISTANCE OF 341.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 238.20 FEET AND WHOSE CENTER POINT BEARS SOUTH $80^{\circ}36'56''$ EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $70^{\circ}56'59''$, A DISTANCE OF 294.97 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT "W-9") TO A POINT OF NON-TANGENCY; THENCE NORTH $89^{\circ}44'36''$ EAST ALONG THE NORTH LINE OF SAID TRACT "A-2", ALSO BEING THE SOUTH LINE OF TRACT "O-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 366.87 FEET; THENCE SOUTH $19^{\circ}35'25''$ WEST ALONG THE WESTERLY LINE OF TRACT "D-1", A DISTANCE OF 41.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 665.70 FEET AND WHOSE CENTER POINT BEARS SOUTH $19^{\circ}35'25''$ WEST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $09^{\circ}14'40''$, A DISTANCE OF 107.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $23^{\circ}34'40''$, A DISTANCE OF 189.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $37^{\circ}35'15''$ EAST, A DISTANCE OF 36.44 FEET; TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 497.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $30^{\circ}12'42''$, A DISTANCE OF 262.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 960.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $16^{\circ}42'52''$, A DISTANCE OF 280.26 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID TRACT "D-1", ALSO BEING THE NORTHEASTERLY LINE OF SAID TRACT "A-2") TO A POINT OF NON-TANGENCY; THENCE NORTH $74^{\circ}02'27''$ EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "D-1", A DISTANCE OF 47.46 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A-2", ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE (TRACT "S-4") AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1", SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 4184.42 FEET AND WHOSE CENTER POINT BEARS NORTH $74^{\circ}02'27''$ EAST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}50'16''$, A DISTANCE OF 134.22 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH $29^{\circ}54'49''$ WEST, A DISTANCE OF

36.99 FEET; THENCE SOUTH 21°38'23" EAST, A DISTANCE OF 50.66 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF TRACT "A-2", ALSO SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE) TO A POINT ON THE NORTHERLY LINE OF TRACT "W-4" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 77°37'27" WEST, A DISTANCE OF 16.59 FEET TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°34'15", A DISTANCE OF 183.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 775.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°44'53", A DISTANCE OF 131.86 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE SOUTH 30°26'48" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 136.25 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 638.75 FEET AND WHOSE CENTER POINT BEARS SOUTH 30°26'48" WEST, FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°14'44", A DISTANCE OF 91.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 819.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 431.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°35'15" WEST, A DISTANCE OF 36.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 138.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 57.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 343.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°41'58", A DISTANCE OF 178.18 FEET (THE PRECEDING NINE COURSES BEING COINCIDENT WITH THE NORTHEASTERLY BOUNDARY LINES OF SAID TRACT "W-4") TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°14'38" WEST, A DISTANCE OF 354.43 FEET; THENCE SOUTH 04°57'12" WEST, A DISTANCE OF 163.16 FEET; (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT "W-4") TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "W-4"; THENCE SOUTH 74°39'51" EAST, A DISTANCE OF 286.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'33", A DISTANCE OF 192.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°41'36" EAST, A DISTANCE OF 419.39 FEET; THENCE SOUTH 06°18'24" EAST, A DISTANCE OF 135.00 FEET; THENCE NORTH 83°41'36" EAST, A DISTANCE OF 207.50 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINES OF SAID TRACT "W-4") TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE; THENCE SOUTH 06°18'24" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 102 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" EAST ALONG SAID NORTH LINE OF LOT 102, A DISTANCE OF 99.72 FEET; THENCE SOUTH 15°05'19" EAST ALONG THE WESTERLY LINE OF SAID LOT 102 AND LOT 101 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1", A DISTANCE OF 136.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A-2", ALSO BEING THE NORTHERLY LINE OF LOT 59 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" WEST, A DISTANCE OF 640.00 FEET; THENCE SOUTH 88°36'00" WEST, A DISTANCE OF 62.25 FEET; THENCE NORTH 80°50'26" WEST, A DISTANCE OF 61.94 FEET; THENCE NORTH 74°39'51" WEST, A DISTANCE OF 600.54 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINES OF LOT 49 THROUGH SAID LOT 59, AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"); THENCE SOUTH 57°51'07" WEST, A DISTANCE OF 37.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°23'11", A DISTANCE OF 79.38 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE NORTHWESTERLY LINES OF SAID LOT 40) TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE NORTH 68°32'04" WEST ALONG SAID RADIAL LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE (TRACT "S-4"), A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 68°32'04" EAST, FROM SAID POINT; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°07'36", A DISTANCE OF 24.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°20'20" WEST, A DISTANCE OF 36.45 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT "A-2" ALSO BEING THE NORTHEAST LINE OF SAID LOT 251, BENT CREEK TRACT "A-1"; THENCE NORTH 76°39'40" WEST ALONG THE SOUTHEAST LINE OF SAID TRACT "A-2" AND SAID NORTHEAST LINE OF LOT 251, A DISTANCE OF 135.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.29 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "B-2"

A PARCEL OF LAND BEING ALL OF TRACT "B-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "B-2"; THENCE NORTH 00°17'48" EAST ALONG THE WEST LINE OF SAID TRACT "B-2", A DISTANCE OF 2161.05 FEET; THENCE SOUTH 89°42'12" EAST, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 58°17'58" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 228°25'55", A DISTANCE OF 239.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°42'00", A DISTANCE OF 24.74 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°42'12" EAST, A DISTANCE OF 108.28 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARIES OF SAID TRACT "B-2") TO A POINT ON THE EAST BOUNDARY OF SAID TRACT "B-2"; THENCE SOUTH 00°13'49" WEST, A DISTANCE OF 774.17 FEET; THENCE NORTH 89°43'21" EAST, A DISTANCE OF 293.60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE (TRACT "S-5"), AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°11'49" WEST, A DISTANCE OF 100.21 FEET; THENCE SOUTH 44°57'35" WEST, A DISTANCE OF 35.21 FEET; THENCE SOUTH 00°40'16" WEST, A DISTANCE OF 50.01 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE) TO A POINT ON THE NORTH LINE OF TRACT "D-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 89°43'21" WEST ALONG SAID NORTH LINE OF TRACT "D-2", A DISTANCE OF 355.12 FEET; THENCE SOUTH 45°00'35" WEST ALONG THE NORTHWEST LINE OF SAID TRACT "D-2", A DISTANCE OF 35.18 FEET; THENCE SOUTH 00°17'48" WEST ALONG THE WEST LINE OF SAID TRACT "D-2", A DISTANCE OF 200.01 FEET; THENCE SOUTH 44°59'25" EAST ALONG THE SOUTHWEST LINE OF SAID TRACT "D-2", A DISTANCE OF 35.53 FEET; THENCE NORTH 89°43'21" EAST ALONG THE SOUTH LINE OF SAID TRACT "D-2", A DISTANCE OF 355.47 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5") AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°16'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"), A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"); THENCE NORTH 89°43'21" EAST ALONG THE SOUTH LINE OF SAID ABERFOYLE AVENUE (TRACT "S-5") AND TROON PLACE (TRACT "S-5"), A DISTANCE OF 27.36 FEET TO A POINT ON THE WEST LINE OF LOT 105, BENT CREEK - TRACT "B-1" AS RECORDED IN PLAT BOOK 49, PAGES 38 THROUGH 40, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°16'39" EAST ALONG SAID WEST LINE OF LOT 105, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF TRACT "W-6" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 89°43'21" WEST ALONG SAID NORTH LINE OF TRACT "W-6", A DISTANCE OF 284.83 FEET; THENCE SOUTH 00°17'48" WEST ALONG THE WEST LINE OF SAID TRACT "W-6", A DISTANCE OF 378.97 FEET; THENCE NORTH 89°44'36" EAST ALONG THE SOUTH LINE OF SAID TRACT "W-6", A DISTANCE OF 1000.60 FEET TO A POINT ON THE WEST LINE OF LOT 83 AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1"; THENCE SOUTH 00°02'10" EAST ALONG THE WEST LINE OF SAID LOT 83 AND THE WEST LINE OF LOT 82 AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1", A DISTANCE OF

125.00 FEET; THENCE NORTH 89°44'36" EAST ALONG THE SOUTH LINE OF SAID LOT 82, A DISTANCE OF 92.21 FEET TO A POINT ON THE WEST LINE OF BENT CREEK DRIVE (TRACT "S-5") AS SHOWN ON SAID PLAT OF BENT CREEK - TRACT "B-1"; THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°08'47" EAST, A DISTANCE OF 35.42 FEET; THENCE SOUTH 00°02'10" EAST, A DISTANCE OF 99.90 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTH LINE OF SAID TRACT "B-2"; THENCE SOUTH 89°44'36" WEST ALONG SAID SOUTH LINE OF TRACT "B-2", A DISTANCE OF 1419.86 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 23.32 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "C"

A PARCEL OF LAND BEING ALL OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 89°48'06" WEST ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 300.01 FEET TO A POINT ON THE EAST LINE OF TRACT "W-8" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°17'48" EAST ALONG SAID EAST LINE OF TRACT "W-8", A DISTANCE OF 616.29 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "W-8"; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE OF TRACT "W-8", A DISTANCE OF 309.25 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE NORTH 00°15'12" EAST ALONG SAID WEST LINE OF TRACT "C", A DISTANCE OF 1579.80 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID NORTH LINE OF TRACT "C", A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF TRACT "O-3", AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE OF SAID TRACT "O-3", A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "O-3" ALSO BEING THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID SOUTH LINE OF TRACT "O-3" AND SAID NORTH LINE OF TRACT "C", A DISTANCE OF 580.44 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE SOUTH 00°17'48" WEST ALONG SAID EAST LINE OF TRACT "C", A DISTANCE OF 2156.76 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25.83 ACRES, MORE OR LESS.

TOGETHER WITH:

PETERSON ROAD - EAST

A PARCEL OF LAND BEING A PORTION OF TRACT "S-1" (PETERSON ROAD), AS SHOWN ON BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE NORTH 15 FOOT WIDE RIGHT-OF-WAY FOR PETERSON ROAD, AS RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 35, SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "S-1" (PETERSON ROAD), SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29; THENCE NORTH 00°14'38" EAST ALONG THE WESTERLY LINE OF SAID TRACT "S-1" AND ITS NORTHERLY PROLONGATION, ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 5; THENCE NORTH 89°44'36" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AND SAID

SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 5, A DISTANCE OF 1332.69 FEET; THENCE SOUTH 00°15'24" EAST, A DISTANCE OF 60.82 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD); THENCE NORTH 88°04'30" WEST ALONG SAID SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD), A DISTANCE OF 21.59 FEET; THENCE SOUTH 89°44'36" WEST ALONG SAID SOUTHERLY LINE OF SAID TRACT "S-1" (SOUTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD), A DISTANCE OF 1311.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.836 ACRES, MORE OR LESS.

TOGETHER WITH:

PETERSON ROAD - WEST

A PARCEL OF LAND BEING ALL OF TRACT "S-2" (PETERSON ROAD), AS SHOWN ON BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE NORTH 15 FOOT WIDE RIGHT-OF-WAY FOR PETERSON ROAD, AS RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 18, TOWNSHIP 35, SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "S-2" (PETERSON ROAD), SAID POINT BEING A POINT ON THE WEST LINE OF SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°08'55" EAST ALONG THE WEST LINE OF SAID TRACT "S-2" AND SAID BENT CREEK MASTER PLAT, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 35; THENCE NORTH 89°48'06" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 35, A DISTANCE OF 595.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29 ALSO BEING THE EASTERLY LINE OF SAID TRACT "S-2" (PETERSON ROAD); THENCE SOUTH 00°14'38" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL 29 AND SAID EASTERLY LINE OF TRACT "S-2" (PETERSON ROAD), A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 45.74 FEET; THENCE SOUTH 45°02'57" WEST, A DISTANCE OF 81.38 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 66.56 FEET; THENCE NORTH 45°15'39" WEST, A DISTANCE OF 79.46 FEET; THENCE NORTH 88°01'00" WEST, A DISTANCE OF 41.98 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 327.28 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PETERSON ROAD AND THE NORTHERLY LINE OF TRACT "P", AS SHOWN ON SAID BENT CREEK MASTER PLAT) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.057 ACRES, MORE OR LESS.

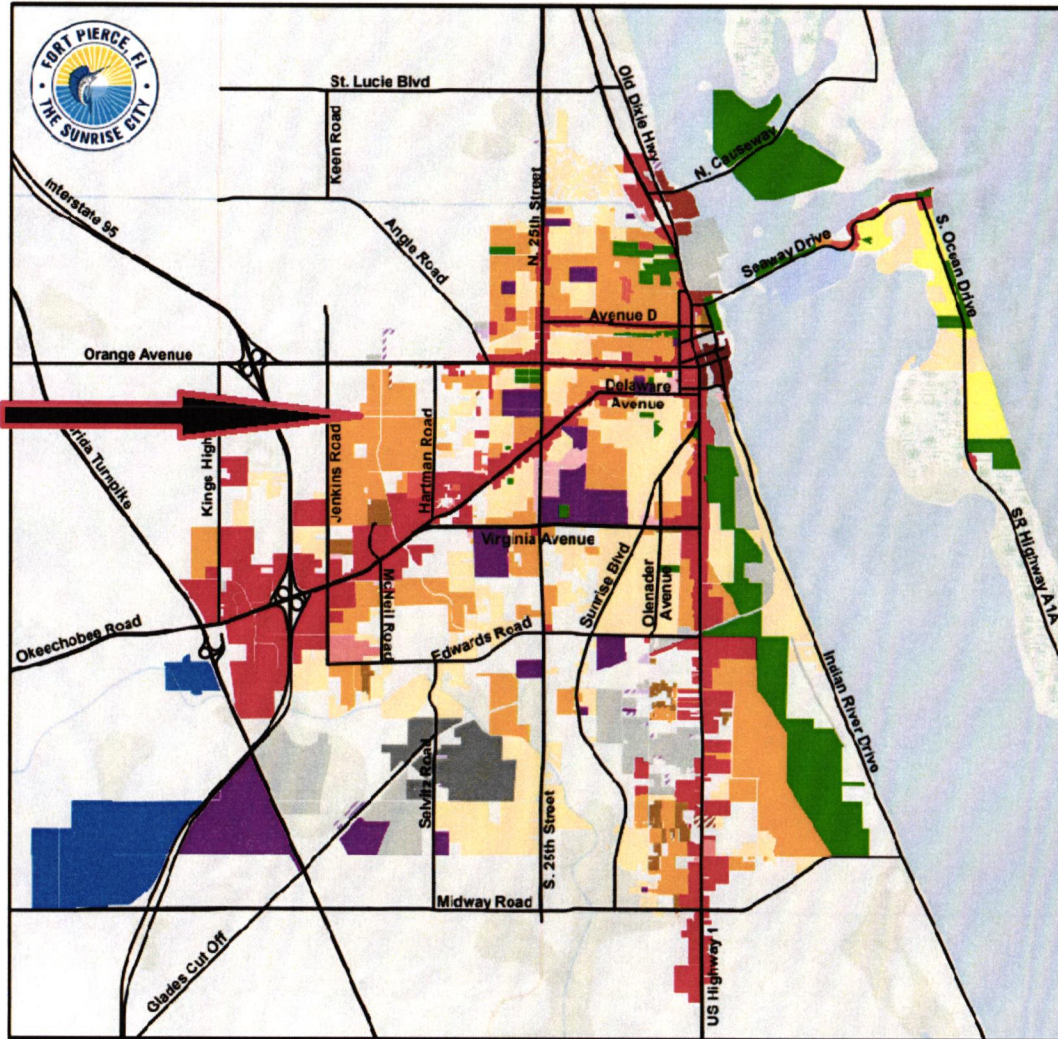
ALL OF THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 76.333 ACRES, MORE OR LESS.

EXHIBIT 4

**FUTURE GENERAL DISTRIBUTION, LOCATION AND EXTENT OF THE PUBLIC
AND PRIVATE LAND USES PROPOSED WITHIN THE PROPOSED DISTRICT**

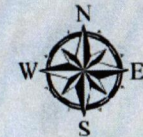


Location of
Bent Creek
CDD



- Future Land Use**
- RL, Low Density Residential
 - HIR, Hutchinson Island Residential
 - RM, Medium Density Residential
 - RH, High Density Residential
 - OP, Offices - Professional & Business Services
 - BC, Boundary Commercial
 - NC, Neighborhood Commercial
 - GC, General Commercial
 - CBD, Central Business District
 - MC, Marine Commercial
 - HIMU, Hutchinson Island Mixed Use
 - MXD, Mixed Use
 - INST, Institutional
 - BI, Boundary Industrial
 - I, Industrial
 - HI, Heavy Industrial
 - COS, Conservation & Open Space
 - CC, County Commercial
 - CI, County Industrial

**City of Fort Pierce
Planning Department
Created By: Brandon Creagan
Date Updated: April 12, 2019**



Etri, Garmin, GIBCO, NOAA NGDC, and other contributors

EXHIBIT 5

PROPOSED DEVELOPMENT PLAN

RESOLUTION 05-032

File Number: PUD-04-003 and RZ-04-004

A RESOLUTION GRANTING FINAL DEVELOPMENT PLAN APPROVAL FOR A PROJECT KNOWN AS BENTCREEK.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including but not limited to the staff report, has made the following determinations:

1. Lennar Homes, Inc. presented a petition for a Preliminary Planned Unit Development Plan for a 692-unit residential subdivision to be known as **Bentcreek - PUD**.
2. On October 21, 2004, the St. Lucie County Planning and Zoning Commission held a public hearing on the petition of Lennar Homes, Inc., after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within 500 feet of the property boundaries. At that hearing, the Planning and Zoning Commission recommended denial of the preliminary Planned Unit Development by a vote of 5 to 3.
3. On November 15, 2004, this Board held a public hearing on the petition of Lennar Homes, Inc., for Preliminary Planned Unit Development approval for the project known as **Bentcreek - PUD** after publishing a notice of such hearing in the Tribune and notifying by mail all property owners within 500 feet of the subject property. At that hearing, this Board approved a small scale plan amendment to allow residential uses on the northern portion of the property, made specific suggestions concerning the development and continued the hearing to January 18, 2005.
4. On January 18, 2005, this Board approved Resolution 05-010 granting Preliminary Planned Unit Development Approval
5. The Development Review Committee has reviewed the Preliminary Planned Unit Development site plan for the proposed project and found it to meet all technical requirements and to be consistent with the future land use maps of the St. Lucie County Comprehensive Plan, subject to the conditions set forth in Part A of this Resolution.
6. The proposed project is consistent with the general purpose, goals, objectives and standards of the St. Lucie County Land Development Code, the St. Lucie County Comprehensive Plan, and the Code of Ordinances of St. Lucie County.

- 1 7. The proposed project will not have an undue adverse effect on adjacent property, the
2 character of the neighborhood, traffic conditions, parking, utility facilities or other
3 matters affecting the public health, safety and general welfare.
- 4
- 5 8. All reasonable steps have been taken to minimize any adverse effect of the proposed
6 project on the immediate vicinity through building design, site design, landscaping and
7 screening.
- 8
- 9 9. The proposed project will be constructed, arranged and operated so as not to interfere
10 with the development and use of neighboring property, in accordance with applicable
11 district regulations.
- 12
- 13 10. The proposed project will be served by adequate public facilities and services.
- 14
- 15 11. The applicant has demonstrated that water supply; evacuation facilities and
16 emergency access are satisfactory to provide adequate fire protection.
- 17
- 18 12. A Certificate of Capacity, a copy of which is attached to this Resolution, was granted
19 by the Growth Management Director on May 6, 2005.
- 20

21
22 **NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Lucie
23 County, Florida:

- 24
25
- 26 A. Pursuant to Section 11.02.05(B) of the St. Lucie County Land Development Code, the
27 Final Planned Unit Development Plan for the project to be known as **Bentcreek – PUD**,
28 and is hereby, approved as shown on the site plan drawings for the project prepared
29 by Houston Cuozzo Group, revised on February 7, 2005, and date stamped received
30 by the St. Lucie County Growth Management Department on February 8, 2005,
31 subject to the following conditions:
- 32
 - 33 1. The developer, or his assigns, shall be required to construct Peterson Road from
34 its intersection with Hartman Road to the western project boundary. This
35 construction shall include roundabouts at Hartman Road and at two entrances
36 into the Bent Creek project. All construction plans shall be approved by the St,
37 Lucie County Public Works Department.
 - 38
 - 39 2. Prior to issuance of a building permit for the construction on Hartman and
40 Peterson Roads, the applicant shall be required to submit
41 construction/engineering drawings for the Hartman and Peterson Road
42 enhancements to the St. Lucie County Engineer for review and approval.
 - 43
 - 44 3. Prior to issuance of a certificate of occupancy for any lot located in Parcel "B",
45 lying north of Peterson Road (Canal No. 35) and east of Five Mile Creek, the
46 proposed connector road from Orange Avenue into the project site shall be
47 constructed.

4. Prior to recording of any portion of the plat containing dwelling units, the developer, or his assigns, shall have completed the execution of a final utility service agreement with Ft. Pierce Utility Authority, indicating all developer obligations, including schedules, associated with servicing this site.
5. The applicant shall convey the 10' by 600' easement shown on the site plan to the County for future Swain Road construction.
6. Prior to recording of the first plats for any portion of the property, the developer, or his assigns, shall submit a letter from the St. Lucie County School Board indicating that they have satisfied the St. Lucie County School Board.
7. Prior to recording of the first plats for any portion of the property, the developer, or his assigns, shall submit a letter from the St. Lucie County Fire District indicating that they have satisfied the St. Lucie County Fire District.
8. Prior to recording of the first plats for any portion of the property, the developer or his assigns shall provide a monitoring and maintenance agreement for canal 29 (Five Mile Creek) and Canals 5 and 35 within the project boundaries. Such agreement shall be acceptable to the North St. Lucie Water Control District.

B. The property on which this site plan approval is being granted is described below.

LEGAL DESCRIPTION

PARCEL 1A [LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7]

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, A DISTANCE OF 1006.95 FEET TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 00°02'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 49.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE PROJECT NO. 94070-2505 (UNRECORDED), MAP AS PREPARED BY BETSY LINDSAY, INC., DATED 07/03/02, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 49.07 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 00°02'10" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 1000.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'10" EAST ALONG THE SAID EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, AND ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; A DISTANCE OF 1555.81 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 5, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°44'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1642.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND

1 51.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SOUTHEAST
2 QUARTER (SE 1/4) OF SAID SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-
3 WAY LINE, A DISTANCE OF 2197.90 FEET; THENCE NORTH 89°42'43" EAST, A DISTANCE OF 285.12
4 FEET; THENCE SOUTH 00°13'49" WEST, A DISTANCE OF 919.04 FEET TO A POINT ON THE SOUTH
5 LINE OF THE NORTH WEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID
6 SECTION 7; THENCE NORTH 89°43'21" EAST ALONG SAID SECTIONAL LINE, A DISTANCE OF 168.59
7 FEET; THENCE NORTH 00°11'49" EAST, A DISTANCE OF 275.94 FEET; THENCE NORTH 89°42'05"
8 EAST, A DISTANCE OF 1179.02 FEET TO THE POINT OF BEGINNING.
9

10 CONTAINING 61.62 ACRES, MORE OR LESS.

11
12
13 PARCEL 2A (LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7)
14

15 COMMENCE AT THE SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID
16 SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2)
17 OF SAID SECTION 7, A DISTANCE OF 3346.98 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2)
18 OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE
19 SOUTH 00°15'12" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.65 FEET TO THE POINT OF
20 BEGINNING; THENCE CONTINUE SOUTH 00°15'12" WEST ALONG THE SAID WEST LINE OF THE
21 EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID
22 SECTION 7, A DISTANCE OF 1579.80 FEET TO THE NORTH LINE OF THE EAST HALF (E 1/2) OF THE
23 SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST
24 QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH
25 LINE, A DISTANCE OF 330.13 FEET TO THE WEST LINE OF SAID EAST HALF (E 1/2) OF THE
26 SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST
27 QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°13'54" WEST ALONG SAID WEST LINE,
28 A DISTANCE OF 616.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ST. LUCIE RIVER WATER
29 CONTROL DISTRICT CANAL NO. 35, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER
30 BOOK 3, PAGE 4, PUBLIC RECORDS OF NORTH ST. LUCIE COUNTY, SAID NORTH LINE BEING A
31 LINE PARALLEL WITH AND 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE
32 SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH
33 89°48'06" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 938.70 FEET TO THE WEST
34 RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS
35 SHOWN ON THEIR "INFORMATION MAP" DATED MAY 1991 (UNRECORDED) AND AVAILABLE AT
36 2721 SOUTH JENKINS ROAD, FT. PIERCE, FLORIDA 34961, SAID RIGHT-OF-WAY LINE BEING
37 PARALLEL WITH AND 51.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE
38 OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 00°17'48" EAST
39 ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1278.84 FEET TO THE END OF SAID RIGHT-OF-
40 WAY, AS SHOWN BY MAP AND TO THE SOUTHERLY END OF THE WEST RIGHT-OF-WAY LINE OF
41 SAID CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4,
42 SAID LINE BEING 51.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE SAID EAST LINE
43 OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7; THENCE NORTH 00°17'48" EAST ALONG
44 SAID RIGHT-OF-WAY LINE, A DISTANCE OF 917.92 FEET; THENCE SOUTH 89°43'35" WEST, A
45 DISTANCE OF 610.47 FEET TO THE POINT OF BEGINNING.
46

47 CONTAINING 35.40 ACRES, MORE OR LESS.
48

49
50 PARCEL 3A (LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18)
51

52 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 89°44'36" WEST
53 ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, A
54 DISTANCE OF 2709.21 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE
55 1/4) OF SAID SECTION 18; THENCE SOUTH 89°48'06" WEST ALONG THE NORTH LINE OF THE
56 NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, A DISTANCE OF 659.77 FEET TO THE WEST
57 LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW
58 1/4) OF SAID SECTION 18; THENCE SOUTH 00°08'55" WEST ALONG SAID WEST LINE, A DISTANCE
59 OF 61.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF
60 PETERSON ROAD (A 15.00 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN DEED

1 BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH
2 AND 61.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE
3 NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, AND SAID POINT OF INTERSECTION BEING
4 THE POINT OF BEGINNING; THENCE SOUTH 00°08'55" WEST ALONG SAID WEST LINE OF THE EAST
5 HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION
6 18, A DISTANCE OF 2564.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER
7 WATER CONTROL DISTRICT CANAL NO. 36, AS DESCRIBED BY DEED RECORDED IN DEED BOOK
8 41, PAGE 499, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID RIGHT-OF-WAY LINE BEING
9 PARALLEL WITH AND 44.50 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH
10 LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18; THENCE NORTH
11 89°13'42" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 576.35 FEET TO THE WESTERLY
12 RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29 (FIVE
13 MILE CREEK) (A 128.00 FOOT RIGHT-OF-WAY) AS DESCRIBED BY DEED RECORDED IN DEED
14 BOOK 41, PAGE 499, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING THE
15 WESTERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 29 BY THE FOLLOWING FIVE (5) COURSES:

- 16
- 17 1. NORTH 12°38'44" WEST, A DISTANCE OF 656.28 FEET TO A POINT OF CURVATURE WITH A CURVE
18 CONCAVE TO THE EAST AND HAVING A RADIUS OF 641.10 FEET;
- 19 2. NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°59'05", AN
20 ARC DISTANCE OF 290.75 FEET TO A POINT OF TANGENCY WITH A LINE
- 21 3. NORTH 13°20'20" EAST ALONG SAID LINE, A DISTANCE OF 652.24 FEET TO A POINT OF
22 CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 508.62
23 FEET;
- 24 4. NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
25 ANGLE OF 13°05'42", AN ARC DISTANCE OF 116.25 FEET TO A POINT OF TANGENCY WITH A LINE
- 26 5. NORTH 00°14'38" EAST ALONG SAID LINE, A DISTANCE OF 880.54 FEET TO THE SAID SOUTH
27 RIGHT-OF-WAY LINE OF PETERSON ROAD.

28
29 THENCE DEPARTING SAID CANAL NO. 29 RIGHT-OF-WAY LINE, SOUTH 89°48'06" WEST ALONG
30 SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 595.66 FEET TO THE POINT OF BEGINNING.

31 CONTAINING 31.185 ACRES, MORE OR LESS.

32
33
34 PARCEL 4A (LYING IN THE NORTH HALF (N 1/2) OF SECTION 18)

35
36 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 01°19'48" WEST
37 ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) SAID SECTION 18, A DISTANCE OF
38 1650.41 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER
39 (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID
40 SECTION 18; THENCE SOUTH 89°25'25" WEST ALONG SAID NORTH LINE, A DISTANCE OF 25.01
41 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, AS DESCRIBED BY DEED
42 RECORDED IN OFFICIAL RECORD BOOK 71, PAGE 126, PUBLIC RECORDS OF ST. LUCIE COUNTY;
43 THENCE NORTH 01°19'48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.00
44 FEET TO A POINT IN THE NORTH LINE OF THAT PARCEL OF LAND OWNED BY ELMER O. SMITH
45 AND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 55, PAGE 366, PUBLIC
46 RECORDS OF SAID ST. LUCIE COUNTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE
47 CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, NORTH 01°19'48" EAST, A
48 DISTANCE OF 1409.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A 15.00
49 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC
50 RECORDS OF SAID ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 61.00 FEET SOUTH
51 OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE
52 1/4) OF SAID SECTION 18; THENCE SOUTH 89°44'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A
53 DISTANCE OF 2619.64 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER
54 WATER CONTROL DISTRICT CANAL NO. 29 (FIVE MILE CREEK) (A 128.00 FOOT RIGHT-OF-WAY);
55 THENCE TRAVERSING THE EASTERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 29, BY THE
56 FOLLOWING FIVE (5) COURSES:

- 57
- 58 1. SOUTH 00°14'38" WEST, A DISTANCE OF 881.60 FEET TO A POINT OF CURVATURE WITH A CURVE
59 CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 636.62 FEET;
- 60 2. SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

1 ANGLE OF 13°05'42", AN ARC DISTANCE OF 145.50 FEET TO A POINT OF TANGENCY WITH A LINE
2 SOUTH 13°20'20" WEST ALONG SAID LINE, A DISTANCE OF 652.24 FEET TO A POINT OF
3 CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 513.10 FEET;
4 SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°59'05", AN
5 ARC DISTANCE OF 232.70 FEET TO A POINT OF TANGENCY WITH A LINE
6 SOUTH 12°38'44" EAST ALONG SAID LINE, A DISTANCE OF 679.62 FEET TO THE NORTH RIGHT-OF-
7 WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO.6, AS DESCRIBED
8 BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF ST. LUCIE COUNTY,
9 SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 48.00 FEET NORTH OF, AS MEASURED AT
10 RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18;

11
12 THENCE DEPARTING SAID CANAL NO. 29 RIGHT-OF-WAY LINE, NORTH 89°13'42" EAST ALONG
13 SAID CANAL NO. 6 RIGHT-OF-WAY LINE, A DISTANCE OF 614.37 FEET TO THE EAST END OF SAID
14 DEEDED RIGHT-OF-WAY AND THE BEGINNING OF THE NORTH RIGHT-OF-WAY LINE OF CANAL NO.
15 6, AS SHOWN ON SAID NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT "INFORMATION MAP",
16 SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 48.00 FEET NORTH OF, AS MEASURED AT
17 RIGHT ANGLES TO THE SAID SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18;
18 THENCE CONTINUE NORTH 89°13'42" EAST ALONG SAID MAP RIGHT-OF-WAY LINE, A DISTANCE
19 OF 665.24 FEET TO THE EAST END OF SAID MAP RIGHT-OF-WAY LINE AND BEGINNING OF THE
20 NORTH RIGHT-OF-WAY LINE OF SAID CANAL NO. 6, AS DESCRIBED BY DEED RECORDED IN
21 CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, SAID LINE
22 BEING A LINE PARALLEL WITH AND 48.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO
23 THE SAID SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18; THENCE NORTH
24 89°13'42" EAST ALONG SAID DEEDED RIGHT-OF-WAY LINE, A DISTANCE OF 665.25 FEET TO THE
25 EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
26 THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE NORTH 01°03'25" EAST ALONG
27 SAID EAST LINE AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE
28 SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, A
29 DISTANCE OF 944.35 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST
30 QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
31 OF SECTION 18; THENCE NORTH 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 494.66
32 FEET TO THE WEST LINE OF THE SAID ELMER O. SMITH PARCEL DESCRIBED IN OFFICIAL
33 RECORD BOOK 55, PAGE 366; THENCE NORTH 01°19'48" EAST ALONG THE WEST LINE OF SAID
34 PARCEL, A DISTANCE OF 180.00 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE NORTH
35 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF
36 BEGINNING.

37
38 CONTAINING 140.574 ACRES, MORE OR LESS.

- 39
40
41 C. This Final Planned Unit Development Site Plan approval shall expire on April 15,
42 2006, unless an extension is granted in accordance with Section 11.02.06(B)(3),
43 St. Lucie County Land Development Code or Final Planned Unit Development
44 Approval has been granted.
45
46
47 D. The Final Planned Unit Development Site Plan/General Site Plan approval
48 granted under this Resolution is specifically conditioned to the requirement that
49 the petitioner, **Bentcreek – PUD**, including any successors in interest, shall
50 obtain all necessary development permits and construction authorizations from
51 the appropriate State and Federal regulatory authorities, including but not limited
52 to; the United States Army Corp of Engineers, the Florida Department of
53 Environmental Protection, and the South Florida Water Management District,
54 prior to the issuance of any local building permits of authorizations to commence
55 development activities on the property described in Part B.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

- E. The conditions set forth in Part A are an integral nonseverable part of the site plan approval granted by this Resolution. If any condition set forth in Section A is determined to be invalid or unenforceable for any reason and the developer declines to comply voluntarily with that condition, the site plan approval granted by this resolution shall become null and void.

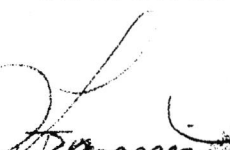
- F. A copy of this Resolution shall be attached to the site plan drawings described in Part A, which plan shall be placed on file with the St. Lucie County Growth Management Department.

After motion and second, the vote on this resolution was as follows:


Chairman Frannie Hutchinson	AYE
Vice-Chairman Doug Coward	AYE
Commissioner Joseph E. Smith	AYE
Commissioner Paula Lewis	AYE
Commissioner Chris Craft	AYE

PASSED AND DULY ADOPTED this 5TH day of April, 2005.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA


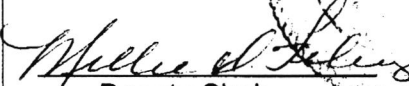
BY 

 Chairman

APPROVED AS TO FORM
 AND CORRECTNESS


 County Attorney

ATTEST

 Deputy Clerk

G:\projects\BOCCagenda04.05.05.BentCreekFinal.Resolution.doc

**St Lucie County
Certificate of Capacity**

Date 5/6/2005

Certificate No. 2070

This document certifies that concurrency will be met and that adequate public facility capacity exists to maintain the standards for levels of service as adopted in the St Lucie County Comprehensive Plan for:

1. Type of development RESIDENTIAL SUBDIVISION

Number of units 692

Number of square feet

2. Property legal description & Tax ID no.

SEE ATTACHED RESOLUTION

BENTCREEK PUD

3. Approval: Building

Resolution No. 05-032

Letter 5/6/05

4. Subject to the following conditions for concurrency:

Owner's name

LENNAR HOMES, INC.

Address

1015 N. STATE RD 7, STE. C

ROYAL PALM B FL 33411

6. Certificate Expiration Date 5/5/2007

This Certificate of Capacity is transferable only to subsequent owners of the same parcel, and is subject to the same terms, conditions and expiration date listed herein. The expiration date can be extended only under the same terms and conditions as the underlying development order issued with this certificate, or for subsequent development order(s) issued for the same property, use and size as described herein.

Signed



Date: 5/16/2005

**Growth Management Director
St Lucie County, Florida**

Monday, May 16, 2005

Page 1 of 2

BENT CREEK MASTER PLAT A PLANNED UNIT DEVELOPMENT

LYING IN PORTIONS OF SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 6 FEBRUARY 2005

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS BENT CREEK MASTER PLAT, A P.U.D., LYING IN A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED HEREON HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

ST. LUCIE COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

LAKE MAINTENANCE EASEMENTS - THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

2. TRACTS

TRACTS "A-1", "A-2", "B-1", "B-2" and "C", AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR FUTURE DEVELOPMENT PURPOSES TO LENNAR HOMES, INC. ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LENNAR HOMES, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

DRY DETENTION AREAS, TRACTS "D-1" AND "D-2", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

THE PARK (TRACT "P") AS SHOWN HEREON IS HEREBY DEDICATED TO BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. FOR PASSIVE PARK PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

TRACT "W" AS SHOWN HEREON IS HEREBY DEDICATED TO BENT CREEK CLUB, INC. ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

TRACTS "S-1", "S-2" and "S-3", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
WATER MANAGEMENT TRACTS "W-1" THRU "W-9", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

TRACTS "O-1" THRU "O-6", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING, DRAINAGE AND BUFFER PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO ST. LUCIE COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREON AFFIXED BY ITS VICE PRESIDENT AND ASSISTANT SECRETARY, THIS 14th DAY OF FEBRUARY, 2005.

BY: LENNAR HOMES, INC. A FLORIDA CORPORATION

ATTEST: CAROLYN K. CORDER, ASSISTANT SECRETARY; DAVID M. BASELICE, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DAVID M. BASELICE, VICE PRESIDENT AND CAROLYN K. CORDER, ASSISTANT SECRETARY OF LENNAR HOMES, INC. A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, THIS 14th DAY OF FEBRUARY, 2005.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PRINTED NAME: CAROLYN K. CORDER
MY COMMISSION EXPIRES: 1/16/2009

LENNAR HOMES LENNAR NOTARY BENT CREEK CLUB, INC. BENT CREEK CLUB, INC.

CAROLYN K. CORDER
DAVID M. BASELICE
COMMISSION # 00383144

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BENT CREEK CLUB, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF FEBRUARY, 2005.

WITNESSES: SHARON CAPUTO, PRESIDENT; JILL CIERPIK, SECRETARY
PRINTED NAME: SHARON CAPUTO, PRESIDENT
BY: SHARON CAPUTO
SHARON CAPUTO, PRESIDENT

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO AND JILL CIERPIK WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BENT CREEK CLUB, INC. A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUL AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF FEBRUARY, 2005.
MY COMMISSION EXPIRES: 1/16/2009
NOTARY PUBLIC
COMMISSION NO: 11232644

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF FEBRUARY, 2005.

WITNESSES: SHARON CAPUTO, PRESIDENT; JILL CIERPIK, SECRETARY
PRINTED NAME: SHARON CAPUTO, PRESIDENT
BY: SHARON CAPUTO
SHARON CAPUTO, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHARON CAPUTO AND JILL CIERPIK WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUL AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF FEBRUARY, 2005.
MY COMMISSION EXPIRES: 1/16/2009
NOTARY PUBLIC
COMMISSION NO: 11232644

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

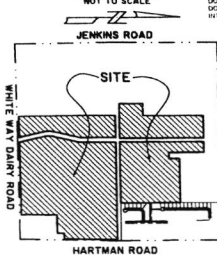
WE NORTH AMERICAN TITLE CO. A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC. A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS P.

DATED: 5-16-05
LANDMARK SURVEYING AND MAPPING, INC.
DONALD R. WAIN

AREA TABULATION

TRACT "O-1"	6.2159 ACRES
TRACT "O-2"	0.3475 ACRES
TRACT "O-3"	0.3330 ACRES
TRACT "O-4"	0.3397 ACRES
TRACT "O-5"	0.8023 ACRES
TRACT "O-6"	1.0358 ACRES
TRACT "A-1"	69.5908 ACRES
TRACT "A-2"	24.2904 ACRES
TRACT "B-1"	21.6105 ACRES
TRACT "B-2"	23.3231 ACRES
TRACT "C"	25.6329 ACRES
TRACT "D-1"	1.9024 ACRES
TRACT "D-2"	2.2974 ACRES
TRACT "P"	9.6233 ACRES
TRACT "W"	2.9884 ACRES
TRACT "S-1"	2.7148 ACRES
TRACT "S-2"	0.7834 ACRES
TRACT "S-3"	0.1430 ACRES
TRACT "W-1"	7.1082 ACRES
TRACT "W-2"	7.8018 ACRES
TRACT "W-3"	4.7848 ACRES
TRACT "W-4"	8.3834 ACRES
TRACT "W-5"	4.3627 ACRES
TRACT "W-6"	4.8893 ACRES
TRACT "W-7"	2.9321 ACRES
TRACT "W-8"	9.0147 ACRES
TRACT "W-9"	20.6358 ACRES
TOTAL AREA	286.7877 ACRES

LOCATION MAP



SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF THE ST. LUCIE COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR ON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BE DETERMINED BY THE USE OF RIGHTS GRANTED.
- U.E. DENOTES UTILITY EASEMENT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (L.B. #4396), SHOWN THUS: \bullet
P.C.P. DENOTES PERMANENT CONTROL POINT (L.B. #4396), SHOWN THUS: \circ
P.O.B. DENOTES POINT OF BEGINNING
R DENOTES RADIAL LINE
A DENOTES CENTRAL ANGLE
L DENOTES CURVE LENGTH
C.H.B. DENOTES CHORD BEARING
L.C. DENOTES CHORD LENGTH
R.L. DENOTES RADIAL LINE
P.B. DENOTES PLAT BOOK
D.E. DENOTES DRAINAGE EASEMENT
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
P.O.C. DENOTES POINT OF COMMENCEMENT
C.O.B. DENOTES CHANCERY ORDER BOOK
N.S.L.R.W.C.D. DENOTES NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- BEARINGS HEREON ARE BASED UPON AN ASSUMED BEARING OF N 89°42'05" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7/35/40, ALL BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS AS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE: 2/14/2005

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 509
LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA, 33406
CERTIFICATE OF AUTHORIZATION L.B. # 4396

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPRESENTATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART AND LEBEL C. BOPPOT P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. SURVEYOR

CAROLYN K. CORDER
DAVID M. BASELICE
COMMISSION # 00383144

CERTIFICATE OF APPROVAL - CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, EDWIN M. FRY, JR., 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 THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORDING IN PLAT BOOK 77, PAGE 1, OF THE ST. LUCIE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 14th DAY OF FEBRUARY, 2005.

EDWIN M. FRY, JR.
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL - BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, THIS 14th DAY OF FEBRUARY, 2005.

FRANNEE HUTCHINSON
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE P.U.D. ZONING DISTRICT, AS SET FORTH IN SECTION 704.00 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

GROWTH MANAGEMENT DIRECTOR
ST. LUCIE COUNTY, FLORIDA
DATE: 2/19/2005

CERTIFICATE OF APPROVAL - COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM SUBDIVISION PLATTING REQUIREMENTS AS SET FORTH IN SECTION 103.03 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

MICHAEL J. POWLEY, P.E.
COUNTY ENGINEER
ST. LUCIE COUNTY, FLORIDA
DATE: 5-19-05

CERTIFICATE OF APPROVAL - COUNTY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS PLAT IS APPROVED AS TO FORM.

DANIEL S. MOYER
COUNTY ATTORNEY
COUNTY OF ST. LUCIE, FLORIDA
DATE: 6/16/05

COUNTY SURVEYOR APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

RONALD HARRIS
COUNTY SURVEYOR
ST. LUCIE COUNTY, FLORIDA
DATE: 2/14/2005

Landmark Surveying & Mapping, Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

**BENT CREEK MASTER PLAT
A P.U.D.**

BENT CREEK MASTER PLAT

A PLANNED UNIT DEVELOPMENT

LYING IN PORTIONS OF SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
ST. LUCIE COUNTY, FLORIDA.
SHEET 2 OF 6 FEBRUARY 2005

LEGAL DESCRIPTION

4 PARCELS OF LAND LYING IN PORTIONS OF THE SOUTH HALF (S 1/2) OF SECTION 7 AND THE NORTH HALF (N 1/2) OF SECTION 18, BOTH LYING IN TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EACH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1A (LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, A DISTANCE OF 906.95 FEET TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 00°00'00" EAST ALONG SAID EAST LINE, A DISTANCE OF 49.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE PROJECT NO. 94070-2505 (UNRECORDED), MAP AS PREPARED BY BETSY LINDSAY INC. DATED 07/03/02, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 49.07 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 00°02'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 1000.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'10" EAST ALONG SAID EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, AND ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1555.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 49, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°44'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1642.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 5100 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE NORTH 00°14'38" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2197.90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 5100 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE NORTH 89°42'05" WEST ALONG SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 68.59 FEET; THENCE NORTH 00°14'49" EAST, A DISTANCE OF 275.94 FEET; THENCE NORTH 89°42'05" EAST, A DISTANCE OF 1179.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.623 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2A (LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7)

COMMENCE AT THE SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SAID SECTION 7, A DISTANCE OF 3346.66 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'12" WEST ALONG SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 1578.80 FEET TO THE NORTH LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE, A DISTANCE OF 3303.3 FEET TO THE WEST LINE OF SAID EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°15'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 35, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID NORTH LINE BEING A LINE PARALLEL WITH AND 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°48'06" EAST ALONG SAID RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS SHOWN ON THEIR "INFORMATION MAP" DATED MAY 1998 (UNRECORDED) AND AVAILABLE AT 1729 JENKINS ROAD, FT. PIERCE, FLORIDA 34981, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 5100 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1278.84 FEET TO THE END OF SAID RIGHT-OF-WAY LINE, AS SHOWN BY AND TO THE SOUTHERLY END OF THE WEST RIGHT-OF-WAY LINE OF SAID CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, SAID LINE BEING 5100 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE SAID EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 917.92 FEET; THENCE S 89°43'35" W, A DISTANCE OF 610.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.405 ACRES, MORE OR LESS.

TOGETHER WITH:

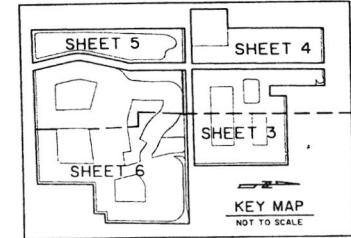
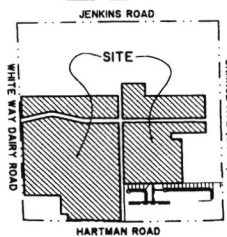
PARCEL 3A (LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18)

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 89°44'36" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, A DISTANCE OF 2709.9 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°48'06" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, A DISTANCE OF 659.77 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18; THENCE SOUTH 00°08'55" WEST ALONG SAID WEST LINE, A DISTANCE OF 6100 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PETERSON DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 6100 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18; SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE SOUTH 00°08'55" WEST ALONG SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, A DISTANCE OF 2364.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 36, AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 44.50 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18; THENCE NORTH 89°15'42" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 576.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29 (FIVE MILE CREEK) (A 128.00 FOOT RIGHT-OF-WAY) AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRaversING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 29 BY THE FOLLOWING FIVE (5) COURSES:

1. NORTH 12°58'44" WEST, A DISTANCE OF 656.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 6410 FEET;
 2. NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°59'05", AN ARC DISTANCE OF 290.75 FEET TO A POINT OF TANGENCY WITH A LINE;
 3. NORTH 15°20'20" EAST ALONG SAID LINE, A DISTANCE OF 652.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 508.62 FEET;
 4. NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°05'42", AN ARC DISTANCE OF 16.25 FEET TO A POINT OF TANGENCY WITH A LINE;
 5. NORTH 00°14'38" EAST ALONG SAID LINE, A DISTANCE OF 890.55 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD.
- THENCE DEPARTING SAID CANAL NO. 29 RIGHT-OF-WAY LINE, SOUTH 89°48'06" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 595.66 FEET TO THE POINT OF BEGINNING.
- CONTAINING 311.86 ACRES, MORE OR LESS.

LOCATION MAP

NOT TO SCALE



TOGETHER WITH:

PARCEL 4A (LYING IN THE NORTH HALF (N 1/2) OF SECTION 18)

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 00°14'38" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 18, A DISTANCE OF 25.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 71, PAGE 126, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE NORTH 00°14'38" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1600.00 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND OWNED BY ELMER D. SMITH AND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 55, PAGE 366, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, NORTH 00°14'38" EAST, A DISTANCE OF 1409.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A 150.00 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN DEED BOOK 35, PAGE 366, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 6100 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°44'36" WEST ALONG SAID RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29 (FIVE MILE CREEK) (A 128.00 FOOT RIGHT-OF-WAY); THENCE TRaversING THE EASTERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 29, BY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°14'38" WEST, A DISTANCE OF 881.60 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 636.62 FEET;
 2. SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°05'42", AN ARC DISTANCE OF 143.55 FEET TO A POINT OF TANGENCY WITH A LINE;
 3. SOUTH 15°20'20" WEST ALONG SAID LINE, A DISTANCE OF 652.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 513.0 FEET;
 4. SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°59'05", AN ARC DISTANCE OF 232.70 FEET TO A POINT OF TANGENCY WITH A LINE;
 5. SOUTH 12°38'44" EAST ALONG SAID LINE, A DISTANCE OF 679.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 6, AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 45.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE NORTH 89°25'25" WEST ALONG SAID NORTH LINE, A DISTANCE OF 494.66 FEET TO THE WEST LINE OF SAID PARCEL; THENCE NORTH 00°14'38" EAST ALONG SAID WEST LINE OF SAID PARCEL, A DISTANCE OF 1800.00 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE NORTH 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.
- CONTAINING 140.574 ACRES, MORE OR LESS.

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Pk. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

BENT CREEK MASTER PLAT
A P.U.D.

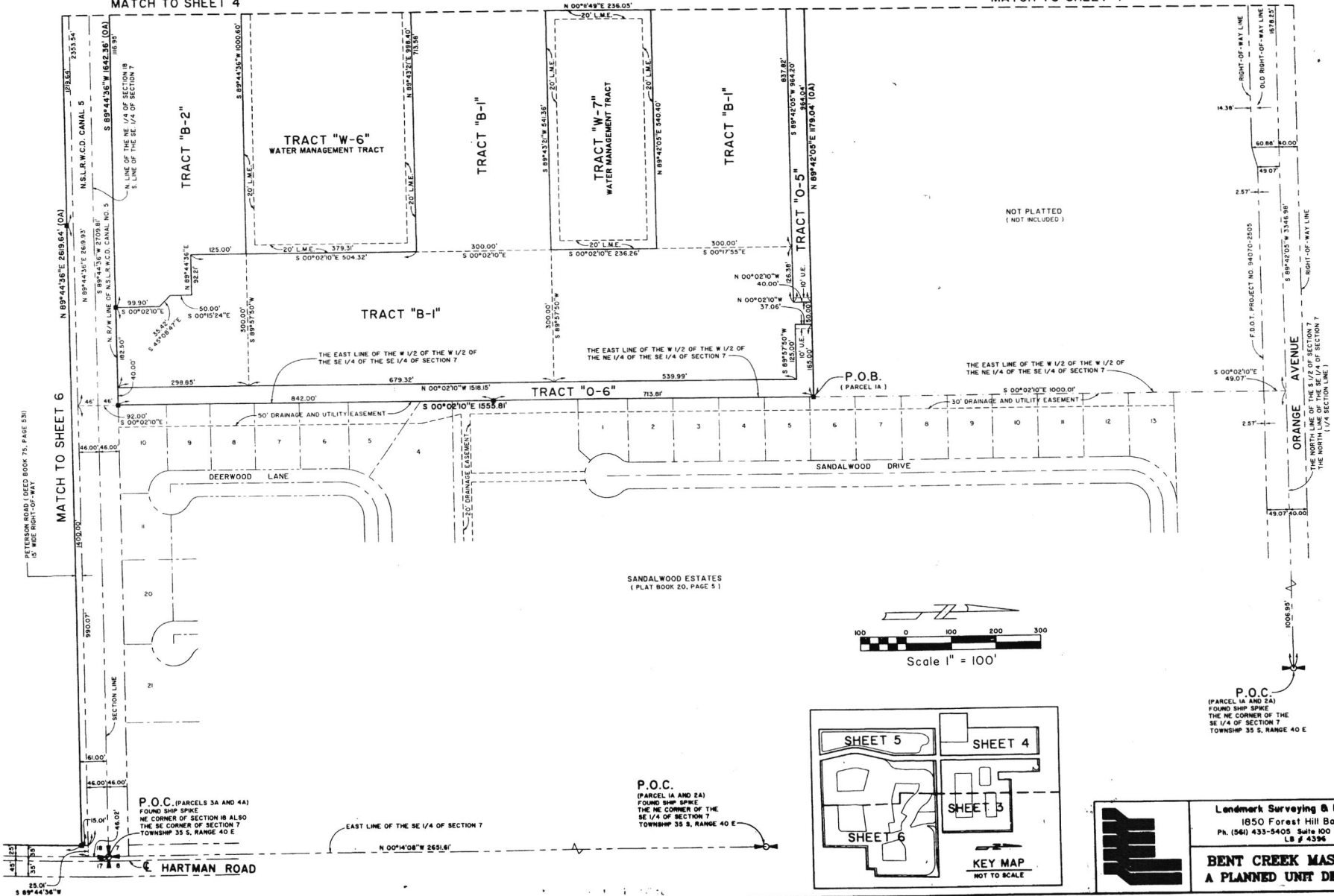
BENT CREEK MASTER PLAT A PLANNED UNIT DEVELOPMENT

LYING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
ST. LUCIE COUNTY, FLORIDA.

SHEET 3 OF 6 FEBRUARY, 2005

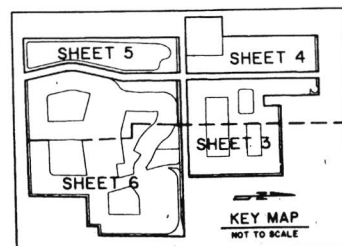
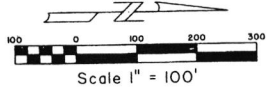
MATCH TO SHEET 4

MATCH TO SHEET 4



NOT PLATTED
(NOT INCLUDED)

SANDALWOOD ESTATES
(PLAT BOOK 20, PAGE 5)



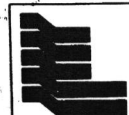
P.O.C.
(PARCELS 1A AND 2A)
FOUND SHIP SPIKE
THE NE CORNER OF THE
SE 1/4 OF SECTION 7
TOWNSHIP 35 S, RANGE 40 E

P.O.C.
(PARCEL 1A AND 2A)
FOUND SHIP SPIKE
THE NE CORNER OF THE
SE 1/4 OF SECTION 7
TOWNSHIP 35 S, RANGE 40 E

P.O.C. (PARCELS 3A AND 4A)
FOUND SHIP SPIKE
NE CORNER OF SECTION 18 ALSO
THE SE CORNER OF SECTION 7
TOWNSHIP 35 S, RANGE 40 E

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
PA. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

BENT CREEK MASTER PLAT
A PLANNED UNIT DEVELOPMENT

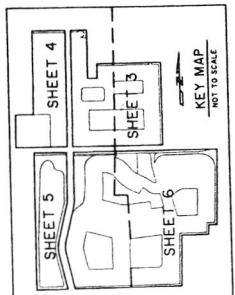
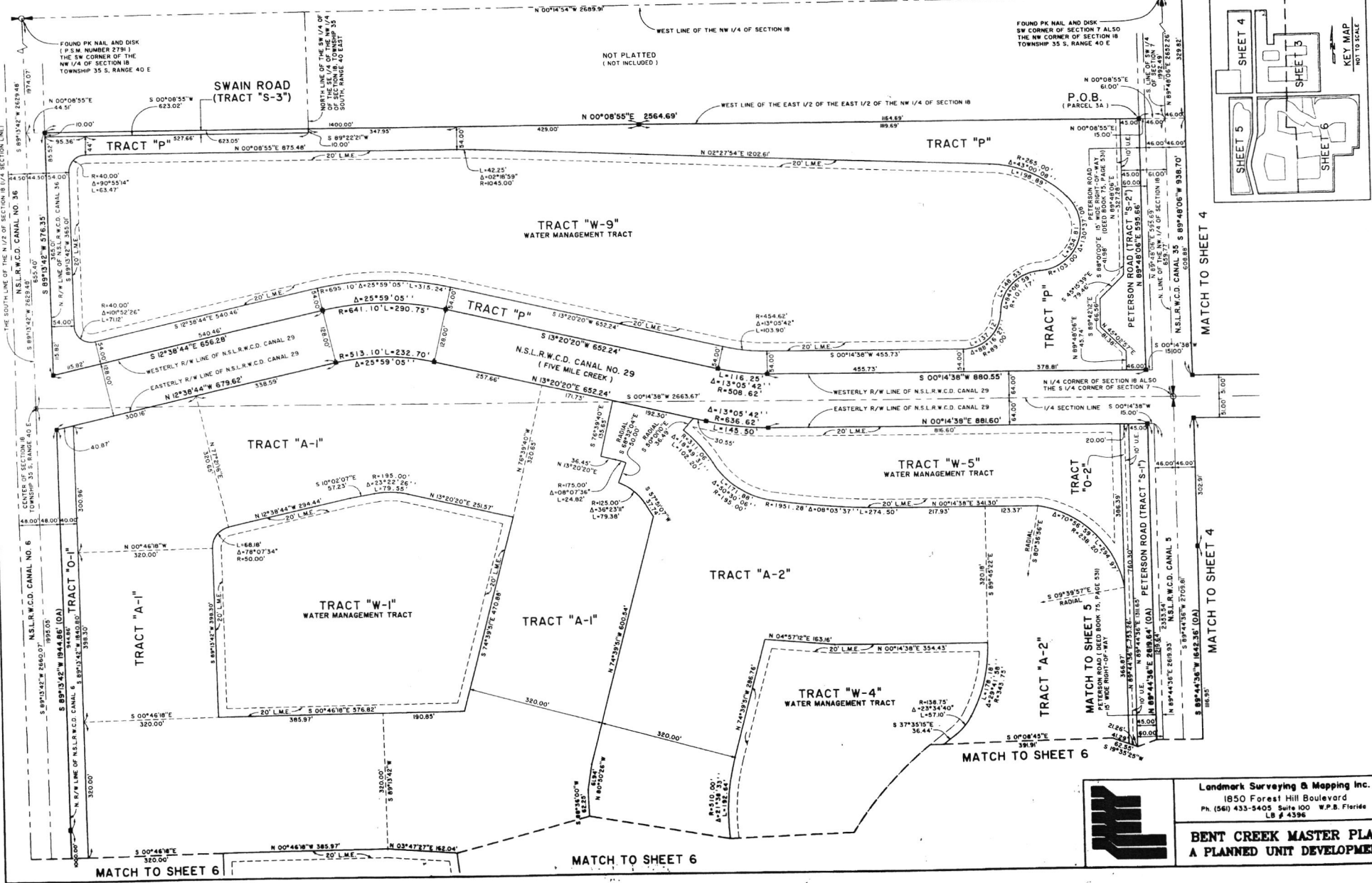
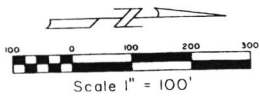


KEY MAP
NOT TO SCALE

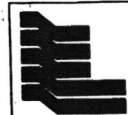
47
11

BENT CREEK MASTER PLAT

A PLANNED UNIT DEVELOPMENT
LYING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
ST. LUCIE COUNTY, FLORIDA.
SHEET 5 OF 6 FEBRUARY, 2005



47
13



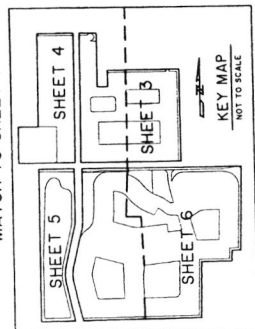
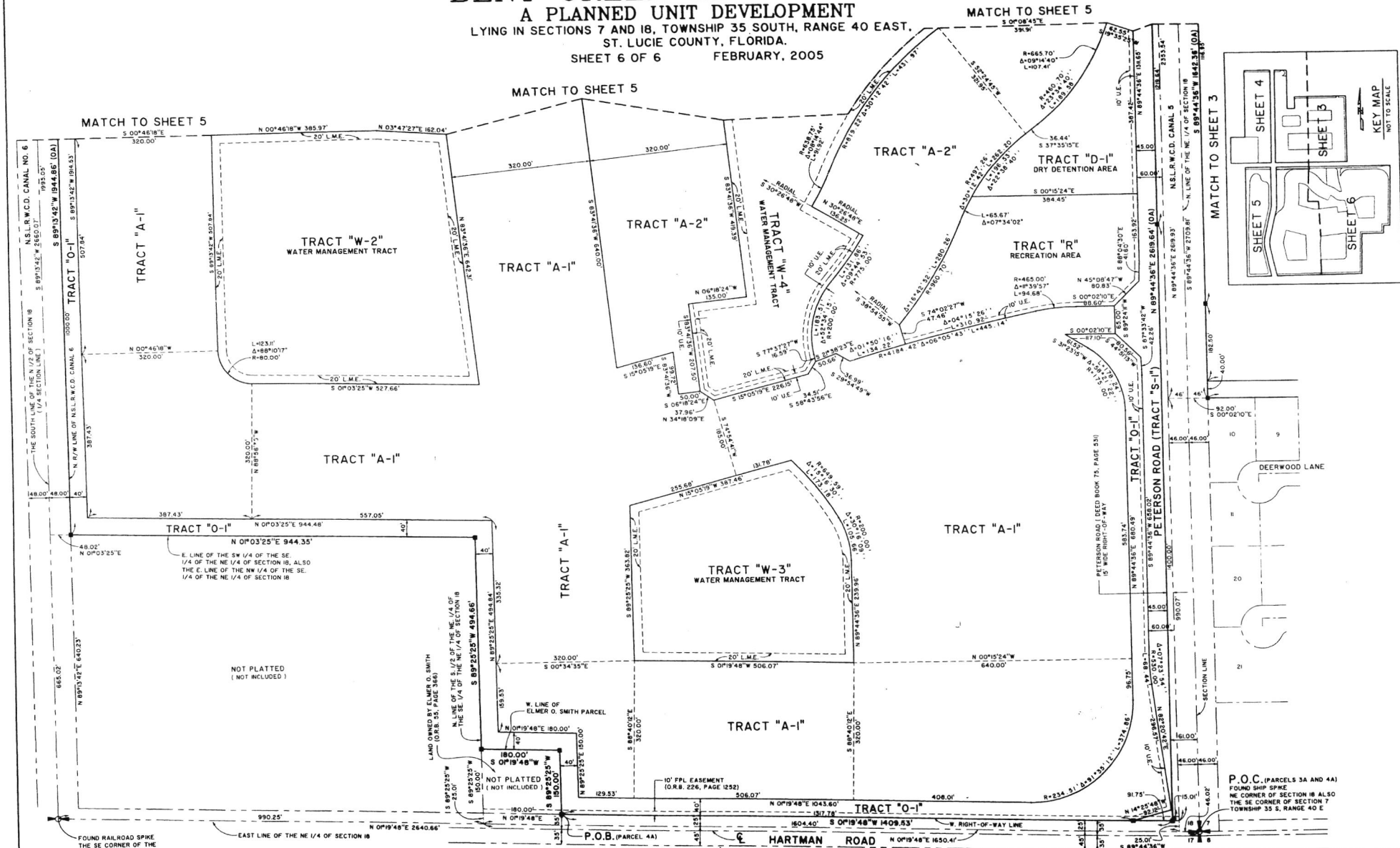
Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
P.O. Box 5405 Suite 100 W.P.B. Florida
FL 32909

BENT CREEK MASTER PLAT
A PLANNED UNIT DEVELOPMENT

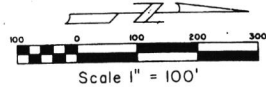
BENT CREEK MASTER PLAT

A PLANNED UNIT DEVELOPMENT

LYING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
ST. LUCIE COUNTY, FLORIDA.
SHEET 6 OF 6 FEBRUARY, 2005



47
14



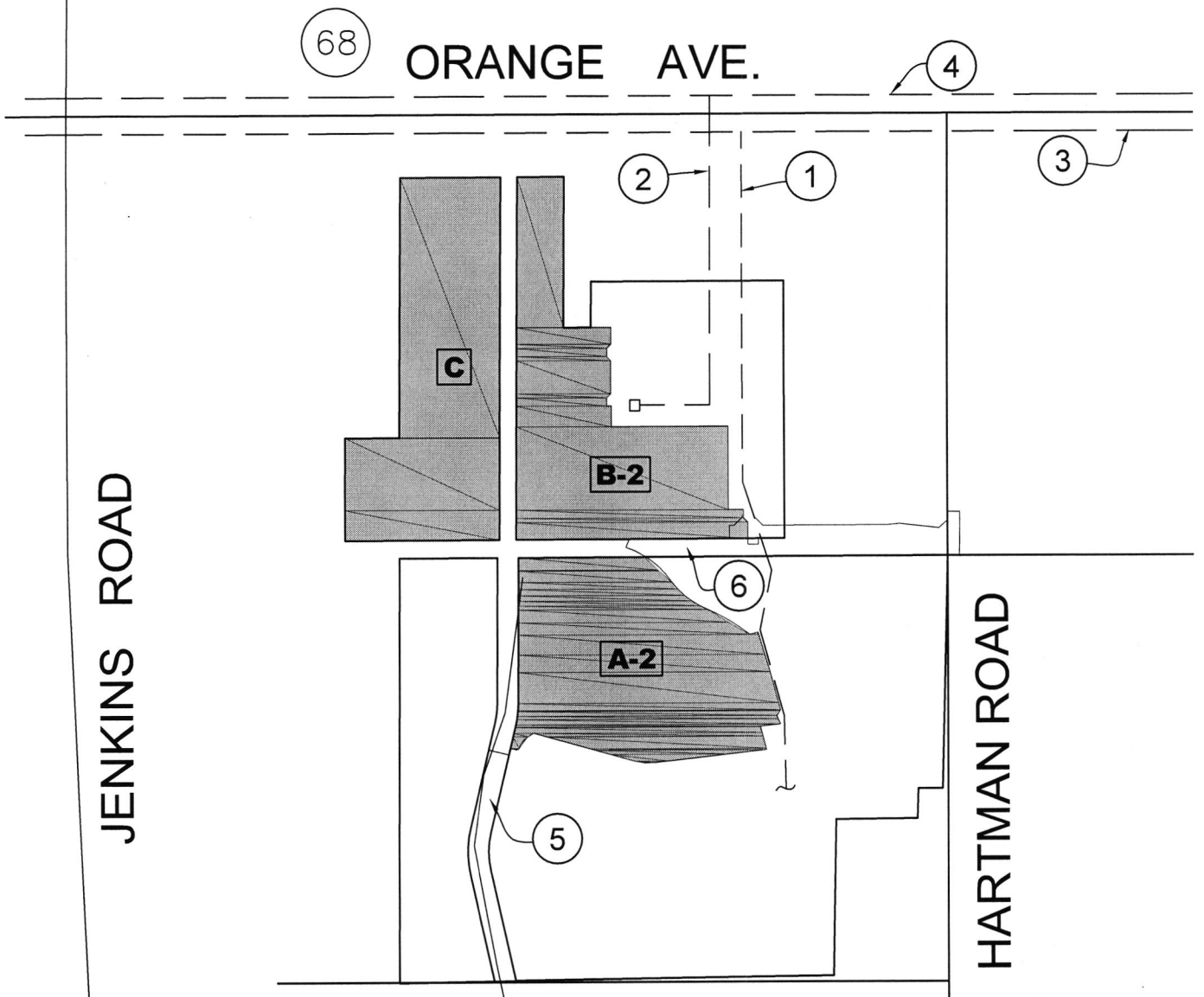
P.O.C. (PARCELS 3A AND 4A)
FOUND SHIP SPIKE
NE CORNER OF SECTION 18 ALSO
THE SE CORNER OF SECTION 7
TOWNSHIP 35 S, RANGE 40 E

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

BENT CREEK MASTER PLAT
A PLANNED UNIT DEVELOPMENT

EXHIBIT 6

MAJOR TRUNK WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS



- ① EXISTING 8" WATER
- ② EXISTING 6" SANITARY
- ③ EXISTING 8" WATER
- ④ EXISTING 8" SANITARY
- ⑤ NSLRWCD CANAL 29
- ⑥ NSLRWCD CANAL 5

SKETCH OF NEARBY INFRASTRUCTURE

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

STATEMENT OF ESTIMATED REGULATORY COSTS
Bent Creek Community Development District

1.0 Introduction

1.1 Purpose

This statement of estimated regulatory costs (“SERC”) supports the petition to form the Bent Creek Community Development District (“District” or “CDD”), and other affiliated and participating companies (“Petitioner”) are planning 76.33 +/- acre residential community, (“Project”), located the City of Fort Pierce (“City”), Florida.

The District will provide community infrastructure that will serve all the land in the proposed District. The District plans to provide community infrastructure including, but not necessarily limited to, extension of Peterson Road and a bridge (the “Infrastructure”). The District plans to finance the Infrastructure by issuing bonds (“Bonds”) secured by, among other things, proceeds of non-ad valorem special assessments (the “Assessments”) levied on land within the District that will specially benefit from the Infrastructure all as discussed more fully below. The District will be responsible for providing the services and facilities associated with the Infrastructure and the costs associated therewith which will be borne solely by the property owners within the District.

1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), *Fla.Stat.* (governing District formation or alteration) as follows:

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

As noted above, the proposed District will provide Infrastructure and related services with operation and maintenance, to the 76.33+/- acres comprising the Project. The current development plan for the land contained in the District consists of single-family units. These plans are subject to change as market conditions may dictate in the future.

1.3 Requirements for Statement of Estimated Regulatory Costs.

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

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

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

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

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

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

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

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

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a)[of Section 120.541, *Fla. Stat.*] and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

- 2.0 (a) An economic analysis showing whether the rule directly or indirectly is likely to (1) have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; (2) have an adverse impact on business competitiveness, including the ability of persons doing business in the state**

to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after implementation of the rule; or (3) increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

It is unlikely the establishment/creation of the District will meet any of the triggers in Section 120.541(2)(a), *Fla. Stat.* The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 herein.

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

As noted above, the proposed District will provide Infrastructure and related services to the 76.33+/- acres of land planned for the Project as outlined above. All of the ultimate property owners in the District will be required to comply with District rules and their properties will be encumbered with District obligations to pay for Infrastructure and operation and maintenance expenses incurred by the District. Based on the current development program the following entities and individuals would be affected by the formation of the District: the owners and occupants of the residential units within the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

The cost to State entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 1,000 acres. Therefore, the City will review and act upon the petition to establish the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and it is required to file various reports to the State of Florida, the Department of Economic Opportunity and other agencies of the State. The filing requirements are outlined in Appendix A. However, the additional costs to the State and its various departments to process the additional filings from the District are very low, since the State routinely processes filings from over 500 similar districts. Finally, the filing fees paid by the District are designed to offset any additional costs to the State.

City of Fort Pierce

This petition to establish the District will require the City to review the petition and its supporting exhibits. In addition, the City will hold public hearings to discuss the petition and to take public input. These activities will absorb staff time and time of the City Commission. The boundaries of the District are located within the City of Fort Pierce.

However, the costs of these activities are very modest at most for the following reasons. First, the review of this petition to form the District does not include an analysis of the Project itself. In fact, such a review of the Project is prohibited by statute. Second, the petition contains all of the information necessary for its review. Third, the City already has all of the staff necessary to review the petition. Fourth, no capital costs are involved in the review. Fifth, the City routinely processes similar petitions for land use and zoning changes that are far more complicated than this petition to form the District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other unit of local government except the District. By State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance

The District will provide Infrastructure and related services to the land in the District, including Peterson Road extension, that will be eventually owned and operated by the City of Fort Pierce.

Petitioners have estimated the costs for providing the water management and sewer systems are estimated to be approximately \$4,262,600. To fund this construction program, in whole or in part, the District may issue Bonds, which will be repaid through non-ad valorem assessments levied on all lands in the District that benefit from the District's Infrastructure and related services.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through Bonds. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owners' association common to most master planned developments.

Real estate markets are quite efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new landowners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides.

The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer bank loans.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the formation of the proposed District.

The development is located in the City of Fort Pierce. As of the Census date, the 2010 Census, the City of Palm Bay has a population in excess of 41,590 people. Therefore, the proposed District is not located in a City defined as a "small city", according to Section 120.52, Fla. Stat.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits.

Inputs were received from Petitioner and other professionals associated with Petitioner.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FLORIDA STATUTE CITE	DATE
Annual Financial Audit	11.45	12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 9 months after end of fiscal year
TRIM Compliance Report	200.068	30 days after adoption of assessment resolution
Form 1 - Limited Financial Disclosure	112.3144	by July 1
Public Depositor Report	280.17	by November 30
Proposed Budget	190.008	sixty (60) days prior to adoption of final budget
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	When issued