



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

RECEIVED

OCT 10 2019

Subdivision

CITY OF FORT PIERCE
PLANNING & ZONING

Property address or Location 839 Bent Creek Dr. Fort Pierce, FL 34947

Parcel ID #(s) 2407-700-0026-000-2

Project description Bent Creek Tract B-2

Kennar Homes, Inc
Property Owner(s)
8895 N. Military Trail, Suite 101-B
Street Address
Palm Beach Gardens, FL 33410
City State Zip

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Phone Number

Email Address

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

JM Chesney
Property Owner(s) Signature(s)

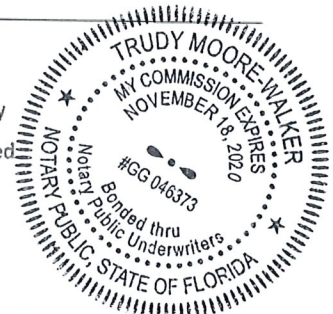
STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 9 day of OCTOBER, 2019, by

J Valerie McChesney who is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____

Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4):

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

SUBDIVISION: FINAL PLAT

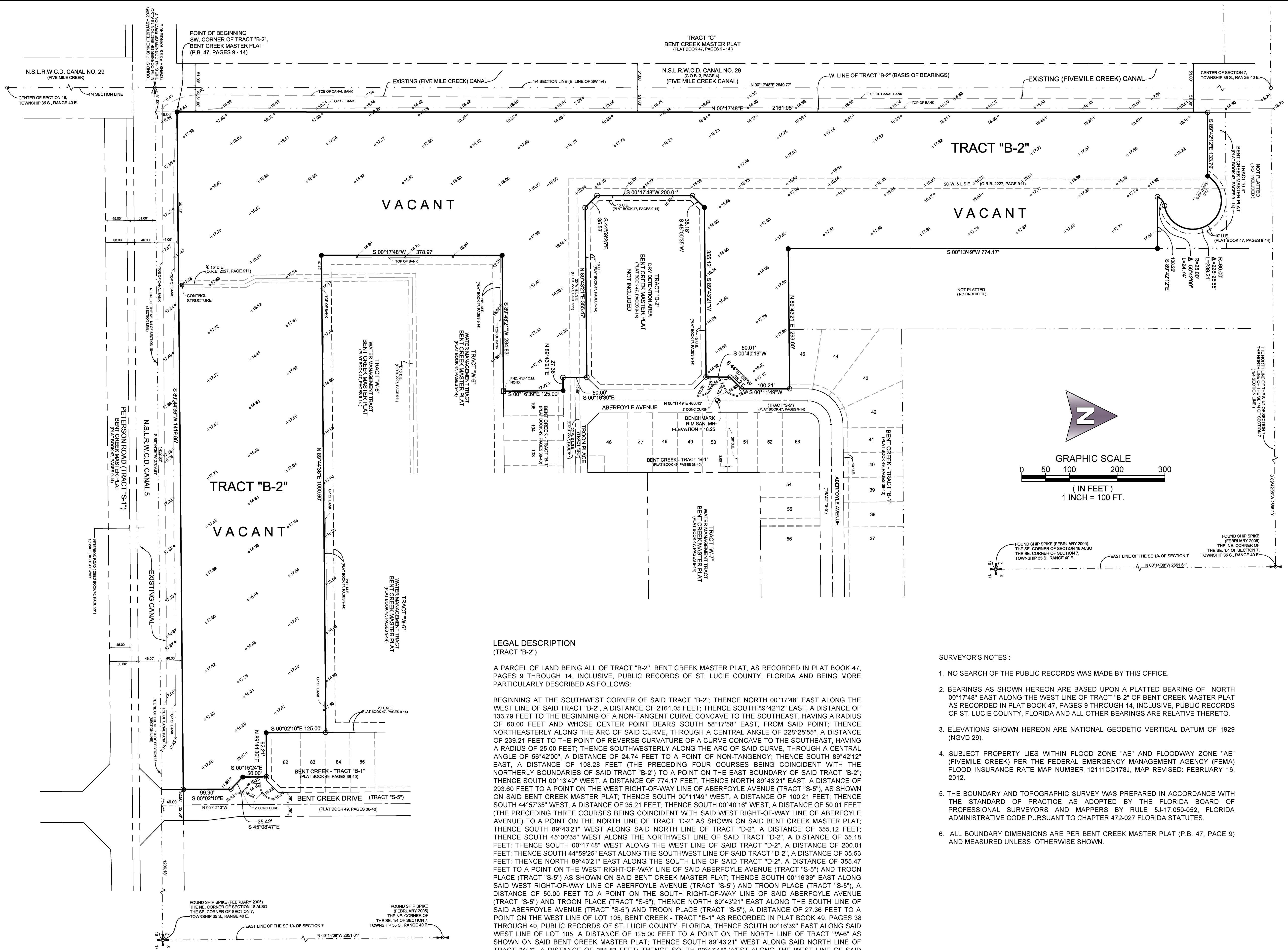
Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application



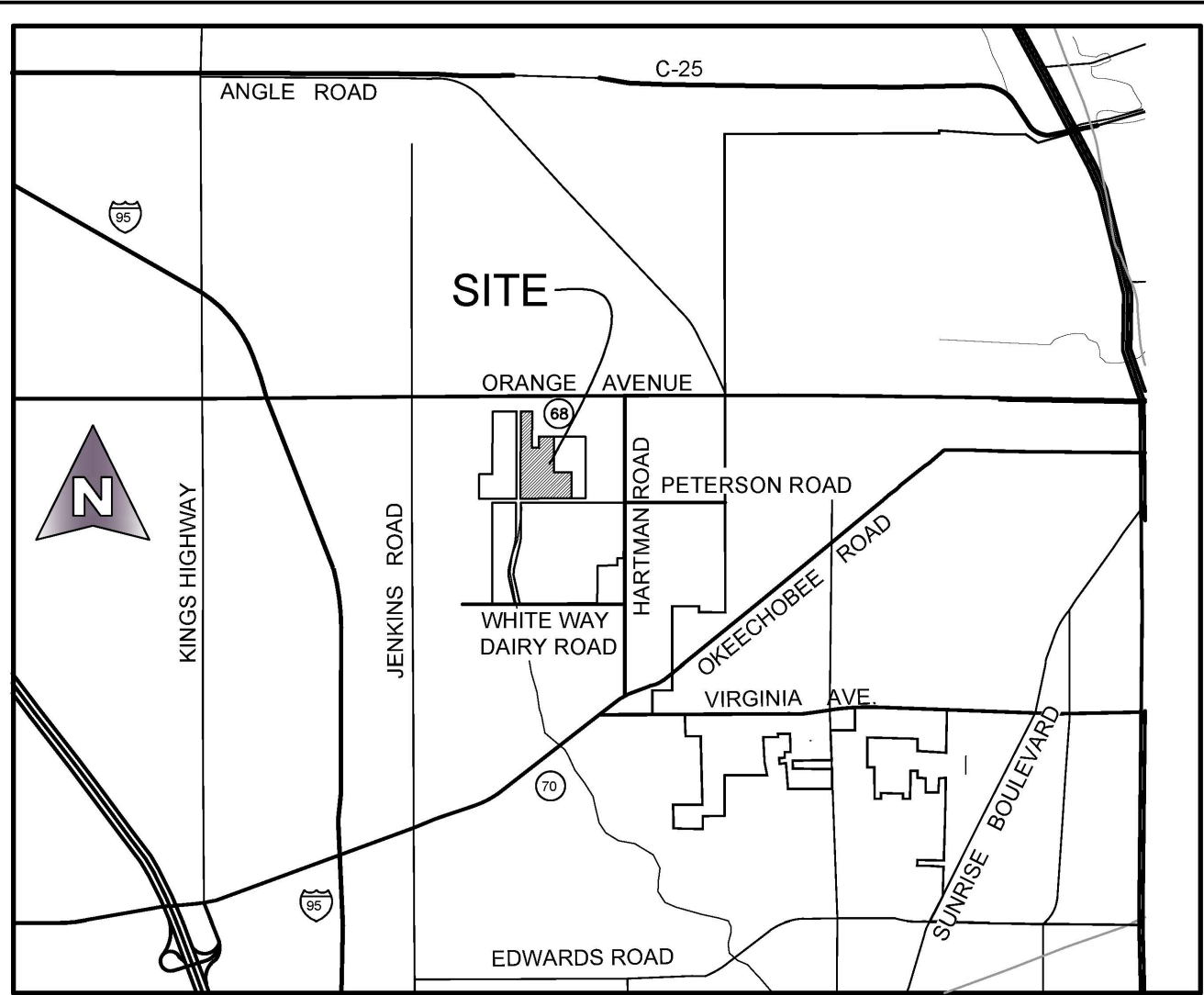
LEGAL DESCRIPTION
(TRACT "B-2")

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 238°25'51" 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.

- SURVEYOR'S NOTES :**
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
 - BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF NORTH 00°17'48" EAST ALONG THE WEST LINE OF TRACT "B-2" OF BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - ELEVATIONS SHOWN HEREON ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 - SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AE" AND FLOODWAY ZONE "AE" (FIVEMILE CREEK) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0178J, MAP REVISED: FEBRUARY 16, 2012.
 - THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARD OF PRACTICE AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS BY RULE 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-027 FLORIDA STATUTES.
 - ALL BOUNDARY DIMENSIONS ARE PER BENT CREEK MASTER PLAT (P.B. 47, PAGE 9) AND MEASURED UNLESS OTHERWISE SHOWN.



- LEGEND**
- R = RADIUS
 - L = ARC LENGTH
 - Δ = CURVE CENTRAL ANGLE
 - R/W = RIGHT-OF-WAY
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - W. & L.S.E. = WATER AND LIFT STATION EASEMENT
 - C.O.B. = CHANCERY ORDER BOOK
 - P.B. = PLAT BOOK
 - O.R.B. = OFFICIAL RECORD BOOK
 - C. = CALCULATED
 - M. = MEASURED
 - C. & M. = CALCULATED AND MEASURED
 - I.R.C. = IRON ROD AND CAP
 - I.R. = IRON ROD
 - SAN. MH = SANITARY MANHOLE
 - ID. = IDENTIFICATION
 - C.M. = CONCRETE MONUMENT
 - ⊕ = BENCHMARK
 - ⊙ = CENTERLINE
 - NGVD 29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - ◻ = FOUND 4"x4" C.M. WITH ALUMINUM DISC STAMPED "PRM LB 2438"
 - = SET 1/2" I.R.C. STAMPED LB 2438
 - ⊙ = FD. MAG NAIL AND BRASS WASHER STAMPED LB 4396
 - = FD. 1/2" I.R.C. STAMPED LB 4396
 - = FD. 1/2" I.R.C. (NO ID.)
 - ⊕ = SECTION CORNER (NOT FOUND)
 - ⊕ = 1/4 SECTION CORNER (NOT FOUND)
 - ⊕ = EXISTING ELEVATIONS (NGVD 29)

Craig S Pusey

Digitally signed by Craig S Pusey
DN: c=US, o=MICHAEL B SCHORAH AND ASSOCIATES INC, ou=MICHAEL B SCHORAH AND ASSOCIATES INC, cn=Craig S Pusey, 0.9.2342.19200300.100.1.1=A01098 0000001611F6FF27D00003D51
Date: 2019.07.31 08:22:18 -04'00'

CERTIFY TO: LENNAR HOMES, INC.

DATE, LAST FIELD WORK: 7/3/2019 DIGITALLY SIGN / SEALED 7/31/19

SIGNATURE DATE: _____ CRAIG S. PUSEY, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5019

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR ABOVE.

MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 Forest Hill Boulevard, Suite 206 West Palm Beach, Florida 33406 Phone (561) 968-0080 Fax: (561) 642-9726			
FIELD	P.M.	FIELD BOOK	SCALE
CHECKED	C.S.P.	PAGE ELECT	1" = 100'
DRAWN	L.B.	CADD FILE	DATE
		1749 BDY-TOPO_B2	JULY, 2019
			SHEET NO. 1
			OF 1

BOUNDARY AND TOPOGRAPHIC SURVEY OF TRACT "B-2" BENT CREEK MASTER PLAT

LB # 2438
FILE NO. 1749

NO.	BY	DATE	REVISIONS

This instrument prepared by:
Mark Loterstein, Esq.
North American Title Company
760 NW 107 Avenue, Suite 400
Miami, Florida 33172

Our File No. 11657-18-01102

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 23rd day of August, 2018 between **MS RIALTO BENT CREEK FL, LLC, a Delaware limited liability company**, having its principal office at 700 NW 107th Avenue, 4th Floor, Miami, FL 33172 (the "Grantor"), and **LENNAR HOMES, LLC, a Florida limited liability company**, whose address is 8895 N. Military Trail, Palm Beach Gardens, FL 33410 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell to Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand that Grantor have or may have in and to the following described real property (the "Property") located and situate in the County of St Lucie and State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

1. Taxes for the year 2018 and subsequent years.
2. Existing zoning ordinances and other governmental regulations.
3. Covenants, conditions, easements, limitations and restrictions of record, but this shall not operate to reimpose same.

and Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

"Grantor" and "Grantee" are used herein in the singular or the plural, as the context may require.

This Instrument prepared by:
Gerald L. Knight, Esquire
Holland & Knight
One East Broward Blvd., 13th Floor
Fort Lauderdale, Florida 33301

Folio No.:

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2612131 04/28/2005 at 01:22 PM
OR BOOK 2227 PAGE 890 - 894 Doc Type: DEED
RECORDING: \$44.00
D DOC STAMP COLLECTION: \$1400.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 31st day of March, 2005, by **LENNAR HOMES, INC., a Florida corporation**, whose post office address is 1013 N. State Road 7, Royal Palm Beach, FL 33411 ("Grantor"), to **SMIGIEL PARTNERS IX LTD., a Florida limited partnership**, whose post office address is P.O. Box 540669, Lake Worth, FL 33467 ("Grantee") (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

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

SUBJECT TO: All matters on Exhibit "B" attached hereto and made a part hereof, none of which shall be reimposed.

and Grantor hereby covenants with Grantee that, except as noted above, Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no other.

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

Signed, sealed and delivered
in our presence:

Rebecca Greene

Rebecca Greene

Name Printed:

Jennifer Griner

Jennifer Griner

Name Printed:

LENNAR HOMES, INC., a Florida corporation

By: David M. Baselice
David M. Baselice, Vice President

STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

The foregoing instrument was sworn to and acknowledged before me this 31st day of March, 2005, by David M. Baselice, as Vice President of LENNAR HOMES, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

Rebecca Greene
Notary Public


 Rebecca Greene
My Commission DD363414
Expires December 17 2008

EXHIBIT "A"

(PARCEL "E-1")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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 THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1342.60 FEET; THENCE SOUTH 00°01'50" WEST, A DISTANCE OF 662.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'50" WEST, A DISTANCE OF 386.42 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 336.87 FEET; THENCE NORTH 00°05'49" EAST, A DISTANCE OF 386.49 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 336.42 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

(PARCEL "E-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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 THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1678.25 FEET; THENCE SOUTH 00°05'49" WEST, A DISTANCE OF 662.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°05'49" WEST, A DISTANCE OF 386.49 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 505.30 FEET; THENCE NORTH 00°11'49" EAST, A DISTANCE OF 386.58 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 504.63 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

(PARCEL "E-3")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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 THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1006.95 FEET; THENCE SOUTH 00°02'10" EAST ALONG 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, A DISTANCE OF 662.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'10" EAST ALONG SAID LINE, A DISTANCE OF 386.36 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 336.86 FEET; THENCE NORTH 00°01'50" EAST ALONG THE WEST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTH EAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 386.42 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 336.42 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2005 and subsequent years.
2. Access to Parcels 1A, 2A and 3A is not insured.
3. The following matters as shown on the survey prepared by Landmark Surveying & Mapping dated August 27, 2003, under File No. 2605
 - a. As to Parcel 1A: 1) Access is not insured; 2) Encroachments of 4' barbwire fence with wood and metal posts; 3) existing well; and 4) farm ditches throughout.
 - b. As to Parcel 2A: 1) Access is not insured; 2) encroachments of barbwire fences; and 3) farm ditches throughout.
 - c. As to Parcel 3A: 1) Access is not insured; 2) encroachments of barbwire fences; 3) existing well; and 4) farm ditches throughout.

Instrument prepared by:
ALAN L. GABRIEL, Esq.
KATZ BARRON SQUIERO FAUST
100 NE 3rd Avenue, Suite 280
Fort Lauderdale, Florida 33301

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2612132 04/28/2005 at 01:22 PM
OR BOOK 2227 PAGE 895 - 901 Doc Type: DEED
RECORDING: \$61.00
D DOC STAMP COLLECTION: \$1400.00

Property Appraiser's Parcel
Identification No: 2407-311-0001-000/7
2407-421-0001-000/5
2407-422-0003-000/2

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28th day of April, 2005, **BETWEEN** SMIGIEL PARTNERS IX, LTD., a Florida limited partnership, whose post office address is: P. O. Box 540669, Lake Worth, Florida 33467, Grantor and LENNAR HOMES, INC., a Florida corporation, whose post office address is: 700 NW 107 Avenue, 4th Floor, Miami, Florida 33172, Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

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

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

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

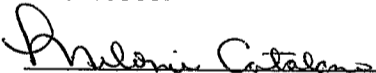
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

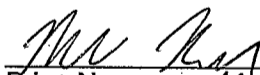
SMIGIEL PARTNERS IX, LTD., a Florida limited partnership

BY: GARY SMIGIEL, LC, a Florida limited liability company, its General Partner

By: 
GARY SMIGIEL, its sole Manager

Witnesses:


Print Name: Melonie Catalano


Print Name: Mark Mecca

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

I hereby certify that on this 28th day of April, 2005, before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared GARY SMIGIEL, as sole Manager of GARY SMIGIEL, L.C., a Florida limited liability company, the General Partner of SMIGIEL PARTNERS IX, LTD., a Florida limited partnership, on behalf of the limited liability company and the limited partnership, who is personally known to me or who has produced as identification.


Print Name: _____
My commission expires:

 **Stephanie Winston**
Commission # DD381110
Expires January 15 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION
(PARCEL "A-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°42'05" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 1998.58 FEET; THENCE SOUTH 00°15'12" WEST ALONG 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, A DISTANCE OF 406.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'12" WEST ALONG SAID LINE, A DISTANCE OF 255.50 FEET; THENCE NORTH 89°43'35" EAST, A DISTANCE OF 610.27 FEET; THENCE NORTH 00°17'48" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, A DISTANCE OF 255.50 FEET; THENCE SOUTH 89°43'35" WEST, A DISTANCE OF 610.47 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

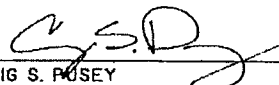
CONTAINING 3.58 ACRES, MORE OR LESS.

SURVEYOR'S NOTES


1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 89°42'05" EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

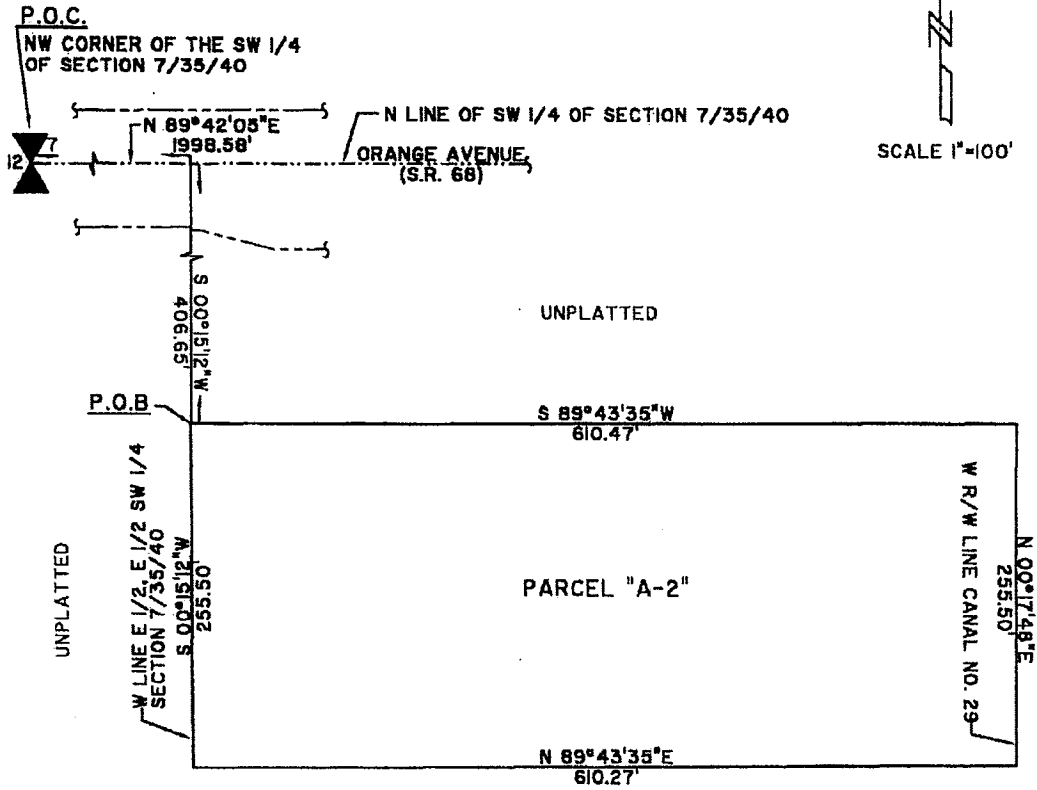
DATE: 3/2/04


CRAIG S. POSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

REV. DIMENSIONING 3/2/04 K.D.R.

	Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33406 PHONE : (561) 433-5405 LB #4396			DESCRIPTION AND SKETCH OF PARCEL "A-2" (SMIGIEL TO LENNAR)	
	FIELD: N/A	DRAWN: KDR	SCALE: N/A		
	BOOK: N/A	DATE: 1/19/04	PROJ. FILE: 2605		
PAGE: N/A	CHECKED: CSP	CADD/PLC: 2605_SEC	SHEET NO: 1 OF 2	JOB NO: 2605	

SKETCH ONLY-NOT A BOUNDARY SURVEY



LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- NE = NORTHEAST
- NW = NORTHWEST
- SW = SOUTHWEST
- SE = SOUTHEAST
- R/W = RIGHT-OF-WAY

	Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33406 PHONE : (561) 433-5405 LB #4398			DESCRIPTION AND SKETCH OF PARCEL "A-2" (SMIGIEL TO LENNAR)
	FIELD: N/A	DRAWN: KDR	SCALE: 1"=100'	
	ROOM: N/A	DATE: 1/19/04	PROD. FILE 2805	
PAGE: N/A	CHECKED: CSP	CADDFILE: 2605_SEC	SHEET NO. 2 OF 2	JOB NO. 2805

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION
(PARCEL "B-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

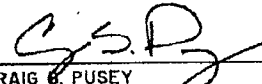
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 2634.20' FEET; THENCE SOUTH 00°17'48" WEST ALONG A PORTION OF THE EAST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29; A DISTANCE OF 405.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°17'48" WEST ALONG SAID LINE, A DISTANCE OF 256.55 FEET; THENCE NORTH 89°42'43" EAST, A DISTANCE OF 285.42 FEET; THENCE NORTH 00°13'49" EAST, A DISTANCE OF 256.55 FEET; THENCE SOUTH 89°42'43" WEST, A DISTANCE OF 285.12 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.


CONTAINING 1.68 ACRES, MORE OR LESS.

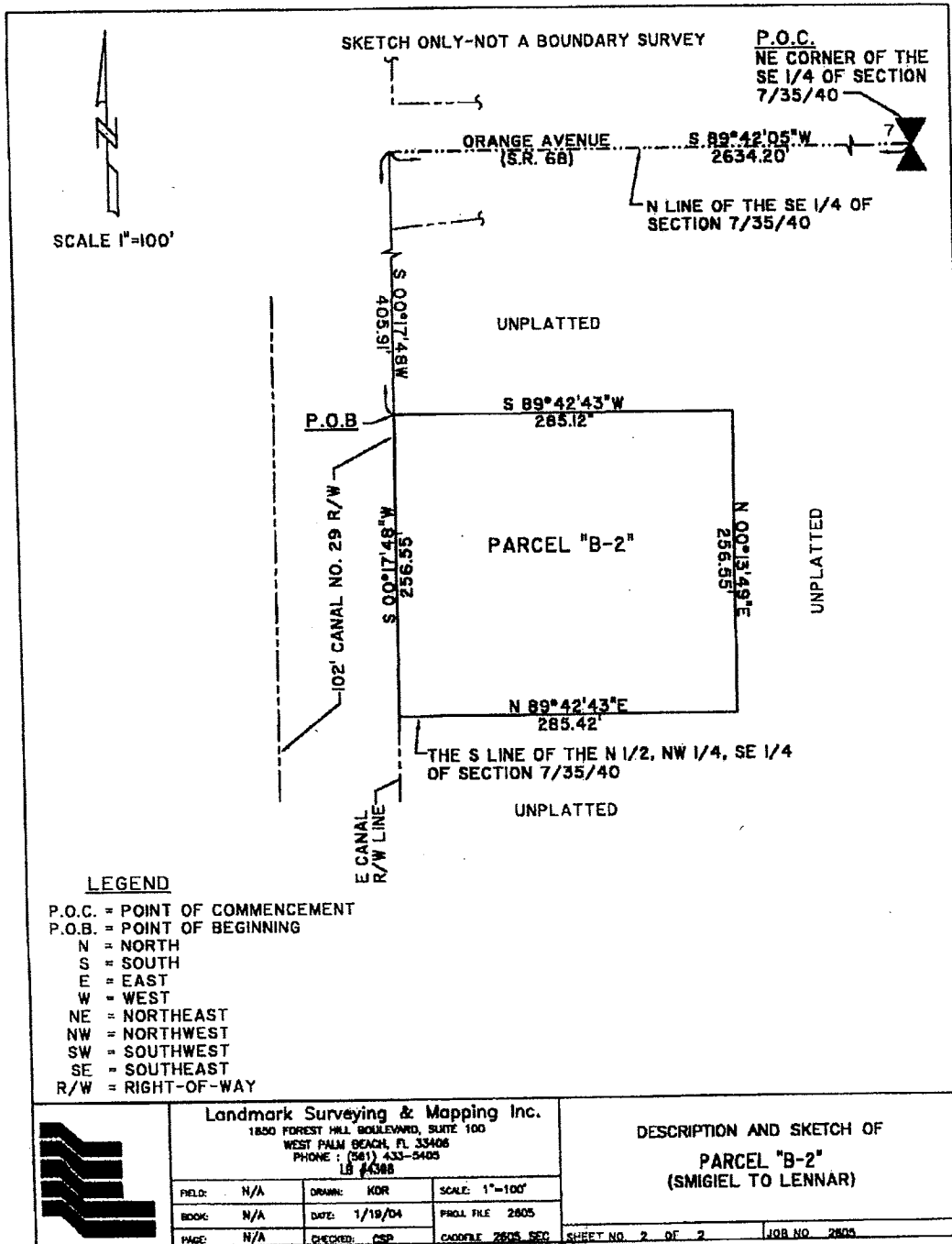
SURVEYOR'S NOTES

1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°42'05" WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

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DATE: 1/20/04 
 CRAIG B. PUSEY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5019

	Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33408 PHONE : (561) 433-5405 LB #4386			DESCRIPTION AND SKETCH OF PARCEL "B-2" (SMIGIEL TO LENNAR)	
	FIELD: N/A	DRAWN: KDR	SCALE: N/A		
	BOOK: N/A	DATE: 1/18/04	PROJ FILE: 2805		
PAGE: N/A	CHECKED: CSP	CADFILE: 2805_SEC	SHEET NO. 1 OF 2	JOB NO. 2805	



THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION
(PARCEL "C-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING 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 THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1342.60 FEET; THENCE SOUTH 00°01'50" WEST ALONG THE WEST 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, A DISTANCE OF 1049.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'50" WEST ALONG SAID LINE, A DISTANCE OF 276.24 FEET; THENCE SOUTH 89°43'21" WEST, A DISTANCE OF 337.19 FEET; THENCE NORTH 00°05'49" EAST, A DISTANCE OF 276.12 FEET; THENCE NORTH 89°42'05" EAST, A DISTANCE OF 336.87 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.


CONTAINING 2.14 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°42'05" WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

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DATE: 1/20/04 
 CRAIG S. PUSEY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5019

	Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33406 PHONE: (561) 433-5405 LB #4305			DESCRIPTION AND SKETCH OF PARCEL "C-2" (SMIGIEL TO LENNAR)	
	FIELD: N/A	DRAWN: KDR	SCALE: N/A		
	BOOK: N/A	DATE: 1/19/04	PROJ. FILE: 2805		
PAGE: N/A	CHECKED: CSP	CADD FILE: 2805_SEC	SHEET NO. 1 OF 2	JOB NO. 2805	



Bent Creek (Phase B2) - Estimate of Probable Landscape Material & Installation Cost

11/24/2019

Street Trees

TREES	Botanical	Common	Specs	Quantity	Unit Cost	Total
UD	Ulmus parvifolia 'Drake'	Drake Elm	CG, 14' HT x 7' SPR, 3' CT, SP	84	\$800.00	\$67,200.00
Total:						\$67,200.00

Detention Littorals 2 & 2A

SHRUBS	Botanical	Common	Specs	Quantity	Unit Cost	Total
NYO	Nymphaea odorata	Fragrant Waterlily	24"root, BR, clean, free of weeds	1603	\$1.35	\$2,164.05
SAG	Sagittaria spp.	Arrowhead	24"root, BR, clean, free of weeds	1254	\$1.95	\$2,445.30
POC	Pontederia cordata	Pickerelweed	24"root, BR, clean, free of weeds	1168	\$1.35	\$1,576.80
ELI	Eleocharis interstincta	Spikerush	BR, clean, free of weeds	730	\$1.35	\$985.50
Total:						\$7,171.65

Irrigation Allowance

Irrigation System	\$ 40,000.00
TOTAL: \$114,371.65	

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
 tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FL 33406
 (561) 968-0080
 EB#2438

PROJECT: BENT CREEK PETERSON ROAD
 JOB NO.: 1756
 BY: AMG DATE: 6/16/2020
 CHECKED BY: MHC
 SHEET NO: 1 OF 5
 REVISED:

SUBJECT: OPINION OF COST - SUMMARY

ITEM	TOTAL
WATER	\$98,286.00
PAVING AND GRADING	\$649,145.00
DRAINAGE	\$207,680.00
BRIDGE	\$1,584,897.90

Martha H. Carter, P.E.
 Florida Registration No. 47589
 Date:



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

Lennar Homes, Inc.
8895 North Military Trail, Suite 101-B
Palm Beach Gardens, FL. 33410
Re: **Final Plat – Bent Creek – Subdivision of Tract B-2**

Dear Lennar Homes, Inc.,

The following are comments from the Planning Department's review of the application for a Final Plat in the PD, Planned Development Zone **(Please Provide a Written Response and any revisions to all responsible Departments by August 26th to be placed on the September 10th Planning Board Agenda):**

- 1) The Developer/Applicant is required to enter into an agreement with the City of Fort Pierce and post the appropriate bond regarding the completion of the outstanding site work.**

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@citypierce.com.

Sincerely,

Vennis Gilmore
Planner



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Vennis Gilmore, Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Bent Creek Tract B-2 Final Plat
TRC No. 19-4100002**

DATE : August 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on August 2, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Final Plat Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING COMMENTS:

1. On Sheet 1 of 5, under the "Dedication and Reservation" there is reference to this submittal being a replat of Tract B-2; however, the title of the plat identifies the plat as "Bent Creek Tract B-2" and does not indicate that the plat is a replat. Please verify whether this submittal is a replat and if so revise the plat title accordingly.
2. On Sheet 1 of 5, under the "Planning and Zoning Approval" heading to reference City of Fort Pierce as opposed to St. Lucie County (two places) and include the applicable section number of the land development code.
3. Prior to this department's recommendation of Final Plat approval, the appropriate bonding mechanism must be in place ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.); for specific information please refer to the City of Fort Pierce Code of Ordinances Section 18-12.
4. Future comments may be forthcoming upon the completion of the review by the City's reviewing surveyor, Northstar Geomatics. Please remit payment of the attached invoice directly to Northstar in order to initiate review.

JRA/TST/tst
TST



**NORTHSTAR
GEOMATICS**

SURVEYING/MAPPING
GEOGRAPHIC INFORMATION SYSTEMS
ASSET INVENTORY

P.O. Box 2371
Stuart, FL 34995

Invoice

Date	Invoice #
8/2/2019	6398

Bill To:
LENNAR Homes, LLC 8895 N Military Trail Suite 101-B Palm Beach Gardens, Fl. 33410

NS Project Number	P.O. Number:	Terms
19-042		Due on Receipt

Item	Description	Hours/Qty	Rate	Amount
Lump Sum	BENT CREEK TRACT B-2 PLAT REVIEW AND FIELD PRM INSPECTION		1,200.00	1,200.00

Total			\$1,200.00
Payments/Credits			\$0.00
Balance Due			\$1,200.00

Phone #	Fax:
772-781-6400	772-781-6462



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 8.15.19
Property Address: Final Plat - Subdivision of Tract B-2
Property Name: Bent Creek
Planner: Vennis Gilmore

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature of the Building Official or Representative.

Date:

Handwritten date: 8/9/19



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

August 15, 2019

TECHNICAL REVIEW PROJECT # 19-4100002 (Final Plat)

Final Plat – Bent Creek – Subdivision of Tract B-2

Comments

FPUA W/WW Engineering: Approved - Water and Wastewater Engineering has no objection to the final plat this subdivision.

FPUA Electric & Gas Engineering: The property is not in the FPUA electric service area. Located in FPL service area



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com





NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

July 26, 2020

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **Bent Creek- "Tract B-2" Plat -- Review #2**

NS Project 19-042

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

1. PRM's must be placed and verified by reviewing surveyor prior to City Commission approval. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor for PRM inspection scheduling.

Prepared By:

Gregory S. Fleming
Florida Surveyor and Mapper No. 4350



TO : Vennis Gilmore, Planner

RECEIVED

FROM : John R. Andrews, P.E., City Engineer

JUL 30 2020

**RE : Bent Creek Tract B-2 Final Plat
TRC No. 19-4100002**

CITY OF FORT PIERCE
PLANNING & ZONING

DATE : July 28, 2020

This is to advise you that we have completed the review of the following documents as received by this office on July 09, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Final Plat Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend w/ conditions Do Not Recommend

- Final Plat Approval Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering conditions of approval

ENGINEERING COMMENTS:

1. Prior to final plat approval the appropriate bonding mechanism must be in place ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.); for specific information please refer to the City of Fort Pierce Code of Ordinances Section 121-12.
2. Prior to City Commission approval PRM's must be placed and verified by the reviewing surveyor; please contact Northstar Geomatics to schedule an inspection.

JRA/TST/vb





NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

July 26, 2020

City of Fort Pierce

JUL 27 2020

Engineering Dept.

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **Bent Creek- "Tract B-2" Plat -- Review #2**

NS Project 19-042

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

1. PRM's must be placed and verified by reviewing surveyor prior to City Commission approval. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor for PRM inspection scheduling.

Prepared By:

Gregory S. Fleming
Florida Surveyor and Mapper No. 4350

Subject: Bent Creek Final Plat – Tract B-2 – TRC Comments as of 8.4.20

City of Fort Pierce Planning Department

1. Prior to final plat approval the appropriate bonding mechanism must be in place ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.); for specific information please refer to the City of Fort Pierce Code of Ordinances Section 121-12.
2. Prior to City Commission approval PRM's must be placed and verified by the reviewing surveyor; please contact Northstar Geomatics to schedule an inspection.
3. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

Fort Pierce Engineering Department

Do Not Recommend Final Plat Approval.

1. Prior to final plat approval the appropriate bonding mechanism must be in place ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.); for specific information please refer to the City of Fort Pierce Code of Ordinances Section 121-12.
2. Prior to City Commission approval PRM's must be placed and verified by the reviewing surveyor; please contact Northstar Geomatics to schedule an inspection.

Fort Pierce Utility Authority

FPUA W/WW Engineering: Approved - The Water and Wastewater Engineering Department has been working with the Engineers for the project on the utility plans for this parcel.

FPUA Electric & Gas Engineering: Outside FPUA Electric service area

Fort Pierce Building Department

No Comments

Fort Pierce Police Department

No Comments

City of Fort Pierce Arborist

No Comments

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

1. No Comments

City Clerk Office

No Comments

St Lucie County Fire District

Site Plan Approved with Conditions:

1. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
2. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
3. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following:
 - 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet.
 - 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.
4. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
5. The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.
6. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

Lieutenant Wayne Boyer, M.S., FO, C.F.E.I.
Water Supply Officer
Community Risk Reduction Bureau
St. Lucie County Fire District
Office: 772-621-3322 Mobile: 772-631-8877
Email: WBoyer@slcfd.org

Code Enforcement

No Comments

School Board of St. Lucie County

No Comments

Florida Department of Transportation

No Comments