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**TO:** TECHNICAL REVIEW COMMITTEE  
**FROM:** BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, SENIOR PLANNER  
**RE:** TECHNICAL REVIEW PROJECT# 21-41000001  
**DATE:** AUGUST 5, 2021

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**Subdivision – Edwards Landing – Preliminary/Final Plat**

Attached is an Application for Subdivision (Preliminary/Final Plat) for a property located at the 2503 Edwards Road, 3051 S. 25<sup>th</sup> Street, and 3171 Morning Dew Lane. The three properties are approximately 35.37 acres in size and have just been annexed into the City Limits as of August 2, 2021. The current City Zoning is Planned Development (PD) and the Future Land Use is Medium Density Residential (RM). The parcel IDs for the properties are 2429-111-0003-000-5, 2429-111-0002-000-8, & 2429-111-0001-000-1.

Please review and provide comments on the project. Please send all comments to my email [Bcreagan@cityoffortpierce.com](mailto:Bcreagan@cityoffortpierce.com) or through interoffice mail to the Planning Department. If you have comments, please respond by August 17, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon C. Creagan



## Subdivision

Property address or Location 2503 Edwards Road, 3051 S. 25th Street, 3171 Morning Dew Lane

Parcel ID #(s) 2429-111-0001-000-1, 2429-111-0002-000-8 and 2429-111-0003-000-5

Project description Platting of parcels to create three (3) parcels.

Edwards Landing, LLC

**Property Owner(s)**

1732 South Congress Avenue, # 343

**Street Address**

Palm Springs, FL 33461

**City**

561-699-4977

**State**

**Zip**

**Phone Number**

wexlergr@gmail.com

**Email Address**

Bradley J. Currie, Engineering Design & Construction, Inc.

**Applicant/Representative, Title, Company**

10250 SW Village Parkway, Suite 201

**Street Address**

Port St. Lucie, FL 34987

**City**

772-462-2455

**State**

**Zip**

**Phone Number**

bradcurrie@edc-inc.com

**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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA --

COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 20 21, by

Bradley J. Currie

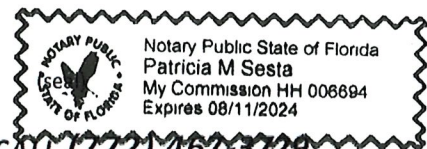
who is personally known to me or has produced

n/a

as identification.

Patricia M. Sesta

Signature of Notary



**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
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

**PROJECT NARRATIVE & COVER LETTER**  
**Edwards Landing Replat**  
 June 4, 2021

**REQUEST**

*On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval of a subdivision plat application for a project known as Edwards Landing PUD. The properties are located south of Edwards Road and east of S. 25<sup>th</sup> Street currently located in St. Lucie County. The City of Fort Pierce is in the process of annexing the parcels into the City at this time. The subject parcels are noted below:*

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject parcels can be identified in the below table:

<b>Petitioner Parcel ID:</b>	<b>Address:</b>	<b>Acreage:</b>	<b>FLU:</b>	<b>Zoning:</b>
2429-111-0001-000-1	2503 Edwards Rd.	1.4	RM (SLC)	PUD (SLC)
2429-111-0002-000-8	3051 S. 25 <sup>th</sup> St.	0.3	RM (SLC)	PUD (SLC)
2429-111-0003-000-5	3171 Morning Dew Ln.	33.5	RM (SCL)	PUD (SLC)
<b>TOTAL:</b>		<b>35.37</b>		

The subject parcels have a St. Lucie County Future Land Use designation of Residential Medium (RM) and an underlying St. Lucie County Zoning designation of Planned Unit Development (PUD). The petitioner is requesting approval to subdivide the parcels into two (2) tracts and one (1) water management tract. The reason for this request is to obtain the necessary Tax ID numbers to place a lien solely against each phase of development.

To the north of the subject parcels lies the Right-of-Way of Edwards Road followed by developed and undeveloped parcels. The parcel to the northeast of the project is located in the City of Fort Pierce. The Future Land Use and Zoning designation for this parcel is not available when reviewing the Future Land Use and Zoning maps of the City of Fort Pierce. North of the subject parcel is an undeveloped commercial parcel. This parcel has a St. Lucie County Future Land Use designation of Commercial (COM) and an underlying Zoning designation of Commercial, General (CG). Northwest of the subject parcel is an undeveloped residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential Medium (RM) and an underlying Zoning designation of Planned Unit Development (PUD).

South of the subject parcel is Forest Grove Middle School. This parcel is located in Fort Pierce and has a Future Land Use designation of Institutional (INST) and an underlying Zoning designation of General and Recreational Open Space (OS-1).

West of the subject property are developed residential lots. These parcels have a St. Lucie County Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential, Single Family-3 (RS-3).

East of the subject parcels lie the Right-of-Way of 25<sup>th</sup> Street followed by developed residential homes. Some of the parcels are located in St. Lucie County and others in the City of Fort Pierce. The parcels located in the jurisdiction of St. Lucie County have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential, Single Family-4 (RS-4). The parcels that are located within the jurisdiction of the City of Fort Pierce have a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

Section 5.54 of the St. Lucie County Land Development regulations outline the required content for proposed plats. We feel the attached plat meets the requirements as outlined in Section 5.54 of the St. Lucie County Land Development regulations. Additionally, the application for subdivision outlines required material to be included with the application. All material as required on the checklist is included a part of this application package.

***Based on the above and attached information, the applicant respectfully requests review and approval of this application.***

Z:\EDC-2021\21-193 - Wexler - Edwards Landing\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-06-15\_Edwards\_Landing\_Plat\_Justification\_Statement\_21-193.docx

Prepared by: K&L Gates LLP (W. Harris)  
214 North Tryon Street, 47<sup>th</sup> Floor  
Charlotte, NC 28202

**RECORD & RETURN TO**

MARK ALLSWORTH, ESQ.  
1177 SOUTHEAST 3RD AVE.  
FT. LAUDERDALE, FL 33316

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 18<sup>th</sup> day of May, 2015, by **REDUS FLORIDA LAND, LLC**, a Delaware limited liability company, hereinafter called the "Grantor", to **EDWARDS LANDING, LLC**, a Florida limited liability company, whose address is 2324 S Congress Avenue, Suite 2E, West Palm Beach, FL 33406, hereinafter called the "Grantee."

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situate in St. Lucie County, Florida, as described on Exhibit "A" attached hereto.

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

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

And the Grantor hereby covenants with Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that the Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances except as hereinafter set forth; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This conveyance is subject to (i) all declarations, easements, rights-of-way, restrictions, covenants and other matters of public records, (ii) all gas, water, and mineral rights of others, (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property and (iv) the lien of ad valorem real estate taxes for 2015 and subsequent years.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

**REDUS FLORIDA LAND, LLC**, a Delaware limited liability company

[Signature]  
Name Printed: Erin H. Acton

By: REDUS Properties, Inc., a Delaware corporation, its sole member and manager

[Signature]  
Name Printed: SUSAN G. MOORE

By: [Signature]  
Name: Carray Young  
Title: AVP

STATE OF Florida }

}

COUNTY OF Duval }

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2015 by Carray Young, the AVP of REDUS Properties, Inc., a Delaware corporation, the sole member and manager of REDUS Florida Land, LLC, a Delaware limited liability company, on behalf of the company.

[Signature]

(Print Name: SUSAN G. MOORE)

NOTARY PUBLIC

State of \_\_\_\_\_ at Large

Commission # \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Personally known:

Or Produce ID:

(check one of the above)

Type of Identification Produced:

\_\_\_\_\_

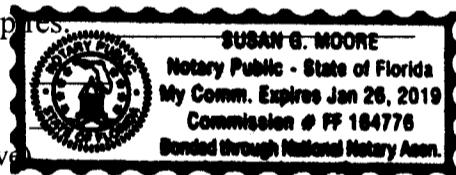


Exhibit "A"

Legal Description

THAT CERTAIN PARCEL SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS :

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING:

RIGHT-OF-WAY FOR HAWLEY ROAD (SOUTH 25TH STREET), RIGHT-OF-WAY FOR EDWARDS ROAD, AND RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL LOCATED ALONG THE WESTERN BOUNDARY OF THE ABOVE DESCRIBED LAND.

LESS ALL OF THE FOLLOWING:

PARCEL "C"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 499.71 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1392.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°41'28" SOUTHWESTERLY 454.29 FEET TO A POINT 25.00 FEET, AT A RIGHT ANGLE, EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°07'41" WEST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 21.15 FEET TO A POINT OF INTERSECTION OF A LINE 25.00 FEET, AT A RIGHT ANGLE, EAST OF SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 AND A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1372.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'34", NORTHEASTERLY 454.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD, A DISTANCE OF 499.74 FEET; THENCE NORTH 00°06'35" WEST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 290.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 230.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO A POINT ON SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE NORTH 00°06'35" WEST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "E"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 160.65 FEET; THENCE SOUTH 89°59'07" WEST, PARALLEL WITH NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST PARALLEL WITH SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, A DISTANCE OF 160.65 FEET; THENCE NORTH 89°59'07" EAST PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "F"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 410.65 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 877.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29; THENCE SOUTH 89°19'20" WEST ALONG SOUTH LINE OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST, PARALLEL WITH SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, A DISTANCE OF 877.35 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "G"

A STRIP OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°59'12", A DISTANCE OF 60.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 25TH STREET AND THE POINT OF BEGINNING OF THE HEREIN STRIP OF LAND; THENCE SOUTH 00°06'35" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1268.02 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°19'26" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST, ALONG A LINE PARALLEL TO THE AFOREMENTIONED EAST LINE OF SAID SECTION 29, A DISTANCE OF 1268.25 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EDWARDS ROAD; THENCE NORTH 89°59'12" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL TO THE NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED STRIP OF LAND.

ALSO LESS AND EXCEPT THE FOLLOWING:

LEGAL DESCRIPTION PARCEL 117

BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A FOUND PK NAIL & WASHER STAMPED "LB 6449" AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'21" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 539.51 FEET (BEARINGS ARE BASED ON SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29 AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO); THENCE SOUTH 89°53'39" WEST DEPARTING SAID EAST LINE, A

DISTANCE OF 80.00 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE FOR STATE ROAD 615 (SOUTH 25TH STREET) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL 117;

THENCE SOUTH 00°06'21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.57 FEET; THENCE NORTH 11°56'09" WEST DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.19 FEET; THENCE NORTH 00°37'36" WEST, A DISTANCE OF 57.42 FEET; THENCE NORTH 07°56'30" EAST, A DISTANCE OF 75.76 FEET TO THE POINT OF BEGINNING.

Edwards Landing, LLC  
1732 South Congress Avenue, # 343  
Palm Springs, FL 33461

**AGENT CONSENT FORM**

Project Name: Edwards Landing

Parcel ID: 2429-111-0001-000-1, 2429-111-0002-000-8 and 2429-111-0003-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Gregg Wexler, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

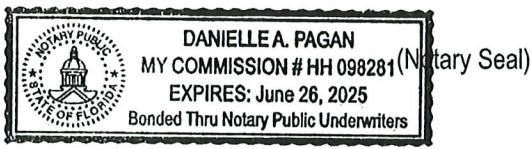
The foregoing instrument was acknowledged before me this 27 day of May, 2021, by Gregg Wexler (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

[Signature]  
Notary Signature

[Signature]  
Owner's Signature

Danielle Pagan  
Printed Name of Notary

Gregg Wexler  
Owner's Name



1732 S Congress Ave #343  
Street Address

Palm Springs FL 33461  
City, State, Zip

6/26/25  
My commission expires

561-699-4977 Wexlengr@gmail  
Telephone / Email

# EDWARDS LANDING P.U.D.

BEING A PLAT OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

DOCKET NO. \_\_\_\_\_

## LEGAL DESCRIPTION

THAT CERTAIN PARCEL SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING:

RIGHT-OF-WAY FOR HAWLEY ROAD (SOUTH 25TH STREET), RIGHT-OF-WAY FOR EDWARDS ROAD, AND RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL LOCATED ALONG THE WESTERN BOUNDARY OF THE ABOVE DESCRIBED LAND.

PARCEL "C"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 499.71 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1392.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°41'28" SOUTHWESTERLY 454.29 FEET TO A POINT 25.00 FEET, AT A RIGHT ANGLE, EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°07'41" WEST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 21.15 FEET TO A POINT OF INTERSECTION OF A LINE 25.00 FEET, AT A RIGHT ANGLE, EAST OF SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 AND A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1372.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'34", NORTHEASTERLY 454.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD, A DISTANCE OF 499.74 FEET; THENCE NORTH 00°06'35" WEST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 290.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 230.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO A POINT ON SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE NORTH 00°06'35" WEST, ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "E"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 160.65 FEET; THENCE SOUTH 89°59'07" WEST, PARALLEL WITH NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST PARALLEL WITH SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, A DISTANCE OF 160.65 FEET; THENCE NORTH 89°59'07" EAST PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "F"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 410.65 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 877.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29; THENCE SOUTH 89°19'20" WEST ALONG SOUTH LINE OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST, PARALLEL WITH SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, A DISTANCE OF 877.35 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "G"

A STRIP OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°59'12", A DISTANCE OF 60.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 25TH STREET AND THE POINT OF BEGINNING OF THE HEREIN STRIP OF LAND; THENCE SOUTH 00°06'35" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1268.02 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°19'26" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST, ALONG A LINE PARALLEL TO THE AFOREMENTIONED EAST LINE OF SAID SECTION 29, A DISTANCE OF 1268.25 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EDWARDS ROAD; THENCE NORTH 89°59'12" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL TO THE NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED STRIP OF LAND. ALSO LESS AND EXCEPT THE FOLLOWING:

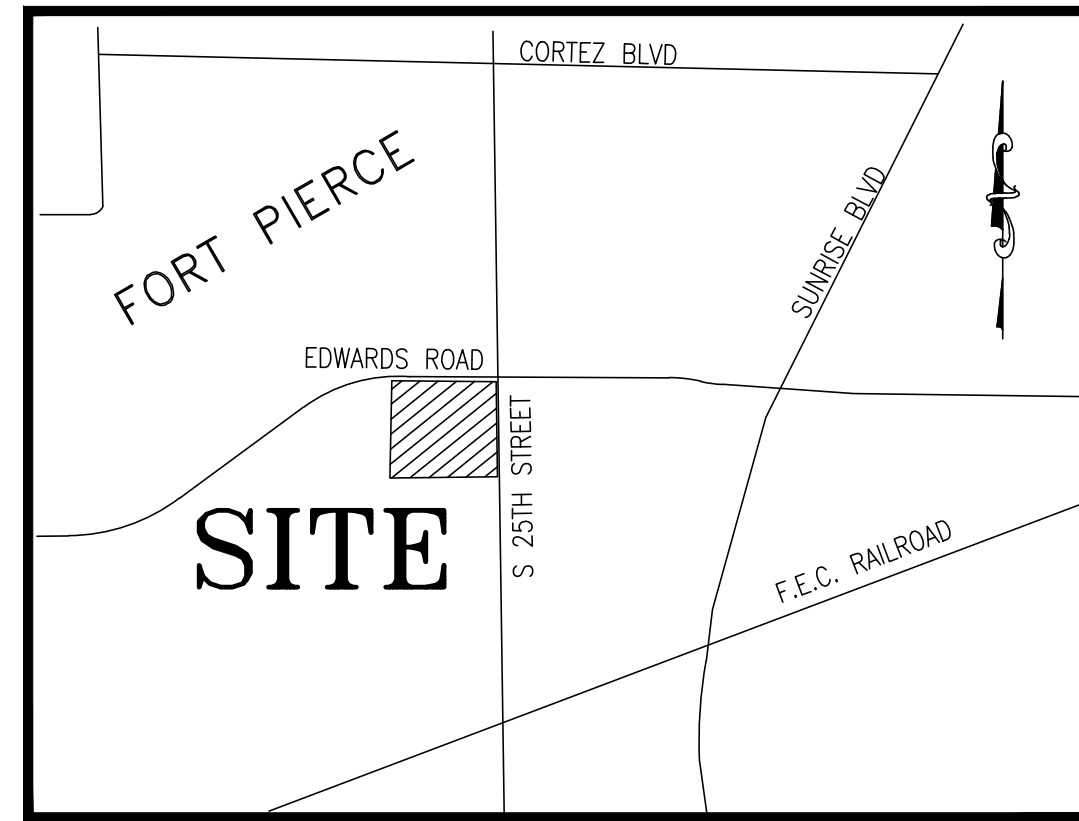
LEGAL DESCRIPTION PARCEL 117

BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL & WASHER STAMPED "LB 6449" AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'21" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 539.51 FEET (BEARINGS ARE BASED ON SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29 AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO); THENCE SOUTH 89°53'39" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE FOR STATE ROAD 615 (SOUTH 25TH STREET) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL 117;

THENCE SOUTH 00°06'21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.57 FEET; THENCE NORTH 11°56'09" WEST DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.19 FEET; THENCE NORTH 00°37'36" WEST, A DISTANCE OF 57.42 FEET; THENCE NORTH 07°56'30" EAST, A DISTANCE OF 75.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.399 ACRES, MORE OR LESS.



SITE MAP  
NOT TO SCALE

## CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

EDWARDS LANDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS EDWARDS LANDING P.U.D., HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- TRACT A AND TRACT B AS SHOWN HEREON, ARE FOR FUTURE DEVELOPMENT.
- THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, BELL SOUTH, AND ALL OTHER PUBLIC UTILITIES, INCLUDING C.A.T.V., FOR UTILITY PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE FORT PIERCE UTILITIES AUTHORITY ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. THE FORT PIERCE UTILITIES AUTHORITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY FORT PIERCE UTILITIES AUTHORITY.
- THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO EDWARDS LANDING, LLC, FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EDWARDS LANDING, LLC.
- THE WATER MANAGEMENT TRACT (WMT-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO EDWARDS LANDING, LLC, FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EDWARDS LANDING, LLC.
- THE ACCESS EASEMENT (AE-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO EDWARDS LANDING, LLC, FOR INGRESS/EGRESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EDWARDS LANDING, LLC.

IN WITNESS WHEREOF, THE ABOVE NAMED EDWARDS LANDING, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: EDWARDS LANDING, LLC

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

BY: \_\_\_\_\_, MANAGER

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTIFICATION BY THE MANAGER OF EDWARDS LANDING, LLC, ON BEHALF OF THE COMPANY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COMMISSION NO. & EXPIRATION DATE \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MARK ALLSWORTH, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_ 2020, AT \_\_\_\_\_ ( .M.):

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AS SHOWN ON THIS PLAT IS IN THE NAME OF EDWARDS LANDING, LLC.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20\_\_\_\_\_.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:  
\_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MARK ALLSWORTH, ESQ.  
DOUMAR, ALLSWORTH, et al  
1177 SE 3rd AVENUE  
FT. LAUDERDALE, FL 33316

## SURVEYORS REVIEW CERTIFICATE

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 REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
GREGORY S. FLEMING  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4350

## PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
JENNIFER HOFMEISTER, AICP  
DIRECTOR OF PLANNING  
CITY OF FORT PIERCE, FLORIDA

## CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
PETER SWEENEY  
CITY ATTORNEY  
CITY OF FORT PIERCE, FLORIDA

## CITY COMMISSION CERTIFICATE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

FORT PIERCE CITY COMMISSION

BY: \_\_\_\_\_  
LINDA COX  
CITY CLERK

## CLERK OF CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_

MICHELLE R. MILLER  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA

## SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF "EDWARDS LANDING P.U.D." IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5556  
EDC, INC. LB#8098  
10250 SW VILLAGE PARKWAY  
PORT ST. LUCIE, FLORIDA 34987

## NOTES:

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

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 29, SAID LINE HAS A BEARING OF SOUTH 89°59'15" WEST.

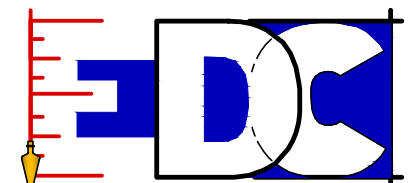
2. PLAT CONTAINS 35.36 ACRES, MORE OR LESS.

3. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

4. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH ST. LUCIE COUNTY.

CLERK OF  
CIRCUIT COURT  
SEAL

PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS & SURVEYORS & ENVIRONMENTAL

PORT SAINT LUCIE  
10250 SW VILLAGE PARKWAY SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-340-4990  
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

SEAL  
SURVEYOR

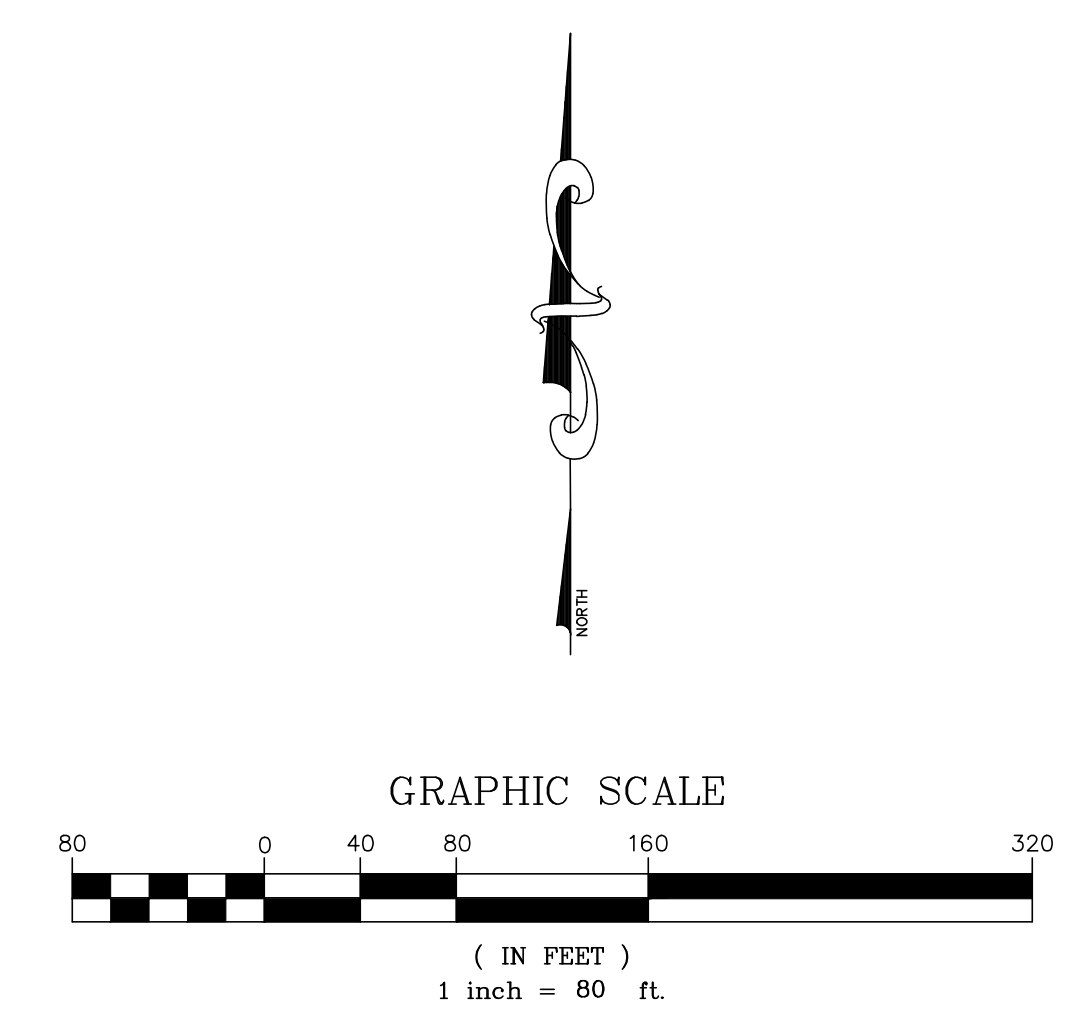
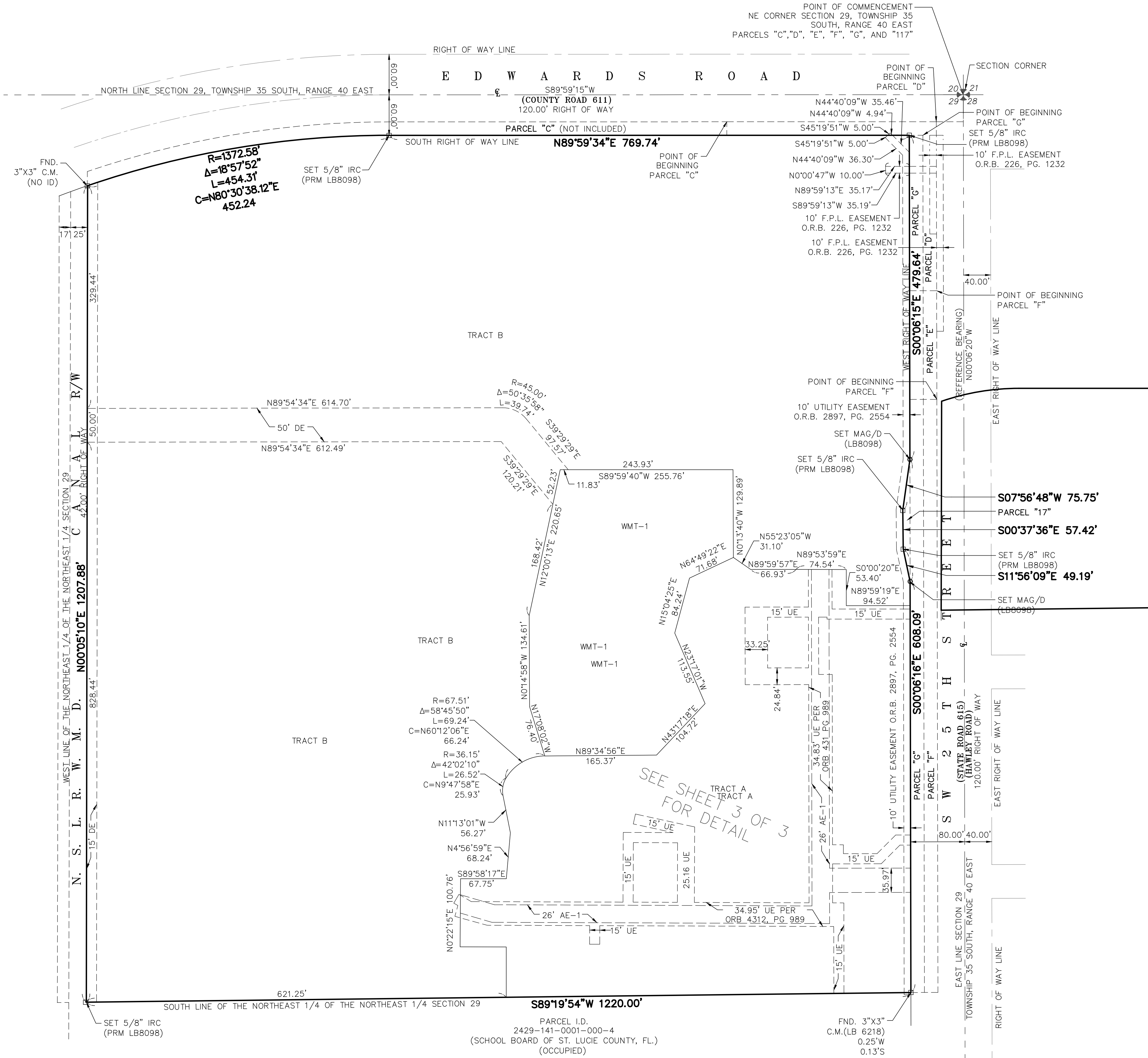
# EDWARDS LANDING P.U.D.

BEING A PLAT OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

DOCKET NO. \_\_\_\_\_

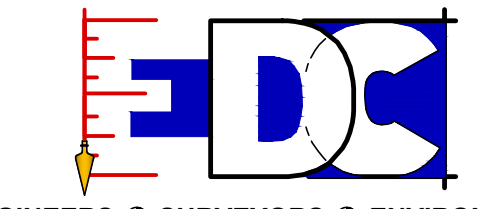


### LEGEND

L	ARC LENGTH	PK NAIL	PARKER-KALON NAIL
CL	CENTERLINE	PRM	PERMANENT REFERENCE MONUMENT
C	CHORD	P.B.	PLAT BOOK
CM	CONCRETE MONUMENT	(P)	PLAT DATA
(D)	DEED	P.O.B.	POINT OF BEGINNING
D.B.	DEED BOOK	P.O.C.	POINT OF COMMENCEMENT
E	EAST/EASTING	P.C.C.	POINT OF COMPOUND CURVE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	P.C.	POINT OF CURVATURE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	P.T.	POINT OF TANGENCY
FPL	FLORIDA POWER AND LIGHT	P.O.T.	POINT OF TERMINUS
FT	FOOT	PSL	PORT SAINT LUCIE, FLORIDA
FND	FOUND	PLS	PROFESSIONAL LAND SURVEYOR
SQ FT.	SQUARE FEET	R	RADIUS
IRC	IRON ROD AND CAP	RGE	RANGE
L	LENGTH	RLS	REGISTERED LAND SURVEYOR
MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	R/W	RIGHT-OF-WAY
N/D	NON DESCRIPT NAIL AND DISK	R/C	ROD AND CAP
N.R.	NON RADIAL	○	PROPERTY CORNER
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	●	RIGHT-OF-WAY CONTROL
N	NORTH OR NORTHING	S	SOUTH
No.	NUMBER	S.L.C.	ST. LUCIE COUNTY
O.R.B.	OFFICIAL RECORDS BOOK	TWNSHP	TOWNSHIP
PG	PAGE	TYP	TYPICAL
PCN	PARCEL CONTROL NUMBER	U.E.	UTILITY EASEMENT
		W	WEST

SEE SHEET 3 OF 3 FOR DETAIL

PREPARED BY MICHAEL T. OWEN  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS & SURVEYORS & ENVIRONMENTAL  
 PORT SAINT LUCIE  
 10250 SW VILLAGE PARKWAY SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 772-344-4990  
 www.mtc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
 L.B. CERTIFICATE OF AUTHORIZATION 8098

# EDWARDS LANDING P.U.D.

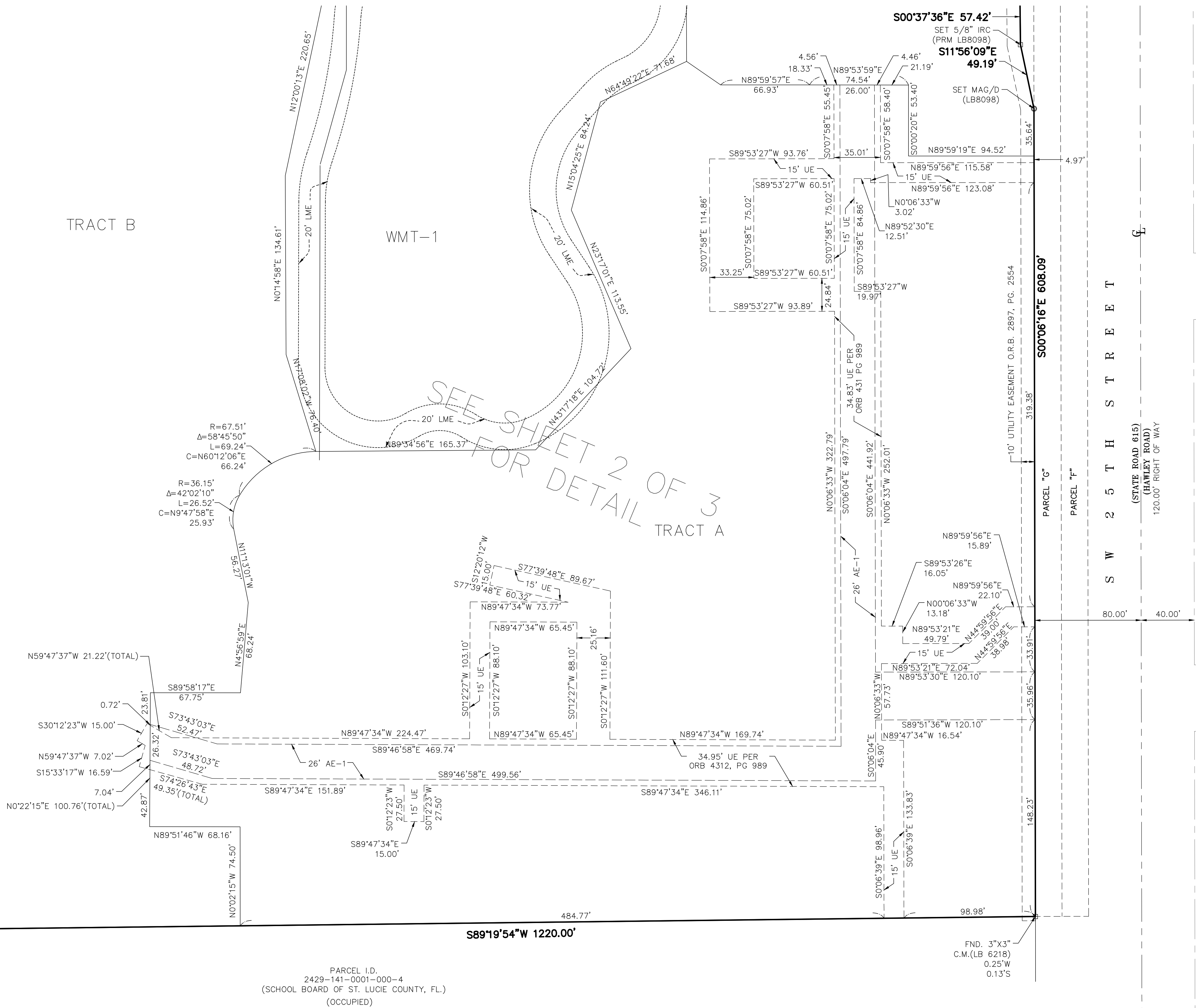
BEING A PLAT OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST,  
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_

TRACT B

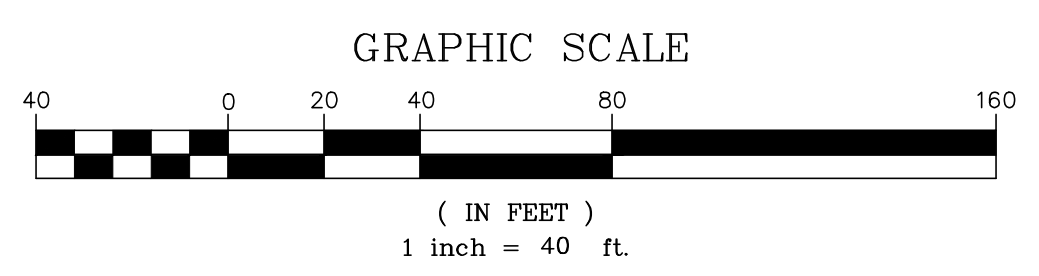
WMT-1

SEE SHEET 2 OF 3  
FOR DETAIL TRACT A

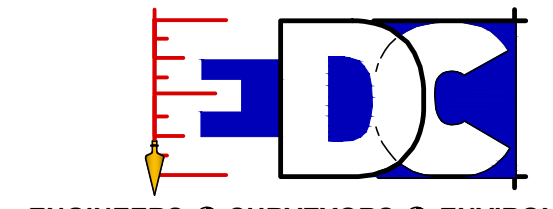


### LEGEND

L	ARC LENGTH	PK NAIL	PARKER-KALON NAIL
CL	CENTERLINE	PRM	PERMANENT REFERENCE MONUMENT
C	CHORD	P.B.	PLAT BOOK
CM	CONCRETE MONUMENT	(P)	PLAT DATA
(D)	DEED	P.O.B.	POINT OF BEGINNING
D.B.	DEED BOOK	P.O.C.	POINT OF COMMENCEMENT
E	EAST/EASTING	P.C.C.	POINT OF COMPOUND CURVE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	P.C.	POINT OF CURVATURE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	P.T.	POINT OF TANGENCY
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FT	FOOT	PSL	PORT SAINT LUCIE, FLORIDA
FND	FOUND	PLS	PROFESSIONAL LAND SURVEYOR
SQ FT.	SQUARE FEET	R	RADIUS
IRC	IRON ROD AND CAP	RGE	RANGE
L	LENGTH	RLS	REGISTERED LAND SURVEYOR
MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	R/W	RIGHT-OF-WAY
N.R.	NON RADIAL	R/C	ROD AND CAP
NAVDB8	NORTH AMERICAN VERTICAL DATUM OF 1988	○	PROPERTY CORNER
N	NORTH OR NORTHING	●	RIGHT-OF-WAY CONTROL
No.	NUMBER	S	SOUTH
O.R.B.	OFFICIAL RECORDS BOOK	S.L.C.	ST. LUCIE COUNTY
PG	PAGE	TWN	TOWNSHIP
PCN	PARCEL CONTROL NUMBER	TYP	TYPICAL
		U.E.	UTILITY EASEMENT
		W	WEST



PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



**ENGINEERS & SURVEYORS & ENVIRONMENTAL**  
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098









## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
<b>North</b>	Edwards Road ROW / Undeveloped/Gas Station	NW: RM (SLC), N: COM (SLC) NE: unknown	NW: PUD (SLC), N: CG (SLC) NE: unknown
<b>South</b>	Forest Grove Elementary School	INST (FP)	OS-1 (FP)
<b>East</b>	25th St ROW / Residential & Commercial	NE: GC (FP), E: RU (SLC)	NE: C-3 (FP), E:RS-4 (SLC)
<b>West</b>	ROW / Residential	RU (SLC)	RS-3 (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
<b>Current</b>	RM (SLC)	PUD (SLC)	9 du / acre	35.37	X
<b>**Proposed</b>	RM	PD (FP)	9 / acre	35.37	N/A

### II. Public Facilities Information:

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 318.33 DU x 2.6 x 100 = 82,765.80 gpd
**Proposed Zoning/FLU	Total gallons per day 318.33 DU x 2.6 x 100 = 82,765.80 gpd
**Change in Demand	Total gallons per day No Change

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 318.33 DU x 2.6 x 100 = 82,765.80 gpd
**Proposed Zoning/FLU	Total gallons per day 318.33 DU x 2.6 x 100 = 82,765.80 gpd
**Change in Demand	Total gallons per day No change

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	61.27	61.27	No change

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name	Allapattah Flats K-8	Fort Pierce Central High
City	Port St. Lucie	Fort Pierce
Distance	9 miles	1 mile
Current Zoning/FLU Enrollment Demand	90.25	38.68
**Proposed Zoning/FLU Enrollment Demand	90.25	38.68
**Change in Demand	No Change	No Change

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	318 du / 60 = 5.30 x 8 yards = 31.83 yards
**Proposed Zoning/FLU	318 du / 60 = 5.30 x 8 yards = 31.83 yards
*Change in Demand	No Change

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

<b>Impact</b>	The stormwater management system will include swales and surface detention / retention areas.
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**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	3002	1501 / 1501
<b>**Proposed Zoning/FLU</b>	3002	1501 / 1501
<b>*Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>	No Change	

**IV. Project Description**

<b>PHASING</b>	
Is this project (phase) part of a larger project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units: 318	Single Family: 134                      Multifamily: 184
Non-residential (square footage): N/A	
Mixed-use (describe use): N/A	
(If this is a single phase project, name it Phase I – Total)	

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached	2	134	26.028	06/22/2022	3 years
Multi-family	1	184	9.34	Under Construction	06/22/2022
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
N/A					

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? N/A
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

\*\* Complete section if requesting a change in zoning, future land use, or expanding