



Via Email: [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com)

**TRANSMITTAL**

September 22, 2019

Mr. Vennis Gilmore, Sr. Planner  
Planning Department  
City of Fort Pierce  
100 N. US1  
Fort Pierce, FL 34950

**Re:** Bent Creek Parcel A2 – Preliminary Plat Sufficiency Review Submittal  
**Our Reference Number:** 19-850

Mr. Gilmore,

Please find attached herewith the following documents, enumerated to match digital file naming, for the proposed Preliminary Plat for Parcel A2 within the Bent Creek community:

1. Preliminary Plat Application;
2. Deed;
3. Jurisdictional Approval Memo;
4. Boundary Survey;
5. Preliminary Plat.

Upon your review, please notify me directly of any deficiencies so that we may provide the additional documentation required. Please also provide an invoice for the Preliminary Plat Application fee and a fee check will be provided with the submittal of the hard copies of the application materials.

We appreciate your time and attention to this matter, and we look forward to working you.

Respectfully,

A handwritten signature in blue ink, appearing to read "BN", is written over a light blue circular stamp.

Brian Nolan, AICP, ASLA  
Partner



## Subdivision

Property address or Location 829 Bent Creek Drive

Parcel ID #(s) 2407-700-0024-000-8

Project description Bent Creek Parcel A-2 - Tract A-2, Bent Creek Master Plat, Plat Book 47, Pages 9-14, St. Lucie County - 88 Unit Residential Subdivision

Lennar Homes, LLC

**Property Owner(s)**

3931 RCA Boulevard, Suite 3105

**Street Address**

Palm Beach Gardens, Florida 33410

City State Zip

561-345-6707

**Phone Number**

jeffrey\_alexander@lennar.com

**Email Address**

Michael B. Schorah and Associates, Inc.

**Applicant/Representative, Title, Company**

1850 Forest Hill Boulevard, Suite 206

**Street Address**

West Palm Beach, Florida 33406

City State Zip


561-968-0080

**Phone Number**

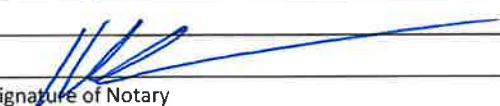
mcarter@schorah.com

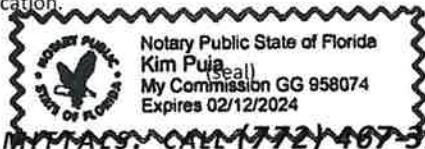
**Email Address**

*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) Jeffrey Alexander, Authorized Agent

STATE OF FLORIDA -- COUNTY OF PALM BEACH  
The foregoing instrument was acknowledged before me this 2nd day of September, 20 22, by  
Jeffrey Alexander who is personally known to me or has produced

  
Signature of Notary




**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-5729**

**TO BE COMPLETED BY STAFF**

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

Pre-Application Meeting Date \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

  
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

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 31<sup>st</sup> 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

LENNAR HOMES, INC., a Florida corporation

Rebecca Greene

Name Printed:

Jennifer Griner

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

Jennifer Griner

Name Printed:

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

The foregoing instrument was sworn to and acknowledged before me this 31<sup>st</sup> 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 DD383414  
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  $89^{\circ}42'05''$  WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1006.95 FEET; THENCE SOUTH  $00^{\circ}02'10''$  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  $00^{\circ}02'10''$  EAST ALONG SAID LINE, A DISTANCE OF 386.36 FEET; THENCE SOUTH  $89^{\circ}42'05''$  WEST, A DISTANCE OF 336.86 FEET; THENCE NORTH  $00^{\circ}01'50''$  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  $89^{\circ}42'43''$  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 SQUITERO FAUST  
100 NE 3rd Avenue, Suite 280  
Fort Lauderdale, Florida 33301

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2812132 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 7<sup>th</sup> 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, 4<sup>th</sup> 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

Witnesses:

Melonia Catalano  
Print Name: Melonia Catalano

By: [Signature]  
GARY SMIGIEL, its sole Manager

Mark Mecca  
Print Name: Mark Mecca

STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

I hereby certify that on this 7<sup>th</sup> 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.

[Signature]  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

 Stephanie Winston  
Commission # DD381110  
Expires January 15 2009  
Bonded Troy Palm - Insurance, Inc. 900-385-7019

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 1998.88 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 AFORE-MENTIONED 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

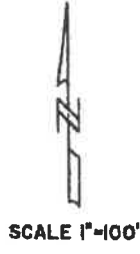
REV. DIMENSIONING 3/2/04 K.D.R.

	Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33406 PHONE : (561) 433-5405 L.S. #4085			DESCRIPTION AND SKETCH OF  PARCEL "A-2" (SMIGIEL TO LENNAR)	
	FIELD: N/A	DRAWN: MOR	SCALE: N/A		
	BOOK: N/A	DATE: 1/18/04	PROD. FILE: 2605		
	PAGE: N/A	CHECKED: CSP	CADD FILE: 2605_REC		
			SHEET NO. 1 OF 2	JOB NO. 2800	

SKETCH ONLY-NOT A BOUNDARY SURVEY

P.O.C.  
NW CORNER OF THE SW 1/4  
OF SECTION 7/35/40

N 89°42'05"E  
1998.58'  
N LINE OF SW 1/4 OF SECTION 7/35/40  
ORANGE AVENUE,  
(S.R. 68)



UNPLATTED

UNPLATTED

P.O.B.

W LINE E 1/2, E 1/2 SW 1/4  
SECTION 7/35/40

S 00°15'12"W  
406.65'  
S 00°15'12"W  
285.50'

S 89°43'35"W  
810.47'

PARCEL "A-2"

N 00°17'48"E  
255.50'  
W R/W LINE CANAL NO. 29

N 89°43'35"E  
610.27'

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

UNPLATTED



Landmark Surveying & Mapping Inc.  
1836 FOREST HILL BOULEVARD, SUITE 100  
WEST PALM BEACH, FL 33408  
PHONE : (561) 433-5405  
LB #4388

DESCRIPTION AND SKETCH OF  
PARCEL "A-2"  
(SMIGIEL TO LENNAR)

FIELD:	N/A	DRAWN:	KOR	SCALE:	1"=100'
NODE:	N/A	DATE:	1/18/04	PROJ. FILE:	2805
PRG:	N/A	CHECKED:	CSP	GROUP/FILE:	2805_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 295.42 FEET; THENCE NORTH 00°13'49" EAST, A DISTANCE OF 256.65 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.

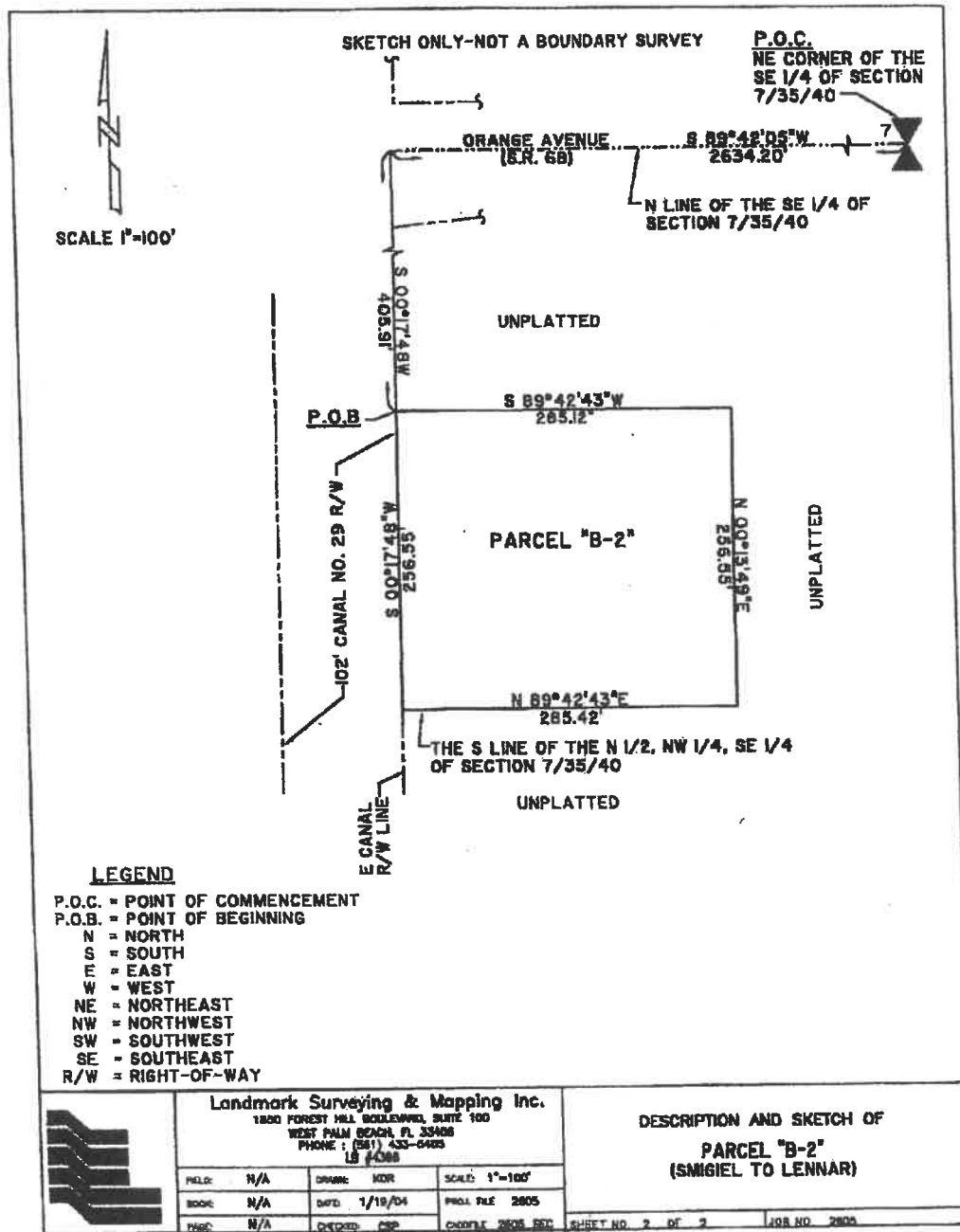
UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

DATE:

1/20/04

  
 CRAIG E. PUSEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5019

	<b>Landmark Surveying &amp; Mapping Inc.</b> 1830 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33408 PHONE: (561) 433-9405 LB #4388				DESCRIPTION AND SKETCH OF <b>PARCEL "B-2"</b> (SMIGIEL TO LENNAR)
	FIELD: N/A	DRAWN: NDR	SCALE: N/A		
	BOOK: N/A	DATE: 1/18/04	PROJ. FILE: 2805		
PLAT: N/A	CHECKED: CJP	DATE: 2005-02-03	SHEET NO. 1 OF 2	LOG NO. 2805	



**Landmark Surveying & Mapping Inc.**  
1800 FOREST HILL BOULEVARD, SUITE 100  
WEST PALM BEACH, FL 33406  
PHONE : (561) 433-0400  
LB 4088

DESCRIPTION AND SKETCH OF  
**PARCEL "B-2"**  
(SMIGIEL TO LENNAR)

FIELD:	N/A	DRAWN:	KOR	SCALE:	1"=100'
BOOK:	N/A	DATE:	1/19/04	PROJ. FILE:	2805
TRAC:	N/A	CHECKED:	ESP	CHOFFLE:	2805 SEC

SHEET NO. 2 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.

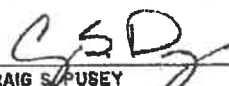
CONTAINING 2.14 ACRES, MORE OR LESS.


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.

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: 1/20/04

  
CRAIG SPUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019

	Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33409 PHONE 1 (561) 433-8485 LB-44385				DESCRIPTION AND SKETCH OF PARCEL "C-2" (SMIGIEL TO LENNAR)	
	FIELD: N/A	DRAWN: HDR	SCALE: N/A			
	BOOK: N/A	DATE: 1/19/04	PROJ FILE: 2800			
PRICE: N/A	CHECKED: CSP	CHECKED 2800L SEC	SHEET NO. 1 OF 2	JOB NO. 2800		





September 14, 2022

Ft. Pierce Planning and Development Services  
100 North U.S. 1  
Fort Pierce, Florida 34950

**Attn: Kevin Freeman, Planning Director**

**RE: BENT CREEK PUD PARCEL A-2 – 829 BENT CREEK DRIVE  
PRELIMINARY PLAT**

Dear Mr. Freeman:

In conjunction with the Preliminary Plat review, please accept this letter as confirmation that the following agency approvals have been acquired for the above-referenced project site development:

South Florida Water Management District – Environmental Resources Permit  
North St. Lucie River Water Control District – Drainage Permit  
Florida Department of Environmental Protection – General Water Permit  
Florida Department of Environmental Protection – General Wastewater Permit

Enclosed, please find copies of these approval documents.

Should you have any questions or require additional information, please feel free to call me.

Sincerely,

Martha H. Carter, P.E.  
Vice President  
Florida Registration No. 47589

P:\users\marthalword\1753ftpierceplanning.doc

C: Jeff Alexander – Lennar Homes, LLC

Blue Card  
1753



**South Florida Water Management District**  
**Individual Environmental Resource Permit No. 56-102514-P**  
**Date Issued: January 31, 2020**

**Permittee:** Lennar Homes, LLC  
8895 N Military Trail  
Suite 101 B  
West Palm Beach Gardens, FL 33410

**Project:** Bent Creek PUD Parcel A-2

**Application No.** 191119-2338

**Location:** St Lucie County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at [www.sfwmd.gov/ePermitting](http://www.sfwmd.gov/ePermitting).

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email [ERP@sfwmd.gov](mailto:ERP@sfwmd.gov).

A large, stylized handwritten signature in blue ink, appearing to read "Ricardo A. Valera".

Ricardo A. Valera, P.E.  
Bureau Chief, Environmental Resource Bureau

**South Florida Water Management District  
Individual Environmental Resource Permit No. 56-102514-P**

**Date Issued:** January 31, 2020      **Expiration Date:** January 31, 2025

**Project Name:** Bent Creek PUD Parcel A-2

**Permittee:** Lennar Homes, LLC  
8895 N Military Trail  
Suite 101 B  
West Palm Beach Gardens, FL 33410

**Operating Entity:** Bent Creek Master Homeowners Association,  
Inc.  
401 Maplewood Drive, Suite 23  
Jupiter, FL 33458-5850

**Location:** St Lucie County

**Permit Acres:** 24.29 acres

**Project Land Use:** Residential

**Special Drainage District:** North St Lucie River Water Control District

**Water Body Classification:** CLASS III

**FDEP Water Body ID:** 3194D

**Conservation Easement to District:** No

**Sovereign Submerged Lands:** No

**Project Summary**

This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 24.29 acres of residential development known as Bent Creek PUD Parcel A-2.

Proposed work consists of infrastructure improvements including pavement, roadways, and landscaping, and associated utilities to accommodate the construction of 88-single family residences. The SWM system consists of inlets, stormwater piping to capture and convey stormwater runoff into the master SWM system which provides the required water quality treatment and attenuation for the overall project site.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

**Site Description**

The project site is located within the existing Bent Creek PUD, just south of Orange Avenue in St. Lucie County. Please refer to Exhibit No. 1.0 for a Location Map.

The project area consists of cleared, vacant land within Parcel A-2 of Bent Creek PUD pursuant to Permit No. 56-02129-P.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

**Background:**

On February 9, 2015, the District authorized a Conceptual Approval under Permit No. 56-02129-P, Application No. 040714-8, for a SWM system serving a 268.27 acre residential development known as Bent Creek PUD and a partial construction and operation of the master system of lakes, a culvert crossing and overall site filling.

A construction permit for Parcel A-2 was approved under Application No. 060717-29 as a phase consistent of the conceptual approval. Thereafter, a permit time extension was granted under Application No. 111230-10 to extend the permit expiration date to September 20, 2014. The applicant applied and eventually withdrew Application No. 140916-18 for the Bent Creek PUD Parcel A-2 Project on September 16, 2014.

**Ownership, Operation and Maintenance**

Perpetual operation and maintenance of the SWM system is the responsibility of Bent Creek Master Homeowners Association, Inc., as indicated in the submitted governing documents. Upon completion of construction and in conjunction with submittal of the construction completion certification, a request for transfer to the operating entity and recorded copies of its governing documents must be submitted in accordance with General Condition No. 7.

**Engineering Evaluation:**

**Water Quality**

The required water quality treatment will be provided in the previously approved master SWM system.

The project includes implementation of an Erosion Control Plan (Exhibit No. 2.0) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

**Water Quantity  
Discharge**

The project is consistent with land use and site grading assumptions used during the design of the master stormwater management system. Therefore, previously discharge rates remain unchanged.

**Road Design**

As found in the attached Exhibit No. 2.0, minimum road center line elevations have been set at or above the calculated design storm flood elevation.

**Finished Floors**

As found in the attached Exhibit No. 2.0, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

**Land Use**

Land use breakdown is shown in the Engineering Evaluation Table.

**Certification, Operation, and Maintenance**

Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of the Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

**Engineering Evaluation Tables:  
Land Use**

<b>Basin</b>	<b>Land Type</b>	<b>Area (ac)</b>	<b>% of Total Basin</b>
Project Site	Building Coverage	8.15	33.55
	Pavement	5.80	23.88
	Pervious	10.34	42.57
	<b>Total:</b>	24.29	100%

**Environmental Evaluation:**

**Wetlands and Other Surface Waters**

There are no wetlands or other surface waters located within the project site or affected by this project.

**Related Concerns:****Water Use Permit Status**

Irrigation water for the project is permitted under Permit No. 56-02238-W.

The project engineer has indicated that dewatering is required for construction of this project and has demonstrated that proposed dewatering qualifies for the permit by rule under Rule 40E-2.061, F.A.C.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

**Water and Wastewater Service**

Fort Pierce Utilities Authority.

**Historical/ Archeological Resources**

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore, the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies requirements in the event that historical and/or archaeological resources are found on the site.

## **General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.**

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
  - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
  - b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
  - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
  - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as

applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
  - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
  - b. Convey to the permittee or create in the permittee any interest in real property;
  - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
  - a. Immediately if any previously submitted information is discovered to be inaccurate; and
  - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from

the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

**Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.**

1. The construction authorization for this permit shall expire on the date shown on page 2.
2. Operation and maintenance of the SWM system shall be the responsibility of Bent Creek Master Homeowners Association, Inc.. Upon completion of construction and in conjunction with submittal of the as-built certification, a request for transfer to the operating entity with supporting documentation must be submitted in accordance with General Condition No. 7.
3. Prior to any future construction, the permittee shall apply for and receive an Individual ERP. As part of the permit application, the applicant for that phase shall provide documentation verifying that the proposed construction is consistent with the design of the master stormwater management system, including the land use and site grading assumptions.
4. Prior to initiating construction activities associated with this Environmental Resource Permit (ERP), the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the Okeechobee Office at (863) 462-5260, or via e-mail at: [pre-con@sfwmd.gov](mailto:pre-con@sfwmd.gov). When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.
5. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to: [FWCConservationPlanningServices@MyFWC.com](mailto:FWCConservationPlanningServices@MyFWC.com).
6. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(4), F.A.C..

**Project Work Schedule for Permit No. 56-102514-P**

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to both General and Special Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a minor modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description	Due Date	Date Satisfied
GC 4	01/31/2020	Construction Commencement Notice	48 hours prior to Construction	
GC 6	01/31/2020	Submit Certification	30 Days After Construction Completion	
GC 7	01/31/2020	Submit Operation Entity Documentation	Within 30 days of Certification	
SC 4	01/31/2020	Pre-Construction Meeting	Prior to Construction	

GC = General Condition

SC = Special Condition

**Distribution List**

Martha Carter, Michael B Schorah and Associates, Inc

Bent Creek Master Homeowners Association, Inc.

City of Port St Lucie - Planning and Zoning Division

City of Port St Lucie - Public Works

US Army Corps of Engineers - Permit Section

St. Lucie County Engineer

St. Lucie County Planning and Development Services

## **Exhibits**

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at <http://my.sfwmd.gov/ePermitting> and searching under this application number 191119-2338 .

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Construction Plans](#)

[Exhibit No. 4.0 Declaration of Covenants](#)

[Exhibit No. 4.1 Declaration of Covenants Amendment](#)

[Exhibit No. 4.2 Articles of Incorporation](#)

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT  
("District")

Bent Creek  
A-2

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction\*

A. General Information:

Applicant Information:

Name: Lennar Homes, LLC  
Address: 8895 N. Military Trail, Suite 101-B  
Palm Beach Gardens, FL 33410  
Telephone: (561) 345-6707  
Email: jeffrey.alexander@lennar.com

Owner Information (if different from Applicant):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( )  
Email: \_\_\_\_\_

Engineer of Record Information (if applicable):

Name: Michael B. Schorah and Associates, Inc.  
Address: 1850 Forest Hill Boulevard, Suite 206  
West Palm Beach, FL 33406  
Telephone: (561) 968-0080  
Email: mcarter@schorah.com

Billing Contact Information:

Name: Lennar Homes, LLC  
Address: 8895 N. Military Trail, Suite 101-B  
Palm Beach Gardens, FL 33410  
Telephone: (561) 345-6707  
Email: jeffrey.alexander@lennar.com

B. Project Information: (Check appropriate box and attach drawings to show location and details):

- Culvert Connection to District canal for irrigation or gravity drainage.
- Pump Connection to District canal for irrigation or drainage.
- Installation of culvert or water control structure in District canal for crossing or water control.
- Utility Crossing:
  - Electric                       Telephone                       Gas
  - Cable Television               Water Main                       Force Main
- Other (specify): Indirect drainage connection for Bent Creek P.U.D. Parcel A-2

Location: Section(s): 18 Township: 35 S Range: 40 E Canal No.: 5/35  
Description of Indirect Connection: Discharge to Overall Bent Creek P.U.D. Master System  
Drainage area served: 24.29 acres (Culvert or pump Connections.)

C. Construction Schedule:

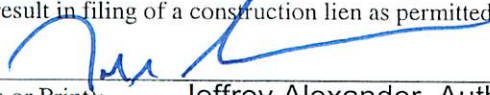
Estimated commencement date: January 2020 Estimated completion date: August 2020

D. Application, Use Fee: \$ 75.00 Review Deposit: \$ 2500.00

(Submit fee with this application in accordance with the District's fee schedule.)

ACKNOWLEDGEMENT AND ACCEPTANCE:

As reflected by my signature below, I hereby certify that the information shown above is accurate to the best of my knowledge, and that I agree to satisfy or abide by all requirements of this Permit, including "Standard Provisions" itemized on the reverse, and "Special Conditions" imposed by the District. Further, I acknowledge that the District and its Engineers are doing work to benefit the property and non-payment may result in filing of a construction lien as permitted by the Florida Statutes.

Owner Signature:   
Owner Name (Type or Print): Jeffrey Alexander, Authorized Agent  
Date: 10/31/19

District Use Only: No. \_\_\_\_\_ - 019 - 011 - 05

**NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT**  
("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

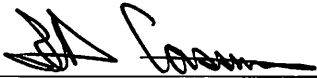
**Application to Connect to, or Use, District Facilities, or for Utility Construction\***

**SPECIAL CONDITIONS: (for District Use Only):**

*Attached*

\*\*\*\*\*

**Application Approved and Permit for Construction Issued:**

By:  Date of Approval: 1/30/20  
For the North St. Lucie River Water Control District

Permit Expiration Date: 1/30/22 Construction Expiration Date: \_\_\_\_\_

\*\*\*\*\*

**Project Certification Received and Accepted:**

By: \_\_\_\_\_ Date of Approval: \_\_\_\_\_  
For the North St. Lucie River Water Control District

Certification Expiration Date: \_\_\_\_\_

*\*This Application will become a Permit if and when approved and signed by an authorized representative of the District.*

\*\*\*\*\*

January 30, 2020

Bent Creek PUD (Sub-Parcel A-2) –Drainage Connection to Canal 5/35  
NSLRWCD Permit Application No. 019-011-005/35

### Background and General Permit Application Information

The permittee is proposing improvements to several parcels associated with the residential development known as Bent Creek PUD located on the south side of Orange Ave. between S. Jenkins Rd. and Harman Rd. The original master plan for the Bent Creek PUD was issued in 2005, which consisted of the residential subdivision divided into "Parcels A-D", with each having a separate surface water management system with drainage connections to NSLRWCD Canals 5/35 and 6/36. The Orange Ave Community Development (Orange Ave. RV Storage) located at the northeast quadrant of the Bent Creek PUD was incorporated into the original master plan due to the surface water management system having a drainage connection to Parcel B. Subsequent permit modifications were issued for the proposed improvements within the individual "Parcels"; however, these permits and the master plan permit expired prior to the completion of construction for all phases of development. To date, sub-parcels A-1 and B-1 have been fully constructed. Additionally, the site clearing, mass grading and the installation of the surface water management systems with drainage connections to NSLRWCD Canals 5/35 and 6/36 have been completed for all other parcels.

This permit includes the proposed work associated with sub-parcel A-2 (24.29), which is part of the larger Parcel A (144.48 acres) located on the southeast quadrant of the Bent Creek PUD. The proposed site development includes single-family residential lots with the associated roads, utilities, and additional drainage improvements. No modifications are being proposed to the existing control structure. The permittee shall install the proposed improvements in accordance with the plans dated August 2019.

- a) The permittee shall submit future permit applications at an undetermined future date to include the proposed work associated with Parcels C and D and Peterson Rd.
- b) The existing agreement between the NSLRWCD and the Bent Creek HOA (Lennar Homes) dated February 24, 2005 for the maintenance responsibilities of Canals 5, 35 and 29 (Five Mile Creek) within the Bent Creek PUD limits shall continue to remain in effect.
  - i) The NSLRWCD Board of Supervisors has identified significant sloughing and erosion along the banks of Canals 5, 35 and 29 (Five Mile Creek). The District outlined these issues in a letter dated February 20, 2020. See Permit Conditions #5 below.

### Permit Conditions

1. The permittee shall be responsible for all permit application review fees associated with this permit application.
2. At least two (2) week prior to commencement of construction, the permittee shall contact the District Office and District Engineer to schedule a pre-construction meeting.
3. The permittee shall contact the District Superintendent of Works, Bill Price at (772) 201-4781, to schedule any site inspections.
4. The contractor shall provide the NSLRWCD with a 24-hour contact number and personnel for emergency situations.
5. Prior to the issuance of any future permits, the permittee shall repair the sloughed and eroded areas along the banks of Canals 5, 35 and 29 (Five Mile Creek) within the limits of Bent Creek PUD. The work shall be completed in a reasonable and timely manner consistent with the conditions of the agreement between the NSLRWCD and the Bent Creek HOA (Lennar Homes) dated February 24, 2005.

- a. It is the District's understanding that the permittee will be seeking another permit for the expansion of Peterson Rd. as a part of the Bent Creek project, with an anticipated submittal date of November 2020. **The permittee shall submit a plan and schedule for the restoration of the canal banks no later than Friday, December 4, 2020.**
6. The applicant shall be responsible for notifying the District of deviations from the approved plans during construction that would impact or affect District right-of-way or facilities. Any revisions or modifications to the approved plans shall be submitted to the District for review and approval.
7. If dewatering is proposed, the permittee shall furnish a copy of the proposed dewatering plan to this District prior to the start of construction. The permittee may need to provide a stand by pump for bypassing the canal flow over the temporarily closed canal crossing. However, in the event of forecasted landfall of a named storm event, the permittee shall be prepared to provide additional pumping capabilities or reopen the canal crossing so that the historical canal flow can be maintained. The permittee shall coordinate with the District Superintendent of Works to assess if, or when, bypass pumping is necessary.
8. The applicant shall ensure that the project complies with current State Water Quality Standards. The permittee shall be responsible for installing and maintaining measures to prevent sedimentation and turbidity issues within District canals. At a minimum, the Board recommends installing turbidity curtains downstream of the construction site and installing silt fence as applicable. The contractor shall stake all turbidity barriers at the canal high water line at minimum. Please be advised that the contractor will need to coordinate with the District Supervisor or Works as necessary for the removal of any turbidity barriers in the event of forecasted landfall of a named storm event.
9. Within 30 days after completion of the permitted activity, the permittee shall submit notice of completion to the District for approval. This shall consist of a written notice of completion letter, and two (2) complete sets of the final "Record Drawings", signed and sealed by the project engineer of record or licensed surveyor. These statements must specify the actual date of construction completion and must certify that all improvements have been constructed in substantial conformance with the plans and specifications approved by the District and will function as intended and designed. If deviations from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. All surveyed dimensions and elevations shall be certified by a registered surveyor.

It is the District's understanding that the permittee will be seeking another permit for the expansion of Peterson Rd. as a part of the Bent Creek project with an anticipated substantial date of November 2020. The permittee shall submit a plan and schedule for the restoration of the canal banks no later than Friday, December 4, 2020.

2. The applicant shall be responsible for notifying the District of deviations from the approved plan during construction that would impact or affect District right-of-way or facilities. Any revisions or modifications to the approved plan shall be submitted to the District for review and approval.

3. If dewatering is proposed, the permittee shall furnish a copy of the proposed dewatering plan to the District prior to the start of construction. The permittee may need to provide a stand by pump for bypassing the canal flow over the temporarily closed canal crossing. However, in the event of a forecasted rainfall of a named storm event, the permittee shall be prepared to provide additional pumping capabilities or repair the canal crossing so that the historical canal flow can be maintained. The permittee shall coordinate with the District Superintendent of Works to access it, or when bypass pumping is necessary.

4. The applicant shall ensure that the project complies with current State Water Quality Standards. The permittee shall be responsible for installing and maintaining measures to prevent sedimentation and turbidity issues within District canals. At a minimum, the Board recommends installing turbidity curtains downstream of the construction site and installing silt fence as applicable. The contractor shall state all turbidity barriers at the canal right water line at minimum. Please be advised that the contractor will need to coordinate with the District Supervisor or WOCs as necessary for the removal of any turbidity barriers in the event of forecasted rainfall of a named storm event.

5. Within 30 days after completion of the permitted activity, the permittee shall submit notice of completion to the District for approval. This shall consist of a written notice of completion letter and two (2) copies of the final "Record Drawings", signed and sealed by the project engineer of record or licensed surveyor. These statements must specify the actual date of construction completion and must certify that all improvements have been constructed in substantial accordance with the plans and specifications approved by the District and will function as intended and designed. If deviations from the approved drawings are discovered during the construction process, the permittee must be accompanied by a copy of the approved permit drawings with deviations noted. All survey dimensions and elevations shall be certified by a registered surveyor.

## STANDARD PROVISIONS

for

Application / Permit No. 019-011-5

If this Application for a Permit is approved, I do acknowledge, understand, and agree that:

1. I hereby indemnify and hold the District harmless from claims for property damage or personal injury arising from the installation or use of the permitted facility, and that this indemnification extends to damage to the facility itself that may occur from District operation and maintenance work.
2. Approval of this application does not relieve the Permittee from securing any and all other permits that may be required by other entities or governmental agencies, including, but not limited to, the South Florida Water Management District, the Florida Department of Environmental Protection, and St. Lucie County.
3. The use of, or construction within, the District's right-of-way shall conform to the details of the **attached approved drawings** supporting this application. **Modifications must be approved by the District in writing prior to construction.**
4. If required in the interests of the District's operation and maintenance program, or by any modifications to the District's Standard Provisions, I agree to alter, replace, relocate, or remove the permitted facilities at no cost to the District, all as is more fully set forth by District Policy Resolution duly recorded in O.R. Book 669 at page 699 of the Public Records of St. Lucie County, Florida, but subject to the limitations thereof.
5. The lands to be benefited by this application are, or may be, subject to flooding during periods of high water resulting from heavy rains or other acts of God. This Permit will be accepted subject to this possibility, which is recognized not to be within the control of the District.
6. Any other requirements that may be imposed by the District are binding upon me, my successors and assigns.
7. Any Permit issued as an approval of this application other than one issued in irrevocable, recordable form pursuant to the Policy Resolution referenced in item 4, above, shall not be transferable from the Permittee to a subsequent owner or owners of all, or a portion of, the subject property without the express, written approval of the District.
8. Any Permit issued as approval of this application is strictly subject to all of the rules of the District, duly promulgated from time to time, which are on file and available for examination at the offices of the District by those having interest.
9. If a Permit is granted, I shall notify the District not less than 24 hours prior to the beginning and completion of the work, to enable the coordination and scheduling of inspections.
10. I accept total responsibility for any erosion of, or shoaling in, the District's right-of-way or canals that results from the permitted work, and I shall repair or remove same promptly, at no expense to the District.
11. During and after construction, I shall prevent material from the construction area from being discharged to, or settling in, District canals.
12. Unless authorized by Permit, I shall neither place, construct or plant, nor cause to be placed, constructed or planted, any object or improvement within the District right-of-way without the express written prior approval of the District.
13. Within thirty (30) days of completion of the work, I shall submit a written statement to the District certifying that the work was performed and completed in accordance with the Permit and the approved drawings. If the work deviates from the Permit or approved drawings, the certification shall state the nature and extent of those deviations.
14. If this Permit is for a drainage connection, then drainage discharge from the area served shall not exceed the volumetric equivalent of 2.0 inches of depth over the area for any 24-hour period (38 gallons per minute per acre) from the 10-year frequency, 72-hour duration rainfall.
15. If a Permit is issued for a hydraulic connection of property with a District canal, I shall not discharge hyacinths or other aquatic vegetation into the District canal.
16. The Permittee, his agents and contractors, shall conduct the work in a manner that will not impair the use, or potential use, of the District right-of-way and facilities. In no case shall drainage or irrigation canals or appurtenant works be obstructed or restricted.
17. All irrigation and drainage connections to District facilities shall be clearly marked with a post of contrasting colors to identify the location and extent of the permitted installation.
18. If access is permitted via an existing culvert crossing installed in District right-of-way, the Permittee is advised that the crossing may be permitted for use by other affected owners, as such crossings are limited in number by the District.
19. The District reserves the right to permit the use of culvert crossings installed in rights-of-ways by other affected owners of District lands, as culvert crossings are subject to distance limitations imposed by the District.
20. All utility installations shall be clearly marked with above-ground signs or markers, as required by the District's "Permit Information and Criteria Manual."



# FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, FL 33406  
561-681-6600

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Noah Valenstein**  
Secretary

**November 19, 2020**

**PERMITTEE:**

Jeffrey Alexander, Authorized Agent  
Lennar Homes LLC  
8895 N. Military Trail, Suite 101-B  
Palm Beach Gardens, FL 33410  
[Jeffrey.Alexander@lennar.com](mailto:Jeffrey.Alexander@lennar.com)

**PERMIT NUMBER:**

**COUNTY:**

**PROJECT:**

**DATE OF ISSUE:**

**EXPIRATION DATE:**

**CONNECTED TO:**

**0041075-331-DWC-CG**

St. Lucie

**Bent Creek P.U.D. Parcel A-2**

November 19, 2020

November 18, 2025

Fort Pierce Utilities Authority Water  
Reclamation Facility  
FL0027278

Dear Mr. Alexander:

Thank you for your Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System for the subject project. The Notice was received on November 16, 2020.

This is to advise you that the Department does not object to your use of such General Permit.

Please note the attached requirements apply to your use of this General Permit for constructing the proposed domestic wastewater collection/transmission system.

**The Proposed project includes:**

- **3581 linear feet of 8-inch PVC Gravity Main**
- **20 Sewer Manholes**

**Location:** St. Lucie County, City of Fort Pierce, Section 18, Township 35S, Range 40E

**To serve:** 88 Single Family Homes, generated wastewater at the amount of 21120 GPD

You are further advised that the construction activity must conform to the description contained in your Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System and that any deviation will subject the Permittee to enforcement action and possible penalties.

Jeffrey Alexander, Authorized Agent  
Lennar Homes, LLC  
Permit No. 0041075-331-DWC-CG  
Page 2 of 3

If you have any questions, please contact Lyudmila Sokolova at telephone number (561) 681-6728 or by email [Lyudmila.Sokolova@floridadep.gov](mailto:Lyudmila.Sokolova@floridadep.gov)

Sincerely,



November 19, 2020

Christopher Weller  
Environmental Manager

Date

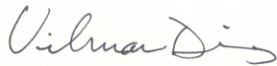
CW/lis

Electronic copies furnished to:

DEP: Chris Weller, Lyudmila Sokolova, Denise Watts  
James Carnes III, Fort Pierce Utility Authority, [jcarnes@fpu.com](mailto:jcarnes@fpu.com)  
Martha H. Carter, Michael B. Schorah & Associates, Inc., [mcarter@schorah.com](mailto:mcarter@schorah.com)

FILING AND ACKNOWLEDGMENT

FILED, on this date, under Section 120.52, Florida Statutes, with the designated Deputy Clerk, receipt of which is hereby acknowledged.



November 19, 2020

Clerk

Date

**REQUIREMENTS FOR USE OF THE GENERAL PERMIT FOR DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEMS:**

1. This general permit is subject to the general permit conditions of Rule 62-4.540, F.A.C., as applicable. This rule is available at the Department's Internet site at: <http://www.dep.state.fl.us/water/wastewater/rules.htm#domestic> [62-4.540].
2. This general permit does not relieve the permittee of the responsibility for obtaining a dredge and fill permit where it is required. [62-604.600(6)(b)1]
3. This general permit cannot be revised, except to transfer the permit. [62-604.600(6)(b)2]
4. Upon completion of construction of the collection/transmission system project, and before placing the facilities into operation for any purpose other than testing for leaks or testing equipment operation, the permittee shall submit to the Department's Southeast District Office Form 62-604.300(8)(b), Request for Approval to Place a Domestic Wastewater Collection/Transmission System into Operation. This form is available at the Department's Internet site at: <http://www.dep.state.fl.us/water/wastewater/forms.htm> [62-604.700(2)]
5. The new or modified collection/transmission facilities shall not be placed into service until the Department clears the project for use. [62-604.700(3)]
6. Abnormal events shall be reported to the Department's Southeast District Office in accordance with Rule 62-604.550, F.A.C. For unauthorized spills of wastewater in excess of 1000 gallons per incident, or where information indicates that public health or the environment may be endangered, oral reports shall be provided to the STATE WARNING POINT TOLL FREE NUMBER (800) 320-0519 as soon as practical, but no later than 24 hours from the time the permittee or other designee becomes aware of the circumstances. Unauthorized releases or spills less than 1000 gallons per incident are to be reported orally to Department's Southeast District Office within 24 hours from the time the permittee, or other designee becomes aware of the circumstances. [62-604.550]



# FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, FL 33406  
561-681-6600

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Noah Valenstein**  
Secretary

## NOTIFICATION OF ACCEPTANCE OF USE OF A GENERAL PERMIT

**November 19, 2020**

**Permittee:**

Lennar Homes, LLC  
Mr. Jeffrey Alexander  
Authorized Agent  
8895 N. Military Trail, Suite 101-B  
Palm Beach Gardens, Florida 33410  
[Jeffrey.Alexander@lennar.com](mailto:Jeffrey.Alexander@lennar.com)

**Permit Number:** 0081062-433-DSGP

**Issue Date:** November 19, 2020

**Expiration Date:** November 18, 2025

**Project Name:** Bent Creek PUD Parcel A-2

**Water Supplier:** Fort Pierce Utilities Authority

**PWS ID:** 4560490

Dear Mr. Alexander:

On November 16, 2020, the Florida Department of Environmental Protection (Department) received a "Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs" [DEP Form No. [62-555.900\(7\)](#)], under the provisions of Rule [62-4.530](#) and Chapter [62-555](#), Florida Administrative Code (F.A.C.).

The proposed project includes:

- 3,820 LF (linear feet) of 8-inch PVC WM
- Four (4) 8-inch gate valves assemblies
- Three (3) FH (fire hydrants)
- Six (6) sample points.
- All associated valves, fittings, and appurtenances

Located: Hartman Road at Peterson Road, Florida.

Based upon the submitted Notice and accompanying documentation, this correspondence is being sent to advise that the Department does not object to the use of such General Permit at this time. Please be advised that the permittee is required to abide by Rule [62-555.405, F.A.C.](#), all

applicable rules in Chapters [62-4](#), [62-550](#), [62-555](#), F.A.C., and the General Conditions for All General Drinking Water Permits (found in [62-4.540, F.A.C.](#)).

The permittee shall comply with all sampling requirements specific to this project. These requirements are attached for review and implementation.

Pursuant to Rule [62-555.345, F.A.C.](#), the permittee shall submit a certification of construction completion [DEP Form No. [62-555.900\(9\)](#)] to the Department and obtain approval, or clearance,

from the Department before placing any water main extension constructed under this general permit into operation for any purpose other than disinfection or testing for leaks.

Within 30 days after the sale or legal transfer of ownership of the permitted project that has not been cleared for service in total by the Department, both the permittee and the proposed permittee shall sign and submit an application for transfer of the permit using Form [62-555.900\(8\), F.A.C.](#), with the appropriate fee. The permitted construction is not authorized past the 30-day period unless the permit has been transferred.

When any existing asbestos cement (AC) pipes are replaced under this permit, the permittee shall do so in accordance with the applicable rules of the Federal Asbestos Regulation and Florida DEP requirements. For specific requirements applicable to AC pipes, the permittee should contact the Air and Waste Management Section Managers prior to commencing any such activities at (561) 681- 6672. Please be aware that a notification is required to be submitted to the Department for a regulated project.

This permit will expire five years from the date of issuance. If the project has been started and not completed by that time, a new permit must be obtained before the expiration date in order to continue work on the project, per Rule [62-4.030, F.A.C.](#)

Sincerely,



November 19, 2020

Christopher Weller  
Environmental Manager

Date

CW/ML

ec:

FDEP/SED – Christopher Weller, Marie Lacroix, Greg Kennedy, Jocelyn Labbe.  
St. Lucie County Health Department - [David.koerner@flhealth.gov](mailto:David.koerner@flhealth.gov)  
Fort Pierce Utilities Authority – James Carnes III, Supervising Eng. W/WW Eng. –  
[jcarnes@fpu.com](mailto:jcarnes@fpu.com)  
Michael B. Schorah & Associates, Inc.- [mcarter@schorah.com](mailto:mcarter@schorah.com)

**A Civil Penalty May Be Incurred  
if this project is placed into operation before obtaining a clearance from this office.**

Requirements for clearance upon completion of projects are as follows:

**1) Clearance Form**

Submission of a fully completed Department of Environmental Protection (DEP) Form [62-555.900\(9\)](#) *Certification of Construction Completion and Request for Clearance to Place Permitted PWS Components into Operation*.

**2) Record Drawings, if deviations were made**

Submission of the portion of record drawings showing deviations from the DEP construction permit, including preliminary design report or drawings and specifications, if there are any deviations from said permit (Note that it is necessary to submit a copy of only the portion of record drawings showing deviations and not a complete set of record drawings.).

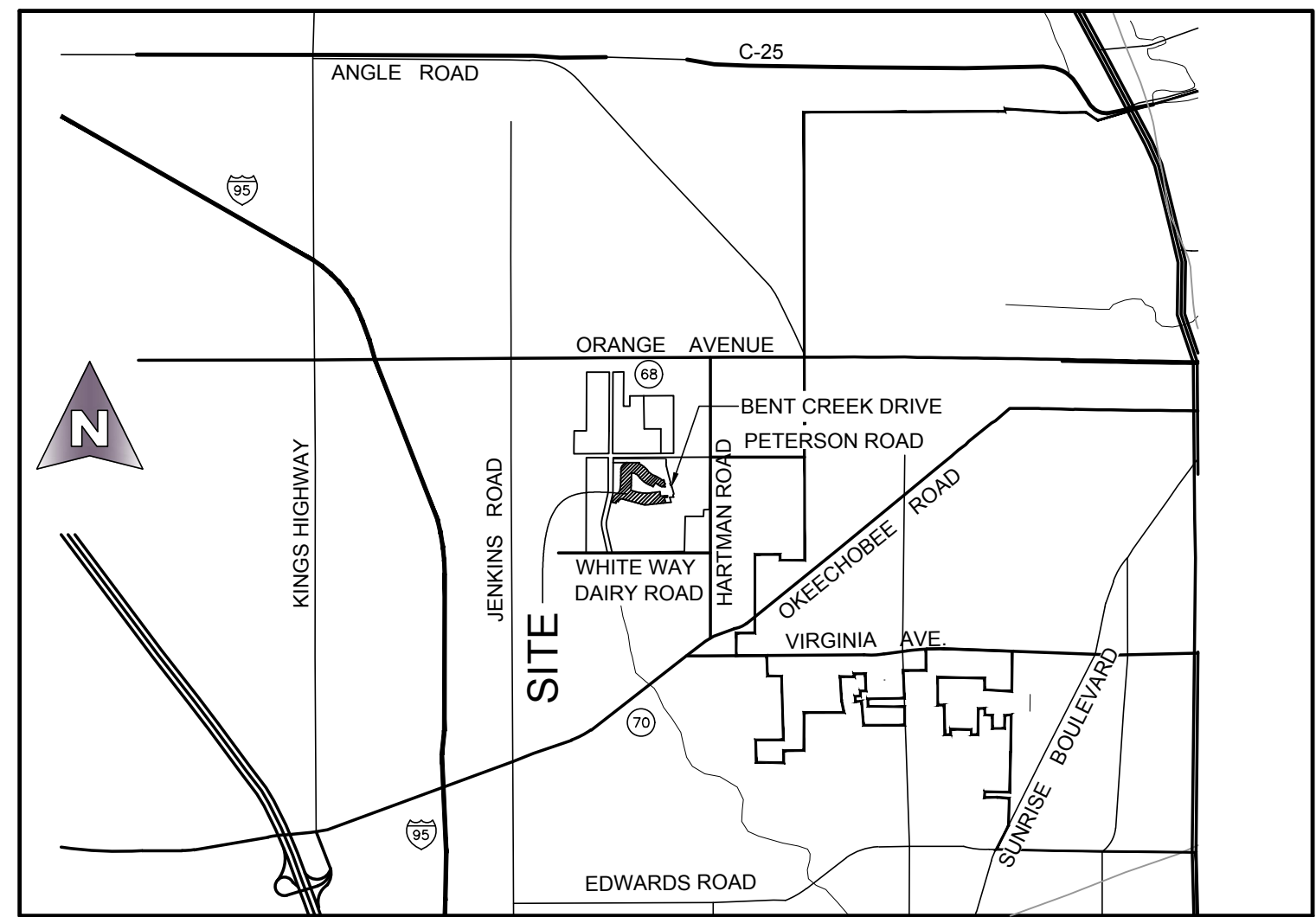
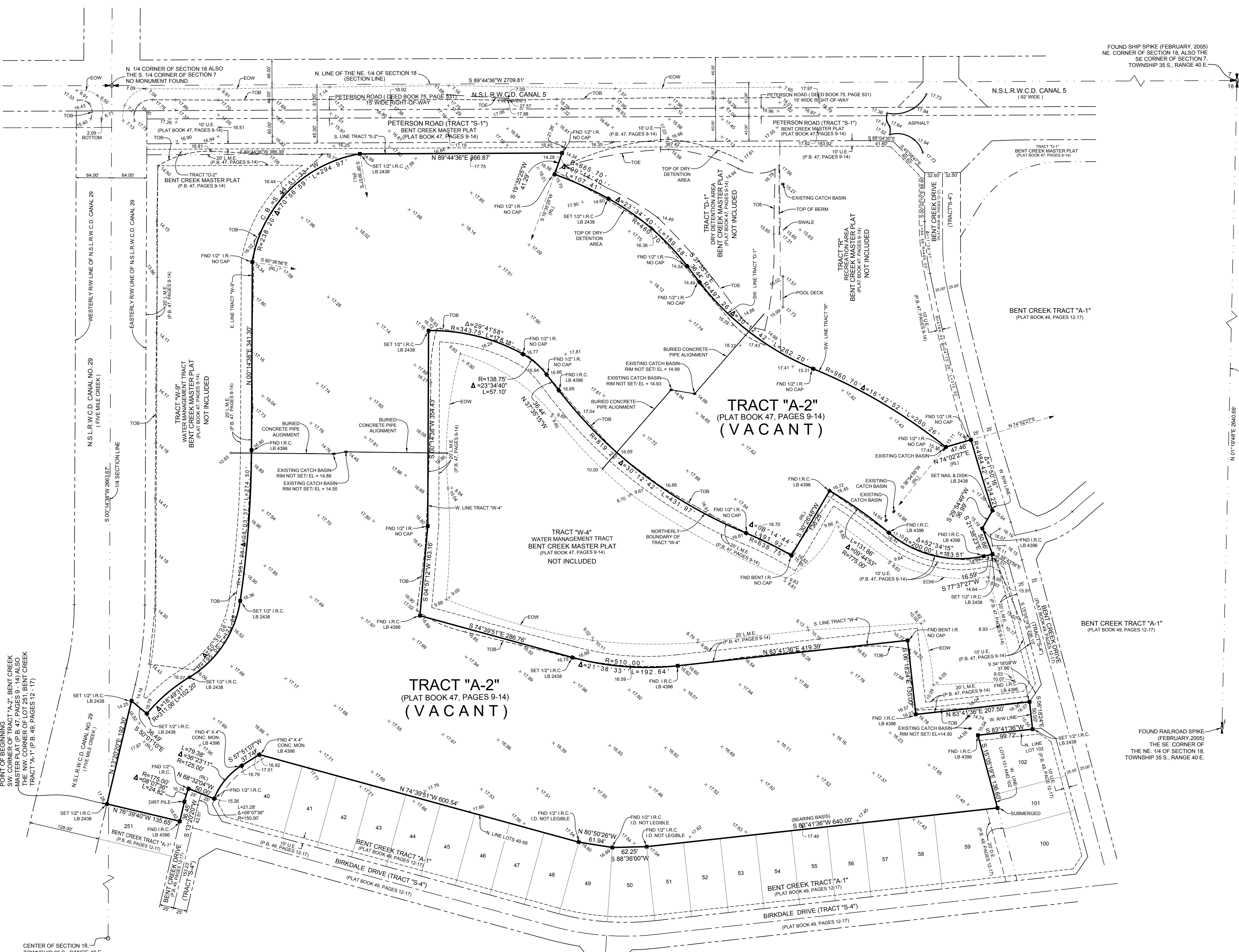
**3) Bacteriological Results**

Copies of satisfactory bacteriological analysis (a.k.a. Main Clearance), taken within sixty (60) days of completion of construction, from locations within the distribution system or water main extension to be cleared, in accordance with Rules [62-555.315\(6\)](#), [62-555.340](#), and [62-555.330](#), F.A.C. and American Water Works Association (AWWA) Standard C 651-92, as follows:

Connection to an existing system  
The end point of the proposed addition  
Any water lines branching off a main extension  
Every 1,200 feet on straight runs of pipe

Each location shall be sampled on two consecutive days, with sample points and chlorine residual readings clearly indicated on the report. A sketch or description of all bacteriological sampling locations must also be provided.

For further clarification contact:  
Marie Gerarda Lacroix, Eng. Specialist II  
Water Facilities Section  
SED/DEP  
3301 Gun Club Rd, MSC 7210-1  
West Palm Beach, FL 33406  
Tel: 561 681 6731  
[Marie.lacroix@floridadep.gov](mailto:Marie.lacroix@floridadep.gov)



**LOCATION MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**  
(TRACT "A-2")

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A-2", SAID POINT BEING THE NORTHWEST CORNER OF LOT 251, BENT CREEK TRACT "A-1", AS RECORDED IN PLAT BOOK 49, PAGES 12 THROUGH 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 13°20'20" EAST ALONG THE WEST LINE OF SAID TRACT "A-2", A DISTANCE OF 192.30 FEET; THENCE SOUTH 50°01'10" EAST ALONG THE SOUTHWEST LINE OF TRACT "W-9", AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 36.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 311.08 FEET AND WHOSE CENTER POINT BEARS SOUTH 50°01'10" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°49'31", A DISTANCE OF 102.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 195.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°30'00", A DISTANCE OF 171.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1951.28 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°03'37", A DISTANCE OF 274.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°14'38" EAST, A DISTANCE OF 341.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 238.20 FEET AND WHOSE CENTER POINT BEARS SOUTH 80°30'55" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°59'59", A DISTANCE OF 294.87 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT "W-9") TO A POINT OF NON-TANGENCY; THENCE NORTH 89°44'36" EAST ALONG THE NORTH LINE OF SAID TRACT "A-2", ALSO BEING THE SOUTH LINE OF TRACT "O-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 366.87 FEET; THENCE SOUTH 19°35'25" WEST ALONG THE WESTERLY LINE OF TRACT "D-1", A DISTANCE OF 41.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 665.70 FEET AND WHOSE CENTER POINT BEARS SOUTH 19°35'25" WEST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°14'40", A DISTANCE OF 107.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 468.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 189.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°35'15" EAST, A DISTANCE OF 36.44 FEET; TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 497.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 262.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 960.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°42'52", A DISTANCE OF 280.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 478.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1484.42 FEET AND WHOSE CENTER POINT BEARS NORTH 74°02'27" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "R", ALSO BEING THE NORTHEASTERLY LINE OF SAID TRACT "A-2") TO A POINT OF NON-TANGENCY; THENCE NORTH 74°02'27" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "R", A DISTANCE OF 47.46 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A-2", ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE (TRACT "W-4") AS SHOWN ON SAID BENT CREEK MASTER PLAT; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4184.42 FEET AND WHOSE CENTER POINT BEARS NORTH 74°02'27" EAST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°50'16", A DISTANCE OF 134.22 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 29°54'49" WEST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 21°39'23" EAST, A DISTANCE OF 50.98 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF TRACT "A-2"); ALSO SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE (TRACT "W-4") TO A POINT ON THE NORTHERLY LINE OF TRACT "W-4" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 77°37'27" WEST, A DISTANCE OF 16.59 FEET TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°34'15", A DISTANCE OF 183.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 775.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°44'33", A DISTANCE OF 131.86 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE SOUTH 30°26'48" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 136.25 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 638.75 FEET AND WHOSE CENTER POINT BEARS SOUTH 30°26'48" WEST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°14'44", A DISTANCE OF 91.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 819.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 431.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°35'15" WEST, A DISTANCE OF 36.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 138.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 192.64 FEET TO THE POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'33", A DISTANCE OF 192.64 FEET TO THE POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°41'58", A DISTANCE OF 178.18 FEET (THE PRECEDING NINE COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF SAID TRACT "W-4") TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°14'38" WEST, A DISTANCE OF 354.43 FEET; THENCE SOUTH 04°57'12" WEST, A DISTANCE OF 163.16 FEET; (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT "W-4") TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "W-4"; THENCE SOUTH 74°39'51" EAST, A DISTANCE OF 286.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'33", A DISTANCE OF 192.64 FEET TO A POINT ON THE NORTH LINE OF LOT 102 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" WEST ALONG SAID NORTH LINE OF LOT 102, A DISTANCE OF 99.72 FEET; THENCE SOUTH 15°05'19" EAST ALONG THE WESTERLY LINE OF SAID LOT 102 AND LOT 101 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; A DISTANCE OF 136.80 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A-2", ALSO BEING THE NORTHERLY LINE OF LOT 59 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" WEST, A DISTANCE OF 640.00 FEET; THENCE SOUTH 88°36'00" WEST, A DISTANCE OF 62.25 FEET; THENCE NORTH 80°50'28" WEST, A DISTANCE OF 61.94 FEET; THENCE NORTH 74°39'51" WEST, A DISTANCE OF 600.54 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINES OF LOT 40 THROUGH SAID LOT 59, AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"); THENCE SOUTH 57°51'10" WEST, A DISTANCE OF 37.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°23'11", A DISTANCE OF 79.38 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE NORTHWESTERLY LINES OF SAID LOT 40) TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE NORTH 68°32'04" WEST ALONG SAID RADIAL LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BENT CREEK DRIVE (TRACT "S-4"); A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 68°32'04" EAST, FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°07'36", A DISTANCE OF 24.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°20'20" WEST, A DISTANCE OF 36.45 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT "A-2", ALSO BEING THE NORTHEAST LINE OF SAID LOT 251, BENT CREEK TRACT "A-1"; THENCE NORTH 76°39'40" WEST ALONG THE SOUTHEAST LINE OF SAID TRACT "A-2" AND SAID NORTHEAST LINE OF LOT 251, A DISTANCE OF 135.65 FEET TO THE FOREMENTIONED POINT OF BEGINNING.

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

**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
- FND = FOUND
- ID. = IDENTIFICATION
- C.M. = CONCRETE MONUMENT
- RL = RADIAL LINE
- ⊕ = BENCHMARK
- ⊙ = CENTERLINE
- NGVD 29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- = FND OR SET MONUMENTATION AS NOTED (SEE ABOVE)
- ⊕ = SECTION CORNER (NOT FOUND)
- ⊕ = 1/4 SECTION CORNER (NOT FOUND)
- ⊕ = EXISTING ELEVATIONS (NGVD 29)

**SURVEYOR'S NOTES:**

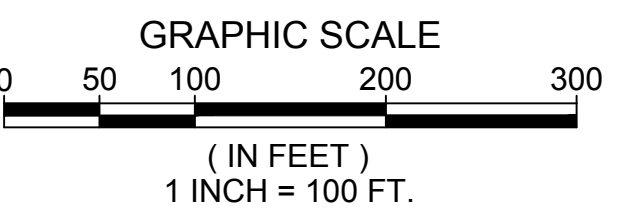
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE SOUTH LINE OF TRACT "A-2" OF BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, 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 AND MAP NUMBER 12111C0186J, 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, PAGES 9) AND MEASURED UNLESS OTHERWISE SHOWN.

CERTIFY TO: LENNAR HOMES, INC.

DATE, LAST FIELD WORK: 8/13/2019

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.

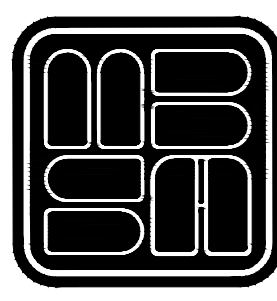


**GRAPHIC SCALE**

(IN FEET)

1 INCH = 100 FT.

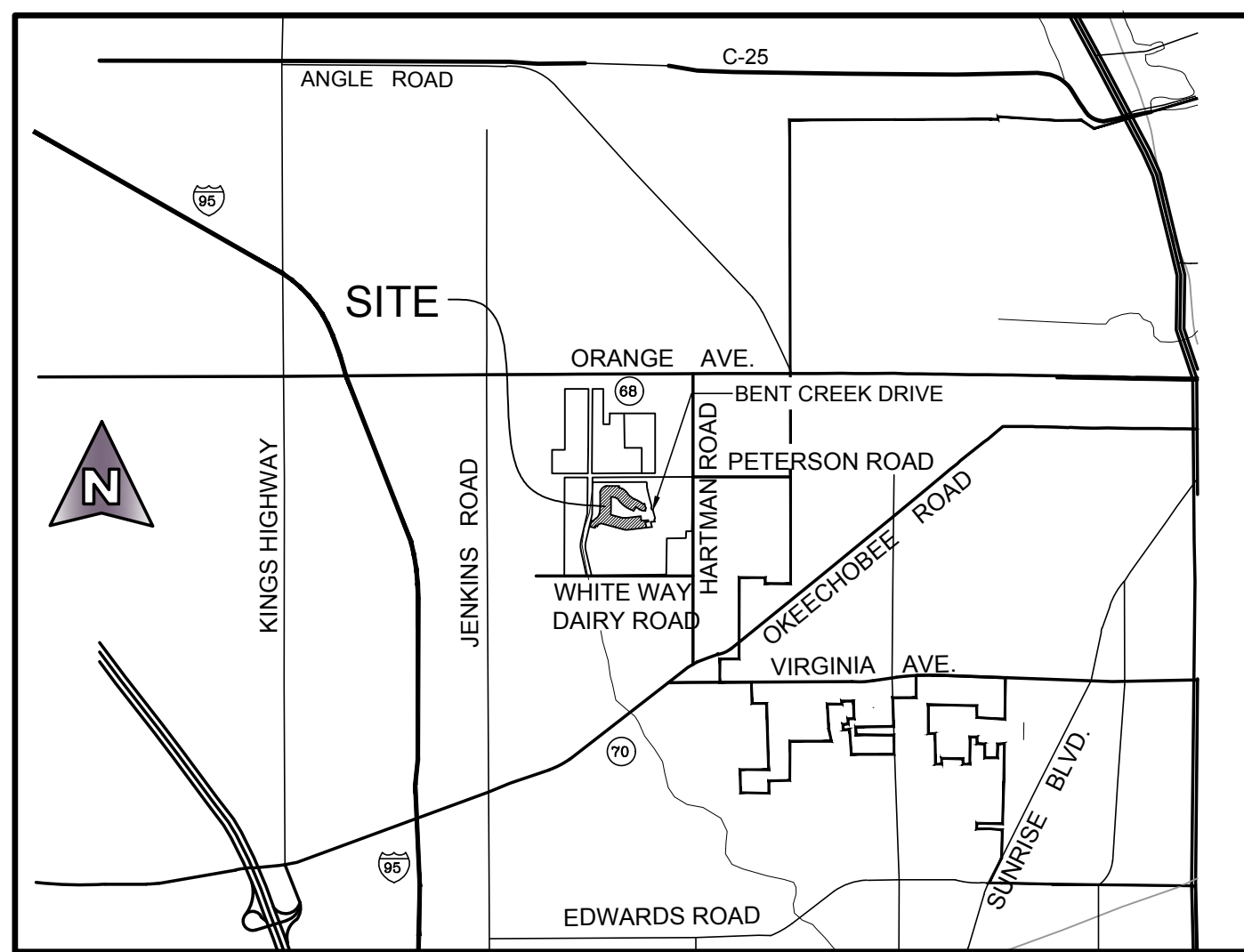
NO.	BY	DATE	REVISIONS



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
1850 Forest Hill Boulevard, Suite 206  
West Palm Beach, Florida 33408  
Phone: (561) 968-0080 Fax: (561) 642-9726

FIELD	P.M.	FIELD BOOK	SCALE	SHEET NO.
CHECKED	C.S.P.	PAGE	ELECT	1
DRAWN	L.B.	CADD FILE	DATE	OF 1
		1691B0Y_A2	AUGUST, 2019	

**BOUNDARY AND TOPOGRAPHIC SURVEY OF TRACT "A-2" BENT CREEK MASTER PLAT**  
LB # 2438  
FILE NO. 1753



LOCATION MAP NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BENT CREEK - TRACT "A-2", BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 24.29 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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

THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

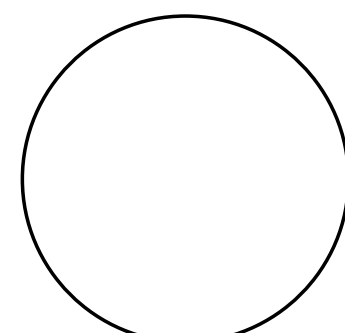
2. STREETS

THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT "S-6", ARE HEREBY DEDICATED TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

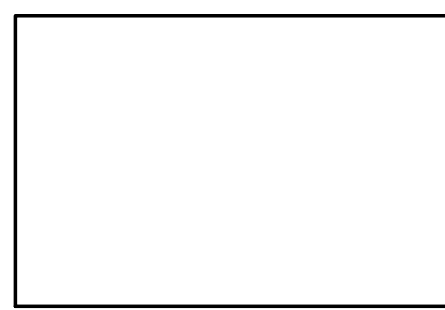
3. TRACTS

TRACT "O-15", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

LENNAR HOMES, LLC



LENNAR HOMES LLC NOTARY



BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 6

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS VICE PRESIDENT AND AUTHORIZED AGENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ADDRESS: 3931 RCA BOULEVARD, SUITE 3105 PALM BEACH GARDENS, FLORIDA 33410 (PHONE NO. 561-345-6710)

ATTEST: JEFFREY ALEXANDER, AUTHORIZED AGENT

BY: MICHAEL MEYERS, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL MEYERS, VICE PRESIDENT AND JEFFREY ALEXANDER, AUTHORIZED AGENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PRINTED NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

STATE OF FLORIDA COUNTY OF ST. LUCIE

THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS

BY: T.R. BEER, PRESIDENT

PRINTED NAME

WITNESS

PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

COMMISSION NO. \_\_\_\_\_ PRINTED NAME

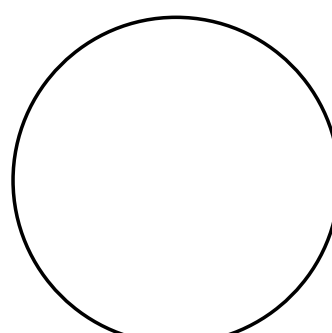
TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

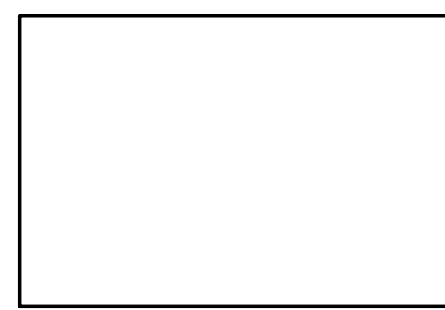
WE NORTH AMERICAN TITLE CO. A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE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

DATED: \_\_\_\_\_ AMBARINA PEREZ, VICE PRESIDENT

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.



BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. NOTARY



SURVEYOR REVIEW CERTIFICATE

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

GREGORY S. FLEMING PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 4350

PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE P.U.D. ZONING DISTRICT, AS SET FORTH IN SECTION 18-9 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: KEVIN FREEMAN PLANNING DIRECTOR PLANNING AND DEVELOPMENT SERVICES CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: TANYA EARLEY CITY ATTORNEY CITY OF FORT PIERCE, ST. LUCIE COUNTY, 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 PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON \_\_\_\_\_, 2022.

FORT PIERCE CITY COMMISSION

BY: LINDA COX CITY CLERK

CLERK OF THE CIRCUIT COURT

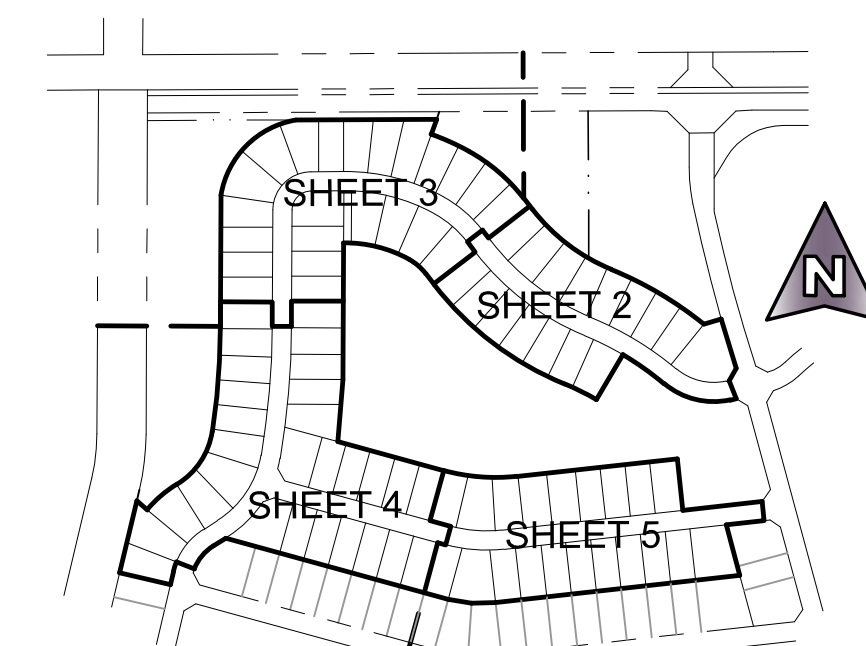
STATE OF FLORIDA COUNTY OF ST. LUCIE

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 \_\_\_\_\_, 2022

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

AREA TABULATION

Table with 2 columns: Tract/Parcel ID and Area in Acres. Includes rows for Tract "O-15", Tract "S-6", Lots 252-339, and Total Area (24.2904 ACRES).



KEY MAP NOT TO SCALE

SURVEYOR'S NOTES:

- 1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
6. Legend for symbols: P.C.P. = PERMANENT CONTROL POINT, P.R.M. = PERMANENT REFERENCE MONUMENT, C.M. = CONCRETE MONUMENT, O.R.B. = OFFICIAL RECORD BOOK, etc.
7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
8. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE SOUTH LINE OF TRACT "A-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.

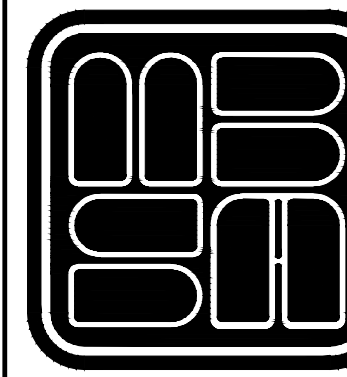
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF CITY OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATE: \_\_\_\_\_ CRAIG S. PUSEY, PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 5019 MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 LICENSED BUSINESS NUMBER 2438

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

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.



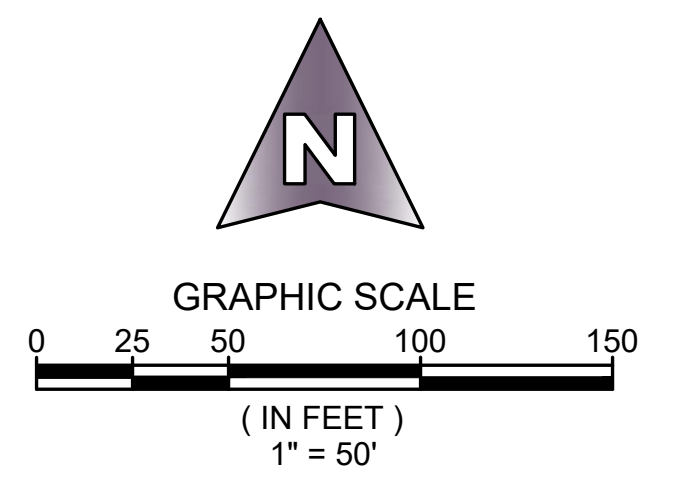
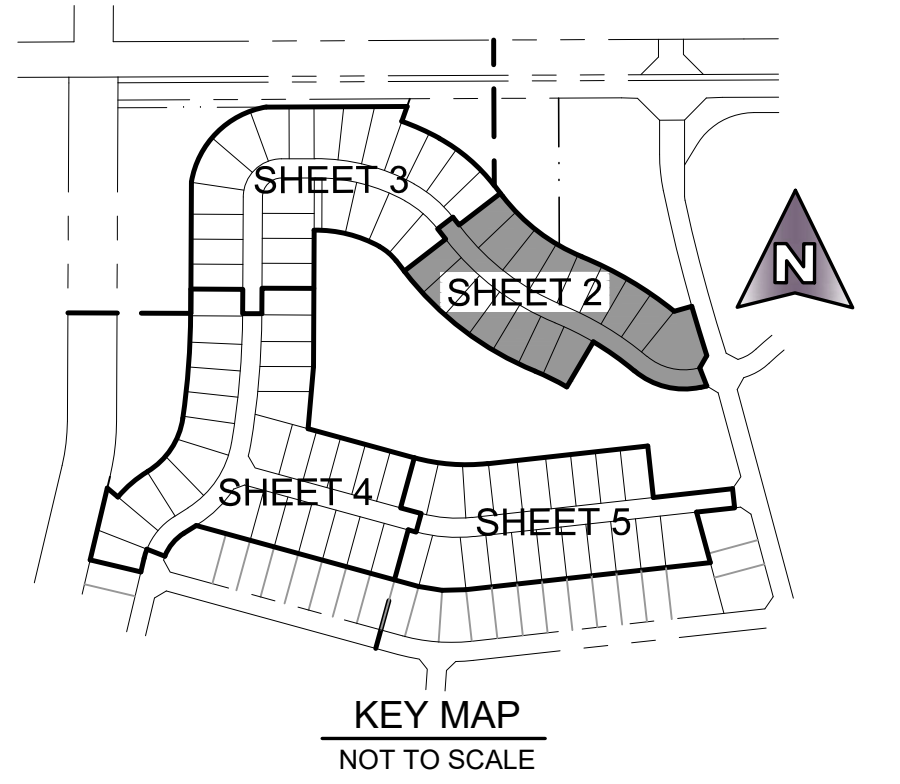
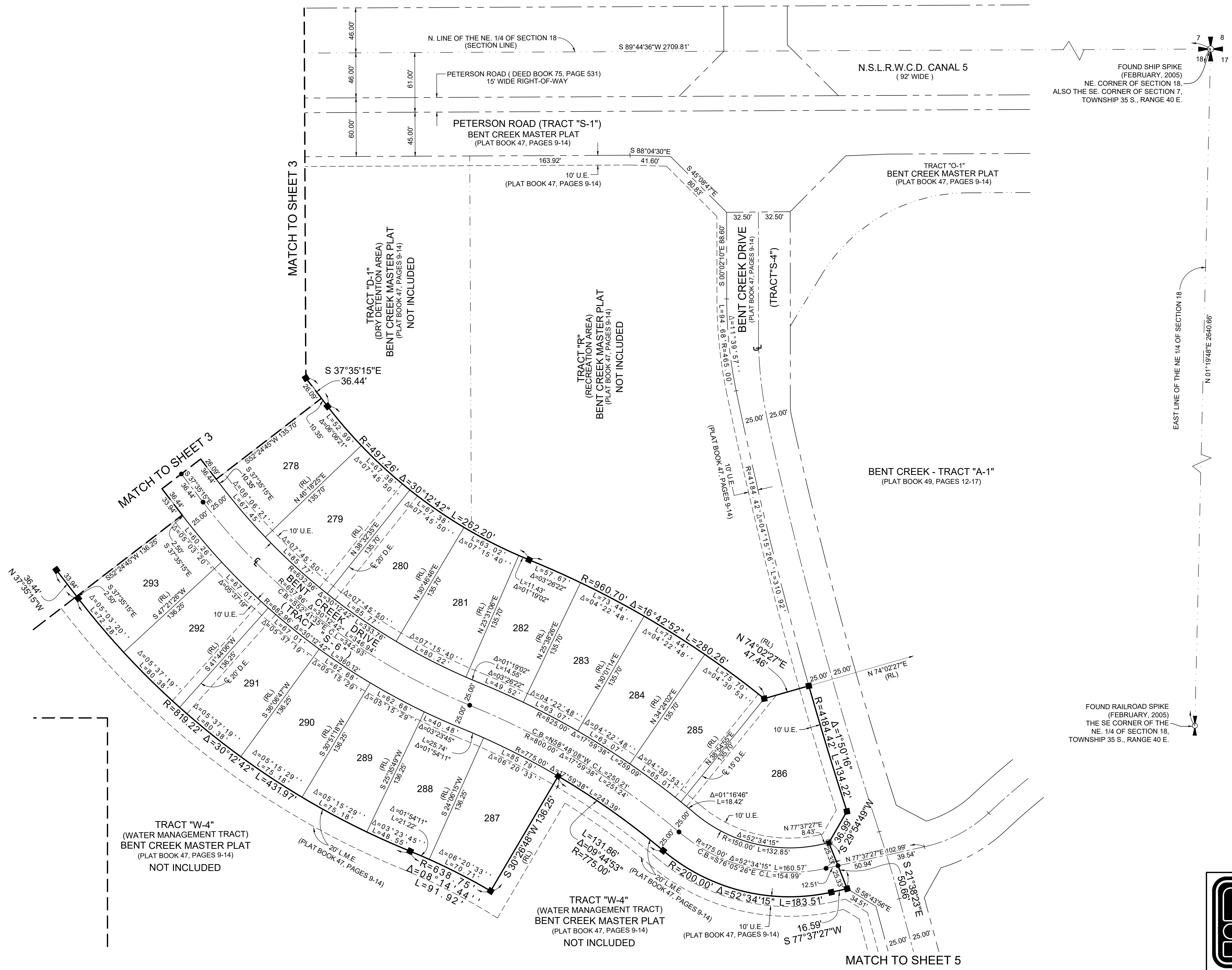
MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

PRELIMINARY PLAT BENT CREEK - TRACT "A-2"

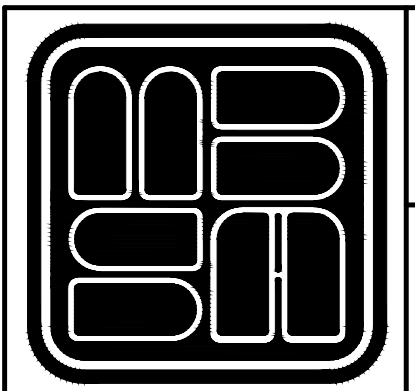
# BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT  
 LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE  
 COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN  
 PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 SHEET 2 OF 6

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



SHEET 2 OF 6



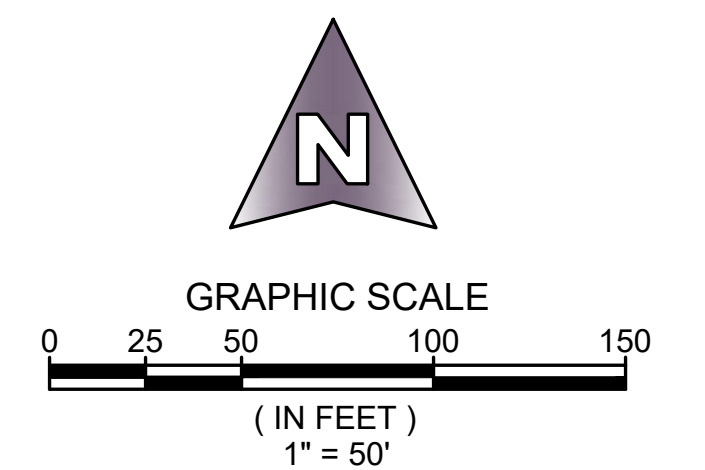
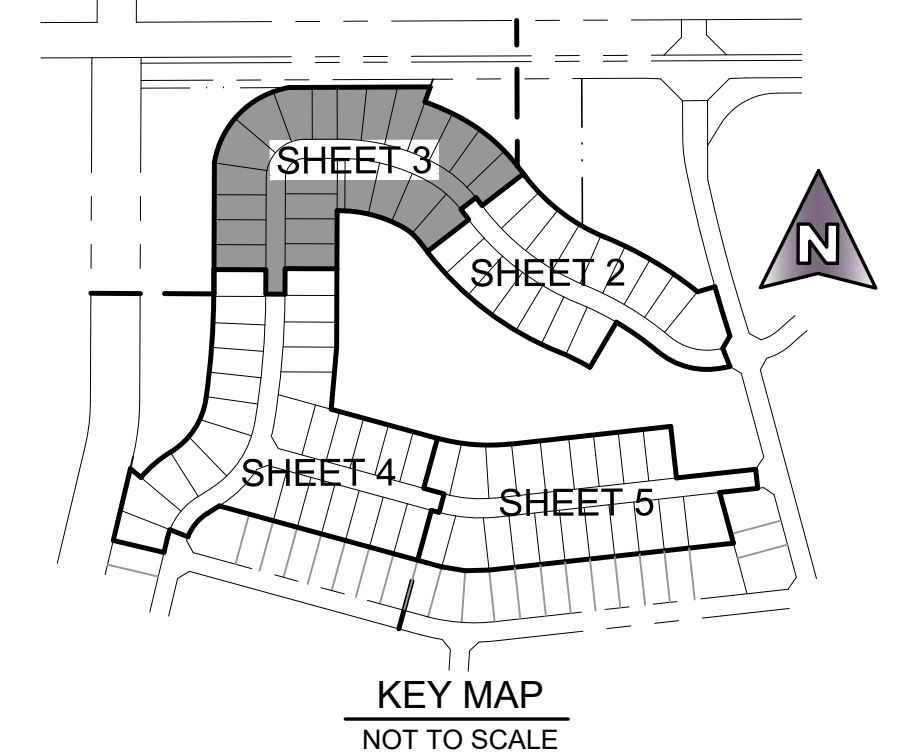
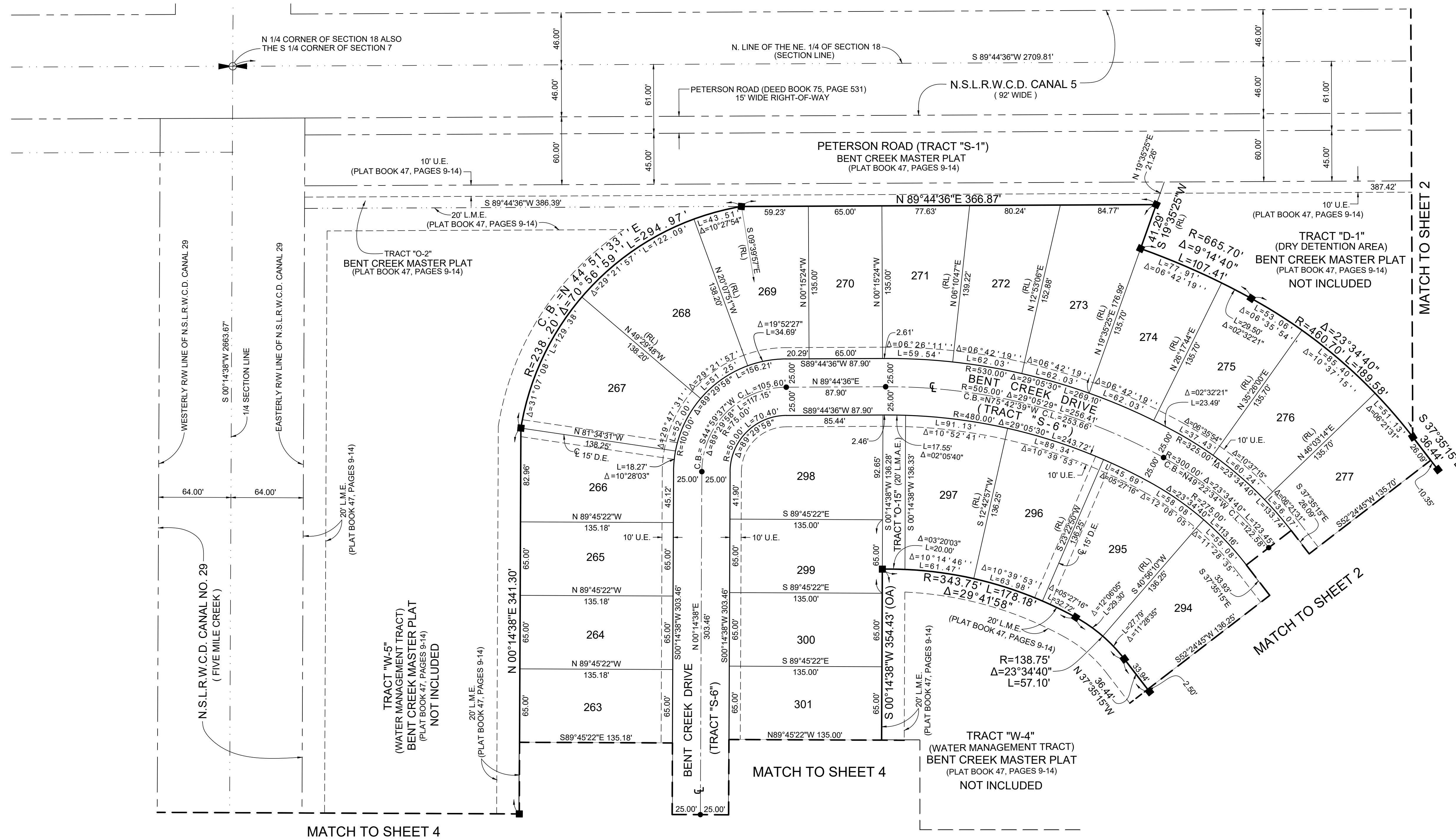
**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
 1850 FOREST HILL BLVD., SUITE 206  
 WEST PALM BEACH, FLORIDA 33406  
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

**PRELIMINARY PLAT  
 BENT CREEK - TRACT "A-2"**

# BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT  
 LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE  
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 SHEET 3 OF 6

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



SHEET 3 OF 6



**MICHAEL B. SCHORAH  
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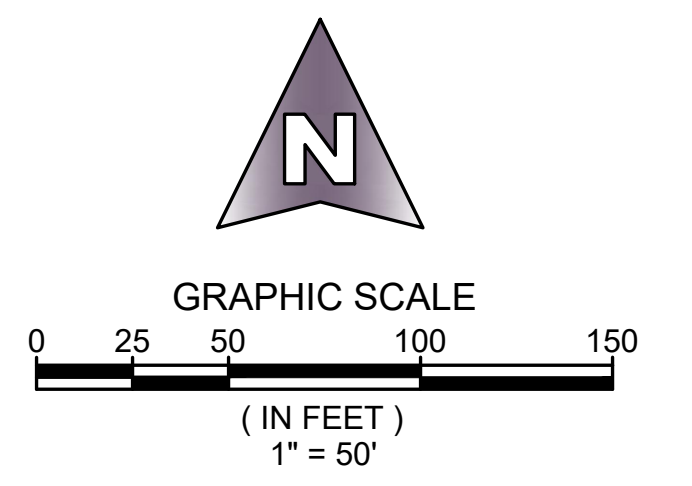
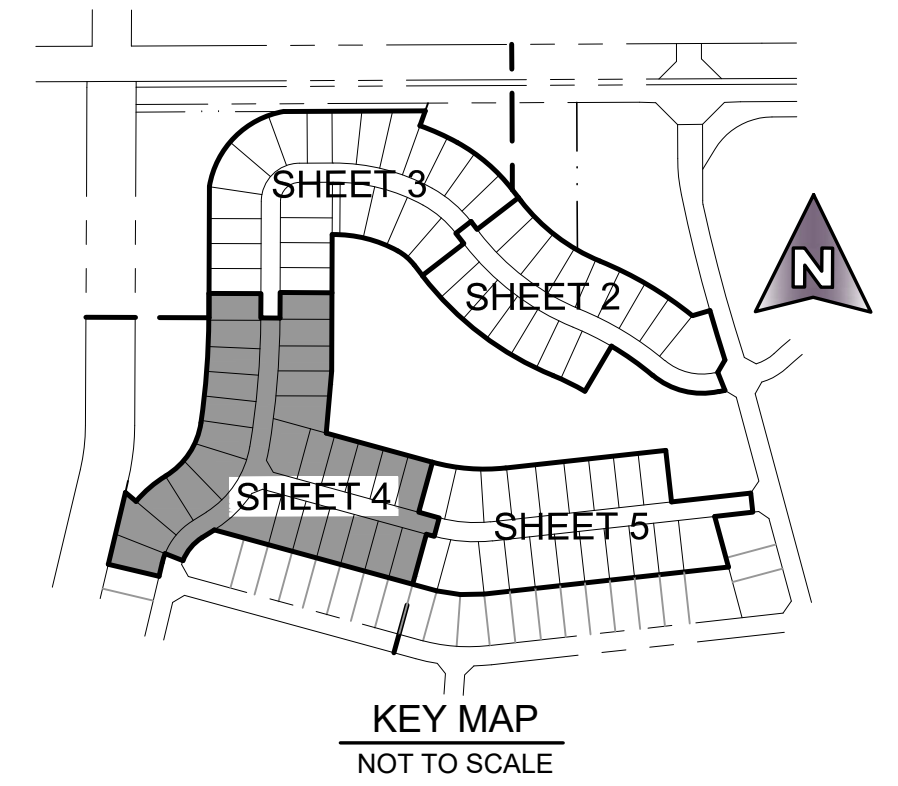
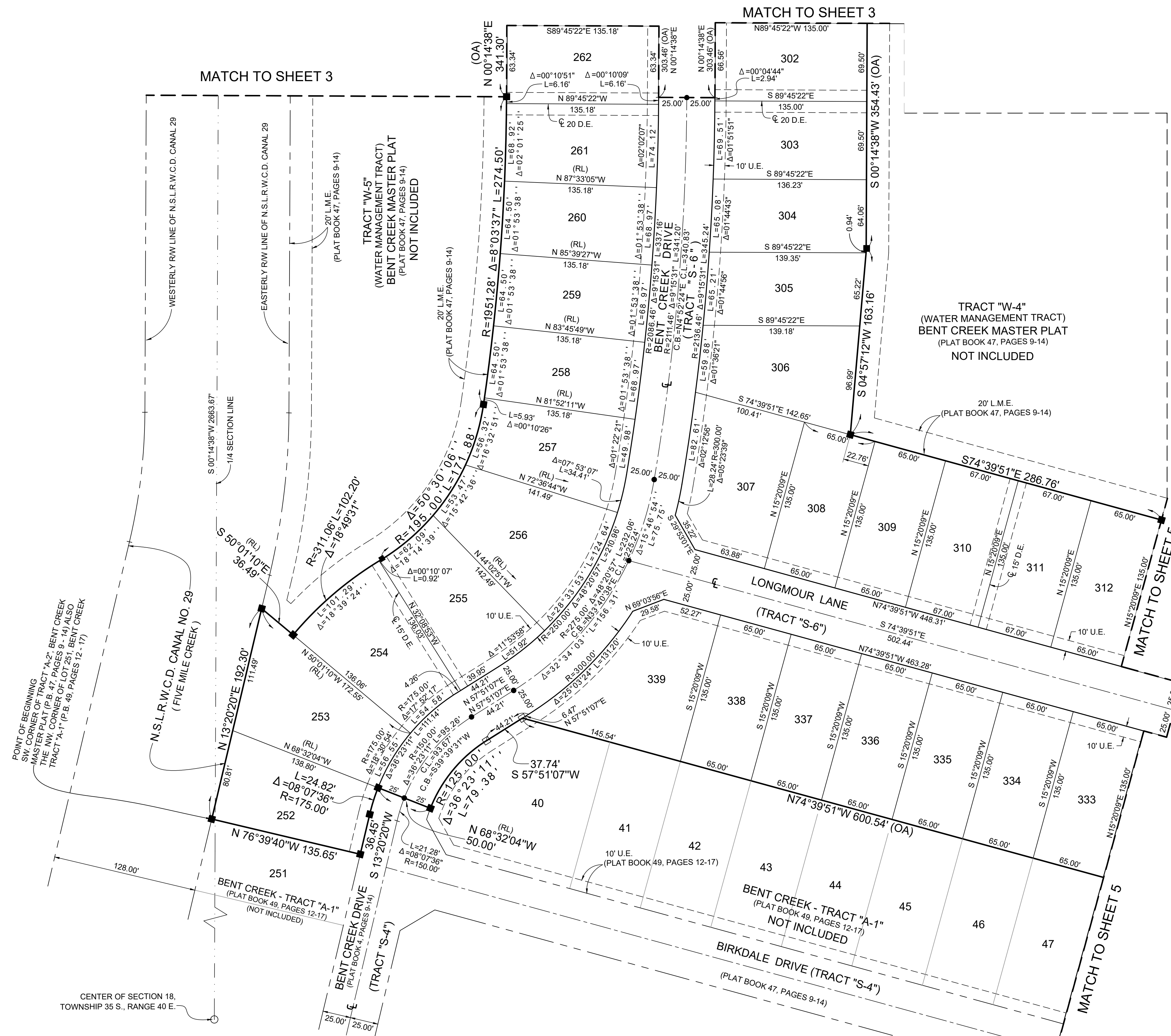
**PRELIMINARY PLAT  
 BENT CREEK - TRACT "A-2"**

# BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT  
LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE  
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SHEET 4 OF 6

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



SHEET 4 OF 6



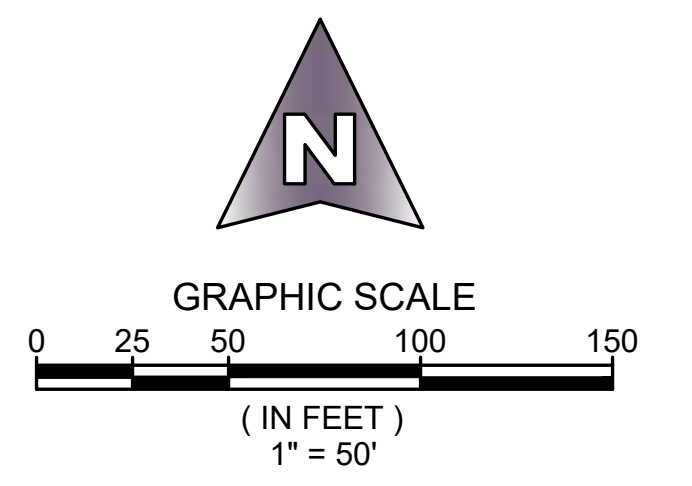
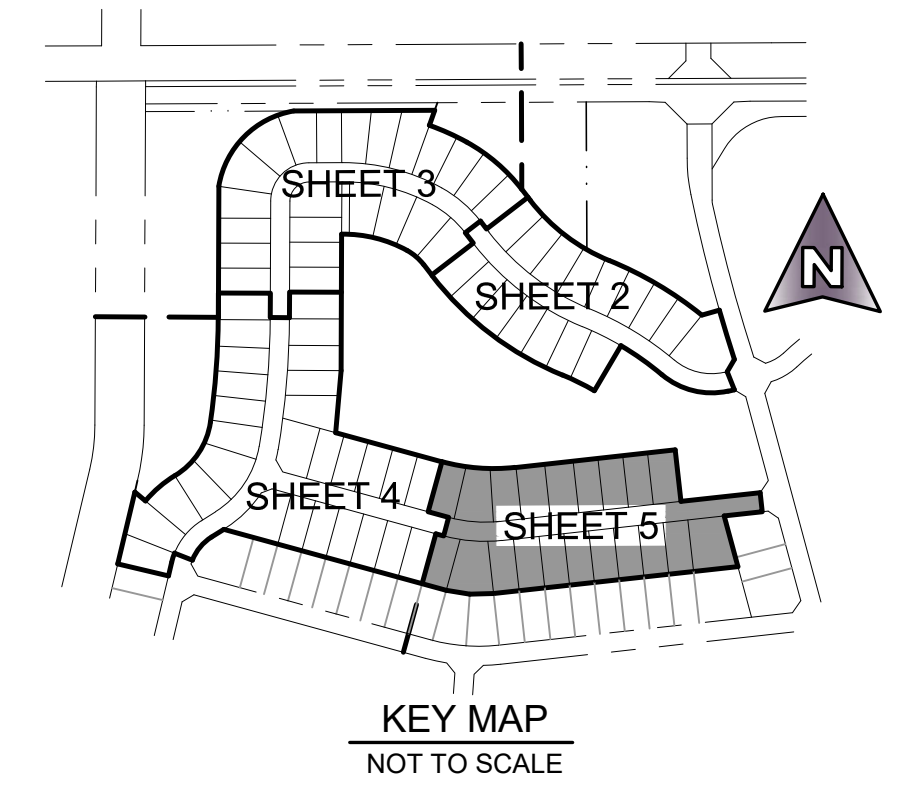
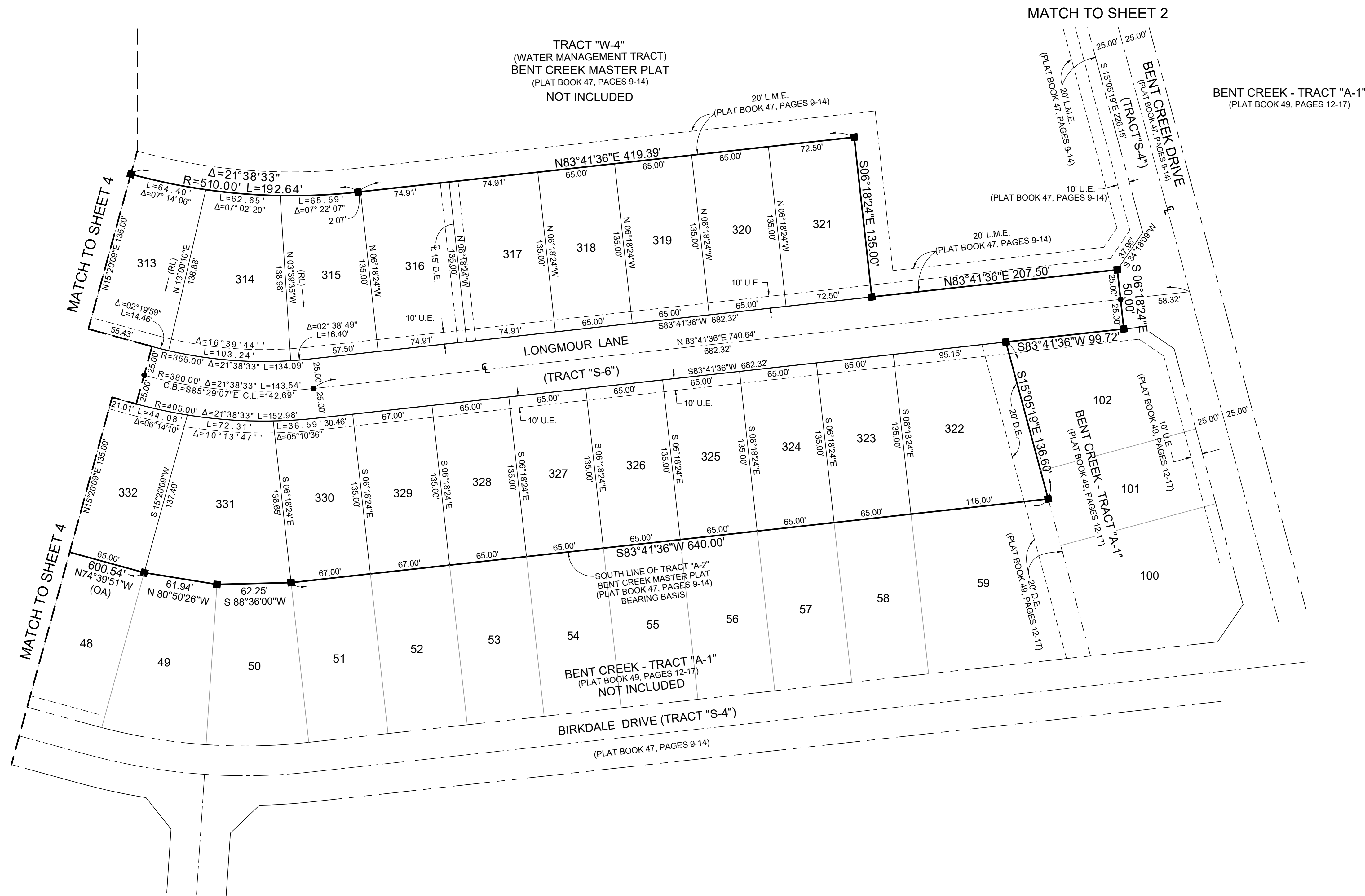
**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 206  
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**PRELIMINARY PLAT  
BENT CREEK - TRACT "A-2"**

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 SHEET 5 OF 6

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

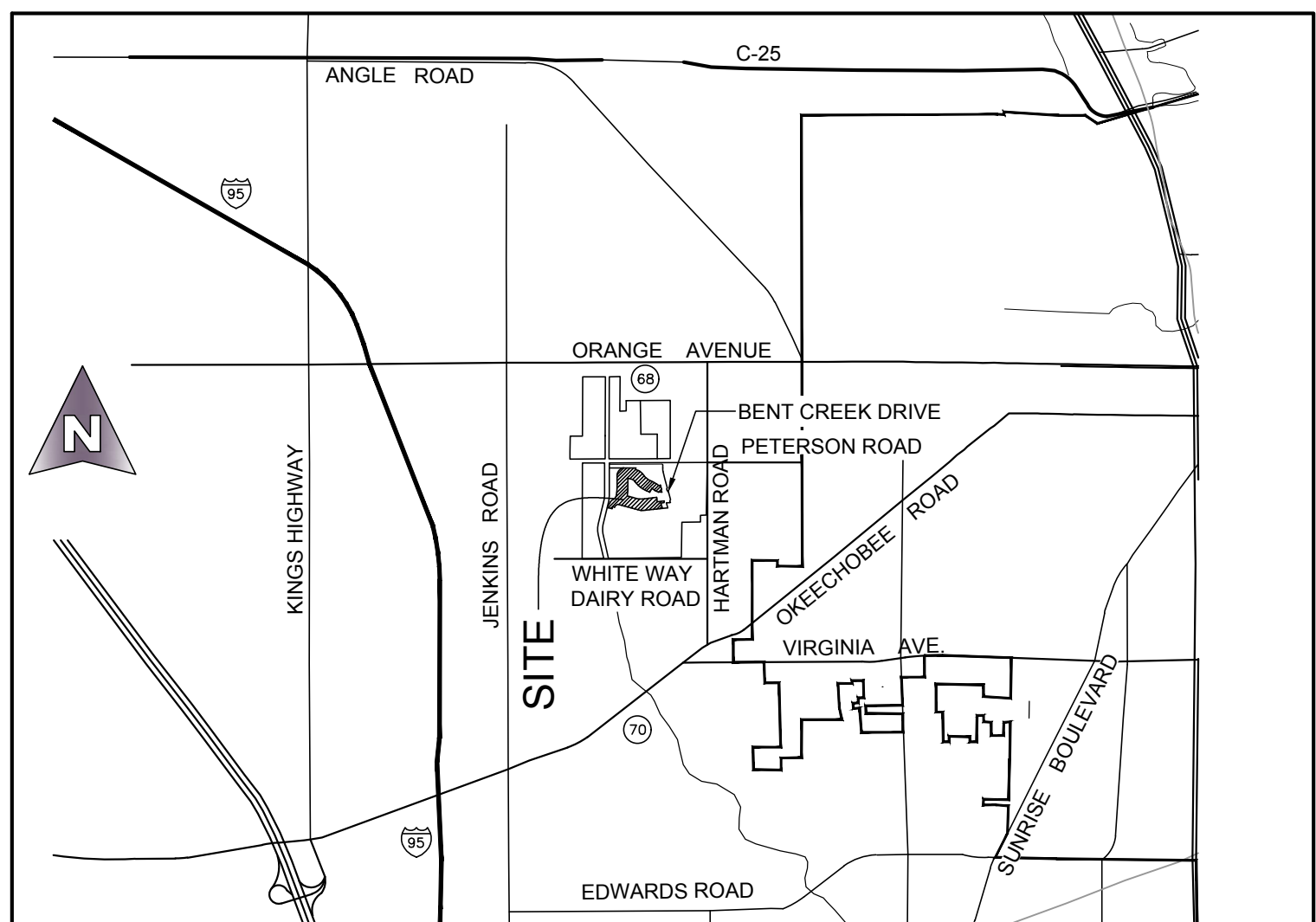
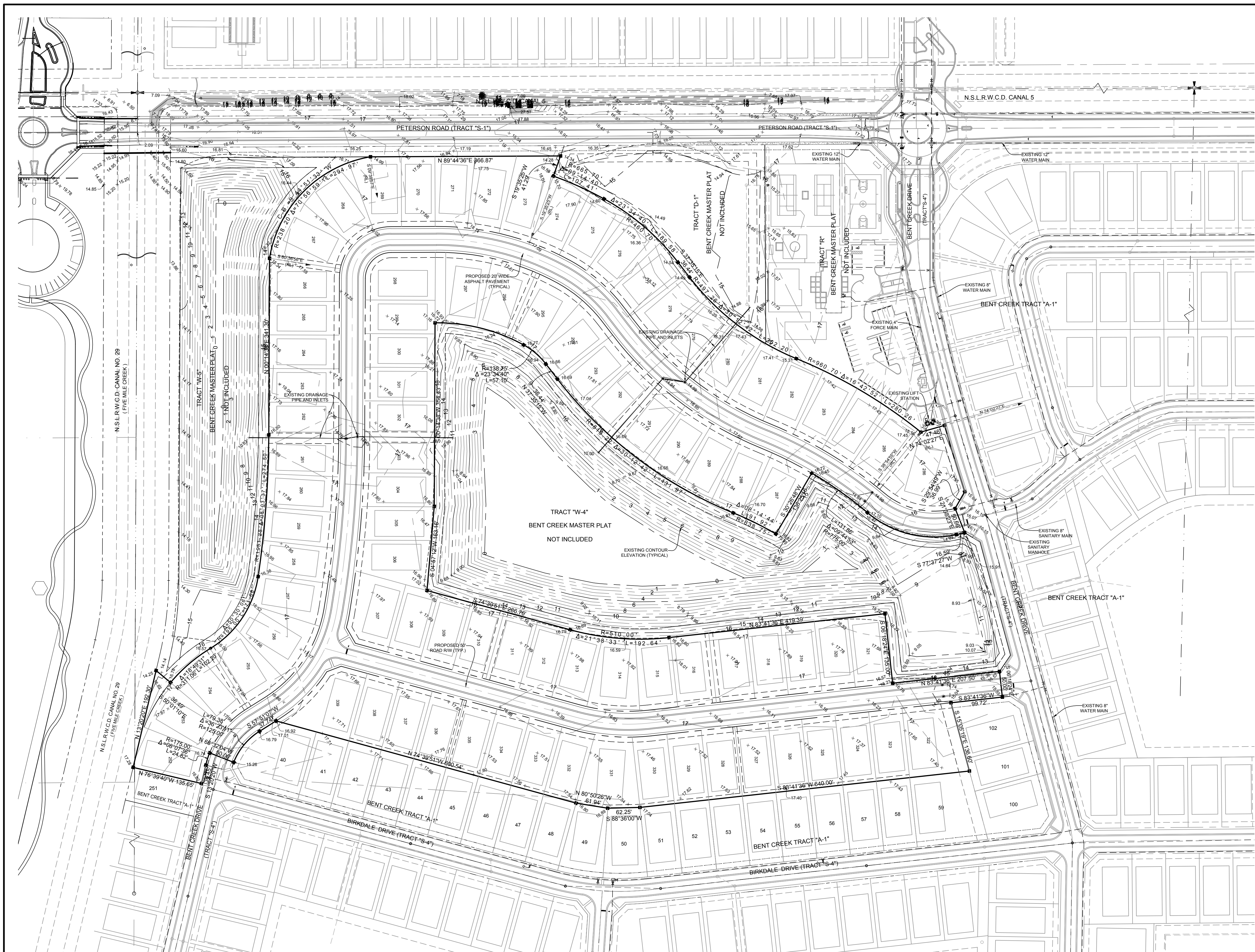


SHEET 5 OF 6

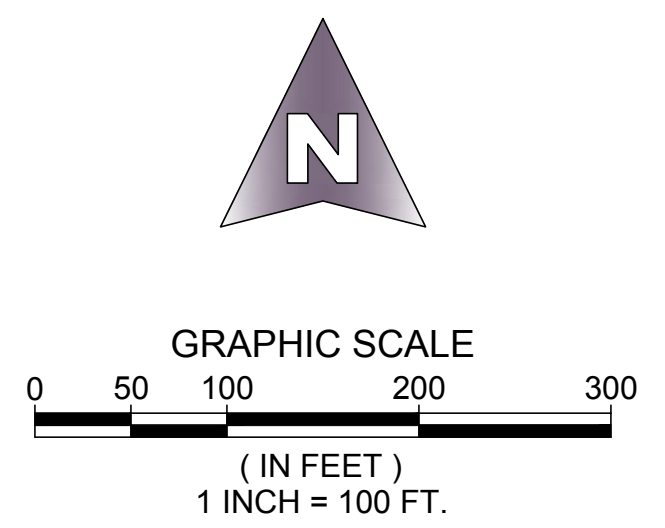


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**PRELIMINARY PLAT  
 BENT CREEK - TRACT "A-2"**



LOCATION MAP  
NOT TO SCALE



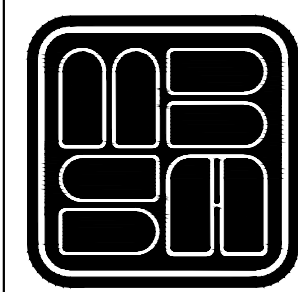
LEGEND

- |            |   |                                 |         |   |   |
|------------|---|---------------------------------|---------|---|---|
| R          | = | RADIUS                          | FND     | = | FOUND   |
| L          | = | ARC LENGTH                      | ID.     | = | IDENTIFICATION                                |
| Δ          | = | CURVE CENTRAL ANGLE             | C.M.    | = | CONCRETE MONUMENT                             |
| RW         | = | RIGHT-OF-WAY                    | RL      | = | RADIAL LINE                                   |
| L.M.E.     | = | LAKE MAINTENANCE EASEMENT       | ⊕       | = | BENCHMARK                                     |
| U.E.       | = | UTILITY EASEMENT                | ⊙       | = | CENTERLINE                                    |
| D.E.       | = | DRAINAGE EASEMENT               | NGVD 29 | = | NATIONAL GEODETIC VERTICAL DATUM OF 1929      |
| W & L.S.E. | = | WATER AND LIFT STATION EASEMENT | ■       | = | FND OR SET MONUMENTATION AS NOTED (SEE ABOVE) |
| C.O.B.     | = | CHANCERY ORDER BOOK             | ⊕       | = | SECTION CORNER (NOT FOUND)                    |
| P.B.       | = | PLAT BOOK                       | ⊕       | = | 1/4 SECTION CORNER (NOT FOUND)                |
| O.R.B.     | = | OFFICIAL RECORD BOOK            | ⊕       | = | EXISTING ELEVATIONS (NGVD 29)                 |
| C.         | = | CALCULATED                      |         |   |   |
| M.         | = | MEASURED                        |         |   |   |
| C. & M.    | = | CALCULATED AND MEASURED         |         |   |   |
| I.R.C.     | = | IRON ROD AND CAP                |         |   |   |
| I.R.       | = | IRON ROD                        |         |   |   |
| SAN. MH    | = | SANITARY MANHOLE                |         |   |   |

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 SOUTH 83°41'36" WEST ALONG THE SOUTH LINE OF TRACT "A-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 AND MAP NUMBER 12111C0186J, 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, PAGES 9) AND MEASURED UNLESS OTHERWISE SHOWN.

NO.	BY	DATE	REVISIONS



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	SHEET NO.
CHECKED	C.S.P.	PAGE ELECT	1" = 100'	6
DRAWN	L.B.	CADD FILE	DATE	OF 6
		16918DY_A2	AUGUST, 2019	

PRELIMINARY PLAT  
BENT CREEK - TRACT "A-2"

LB # 2438  
FILE NO. 1753