

August 9, 2024

Vennis Gilmore
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

Project Name: Gordy Creek
Application Type: Planned Development
Project Number: 24-43900001

Dear Vennis,

Please see below the responses to Staff's initial review for Gordy Creek, provided on May 15, 2024.

Planning Department – Vennis Gilmore

1. The provided Site Plan does not adhere to the existing Future Land Use of MXD, Mixed-Use Development. 1.1.6 Policy first sentence states the following:
“The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:”
Subsection B. Commercial
Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses.
 - Residential (single-family and/or multifamily)
 - Commercial – General and/or Neighborhood
 - Commercial – Town Center
 - Hotel (minimum 100 units)
 - Office Uses – Professional and/or medical
 - Industrial
 - Institutional

Please add an additional use of the above listed uses to continue with a recommendation of approval.

Response: As discussed in the TRC meeting on 5/16/24 and as presented in the attached justification statement for the MXD land use, the General Commercial land use, as listed in Comprehensive Plan Policy 1.1.6.B, includes park/recreational facilities. This PD includes an extensive preserve area with pedestrian trails and kayak launch that will be accessible to the public. This is the second use that makes this PD compatible with the existing MXD land use.

2. If the applicant intends to phase the project due to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units, the Planned Development Final Site Plan must adhere to City Code Sections 125-212(b)(6) and 125-212(c)(1)(c) *Phasing*. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking, or the traffic flow of the completed phases. A development phasing schedule indicating:
 - a. The approximate date when construction of the project can be expected to begin.
 - b. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and be completed.
 - c. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

Response: Acknowledged, please see the attached Phasing Schedule included in this submittal.

3. Per City Code Section 125-212(c)(1)(e), any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

Response: Acknowledged, please see the code waiver table provided with this resubmittal.

4. Per City Code Section 125-212(b)(3), in all planned developments at least 20% of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts, or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30% of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

Response: Acknowledged, the proposed plan far exceeds these requirements.

5. Prior to development a Final PD site plan application shall be submitted as a Major Amendment to PD zoning.

Response: As discussed in the TRC meeting on 5/16, the PD Plan that is being reviewed is being prepared with enough detail and information that a PD amendment will not be required.

6. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.

Response: Acknowledged.

7. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.

Response: Jessica Huffman, a reviewer with the SFWMD, verified the wetland and other surface water boundaries within the project site on June 14, 2024. There are no wetland impacts proposed; however, 0.35-acre of work in other surface waters (ditch) is proposed within the project site. Please see the attached wetland and surface water boundary figure and boundary survey which both depict the wetland and surface water boundaries approved by SFWMD.

8. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

Response: Acknowledged.

9. Prior to submittal of Final PD site plan, and if required by the USFWS, a Wood Stork foraging habitat assessment shall be carried out on site.

Response: The project site is located within the wood stork core foraging area; however, the project site does not contain suitable wood stork foraging habitat.

A wetland's suitability for wood stork foraging is dependent on its vegetation density. Wood storks prefer to forage in ponds and marshes with little or no canopy. The project site contains wetlands and surface waters with a densely forested canopy and little to no open areas. Therefore, the wetlands do not provide suitable habitat for wood stork foraging.

To date, BTC has not received any correspondence from USFWS.

10. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.

Response: This will be submitted during the final site plan application. A drainage report is being included in this submittal.

11. The Final PD site plan shall be in unified control and property ownership. And land intended to be included in the planned development shall be under the legal control of the applicant.

Response: Acknowledged, this is already the case.

12. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

Response: This is already included in the PD plan provided in this application.

13. The Final PD site plan shall include quantitative data for the total number and type of dwelling units, parcel sizes, proposed lot coverage of buildings and structures, residential gross densities, total amount of open space, and the total amount of nonresidential acreage.

Response: This is already included in the PD plan provided in this application.

14. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

Response: Acknowledged, these will be provided at a later date prior to PD approval.

15. The Final PD site plan shall contain the following information, at minimum:
 - a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
 - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - c. The location, size and height of present and proposed buildings and structures.
 - d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
 - e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
 - f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
 - h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

Response: Acknowledged, this information is being included in the Site Plan or other plan sets included in this submittal. An irrigation plan will be provided at time of Site Plan application.

16. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

Response: Acknowledged, this will be provided prior to issuance of any building permits.

17. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

Response: Acknowledged, this will be done at the appropriate time.

18. Additional mitigation/improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

Response: Acknowledged.

19. A Subdivision Application must be submitted in the future, a General Address Request Form for the newly created Parcel ID(s) and for any and each proposed building and residential unit shall be submitted to the Planning Department.

Response: A Subdivision Application will be submitted at the appropriate time.

Engineering – Selena Griffett

1. The provided topographic survey did not include the parcel of land situated to the west of Ten Mile Creek. Being as this area is designated as a wetland and is slated to have a 25' average wetland buffer surrounding the perimeter, a topographic survey of the area is not required.

Response: A topographic survey for this area was not provided as no improvements are proposed and it will remain undisturbed.

2. There is a proposed "Passive Recreation Multi-Use trail which meanders through the existing wetland located to the east and west sides of Ten Mile Creek. The applicant will be required to obtain authorization from South Florida Water Management District for any proposed wetland encroachments. The plan shall also include the width of the trail along with the material to be utilized to construct this trail.

Response: Per discussions during the TRC meeting, trails have been removed from the wetland and preserve area. An application has been submitted to SFWMD and response received, however, this submittal will reflect the removal of the trails from these environmentally sensitive areas.

3. How will the trail traverse across Ten Mile Creek?

Response: Per discussions during the TRC meeting, trails have been removed from the wetland and preserve area. Access to the area across Ten Mile Creek is not necessary.

4. Provide sidewalks on both sides of the roadway.

Response: The roadways within this development will be private roads not accessible to the public. Sidewalks will continue to be provided on one side of the road.

5. The site plan calls out sidewalk widths that are to be 4' wide while the section view indicates 5' wide sidewalks. Please review the site plan to specify 5' wide sidewalks.

Response: The label has been corrected to read 5' sidewalk.

6. The minimum Minor Street right-of-way width is 60'.

Response: As discussed at the TRC meeting, the community roads will be platted as a "roadway tract" and not a right-of-way. The 50' road will comply with engineering requirements.

7. Provide all boundary dimensions and bearings.

Response: Survey boundary bearings and dimensions have been added to the Paving, Grading, and Drainage plan sheets.

8. Please identify widths of all roadways, including one-way drive isles, radii of horizontal curves, and curb radii at intersections.

Response: Please refer to the PGD plans for roadway dimensions.

9. Please show all pavement markings, stop bars, crosswalks, and traffic and parking signs.

Response: Pavement markings and signs have been shown on the plans.

10. Please show the dimensions of parking spaces.

Response: Parking spaces at the amenity area have been dimensioned on Sheet 3 of the Site Plan. The detail is also shown on Sheet 7 of the Site Plan.

11. Provide the pervious/impervious breakdown on the site plan.

Response: Pervious/impervious calculations have been added to the site plan.

12. The 24' townhome and the 6-unit townhome typical lot details do not indicate the proposed driveway widths, please update the plan accordingly.

Response: Driveway widths have been added to the townhome typical shown on Sheet 6 of the Site Plan.

13. Provide a minimum 20' front building setback for the single-family lots in order to accommodate vehicle parking without encroaching into the right-of-way.

Response: The single-family front building setback has been updated to 20' under the development standards table on Sheet 1 and 6 of the Site Plan.

14. Indicate the driveway widths proposed for the single-family lots.

Response: Driveways have been added to the 40' typical lot detail on Sheet 6 of the Site Plan.

15. Please identify the various surface/hatch types on the plan.

Response: The wetland hatch has been added to the Legend on Sheet 1 one of the Site Plan.

16. The proposed emergency access will require a gate with a lock.

Response: Acknowledged, it will have a Knox box to ensure emergency access.

17. Identify the amenity facilities proposed for the development.

Response: Acknowledged, the updated site plan shows the amenity area in more detail.

18. The overall site plan reflects a Phase 1 and Phase 2 delineation; provide clarification on the significance of this phasing.

Response: These two phases are being shown to demonstrate the two phases of construction.

19. Please add the following note to the plans: "All storm drainage facilities shall conform to chapters 119 and the Standard Specifications adopted by the city commission on February 13, 1973, as amended".

Response: Please refer to this note added on Sheet C-2 (note #13).

20. The landscape plan indicates that the entrance is to be gated, yet the site plan does not reflect a gated entrance. Please clarify whether the entrance is to be gated and if so provide the distance from the proposed gate to the Gordy Road pavement.

Response: Gate callouts and a gate detail have been added to the Site Plan.

21. The environmental report stipulates that the site is located within a Wood Stork Nesting Colony Foraging Area and as such any impacts will require mitigation through the purchase of mitigation credits or the recreation of the habitat elsewhere on-site. Will the developer recreate the habitat or is the purchase of mitigation credits proposed?

Response: The project site is located within the wood stork core foraging area; however, the project site does not contain suitable wood stork foraging habitat.

A wetland's suitability for wood stork foraging is dependent on its vegetation density. Wood storks prefer to forage in ponds and marshes with little or no canopy. The project site contains wetlands and surface waters with a densely forested canopy and little to no open areas. Therefore, the wetlands and surface waters do not provide suitable habitat for wood stork foraging and mitigation is not required for the proposed work in surface waters.

Advisory Comments

1. Stormwater design and reports will be reviewed at DPCR. Please ensure compliance with City Code Chapter 119.

Response: Acknowledged.

2. At the time of Development Permit Review Compliance the applicant shall provide the appropriate tree survey and tree mitigation calculations.

Response: Acknowledged, these will be provided at time of Development Permit Review Compliance.

3. Gordy Road is a St. Lucie County owned and maintained facility, please coordinate with St. Lucie County pertaining to the required roadway improvements.

Response: Coordination with St. Lucie County pertaining to roadway improvements has occurred.

St. Lucie County Engineering – Grant Chambers

1. State Road 70 is an FDOT right-of-way. Please coordinate with FDOT for permitting improvements within the right-of-way.

Response: FDOT pre-app will be held to discuss SR70 improvements as necessary.

2. Please provide an updated survey and cross sections through the ROW, including dimensions of the existing pavement and distance from edge of pavement to the drainage ditches running alongside Gordy Road. Additional improvements to Gordy Road will be required to support the development.

Response: FDOT pre-app will be held to discuss SR70 improvements as necessary.

3. The traffic report is required to be reviewed by the County's third-party reviewer at the cost of the applicant. Please provide written authorization to Kori Benton in the County's planning and Development services department to proceed with the review and acknowledgement of the cost.

Response: Acknowledged, this application includes an email from the applicant to Kori Benton authorizing the traffic review.

4. A 5-foot sidewalk is required along the Gordy Road frontage. The Board of County Commissioners may authorize the applicant to pay a fee-in-lieu of construction of the sidewalk.

Response: The applicant will coordinate with The Board of County Commissioners and Staff on a payment in-lieu of construction of this sidewalk.

5. Gated access will be required to meet section 7.10.15 of the County's Land Development Code.

Response: Acknowledged, these requirements are being met.

Conditions

6. A Site Development Permit is required prior to performing site improvement activities.

Response: Acknowledged.

7. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the right-of-way.

Response: Acknowledged.

Transportation Planning Organization – Stephanie Torres

1. Build Out Year Justification: The TIA identifies a build out year of 2026. The status of the application in the review process and local experience would appear to impact the estimate completion of the development by 2026. Therefore, justification should be provided for the use of a 2026 build out year, or the build out year should be revised with justification.

Response: A three-year buildout projection is typical of residential developments. This projection accounts for the time of initial submittal to approval and projected construction timing.

2. Gordy Road: The proposed residential development would rely on Gordy Road for access. Currently, Gordy Road is a rural road with no shoulders or bicycle and pedestrian facilities. Therefore, without improvements, the proposed development would significantly impact traffic, bicycle, and pedestrian safety on Gordy Road. Roadway safety improvements adjusting to the increased traffic should be completed for any proposed development requiring access from Gordy Road.

Response: Gordy Creek is not a thoroughfare roadway, pedestrian and bicycle traffic are minimal on this roadway.

3. Historical Growth Rate: The growth rate table in the Traffic Study shows the committed traffic combined with the historical growth rate. The committed traffic count analysis should be separate from the 2.5% growth rate when calculating the historical growth rate. Alternatively, the St. Lucie TPO historical growth rate of 2.55% should be utilized.

Response: The higher of the 2.55% regional growth rate or 1% + committed background projects are used in the analysis. Committed traffic is separate from the growth rate calculation. The proposed growth rate of 1.21% on Gordy Road is considered acceptable due to the lack of development on Gordy Road, other than the development in discussion. The 1% + committed background projects on Okeechobee Road is approximately equal to a 7% growth rate, greater than a 2.55% growth rate.

4. Roadway Network Impacts: Project impacts should be communicated to and coordinated with FDOT and St. Lucie County Planning Departments as transportation impacts from the proposed project will extend to those roadway networks.

Response: Acknowledged, the applicant and project traffic engineer will continue to coordinate with FDOT and St. Lucie County on transportation impacts.

5. Sidewalks/Bicycle-Pedestrian Connectivity: There are no designated areas for bicycle travel, parking, or storage on this site. The sidewalk connection on the east side of the proposed driveway access appears to provide no connectivity to the internal sidewalk network. Pedestrian connections to the internal sidewalk network and bicycle facilities should be provided for bicyclist and pedestrian safety.

Response: There is a bicycle rack at the amenity/mail kiosk area. Residents should store their bicycles in their homes.

6. SmartMoves 2045 Long Range Transportation Plan (LRTP) Inconsistency: The proposed 317 housing units is inconsistent with the growth allocations included in the Traffic Analysis Zones (TAZs) where the development will be located and, therefore, the development is inconsistent with the 2045 SmartMoves LRTP. Consequently, an amended to the LRTP is needed which includes an analysis of the changes to the growth allocations in the TAZs.

Response: Amending the 2045 Long Range Transportation Plan (LRTP) is not the responsibility of the applicant nor a component of the land development process. The LRTP is updated every 5-years to account for new developments and anticipated development in the future.

7. LRTP Programmatic Environmental Mitigation: Section 9.2 of the LRTP identifies the proposed project site on Gordy Road as an Environmentally Sensitive Area on the Cost Feasible Roadway Network Plan. An environmental mitigation plan for the Gordy Road improvements will need to be developed consistent with the Programmatic Environmental Mitigation which includes enhancement, restoration, creation and/or preservation that will serve to offset unavoidable environmental impacts of the proposed project.

Response: There are no wetland impacts proposed; however, 0.35-acre of work in other surface waters (ditch) is proposed within the project site. The wetlands onsite will be preserved and an upland buffer that has an average width of 25 feet is proposed. Preservation area signage and fencing is proposed

along the upland buffer. Please see the attached figure depicting the proposed 0.35-acre of work in surface waters.

Fire District – Captain Andres Elizondo

1. Please submit a completed application for Development/Site Plan review. This form is available online at <https://www.slcfcd.com>.

Response: Acknowledged, a complete fire application is being submitted.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: The review fee is being delivered to the Fire District along with this resubmittal.

3. Please provide an electronic revise copy of the site plan.

Response: A copy of all plans is being submitted to the Fire District.

4. Please provide a written acknowledgement of the conditions/revisions provided.

Response: Acknowledged, please see responses to the comments provided.

5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

6. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.

Response: Acknowledged.

7. Security gates must either be manned 24hr/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

Response: Security gates will comply with emergency requirements.

8. The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.

Response: Acknowledged, the cul-de-sac radius is 50'.

9. Per the St. Lucie County Fire District Prevention Code Resolution 740-23, at least 13'6" nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc).

Response: Acknowledged.

10. The Fire District reserves the right for future comments at the site plan and building construction phase.

Response: Acknowledged.

11. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility.

Response: Acknowledged, all buildings are in compliance and within 150ft of an access road. .

12. Be advised: Dimensions of larges vehicles are 38 tons or 77,000lbs, 47.5ft total length, 21.5ft wheel base, 10.5ft total width, 41.5 degrees turning radius.

Response: Acknowledged.

13. Minimum roadway pavement width (two-way traffic) shall be 20ft.

Response: Roadways meet this requirement, as shown in the typical.

14. Minimum roadway pavement width (one-way traffic) shall be 12ft.

Response: There are no one-way roads in this development.

15. A fire department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

Response: Acknowledged.

16. Multiple Access Roads. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access.

Response: Acknowledged, aside from the primary entrance, there is an EMS access point provided in the townhome area of the site.

17. Traffic Signal Pre-emption. Where fire department apparatus are equipped with traffic signal pre-emption devices, newly installed traffic signals shall be equipped with traffic signal pre-emption.

Response: Acknowledged.

18. Fire hydrants shall be provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400ft. 2) The maximum distance between fire hydrants shall not exceed 500ft. Please provide fire flow calculations from hydrants.

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

19. Fire hydrants shall be provided for detached one-and-two-dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 600ft. 2) The maximum distance between fire hydrants shall not exceed 800ft.

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

20. An approved water supply capable of supplying the required fire flow for fire protection shall be identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

Response: Acknowledged, calculations will be provided with Site Plan application.

21. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ.

Response: Acknowledged.

22. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction onsite credible water supply for your development and or project (the affidavit can be found at <https://www.slcfcd.com/182/Applications-Permits> under fire permits.

Response: Acknowledged, this will be provided with the Site Plan application.

23. Fire hydrants shall be staggered along both sides of roadways that are divided by fixed medians.

Response: There are no fixed medians proposed along interior roadways.

24. Hydrants shall be located no more than 12ft from the curb of roadways or from the edge of pavement. Clearances of 3ft shall be maintained around the circumference of hydrants. A clear space of not less than 5ft shall be provided in front of each hydrant connection having a diameter greater than 2.5in. The center of hose outlet shall be not less than 18in above final grade.

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

25. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand feet of the proposed project.

Response: Acknowledged, this information is provided in the plan sets.

Fort Pierce Police Department

1. Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and

occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Response: Acknowledged, any impacts on emergency services will be mitigated for.

Fort Pierce Utilities Authority

1. This submission is outside of the FPUA water/wastewater service area.

Response: Acknowledged. The applicant has been in coordination with SLC Utilities.

2. This submission is outside of the FPUA electric service area.

Response: Acknowledged.