

Planned Development Benefits:

The proposed residential development provides for the conservation of the natural existing wetlands and upland areas adjacent to the Ten Mile Creek waterway. Upland buffers will be provided for all state-verified wetlands, and enhanced landscape plantings will be provided throughout the site.

The development proposal includes a Preserve Area Management Plan (PAMP) to provide long-term protection and maintenance of the preserve areas. The PAMP will preserve three (3) existing wetland ecosystems, including canopy, understory, and groundcover; enhance the viability of the preserves through the removal and control of invasive exotic plant species; prevent the activities of construction equipment, vehicular traffic, recreational, or other potentially destructive uses within the preserve area; and sustain areas of viable habitat for regional flora and fauna through the implementation of regular maintenance programs. The preserve areas consist of two wetland forested mixed communities and one vegetated non-forested wetland community.

The project will be developed with a stormwater management system comprising dry retention and wet detention areas to provide water-quality treatment and attenuation. Stormwater effluent discharges will be directed to the Ten Mile Creek, which is operated by the North St Lucie River Water Control District (NSLRWCD). The site's existing conditions indicate that the historical use was agricultural, with stormwater captured in the existing furrows and infiltrated into the native soil. Excess stormwater run-off is directed to the Ten Mile Creek. The current conditions do not provide water quality treatment or attenuation. The stormwater management system will provide enhanced water-quality treatment to achieve a net reduction in nitrogen and phosphorus discharge loads.

Additional benefits include right-of-way improvements on Gordy Road, which will enhance the existing public infrastructure. The development proposes a pedestrian connection to the public right-of-way and internal sidewalk connections throughout the site. An internal school bus stop will be provided at the site entrance to provide a safe location for student pickup and drop-off.