

SOLAERIS

**COMMUNITY DEVELOPMENT
DISTRICT**

April 17, 2025

**BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Solaeris Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

April 10, 2025

Board of Supervisors
Solaeris Community Development District

Dear Board Members:

The Board of Supervisors of the Solaeris Community Development District will hold a Regular Meeting on April 17, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2025-08, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Fiscal Year 2025/2026 Budget Funding Agreement
5. Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
6. Consideration of Resolution 2025-10, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
7. Consideration of Oak Ridge Ranches – Pod 7 CDD Intent to Operate
8. Ratification of Saint Lucie County Deed of Conservation Easement
9. Acceptance of Unaudited Financial Statements as of February 28, 2025
10. Approval of February 20, 2025 Public Hearings and Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Thomas Engineering Group, LLC*

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 15, 2025 at 11:15 AM
 - QUORUM CHECK

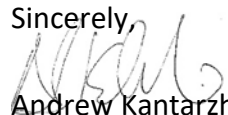
SEAT 1	TIM SMITH	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	JOSH LONG	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	LUIS CARCAMO	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	JON SEIFEL	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	WILLIAM FIFE	☐	IN PERSON	☐	PHONE	☐	NO

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,

Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 867 327 4756

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Solaeris Community Development District (“**District**”), prior to June 15, 2025, the proposed operating budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The operating budget proposed by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 2. The public hearing on the approved budget is hereby declared and set for the following date, hour, and location:

DATE:	_____
HOUR:	11:15 a.m.
LOCATION:	Verano Social Clubhouse 10291 SW Visconti Way Port St. Lucie, Florida 34986

SECTION 3. The District Manager is hereby directed to submit a copy of the proposed budgets to St. Lucie County at least sixty (60) days prior to the hearings set above.

SECTION 4. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

SECTION 5. Notice of the public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of April, 2025.

ATTEST:

**SOLAERIS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A

Fiscal Year 2025/2026 Budget

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
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**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Landowner contribution	\$ 202,165	\$ 70,528	\$ 174,436	\$ 244,964	\$1,124,065
Total revenues	202,165	70,528	174,436	244,964	1,124,065
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	1,922	23,078	25,000	25,000
Legal Fees - SD	-	47,000	-	47,000	-
Engineering	5,000	-	5,000	5,000	5,000
Audit	4,075	-	4,075	4,075	5,575
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	416	584	1,000	1,000
EMMA software service	2,000	2,500	-	2,500	2,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	86	414	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	1,975	25	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,050	5,200	-	5,200	6,050
Contingencies/bank charges	500	21	479	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Total professional & administrative	102,165	80,501	68,314	148,815	103,665

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Field operations					
Field operations management	6,000	-	6,000	6,000	14,400
Field operations accounting	1,000	-	1,000	1,000	5,000
Landscape maintenance	50,000	-	50,000	50,000	300,000
Irrigation maintenace	-	-	-	-	10,000
Plant replacement/arbor care	-	-	-	-	30,000
Landscape inspection	9,000	-	9,000	9,000	18,000
Wetland maintenace	-	-	-	-	350,000
Wet ponds	4,000	-	4,000	4,000	40,000
Littoral planting replacements	-	-	-	-	10,000
Lake bank erosion repairs	-	-	-	-	20,000
Inlet/culvert maintenace	-	-	-	-	10,000
Pump maintenance	8,000	-	8,000	8,000	8,000
Water	-	-	-	-	100,000
Electricity	2,000	-	2,000	2,000	5,000
Streetlighting	10,000	-	10,000	10,000	50,000
Contingencies	10,000	-	10,000	10,000	50,000
Total field operations	<u>100,000</u>	<u>-</u>	<u>100,000</u>	<u>100,000</u>	<u>1,020,400</u>
Total expenditures	<u>202,165</u>	<u>80,501</u>	<u>168,314</u>	<u>248,815</u>	<u>1,124,065</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 -	 (9,973)	 6,122	 (3,851)	 -
 Fund balance - beginning (unaudited)	 <u>(2,347)</u>	 <u>3,851</u>	 <u>(6,122)</u>	 <u>3,851</u>	 <u>-</u>
Fund balance - ending (projected)					
Unassigned	<u>(2,347)</u>	<u>(6,122)</u>	<u>(6,122)</u>	<u>-</u>	<u>-</u>
Fund balance - ending	<u>\$ (2,347)</u>	<u>\$ (6,122)</u>	<u>\$ (6,122)</u>	<u>\$ -</u>	<u>\$ -</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording \$ 48,000

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 25,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 5,000

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 5,575

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 750

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 1,000

The District must annually disseminate financial information in order to comply with the

EMMA software service 2,000

Trustee 5,500

Annual fee for the service provided by trustee, paying agent and registrar.

Telephone 200

Telephone and fax machine.

Postage 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 500

Letterhead, envelopes, copies, agenda packages

Legal advertising 2,000

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

EXPENDITURES (continued)

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 6,050

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 500

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 210

Field operations accounting 5,000

Field operations management 14,400

Water 100,000

Irrigation maintenance 10,000

Plant replacement/arbor care 30,000

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Landscape maintenance	300,000
Landscape inspection	18,000
Wet ponds	40,000
Littoral planting replacements	10,000
Lake bank erosion repairs	20,000
Inlet/culvert maintenace	10,000
Wetland maintenace	350,000
Pump maintenance	8,000
Electricity	5,000
Streetlighting	50,000
Contingencies	50,000
Total expenditures	<u><u>\$1,124,065</u></u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE BUDGET - POD 7
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Landowner contribution			\$ -	\$ -	\$ 34,140
Total revenues	-	-	-	-	34,140
EXPENDITURES					
Field operations					
Special revenue fund accounting		-	-	-	1,500
Wet ponds		-	-	-	17,640
Littoral planting replacements		-	-	-	5,000
Lake bank erosion repairs		-	-	-	5,000
Inlet/culvert maintenace		-	-	-	5,000
Total field operations	-	-	-	-	34,140
Total expenditures	-	-	-	-	34,140
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balance - beginning (unaudited)			-	-	-
Fund balance - ending (projected)					
Unassigned	-	-	-	-	-
Fund balance - ending	\$ -	\$ -	\$ -	\$ -	\$ -

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ 419,694	\$ 419,694	\$ 1,011,887
Interest	-	29,906	-	29,906	-
Total revenues	-	29,906	419,694	449,600	1,011,887
EXPENDITURES					
Debt service					
Principal	-	-	-	-	175,000
Interest	-	389,382	419,694	809,076	839,388
Total expenditures	-	389,382	419,694	809,076	1,014,388
Excess/(deficiency) of revenues over/(under) expenditures	-	(359,476)	-	(359,476)	(2,501)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(15,183)	-	(15,183)	-
Total other financing sources/(uses)	-	(15,183)	-	(15,183)	-
Net increase/(decrease) in fund balance	-	(374,659)	-	(374,659)	(2,501)
Fund balance:					
Beginning fund balance (unaudited)	-	1,845,393	1,470,734	1,845,393	1,470,734
Ending fund balance (projected)	\$ -	\$ 1,470,734	\$ 1,470,734	\$ 1,470,734	1,468,233
Use of fund balance:					
Debt service reserve account balance (required)					(1,011,888)
Interest expense - November 1, 2026					(415,144)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 41,201

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			389,382.53	389,382.53	13,815,000.00
05/01/25			419,693.75	419,693.75	13,815,000.00
11/01/25			419,693.75	419,693.75	13,815,000.00
05/01/26	175,000.00	5.200%	419,693.75	594,693.75	13,640,000.00
11/01/26			415,143.75	415,143.75	13,640,000.00
05/01/27	185,000.00	5.200%	415,143.75	600,143.75	13,455,000.00
11/01/27			410,333.75	410,333.75	13,455,000.00
05/01/28	195,000.00	5.200%	410,333.75	605,333.75	13,260,000.00
11/01/28			405,263.75	405,263.75	13,260,000.00
05/01/29	205,000.00	5.200%	405,263.75	610,263.75	13,055,000.00
11/01/29			399,933.75	399,933.75	13,055,000.00
05/01/30	215,000.00	5.200%	399,933.75	614,933.75	12,840,000.00
11/01/30			394,343.75	394,343.75	12,840,000.00
05/01/31	225,000.00	5.200%	394,343.75	619,343.75	12,615,000.00
11/01/31			388,493.75	388,493.75	12,615,000.00
05/01/32	240,000.00	6.000%	388,493.75	628,493.75	12,375,000.00
11/01/32			381,293.75	381,293.75	12,375,000.00
05/01/33	255,000.00	6.000%	381,293.75	636,293.75	12,120,000.00
11/01/33			373,643.75	373,643.75	12,120,000.00
05/01/34	270,000.00	6.000%	373,643.75	643,643.75	11,850,000.00
11/01/34			365,543.75	365,543.75	11,850,000.00
05/01/35	285,000.00	6.000%	365,543.75	650,543.75	11,565,000.00
11/01/35			356,993.75	356,993.75	11,565,000.00
05/01/36	305,000.00	6.000%	356,993.75	661,993.75	11,260,000.00
11/01/36			347,843.75	347,843.75	11,260,000.00
05/01/37	325,000.00	6.000%	347,843.75	672,843.75	10,935,000.00
11/01/37			338,093.75	338,093.75	10,935,000.00
05/01/38	345,000.00	6.000%	338,093.75	683,093.75	10,590,000.00
11/01/38			327,743.75	327,743.75	10,590,000.00
05/01/39	365,000.00	6.000%	327,743.75	692,743.75	10,225,000.00
11/01/39			316,793.75	316,793.75	10,225,000.00
05/01/40	390,000.00	6.000%	316,793.75	706,793.75	9,835,000.00
11/01/40			305,093.75	305,093.75	9,835,000.00
05/01/41	410,000.00	6.000%	305,093.75	715,093.75	9,425,000.00
11/01/41			292,793.75	292,793.75	9,425,000.00
05/01/42	435,000.00	6.000%	292,793.75	727,793.75	8,990,000.00
11/01/42			279,743.75	279,743.75	8,990,000.00
05/01/43	465,000.00	6.000%	279,743.75	744,743.75	8,525,000.00
11/01/43			265,793.75	265,793.75	8,525,000.00
05/01/44	490,000.00	6.000%	265,793.75	755,793.75	8,035,000.00
11/01/44			251,093.75	251,093.75	8,035,000.00
05/01/45	525,000.00	6.250%	251,093.75	776,093.75	7,510,000.00
11/01/45			234,687.50	234,687.50	7,510,000.00
05/01/46	560,000.00	6.250%	234,687.50	794,687.50	6,950,000.00
11/01/46			217,187.50	217,187.50	6,950,000.00
05/01/47	595,000.00	6.250%	217,187.50	812,187.50	6,355,000.00
11/01/47			198,593.75	198,593.75	6,355,000.00
05/01/48	630,000.00	6.250%	198,593.75	828,593.75	5,725,000.00
11/01/48			178,906.25	178,906.25	5,725,000.00
05/01/49	675,000.00	6.250%	178,906.25	853,906.25	5,050,000.00

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			157,812.50	157,812.50	5,050,000.00
05/01/50	715,000.00	6.250%	157,812.50	872,812.50	4,335,000.00
11/01/50			135,468.75	135,468.75	4,335,000.00
05/01/51	760,000.00	6.250%	135,468.75	895,468.75	3,575,000.00
11/01/51			111,718.75	111,718.75	3,575,000.00
05/01/52	810,000.00	6.250%	111,718.75	921,718.75	2,765,000.00
11/01/52			86,406.25	86,406.25	2,765,000.00
05/01/53	865,000.00	6.250%	86,406.25	951,406.25	1,900,000.00
11/01/53			59,375.00	59,375.00	1,900,000.00
05/01/54	920,000.00	6.250%	59,375.00	979,375.00	980,000.00
11/01/54			30,625.00	30,625.00	980,000.00
05/01/55	980,000.00	6.250%	30,625.00	1,010,625.00	-
Total	13,815,000.00		16,892,912.50	30,707,912.50	

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Landowner Contributions GF and SRF/Off-Roll Assessments DSF						
Product/Parcel	Units	FY 2026 O&M Landowner Contribution per Unit	FY 2026 Pod 7 Landowner Contribution per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Landowner Contribution/ Assessment per Unit	FY 2025 Total Assessment per Unit
Residential Unit	1,379	\$ 613.42	\$ -	\$ 587.96	\$ 1,201.39	n/a
Residential Unit - Pod 7	342	584.41	99.82	587.96	1,272.20	n/a
Residential Unit	5,309	14.75	-	-	14.75	n/a
Total	7,030					

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

4

**SOLAERIS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this 17th day of April, 2025, by and between:

SOLAERIS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

OAK RIDGE RANCHES LLC, a Florida limited liability company, with an address of 14025 Riveredge Drive, #175, Tampa, Florida 33637 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2025/2026, which year concludes on September 30, 2026; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2025/2026 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**SOLAERIS COMMUNITY DEVELOPMENT
DISTRICT**

Chair/Vice Chair, Board of Supervisors

OAK RIDGE RANCHES LLC

By: _____
Its: _____

Exhibit A: Fiscal Year 2025/2026 General Fund Budget

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Solaeris Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of April, 2025.

ATTEST:

**SOLAERIS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SOLAERIS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2025	Regular Meeting	11:15 AM
November 20, 2025	Regular Meeting	11:15 AM
December 18, 2025	Regular Meeting	11:15 AM
January 15, 2026	Regular Meeting	11:15 AM
February 19, 2026	Regular Meeting	11:15 AM
March 19, 2026	Regular Meeting	11:15 AM
April 16, 2026	Regular Meeting	11:15 AM
May 21, 2026	Regular Meeting	11:15 AM
June 18, 2026	Regular Meeting	11:15 AM
July 16, 2026	Regular Meeting	11:15 AM
August 20, 2026	Regular Meeting	11:15 AM
September 17, 2026	Regular Meeting	11:15 AM

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Solaeris Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT THAT:

1. RECITALS. The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.

2. APPROVAL OF AGREEMENT. The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of April, 2025.

ATTEST:

**SOLAERIS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



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Ron DeSantis, Governor

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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



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- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA' s Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section E of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
COMMUNITY COLLEGE,
STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: 04/17/2025

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

7

March 19, 2025

Gary R. Priest, P.E.
Engineering Section Administrator
Environmental Resource Bureau
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

RE: *Oak Ridge Ranches – Pod 7*
CDD Intent to Operate

Dear Mr. Priest:

Solaeris Community Development District will accept the operation and maintenance responsibility for the master system Control Structures CS-SR60 and CS-CA30; master system lakes and lake banks (labeled on the construction plans as SMT #1 through SMT #5 and Flow-Way Canal); undisturbed natural areas; Wetland W-103 and buffer; any related littoral shelves; wetland control structure WS-13; and the interconnecting drainage piping.

Please contact me at (XXX) XXX-XXXX or XXXX@XXXX.com should you require any further information.

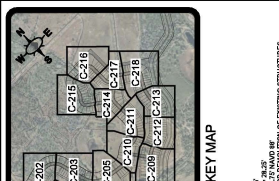
Sincerely,

Solaeris Community Development District

Chairperson

PROPOSED INLET
EXISTING INLET
PROPOSED DRAINAGE MANHOLE
PROPOSED YARD DRAIN
PROPOSED LIGHT POST
COMMON AREA
ASPHALT
BRICK PAVEMENT
CONCRETE SIDEWALK

PROPERTY LINE
RAW LINE
LOT LINE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SLOPE
PROPOSED SPOT GRADE
PROPOSED FLOW DIRECTION
PROPOSED STORM STRUCTURE LABEL
PROPOSED STORM PIPE

[illegible]

Sheet Set Oak Ridge Ranch Pad 7 Layout C-200 OHL PGD April 02, 2025 03:24:37pm K:\VRB\LEV\Oak Ridge Ranch - Pad 7\CAD\VP\ShSheet\C-200 PLAN-Oak RR-Pad7.dwg

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS**

Return recorded document to:
Saint Lucie County
County Attorney's Office
2300 Virginia Ave,
Fort Pierce, FL 34982

SAINT LUCIE COUNTY DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT ("**Conservation Easement**") is given this 18th day of March, 2025, by **CRE-KL SILVER OAKS OWNER, LLC** ("**Grantor**") whose mailing address is 105 NE 1st St, Delray Beach, FL 32301 to St. Lucie County, a political subdivision of the State of Florida ("**Grantee**") having an address of 2300 Virginia Avenue, Fort Pierce, FL 34982. As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Conservation Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH:

WHEREAS, the Grantor is the owner of certain lands situated in St. Lucie County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein by this reference ("**Property**"); and

WHEREAS, the Grantor is proposing the development of a residential subdivision named Silver Oaks ("**Project**") on the Property, which is subject to the regulatory jurisdiction of the St. Lucie County Board of County Commissioners ("**County**"); and

WHEREAS, the Property will be further subject to the Declaration of Covenants, Conditions and Restrictions of the Silver Oaks Community Development District to be recorded in the Official Public Records of St. Lucie County, Florida ("**Declaration**"); and

WHEREAS, the Board of County Commissioners approved the Plat for the development on January 21, 2025 ("**Plat Approval**"); and

WHEREAS, the Plat Approval requires that the Silver Oaks Community Development District ("**CDD**") maintain, in perpetuity, that portion of the Property designated as preserve area ("**Conservation Area**") as more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference; and

WHEREAS, the Declaration provides that the maintenance of the Conservation Area is the perpetual obligation of the CDD; and

WHEREAS, the Plat Approval further requires that the Conservation Area be maintained in accordance with that certain Preserve Area Management and Monitoring Plan ("**Management Plan**"), attached hereto as Exhibit "C" and incorporated herein by this reference; and

WHEREAS, the Grantor applied for an After-The-Fact Vegetation Removal Permit (number VRP-2406-003651) (the "Permit") for impacts to native upland habitat within known preserve areas utilized to satisfy tree mitigation requirements for the single-family residential development ("**Project**") on the Property, which is subject to the regulatory jurisdiction of the County; and

WHEREAS, the Grantor entered into a Landscaping/Mitigation Improvement Agreement with the County, as recorded in Official Record Book 5209, Page 669 of the Public Records of St. Lucie County, Florida and attached hereto as Exhibit "D"; and

WHEREAS, the Grantor is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes, over the Conservation Area.

NOW, THEREFORE, Grantor hereby grants, creates, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the Conservation Area which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland and/or upland areas included in this Conservation Easement shall be maintained in the conditions required by the Management Plan.

To carry out this purpose, the following rights are conveyed to Grantee and CDD by this easement:

a. To enter upon the Conservation Area at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor and/or the future residents of the Property at the time of such entry; and

b. To enjoin any activity on or use of the Conservation Area that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Conservation Area that may be damaged by any inconsistent activity or use; and

c. To enter upon the property of the Grantor to connect the Conservation Area to a bona fide system of trails, greenways or other non-vehicular system.

3. **Prohibited Uses.** Except for exotic vegetation removal, replanting with appropriate native vegetation, vine control, removal of trash and debris or other maintenance and monitoring activities described herein that are permitted or required by the Plat Approval or the Management Plan, the following activities are prohibited in or on the Conservation Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with the Management Plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural or enhanced condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Conservation Area that are not prohibited herein and which are not inconsistent with any County rule, criteria, permit and the intent and purposes of this Conservation Easement.

5. **No Dedication.** No right of access by the general public to any portion of the Property or the Conservation Area is conveyed by this Conservation Easement, except as provided in Paragraph 2(c), above.

6. **Grantee's Liability.** Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Conservation Area.

7. **Acts Beyond Grantor's Control.** Nothing contained in this instrument shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in any portion of the Property other than Conservation Areas that result from natural causes beyond Grantor's control, and not initiated by the Grantor, including but not limited to fire, flood, storm and earth movement. Should any Conservation Area be injured or changed from natural causes, including but not limited to fire, flood, storm and earth movement, the Grantor shall be provided notice and a reasonable opportunity to restore the affected Conservation Area to a condition that satisfies the Management Plan requirements prior to the Grantee bringing any action for noncompliance with the Plat Approval or the Management Plan.

8. **Property Taxes.** Grantor shall keep the payment of taxes and assessments on the Conservation Area current and shall not allow any lien on the Conservation Area superior to this Easement. In the event Grantor fails to extinguish or obtain a subordination of such lien, in addition to any other remedy, the Grantee may, but shall not be obligated to, elect to pay the lien on behalf of the Grantor and Grantor shall reimburse Grantee for the amount paid by the Grantee, together with Grantee's reasonable attorney's fees and costs, with interest at the maximum rate allowed by law, no later than thirty days after such payment. In the event the Grantor does not so reimburse the Grantee, the debt owed to Grantee shall constitute a lien against the Conservation Area which shall automatically relate back to the recording date of this Easement. Grantee may foreclose this lien on the Conservation Area in the manner provided for mortgages on real property.

9. **Enforcement by Grantee.** Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor or the CDD, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

10. **Enforcement by CDD.** The CDD shall take enforcement action against anyone who violates the rules relating to the use and maintenance of the Conservation Area as set forth in the Management Plan.

11. **Maintenance Obligations of CDD.** The CDD shall maintain in perpetuity, the Conservation Area in accordance with the Management Plan. Such maintenance shall include, but is not limited to, exotic vegetation removal, replanting with appropriate native vegetation, vine control, and removal of trash and debris. The maintenance schedule should be so as to keep the Conservation Area ecologically functional and high quality, as well as a minimum 90% free of exotic vegetation.

12. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

13. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

14. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Property.

15. **Written Notice.** All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

16. **Modifications.** This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in St. Lucie County.

17. **Extinguishment.** If circumstances arise in the future such as render the purpose of this Easement impossible to accomplish, this Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction, and the amount of the proceeds to which Grantee shall be entitled, after the satisfaction of prior claims, from any sale, exchange or voluntary conversion of all or any portion of the Property subsequent to such termination or extinguishment, shall be determined, unless otherwise provided by Florida law at the time, in accordance with paragraph 18. Grantor believes that any changes in the use of neighboring properties will increase the benefit to the public of the continuation of this Easement, and Grantor and Grantee intend that any such changes shall not be deemed to be circumstances justifying the termination or extinguishment of this Easement. In addition, the inability of Grantor to conduct or implement any or all of the uses allowed under the terms of this Easement, or the unprofitability of doing so, shall not impair the validity of this Easement or be considered grounds for its termination or extinguishment.

18. **Proceeds.** This Easement constitutes a real property interest immediately vested in

Grantee, which, for the purposes of paragraph 17, the parties stipulate to have a fair market value determined by multiplying the fair market value of the Property unencumbered by the Easement (minus any increase in value after the date of this grant attributable to improvements) by the ratio of the value of the Easement at the time of this grant to the value of the Property, without deduction for the value of the Easement, at the time of this grant. For the purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement shall remain constant.

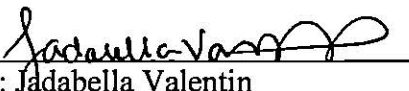
TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; and all mortgages and liens have been subordinated to this Conservation Easement; and that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to the Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

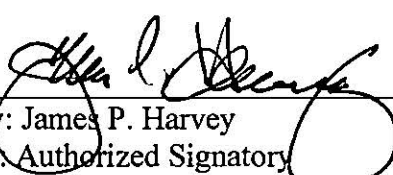
[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, James P. Harvey as Authorized Signatory of CRE-KL Silver Oaks Owner, LLC has hereunto set its authorized hand this 17th day of March, 2025.

WITNESSES: CRE-KL SILVER OAKS OWNER, LLC


By: Jada Bella Valentin
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

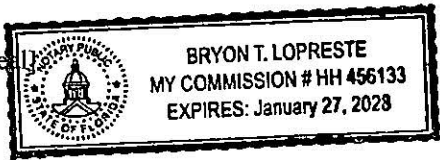

By: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

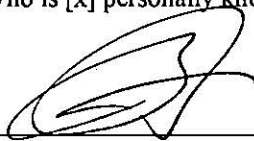

By: James P. Harvey
Its: Authorized Signatory
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of March, 2025, by James P. Harvey, as Authorized Signatory of CRE-KL Silver Oaks Owner LLC, a Delaware limited liability company, on behalf of the company. Who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]




Signature

Bryon T. LoPreste
Name of Notary Public Typed, Printed
or Stamped

MORTGAGEE JOINDER, CONSENT AND SUBORDINATION

For good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, CRE-KL Silver Oaks Owner, LLC ("Mortgagee"), the owner and holder of an Indemnity Mortgage recorded on August 18, 2022, in the original principal amount of \$1,298,880.00 given by NVR, Inc. encumbering the real property described on Exhibit "A" attached hereto ("Property"), which is recorded in Official Records Book 4875, at Page 1656, all of the Public Records of St. Lucie County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement, executed by CRE-KL Silver Oaks Owner, LLC, in favor of St. Lucie County applicable to the Property ("Easement"), as said Easement may be modified, amended and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Easement.

IN WITNESS WHEREOF, this Mortgage Joinder, Consent and Subordination is made this 14 day of March, 2025.

WITNESSES:

NVR, INC.

Alex Engroba
By: Alex Engroba
Address: 1450 Centrepark Blvd. Ste 340
West Palm Beach, FL 33401

[Signature]
By: MONROE
Its: VP
Address: 1450 CENTROPARK BLVD #340
WPB, FL 33401

B. Cui
By: Brittany Cui
Address: 1450 Centrepark Blvd.
Ste 340 West Palm Beach, FL 33401

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3/14/2025 (date), by Michael DrBoch (name of officer or agent) of NVR, Inc. a Virginia Corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

Alex Engroba
Signature
Alex Engroba
Name of Notary Public Typed, Printed or Stamped

Notary Seal



ALEXANDRA ENGROBA
Commission # HH 206461
Expires December 12, 2025

CDD JOINDER

For good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the Silver Oaks Community Development District ("CDD") hereby joins the foregoing Conservation Easement and agrees to accept the rights and obligations of the CDD as set forth therein.

IN WITNESS WHEREOF, this CDD Joinder is made this 17th day of March, 2025.

WITNESSES:

SILVER OAKS COMMUNITY
DEVELOPMENT DISTRICT

Jadabella Votto
By: Jadabella Valentin
Address: 14025 Riversedge Dr.
Ste. 175, Tampa, FL 33637

[Signature]
By: Bryan F. Lopreste
Address: 14025 Riversedge Dr. #175
Tampa, FL 33637

William Fife
By: William Fife
Its: Vice - Chair
Address: 316 Fieldstream North Road
Orlando, FL 32825

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of March 2025 (date), by William Fife (name of officer or agent) of THE SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT. He/she is personally known to me or has produced _____ as identification.

[Signature]
Signature

Bryan F. Lopreste
Name of Notary Public Typed, Printed
or Stamped

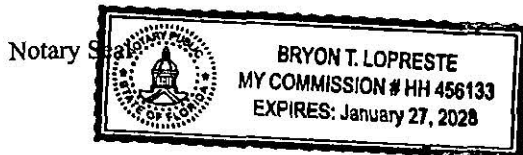


EXHIBIT "A"
DESCRIPTION OF PROPERTY

TRACTS 1 THROUGH 16, INCLUSIVE, OF BLOCK 4, OF ST. LUCIE GARDENS, SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS COUNTY ROAD AND DRAINAGE EASEMENTS ALONG THE NORTH AND WEST BOUNDARIES THEREOF, AND LESS EASEMENT ON PLAT ALONG THE EAST AND SOUTH BOUNDARIES.

LESS AND EXCEPT, A CERTAIN PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, SAID LANDS BEING A PORTION OF THE PROPOSED PLAT OF SILVER OAKS, SAID PROPOSED PLAT BEING REPLAT OF TRACTS 1 THRU 16, BLOCK 4, PLAT NO. 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGES 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST; SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF TRACT "A", A.K.A. PROPOSED LENNARD ROAD; THENCE S89°52'45"W, ALONG SAID SOUTH RIGHT OF WAY LINE, SAID LINE ALSO BEING THE SOUTH LINE OF THE AFORESAID SECTION 23, A DISTANCE OF 1913.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 785.00', AND WHOSE CENTRAL ANGLE IS 60°39'38", AND WHOSE CHORD BEARS N59°47'26"W; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 831.10' TO A POINT WHICH LIES ON THE EASTERLY RIGHT OF WAY LINE OF SILVER OAK DRIVE, SAID LINE ALSO LYING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHEAST 1/4 (ONE-QUARTER), OF AFORESAID SECTION 23, SAID LINE ALSO BEING THE WEST LINE OF PROPOSED TRACT "A", A.K.A. PROPOSED LENNARD ROAD, OF THE PROPOSED PLAT OF SILVER OAKS, POINT ALSO BEING NON-TANGENT. CONTINUE N00°13'26"W, ALONG SAID LINE, A DISTANCE OF 1704.19' TO A NON-TANGENTIAL POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, WITH A RADIUS OF 780.00', AND A CENTRAL ANGLE OF 13°00'10", AND WHOSE CHORD BEARS S06°43'31"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 177.01' TO A POINT WHICH LIES 20.00' EAST OF, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID SILVER OAK DRIVE, SAID LINE ALSO BEING THE EAST LINE OF PROPOSED TRACT "A", A.K.A. LENNARD ROAD OF THE PROPOSED PLAT OF SILVER OAK; THENCE S00°13'26"E, ALONG SAID LINE, A DISTANCE OF 1145.29', TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 665.00', AND A CENTRAL ANGLE OF 89°53'49"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1043.38' TO A POINT ON A LINE WHICH LIES 120.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHEAST 1/4 (ONE-QUARTER), OF AFORESAID SECTION 23, SAID LINE ALSO BEING THE NORTH LINE OF PROPOSED TRACT "A", A.K.A. LENNARD ROAD, OF THE PROPOSED PLAT OF SILVER OAKS; THENCE N89°52'45"E, ALONG SAID LINE, A DISTANCE OF 1914.27' TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 (ONE-QUARTER) OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ALSO BEING THE CENTERLINE OF "SHANA'S TRAIL", A

PRIVATE INGRESS/EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 1155, PAGE 1237, ST. LUCIE COUNTY PUBLIC RECORDS; THENCE S00°04'40"W, ALONG SAID LINE, A DISTANCE OF 120.00' TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 36 SOUTH RANGE 40 EAST; SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF TRACT "A", A.K.A. PROPOSED LENNARD ROAD; THENCE S89°52'45" W, ALONG SAID SOUTH RIGHT OF WAY LINE, SAID LINE ALSO BEING THE SOUTH LINE OF THE AFORESAID SECTION 23, A DISTANCE OF 2597.44' TO THE EAST RIGHT OF WAY LINE OF SILVER OAKS DRIVE; THENCE N00°13'26"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1241.26'; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE N89°51'20"E A DISTANCE OF 74.71' TO A POINT OF CURVATURE AND ALSO BEING LOCATED ON THE WESTERLY AND SOUTHERLY LIMITS OF THE PROPOSED SILVER OAKS DEVELOPMENT; THENCE THE FOLLOWING CALLS ALONG SAID WESTERLY AND SOUTHERLY LIMIT OF DEVELOPMENT OF THE PROPOSED SILVER OAKS DEVELOPMENT; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 031°27'53" A RADIUS OF 650.72' AN ARC LENGTH OF 357.35' A CHORD BEARING OF S35°29'01"E AND A CHORD DISTANCE OF 352.88' TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 06°49'11", A RADIUS OF 3416.26' AN ARC LENGTH OF 406.63' A CHORD BEARING OF S51°18'38"E AND A CHORD DISTANCE OF 406.39' TO THE POINT OF TANGENCY; THENCE S03°30'41"E A DISTANCE OF 157.05' TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 086°24'39" A RADIUS OF 240.00' AN ARC LENGTH OF 361.96' A CHORD BEARING OF S46°43'01"E AND A CHORD DISTANCE OF 328.62' TO THE POINT OF TANGENCY; THENCE S89°55'20"E A DISTANCE OF 527.97' TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 70°32'38" A RADIUS OF 240.00' AN ARC LENGTH OF 295.49' A CHORD BEARING OF N54°48'21"E AND A CHORD DISTANCE OF 277.18' TO THE POINT OF TANGENCY, THENCE S70°27'58"E A DISTANCE OF 83.88'; THENCE S59°31'57"E A DISTANCE OF 14.18'; THENCE S07°45'29"W, A DISTANCE OF 49.33'; THENCE S14°58'49"E, A DISTANCE OF 68.41'; THENCE S89°55'20"E, A DISTANCE OF 900.35' TO THE EAST LINE OF SAID SECTION 23; THENCE S00°04'40"W ALONG SAID EAST LINE OF SECTION 23, A DISTANCE OF 320.15' TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LANDS ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE N 00°04'40" E ALONG THE EAST LINE OF THE SOUTHEAST ONE QUARTER (SE. 1/4) OF SAID SECTION 23, A DISTANCE OF 320.15 FEET TO THE POINT OF BEGINNING; THENCE N 00°04'40" E ALONG THE EAST LINE OF SAID SOUTHEAST ONE QUARTER (SE. 1/4) OF SAID SECTION 23 AND THE EAST LINE OF TRACTS 1, 2, 15 AND 16, BLOCK 4, PLAT NO. 1 ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 2283.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TILTON ROAD; THENCE S 89°56'47" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TILTON ROAD LYING 40.00 FEET SOUTH OF AND PARALLEL TO AS MEASURED AT RIGHT

ANGLES TO THE NORTH LINE OF THE SOUTHEAST ONE QUARTER (SE. 1/4) OF SAID SECTION 23 AND LYING 40 FEET SOUTH OF THE NORTH LINE OF TRACTS 1, 3, 4, 5, 6 AND 7, BLOCK 4, PLAT NO. 1 ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 2611.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SILVER OAK DRIVE; THENCE S 00°13'26" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SILVER OAK DRIVE LYING 50.00 FEET EAST OF AND PARALLEL TO AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHEAST ONE QUARTER (SE. 1/4) OF SAID SECTION 23 AND LYING 50 FEET EAST OF THE WEST LINE OF TRACT 7, BLOCK 4, OF SAID PLAT NO. 1 ST. LUCIE GARDENS, A DISTANCE OF 502.26 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 13°00'12" AND WHOSE CHORD BEARS S 6°43'30" E AND HAVING A CHORD LENGTH OF 176.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY LINE OF THOSE LANDS AS CONVEYED TO ST. LUCIE COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 3178, PAGE 2062, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 177.02 FEET TO A NON-TANGENT POINT; THENCE S 00°13'26" E ALONG SAID EAST LINE OF THOSE LANDS CONVEYED TO ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 687.82 FEET; THENCE N 89°51'20" E ALONG THE NORTHERLY LINE OF THOSE LANDS AS CONVEYED TO ST. LUCIE COUNTY IN OFFICIAL RECORDS BOOK 4370, PAGE 1490, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 54.70 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; SAID CURVE HAVING A RADIUS OF 650.72 FEET, A CENTRAL ANGLE OF 31°27'54" AND WHOSE CHORD BEARS S 35°29'01" E AND HAVING A CHORD LENGTH OF 352.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 357.35 FEET TO A NON TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST; SAID CURVE HAVING A RADIUS OF 3416.26 FEET, A CENTRAL ANGLE OF 6°49'11" AND WHOSE CHORD BEARS S 51°18'38" E AND HAVING A CHORD LENGTH OF 406.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 406.63 FEET TO A POINT OF NON-TANGENCY; THENCE S 03°30'41" E, A DISTANCE OF 157.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; SAID CURVE HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 86°24'39" AND WHOSE CHORD BEARS S 46°43'00" E AND HAVING A CHORD LENGTH OF 328.62 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 361.96 FEET TO A POINT OF TANGENCY; THENCE S 89°55'20" E, A DISTANCE OF 527.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; SAID CURVE HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 70°32'38" AND WHOSE CHORD BEARS N 54°48'21" E AND HAVING A CHORD LENGTH OF 277.18 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 295.49 FEET TO A POINT OF NON-TANGENCY; THENCE S 70°27'58" E, A DISTANCE OF 83.88 FEET; THENCE S 59°31'57" E, A DISTANCE OF 14.18 FEET; THENCE S 07°45'29" W, A DISTANCE OF 49.33 FEET; THENCE S 14°58'49" E, A DISTANCE OF 68.41 FEET; THENCE S 89°55'20" E, A DISTANCE OF 900.35 FEET (THE PRECEDING TWELVE COURSES BEING COINCIDENT WITH THE NORTHERLY LINES OF THOSE LANDS CONVEYED TO ST. LUCIE COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 4370, PAGE 1490, OF THE ST. LUCIE COUNTY PUBLIC RECORDS) TO THE AFOREMENTIONED POINT OF BEGINNING. CONTAINING 126.725 ACRES OR 5,520,147 SQUARE FEET, MORE OR LESS. PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXHIBIT "B"

Tracts U-1 through U-31 as shown on the Plat of Silver Oaks,
as recorded in **Plat Book 132, Page 1** in the Public Records of St. Lucie County.

BEING A REPLAT OF TRACTS 1 THROUGH 8 AND 15 AND PORTIONS OF TRACTS 9 THROUGH 14,
BLOCK 4, PLAT NO. 1, SAINT LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGES 35 AND 36,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST.

KEY MAP
NOT TO SCALE
(SEE SHEET 12)

PDB	POINT OF BEGINNING
PC	PERMANENT CONCRETE POINT
PE	PERMANENT BUT ERODIBLE POINT
CRB	CONCRETE REINFORCEMENT
RCS	RAILROAD CROSSING
PL	PLAT BOOK
PR	POINT OF BEGINNING
UE	UTILITY EASEMENT
DS	DRAINAGE EASEMENT
SLUE	POINT OF SLUE UTILITY CEMENT
RA	RADIUS
LE	LENGTH
CA	CURVE CENTRAL ANGLE
CR	CORNER HEADING
CL	CURVED LINE
DC	DECEASED SET OF CP L 30 CM
DC	DECEASED SET FROM 100 FEET WITH ALUMINUM CORNER STAMPED CP L 2438
DE	DECEASED PL PLAIN FOUND AS HITS
DE	DECEASED BUTTER EASEMENT
LME	LAND MOUNTAIN EASEMENT
MAE	MOUNTAIN EASEMENT
LSE	LEFT TURN EASEMENT
S	CENTRAL
LB	LOCKED BUSINESS
CA	CENTRAL
RL	RADIUS LINE
CC	POINT OF CURVATURE
TC	POINT OF TANGENCY
PC	POINT OF CURVATURE
RP	RADIUS POINT
RC	RADIUS POINT
NC	NOTED TOPHER RECORD
NR	NUMBER



GRAPHIC SCALE
0 20 40 60 80 100
(IN FEET)
1 INCH = 40 FT.

SHEET 3 OF 15

**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**
1820 FOREST HILL BLVD., SUITE 208
WEST PALM BEACH, FLORIDA 33409
E28 2408 TEL. (561) 968-0060 FAX. (561) 942-9728 L28 2408

SILVER OAKS

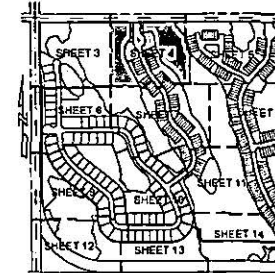
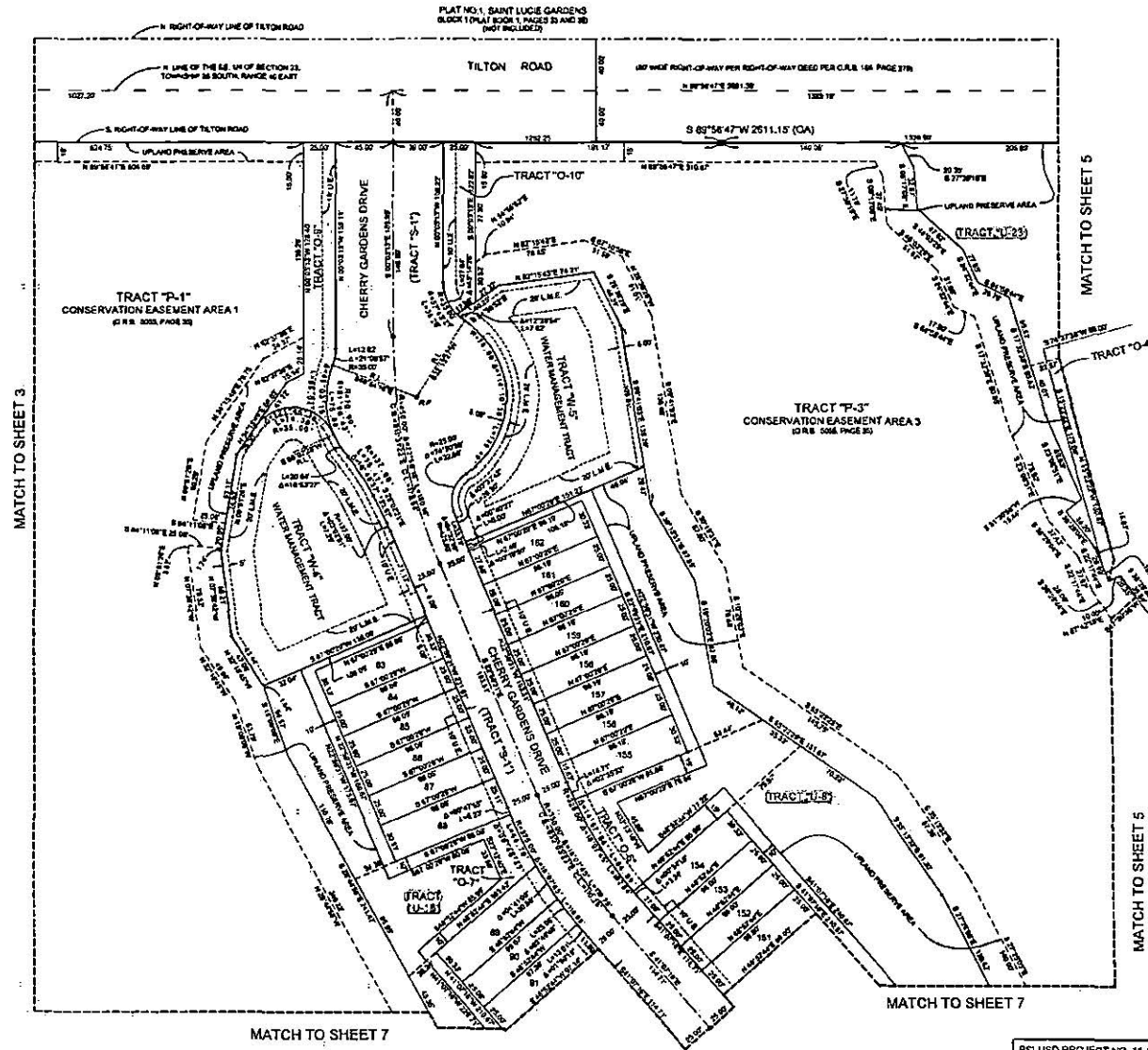


PSLUSD PROJECT NO. 11-067-00

SILVER OAKS

BEING A REPLAT OF TRACTS 1 THROUGH 8 AND 15 AND PORTIONS OF TRACTS 9 THROUGH 14,
BLOCK 4, PLAT NO. 1, SAINT LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGES 35 AND 36,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST.

PLAT BOOK _____ PAGE _____



KEY MAP
NOT TO SCALE
SEE SHEET 14

- LEGEND
- POB = POINT OF BEGINNING
 - P.C.P. = PERMANENT CONTROL POINT
 - P.M. = PERMANENT REFERENCE MONUMENT
 - C.M. = CONCRETE MONUMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - R.W. = RIGHT OF WAY
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.S.L.U. = CITY OF PORT ST. LUCIE UTILITY EASEMENT
 - R. = RADIUS
 - L. = ARC LENGTH
 - A. = CURVE CENTRAL ANGLE
 - C.B. = CHORD BEARING
 - O.L. = CHORD LENGTH
 - E. = DENOTES SET P.C.P. LB 3408
 - N. = DENOTES P.M. SET FROM ROOM 114
 - D. = DENOTES P.M. FOUND (AS NOTED)
 - L.B.E. = LANDSCAPE BUFFER EASEMENT
 - L.M.E. = LAND MAINTENANCE EASEMENT
 - L.M.A.E. = LAND MAINTENANCE ACCESS EASEMENT
 - L.S.E. = LIFT STATION EASEMENT
 - C. = CRYPTOLINE
 - L.S. = LICENSED SURVEYOR
 - O.A. = OVERALL
 - R.L. = RADIAL LINE
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - H.T. = POINT OF HORIZONTAL TANGENCY
 - R.P. = RADIAL POINT
 - C.C.R. = CERTIFIED CORNER RECORD
 - N.O. = NUMBER



SHEET 4 OF 15



MICHAEL D. SCHORAH
& ASSOCIATES, INC.
1305 FOREST HILL BLVD., SUITE 208
WEST PALM BEACH, FLORIDA 33408
TEL: (561) 865-0000 FAX: (561) 865-0720 LBN 2438

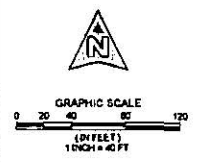
SILVER OAKS

PSLUSD PROJECT NO. 11-067-00

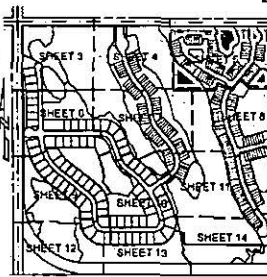
SILVER OAKS

BEING A REPLAT OF TRACTS 1 THROUGH 8 AND 15 AND PORTIONS OF TRACTS 9 THROUGH 14,
BLOCK 4, PLAT NO. 1, SAINT LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGES 35 AND 36,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST.

PLAT BOOK _____, PAGE _____



- [illegible]



KEY MAP
NOT TO SCALE
(SEE SHEET 19)

MATCH TO SHEET 7

MATCH TO SHEET 8

MATCH TO SHEET 8

SHEET 5 OF 15

**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**
1850 FOREST HILL BLVD. SUITE 201
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TEL: (561) 864-0080 FAX: (561) 842-9726 LB# 2428

SILVER OAKS

PSLUSD PROJECT NO. 11-067-00



BEING A REPLAT OF TRACTS 1 THROUGH 8 AND 15 AND PORTIONS OF TRACTS 9 THROUGH 14,
BLOCK 4, PLAT NO. 1, SAINT LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGES 35 AND 36,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST.

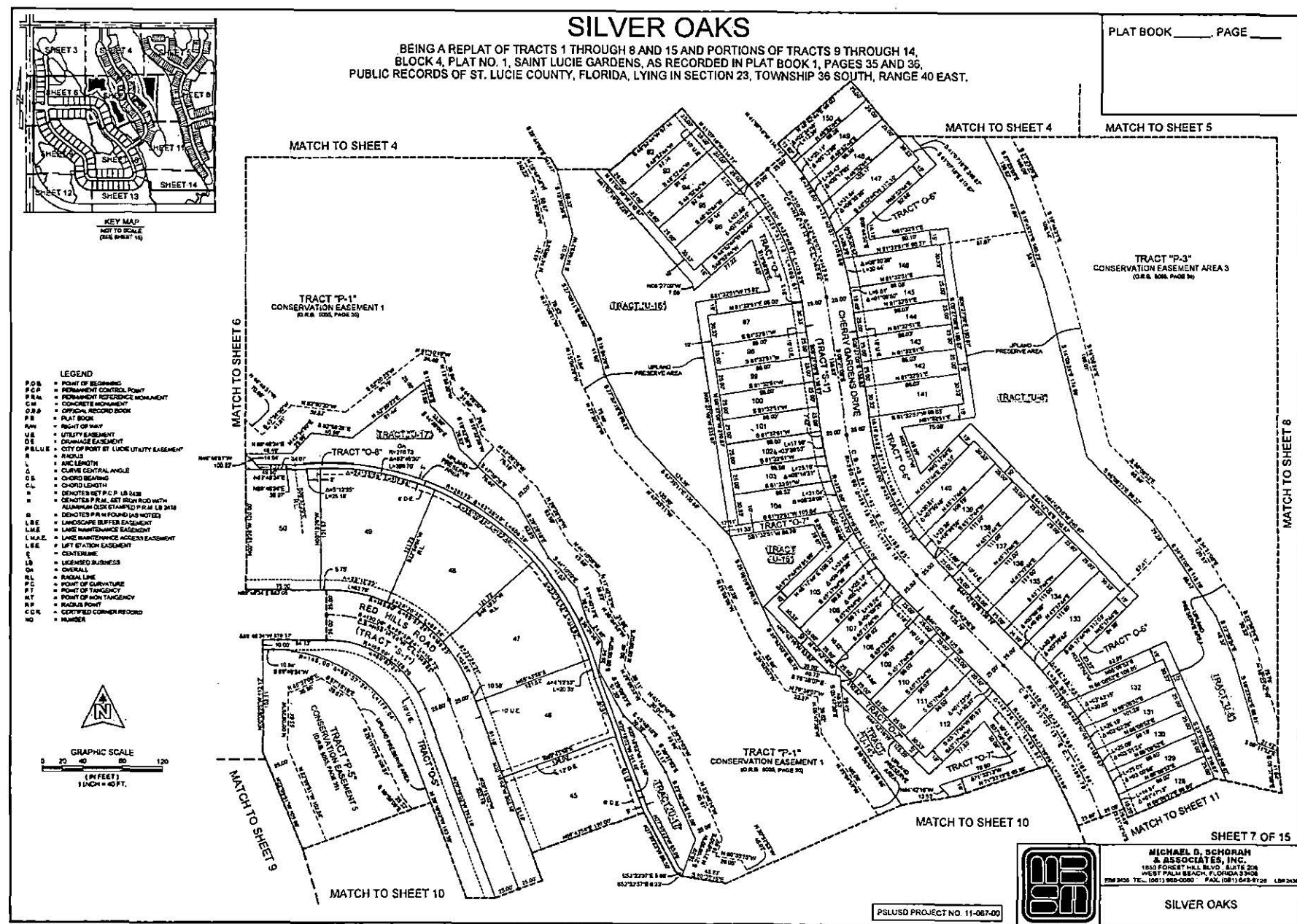
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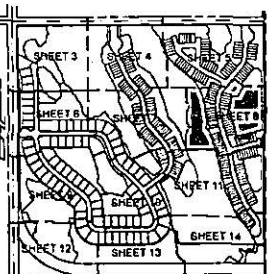
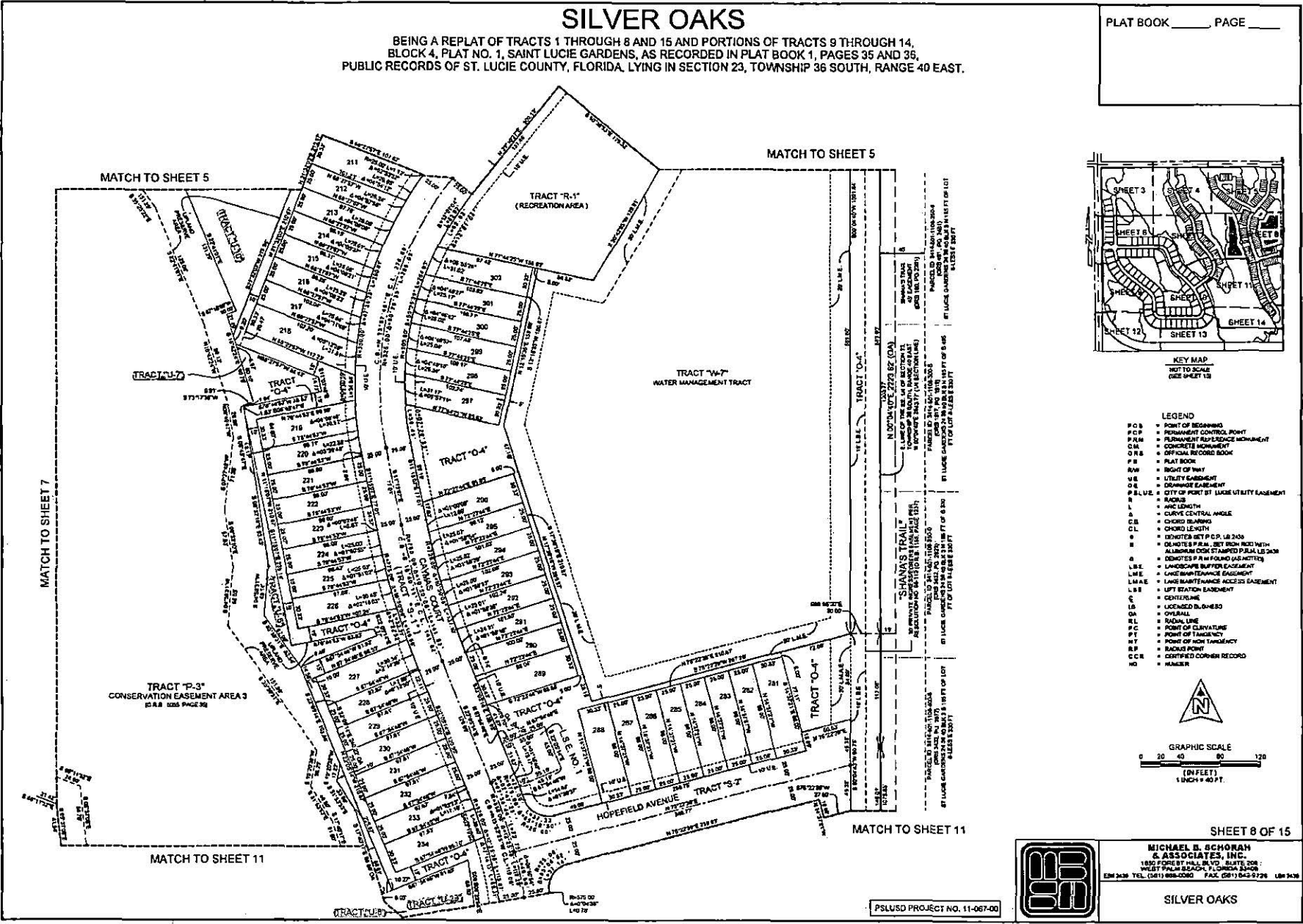
PGB	POINT OF BEGINNING
PCB	PERMANENT EASEMENT
PCM	PERMANENT ASSIGNMENT MONUMENT
PCN	CONCRETE MONUMENT
OPC	OPTICAL RECORD BOOK
PB	PLAT BOOK
Rev	BOOK OF REV
PUB	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
P&UE	POINT OF ENTRY & UTILITY EASEMENT
R	RADIUS
W	WIDE LENGTH
EA	EDGECENTRIC ANGLE
C	CHORD BEARING
CL	CHORD LENGTH
DL	DIODECTIC DISTANCE (P & L) DIST
DE	DESCRIPTS P & L IN LAST ROW OF DATA
W	WIDENING DISTANCE (P & L) DIST
DE	DESCRIPTS P & L POINT AND NOTICE
L&E	LANDSCAPE PLANTING EASEMENT
W	WIDENING DISTANCE (P & L) DIST
LEARE	LEFT EASEMENT ACCESS EASEMENT
LESE	LEFT EASEMENT
UB	UNLICENSED BUSINESS
U	UTILITY
PCN	CONCRETE
PCN	POINT OF CURVATURE
PCN	POINT OF TANGENCY
NT	POINT OF NON TANGENCY
R	RADIUS POINT
C&L	CONCRETE COMMON RECORD
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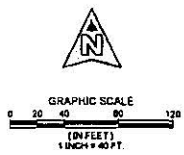
SILVER OAKS

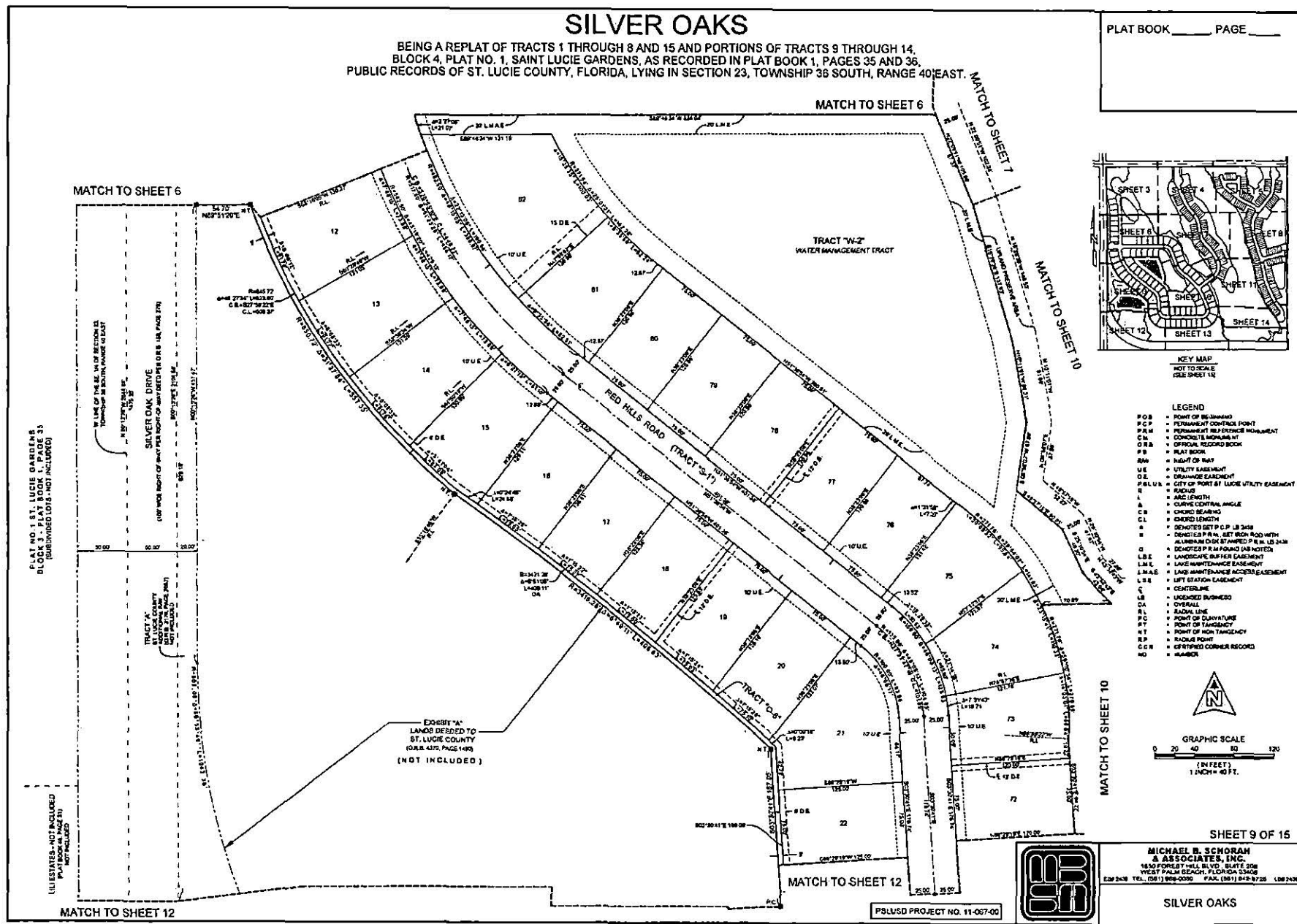
PSLUSD PROJECT NO. 11-067-00

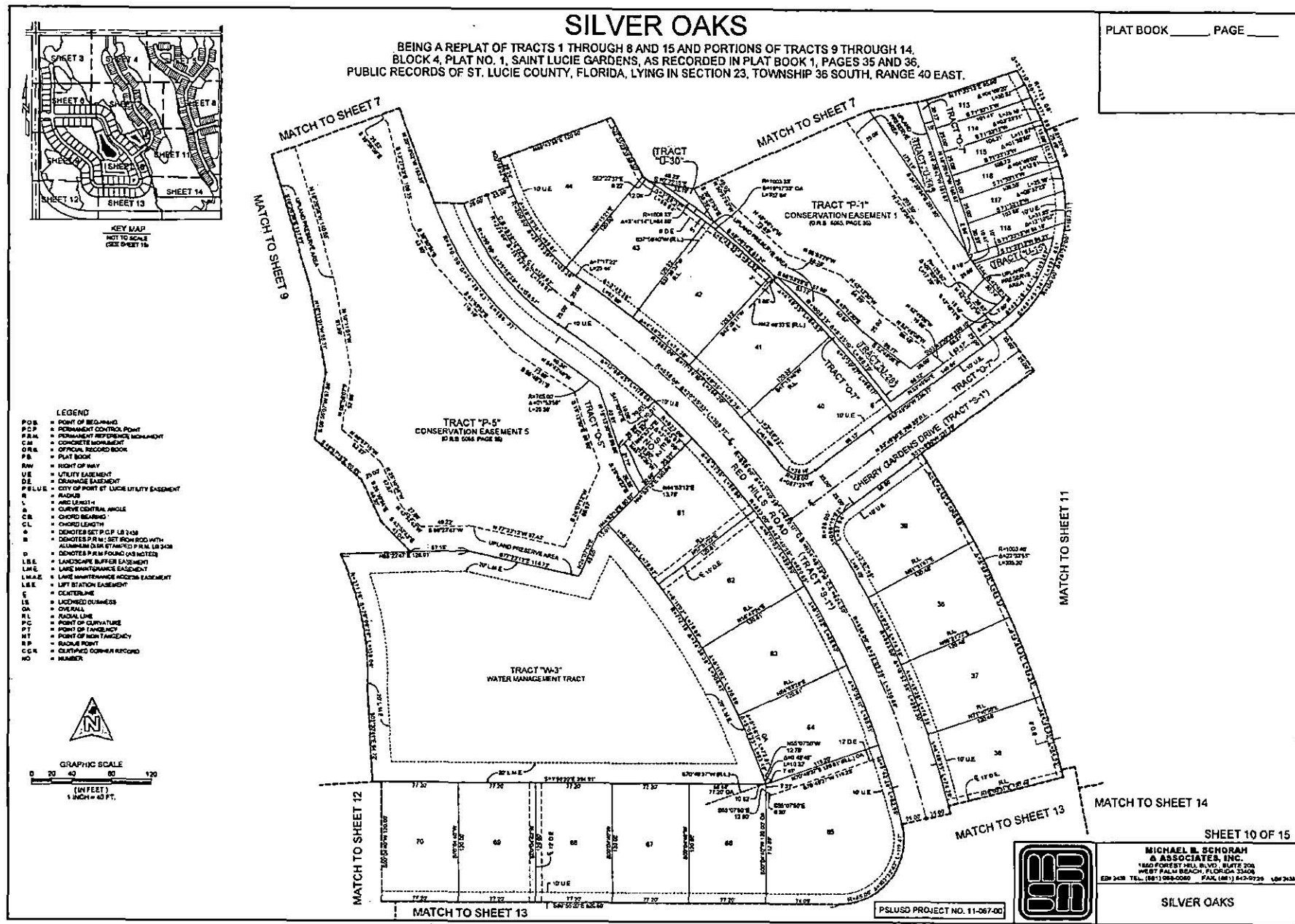


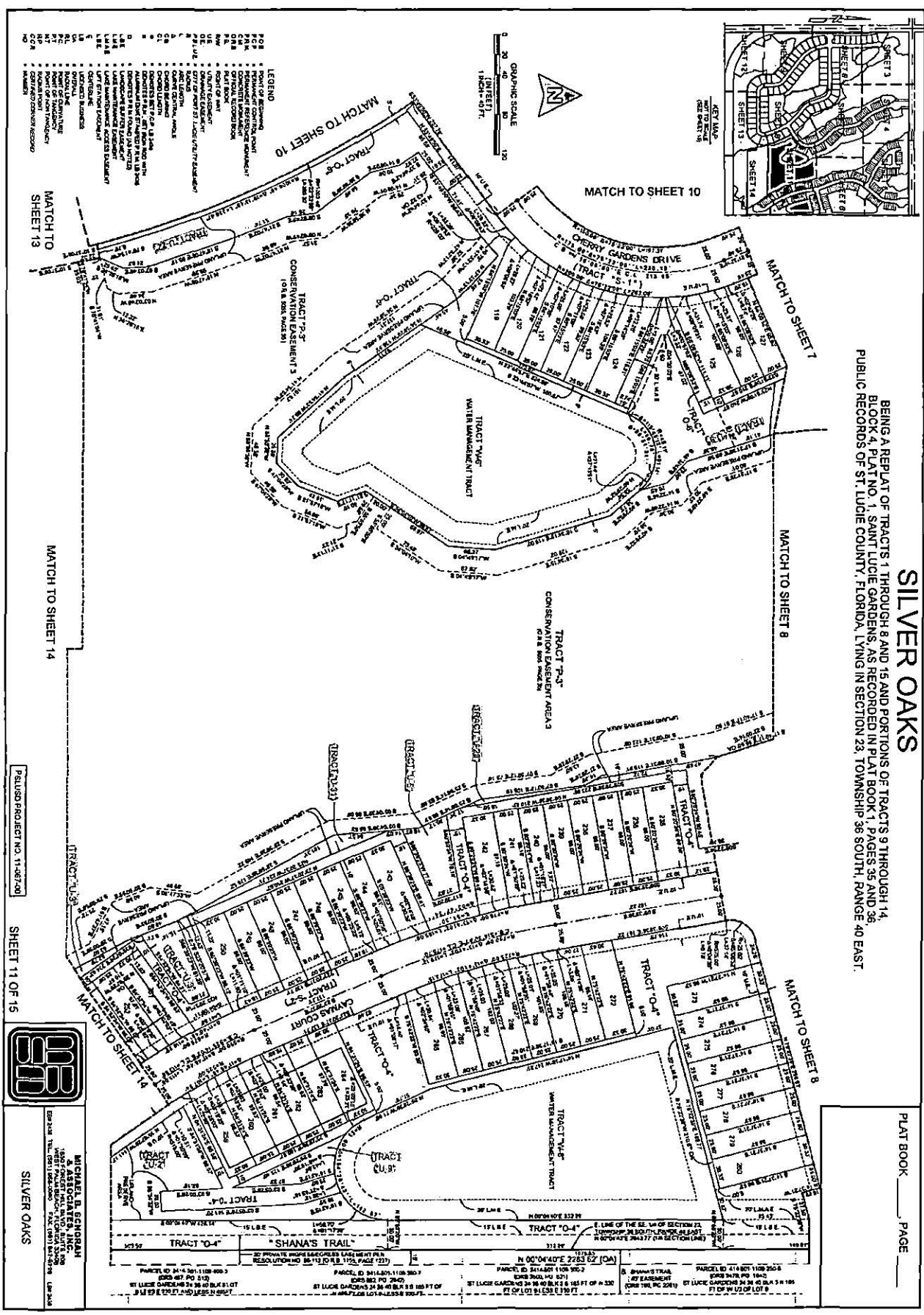


- LEGEND
- P.C.B. = POINT OF BEGINNING
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - C.M. = CONCRETE MONUMENT
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 - P.B. = PLAT BOOK
 - R.O.W. = RIGHT OF WAY
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.S.U.E. = CITY OF PORT ST. LUCIE UTILITY EASEMENT
 - R. = RADIUS
 - A. = ARC LENGTH
 - C.A. = CURVE CENTRAL ANGLE
 - C.B. = CHORD BEARING
 - C.L. = CHORD LENGTH
 - S. = DENOTES SET P.C.P. 1/2 2400
 - D. = DENOTES P.R.M. FOUND (AS NOTED)
 - L.B.E. = LANDSCAPE BUFFER EASEMENT
 - L.M.E. = LAND MAINTENANCE EASEMENT
 - L.M.A.E. = LAND MAINTENANCE ACCESS EASEMENT
 - L.S.E. = LEFT EASEMENT
 - C. = CENTERLINE
 - L.B. = LICENSED BUSINESS
 - O.A. = OVERALL
 - S.L. = SLOPE LINE
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - M.T. = POINT OF NON TANGENCY
 - R.P. = RADIUS POINT
 - C.C.R. = CERTIFIED CORNER RECORD
 - M. = MILE



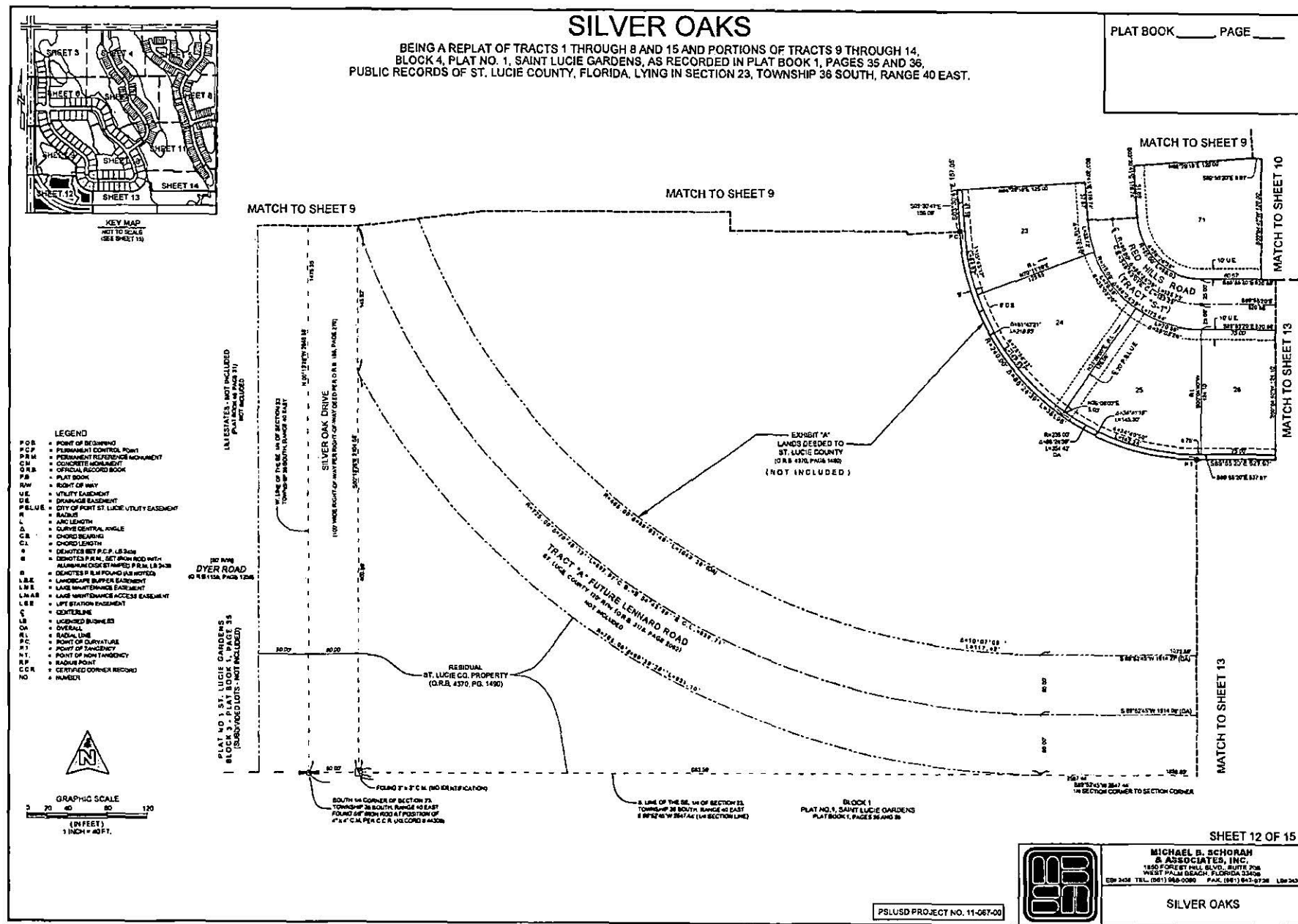


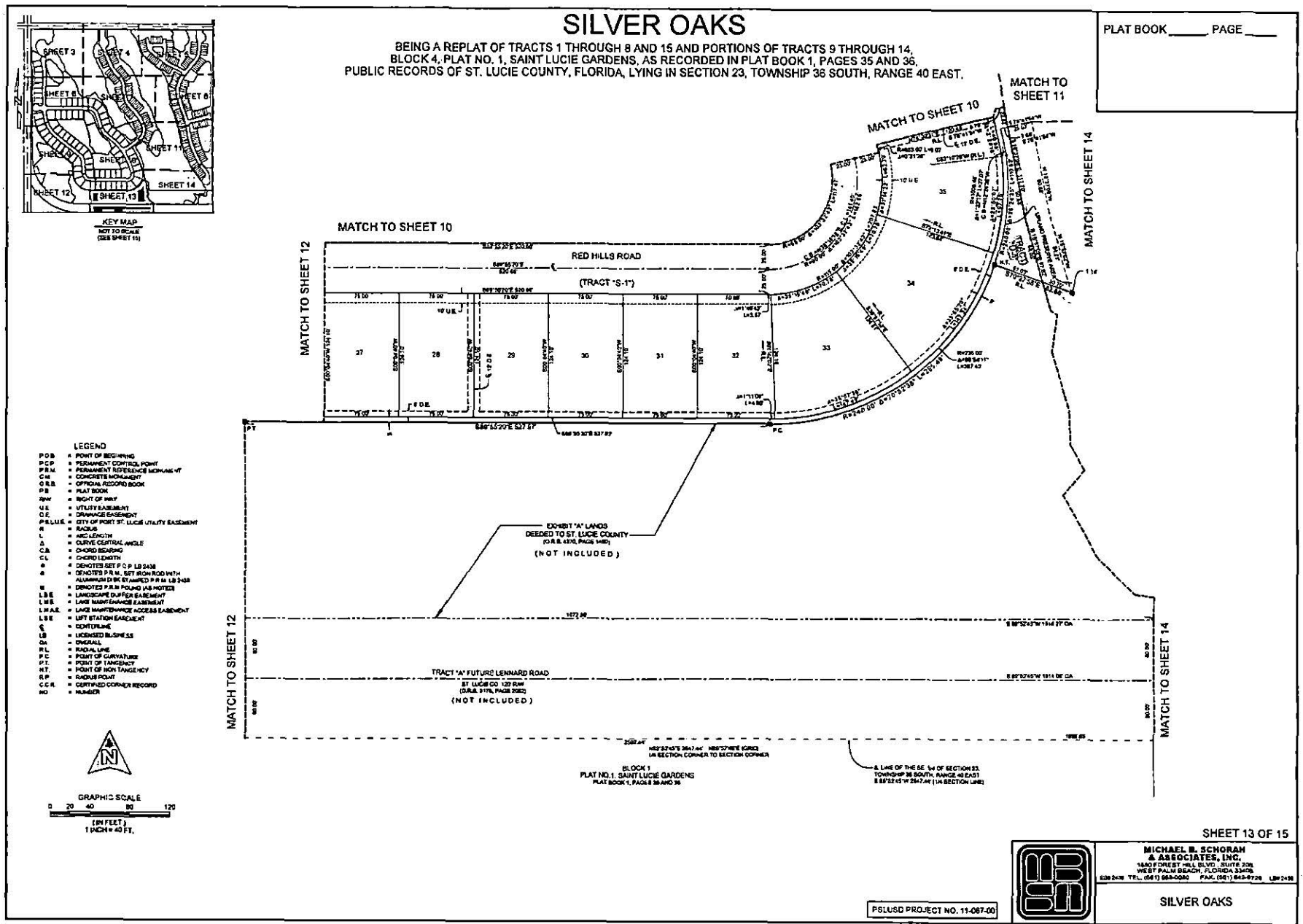


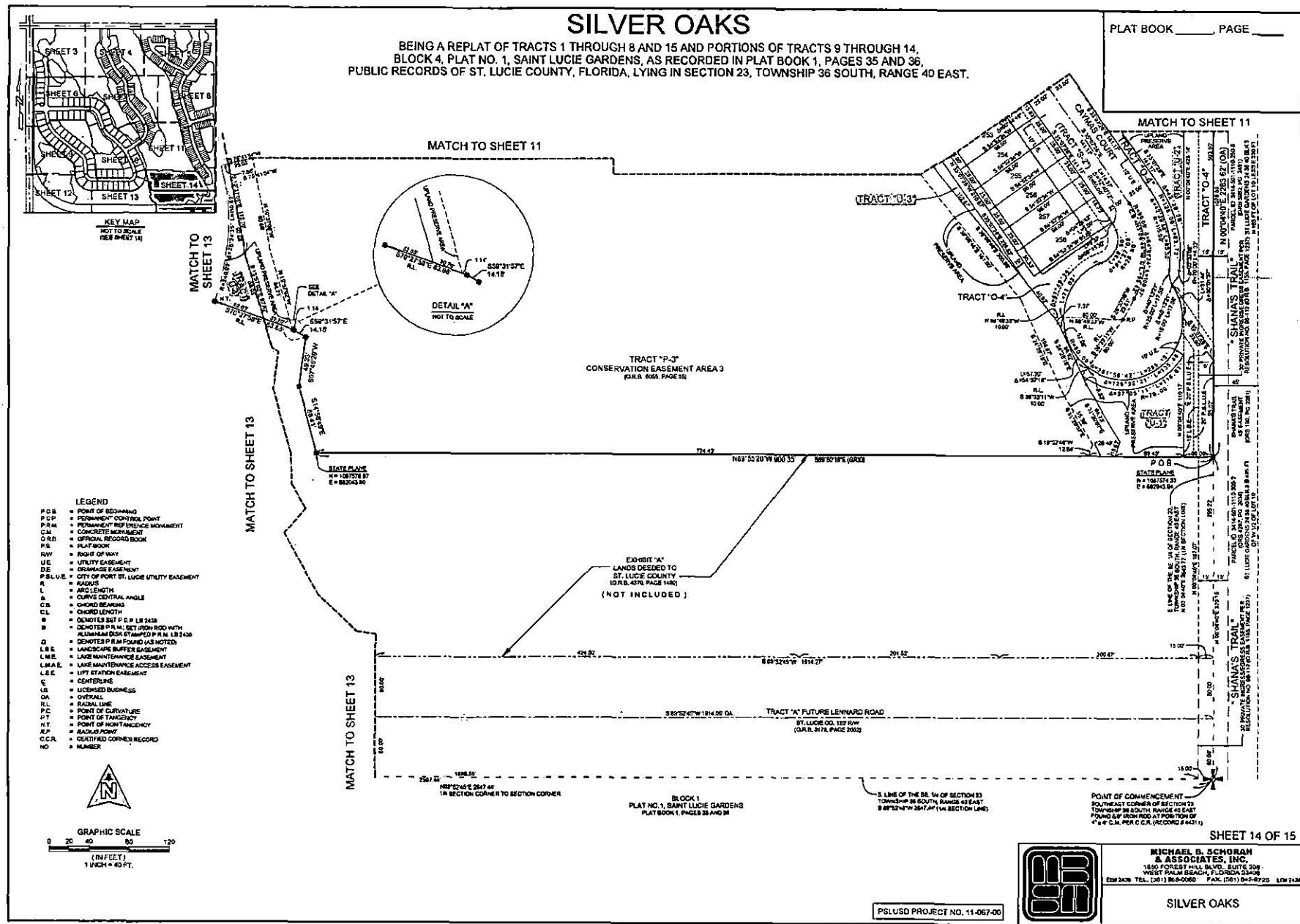


- LEGEND**
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MICHAEL B. GERRARD
PLAT BOOK 1, PAGES 35 AND 36
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
TOWNSHIP 36 SOUTH, RANGE 40 EAST
SILVER OAKS







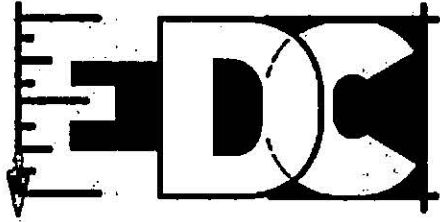


EXHIBIT "C"

ENGINEERS & SURVEYORS & ENVIRONMENTAL

**SILVER OAKS PUD
PRESERVE AREA MANAGEMENT
AND MONITORING PLAN (PAMMP)**

Parcel ID: 3414-501-0801-050-8
Silver Oak Drive
Port St. Lucie, FL 34986

Date: October 20, 2021
Project # 21-277

Prepared For:
Tim Smith
Sr. Land Development Manager
Kolter Land Partners LLC
105 NE 1st Street
Delray Beach, FL 33444
O: (561) 682 9500 ext. 444
C: (610) 637 0250

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

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1.00 INTRODUCTION

The Silver Oaks project site consists of 126.73 acres of land, which is located east of Silver Oak Drive and south of Tilton Road. The site is located in Section 23, Township 36 South, Range 40 East St. Lucie County, Florida.

EDC, Inc. has been retained by Kolter Land Partners to prepare this Preserve Area Management and Monitoring Plan (PAMMP) for the proposed on-site upland and wetland preserve areas. The following addresses delineation of the preserve areas, prohibited activities, and monitoring and maintenance plans for the proposed areas.

2.00 EXISTING SITE VEGETATION

Vegetation cover types within the project site boundaries include inland freshwater wetlands, and upland coniferous forests. The parcel is dominated by Pine Flatwoods, with Slash Pines and Saw Palmetto. Vegetation species for each community have been described in the Environmental Impact Report (EIR) prepared for the Silver Oaks project and; therefore, not included herein.

3.00 DELINEATION OF PRESERVE AREAS

For the purposes of this PAMMP, preserve areas shall be defined as "Preserve Areas" shown on the Site Plan for Silver Oaks prepared by EDC, Inc. (Figure 2.) A total of 23.36 acres Upland Preserve Area shall be provided. 13,068 sf, or 0.30ac. of impacts are proposed to the existing wetlands for required crossings.

4.00 SURVEY REQUIREMENTS

All Preserve Areas shall be surveyed and staked based on the approved Master Site Plan for the Silver Oaks project site. No plant material shall be removed from the Preserve Areas to facilitate surveying, fencing, or soil boring sampling without prior permission from the St. Lucie County Environmental Resources Division.

4.01 Barricading Requirements

The developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines.

- a) Barricades (not including turbidity screens) will be high-visibility orange safety fence with a final height of at least 4 feet above the ground. Barricades shall NOT be attached to vegetation (Figure 3.)
- b) All barricades and turbidity screens will be upright and maintained for the duration of construction.
- c) Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades must be offset at least 10 feet outside the Preserve Area, or, placed at the dripline of the canopy trees – whichever is greater.
- d) All native vegetation (not scheduled for removal as part of the development plans) shall be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees.
- e) Cut or fill will meet existing grade without encroaching into Preserve Areas.

- f) In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on-site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replanting of any vegetation removed or damaged as a result of encroachments.
- g) Preserve area will be posted with signs marked "Preserve Area" every 200 feet. (Figure 4).

4.02 Prohibited Activities

Prohibited activities in the Preserve Areas or easements within Preserve Areas include, but are not limited to; construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs, or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including recreational vehicle and off-road vehicle use; permanent irrigation, trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site heavy equipment will be stored on-site during the construction phases. On-site fuel tanks will not be located within 25 feet of any Preserve Area and shall be removed upon completion of construction work. Development activities, such as the construction of building pads for associated structures, swales, or culverts for surface water management will not alter the hydrology of adjacent preserve areas. Nor should any activities increase non-point source pollution in the preserves.

No mechanical equipment shall be utilized for selective vegetative thinning within the Preserve Area to reduce direct impacts. Hand removal shall be the approved method.

5.00 RESTORATION AND MAINTENANCE ACTIVITIES

Except for approved restoration and maintenance activities, Preserve Areas shall remain undisturbed. All maintenance of Preserve Areas will be in accordance with this PAMMP. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional. The following activities are permissible within the Preserve Areas; upon receiving written approval from St. Lucie County.

- a) Exotic plant removal
- b) Re-vegetation – planting native vegetation, as necessary
- c) Removal of dead, diseased, or safety hazard plant material

5.01 Exotic Species

Exotic vegetation in Preserve Areas shall be removed by the least ecologically damaging available. Such methods include hand pulling, hand spading, chainsaw and/or treatment with an appropriate herbicide. No debris, such as plant clippings or wood scraps, shall be allowed in the Preserve Areas. All exotic species will be removed within six to nine months of receipt of the first Building Permit. Exotic and invasive species will continually be eradicated in perpetuity, as required.

5.02 Re-vegetation

Any re-vegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plants indicative of the existing plant communities. This will ensure that the Preserve Areas maintain indigenous plant associations. Re-vegetation plans shall be submitted to St. Lucie County for approval prior to implementation, if required.

If revegetation is required post exotic removal, the plant material will consist of similar species currently found within the buffer area. Any revegetation efforts will achieve 80% coverage of native vegetation within

18 months post-restoration. The actual plant material quantities will be a site-specific decision. However, the following plant list has been established for the site and is based on observations of the on-site wetland species composition.

The quantities listed are for 0.10 acres of buffer planting (IF NECESSARY). The actual quantities and species may vary depending on the size and nature of the area to be planted.

Common Name	Scientific Name	Size	Quantity	Size
Slash Pine	<i>Pinus ellottii</i>	7g	3	10' O.C.
Cabbage Palm	<i>Sabal pametto</i>	7g	3	10' O.C
Saw Palmetto	<i>Serenoa repens</i>	3g	5	5' O.C
Wax Myrtle	<i>Myrica cerifera</i>	3g	5	3' O.C
Beauty Berry	<i>Callicarpa americana</i>	3g	20	3' O.C
Sand Cordgrass	<i>Spartina bakeri</i>	3g	15	3' O.C

5.03 Removal of Plant Material

No native plant material shall be removed from the Preserve Areas. Dead or diseased plant material may be removed only upon a written finding by St. Lucie County that the material creates a safety hazard to buildings within the fall zone of the material or the material does not add to the continued health of the Preserve Area. Re-vegetation may be required for any removed plant material.

6.00 MISCELLANEOUS PROVISIONS AND RESTRICTIONS

6.01 Dust

During construction, dust annoyance to adjacent property owners and Preserve Areas shall be eliminated via application of water or other approved means.

6.02 Noise

Noise resulting from project site construction shall not exceed the noise levels and other requirements stated in St. Lucie County Ordinances.

6.03 Periodic Cleanup/Basic Site Restoration

During construction, all accumulated debris and cleared vegetation will be removed from the project site on a regular basis, and as ordered by the Environmental Consultant and/or Project Engineer. **NO** construction debris or cleared vegetation shall be moved or stored within the on-site Preserve Areas.

6.04 Water Quality

Turbidity curtains and erosion control structures (Figure 5) will be installed around all Wetland Preserve areas to prevent siltation and encroachment of turbid waters. All turbidity curtains and erosion control structures installed will be inspected by the Engineer and the Environmental Consultant prior to construction activities.

6.05 Chemical, Fuel, and Other Hazardous Materials

All chemicals, fuel, and other hazardous materials used on-site during construction activities, whether herbicide, pesticide, solvent, or reactant of other classification, will be required to have

Environmental Protection Agency (EPA) or Housing and Urban Development (HUD) approval. The handling, use, storage, and disposal of such materials, containers, or residues shall be in strict conformance with the manufacturer and/or supplier's instructions. **NO** chemicals, fuel, or other hazardous materials will be stored within Preserve Areas. A hazardous substance cleanup kit will be kept on-site during construction activities. **NO** chemicals, fuel, or other hazardous materials will be stored within twenty-five (25) feet of a preserve area.

6.06 Construction Equipment

NO heavy equipment or construction equipment shall be stored, cleaned, repaired, or fueled in or within twenty-five (25) feet of a Preserve Area.

7.00 MONITORING AND MAINTENANCE PLAN

The proposed Preserve Areas of the Silver Oaks project site will be monitored annually for a five (5) year period. A time-zero monitoring report will be completed prior to construction. Monitoring will be conducted annually and annual reports, documenting the results of the annual monitoring iterations, will be prepared to document the progress of the Preserve Areas located on-site. The reports will include vegetation analysis, wildlife utilization, panoramic photographs, and conclusions of the annual monitoring events.

7.01 Monitoring Set-up

Monitoring locations will be established within the Preserve Area (Figure 6). The beginning of the transect will be marked with a 10' tall, 1/4" PVC Pipe. The PVC Pipe will also serve as the panoramic photograph location. A compass bearing from the PVC Pipe will be established for each transect. The GPS Location of all PVC pipes will be recorded with a hand-held GPS unit.

7.02 Vegetation Survey

Biologists will conduct annual vegetation surveys of the transects for a period of five (5) years. Each vegetative community type will be represented in the transect and major vegetation zones will be identified. Vegetation inside the transects will be identified to species level, when possible. The percent-coverage of each species will be recorded.

7.03 Panoramic Transect and Photographs

During each monitoring event, color photographs that contain a viewing field of 180 degrees will be taken. The photographs will provide physical documentation of the conditions within the Preserve Area. Photographs of the annual monitoring iterations will be included in each of the annual reports.

7.04 Wildlife Utilization

A qualitative study of wildlife utilization (birds, mammals, amphibians, and reptiles) will be conducted during each sample iteration. Wildlife utilization will be determined by sighting, scat, calls, nets, burrows, tracks, etc. A species list of observed wildlife from each of the annual monitoring iterations will be compiled and included in the annual reports.

7.05 Exotic Plant Species

Exotic and nuisance plant species will be removed, in perpetuity, within the Proposed Preserve Area. Exotic Species currently located within the Silver Oaks property will be removed from the site. Other exotic and nuisance species will be treated with an approved herbicide (i.e., Rodeo, Garlon) or pulled by hand. Exotic maintenance will be performed on an as needed basis, depending on the existing condition during each annual monitoring iteration.

The proposed Preserve Area will be maintained at <5% of listed exotic and nuisance vegetation as defined by the Exotic Pest Plant Council (Table 1). Maintenance conducted in perpetuity and run with the land.

7.06 Monitoring Reports

Annual monitoring reports, depicting results of each of the annual monitoring events, will be submitted to the St. Lucie County Community Development Department and St. Lucie County Environmental Resource Division. The baseline report will be submitted within thirty (30) days of permit issuances with reports annually thereafter.

Annual reports will be submitted within (30) days of sampling the Preserve Area. The monitoring reports will contain, but are not limited to, the following data:

- Results of the annual vegetation surveys;
- Results of the annual wildlife surveys;
- Annual panoramic and transect photographs,
- Discussion of project issues related to vegetation, hydrology, exotic species and permit compliance, according to St. Lucie County permit conditions.



ENGINEERS & SURVEYORS & ENVIRONMENTAL

Environmental Assessment

Silver Oak Drive

Port St. Lucie, St. Lucie County, FL

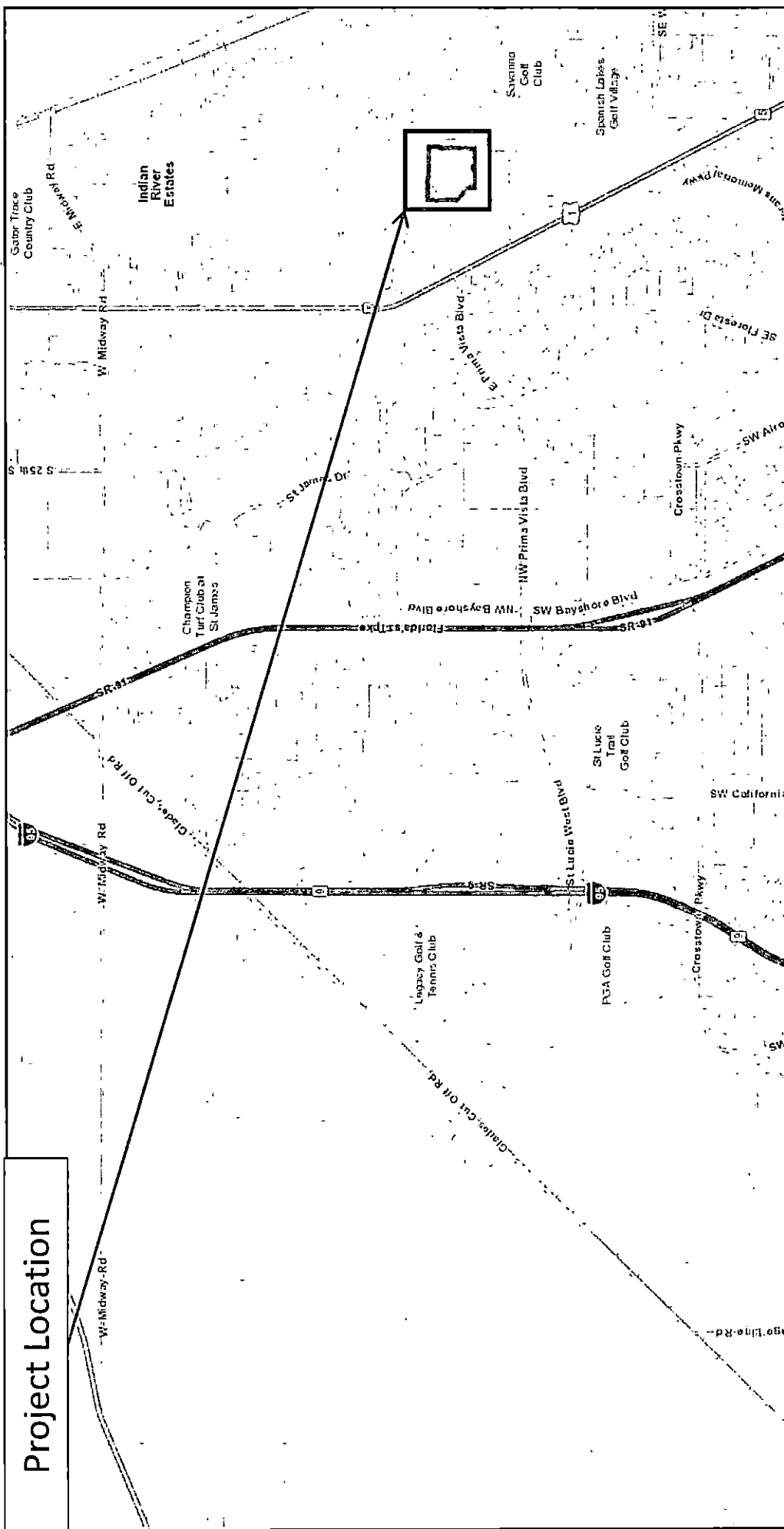
Location Map

Project: 21-277

Kolter Land Partners

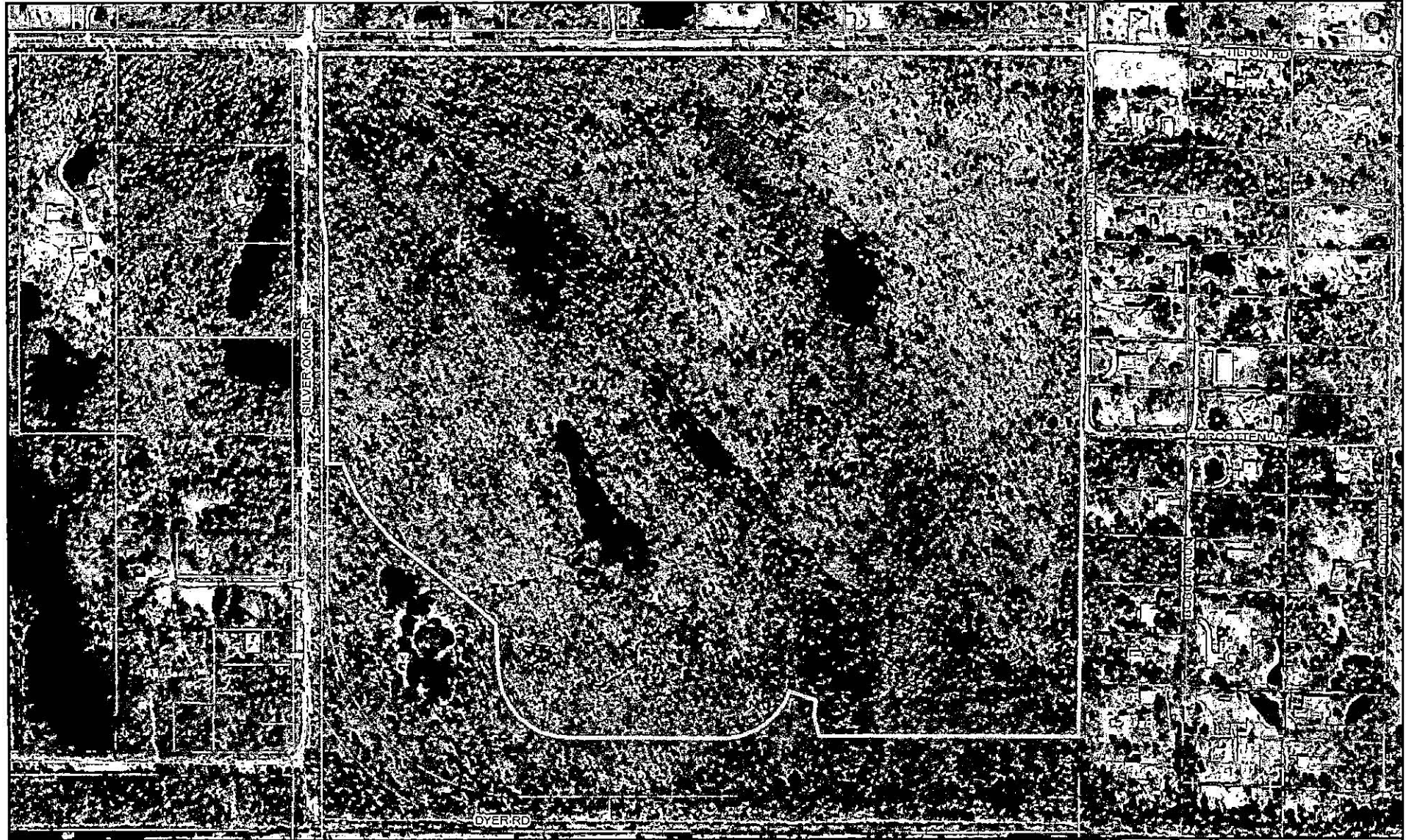
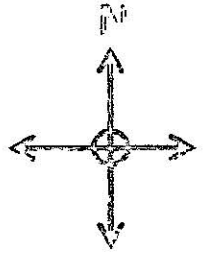
05/17/2021

Project Location

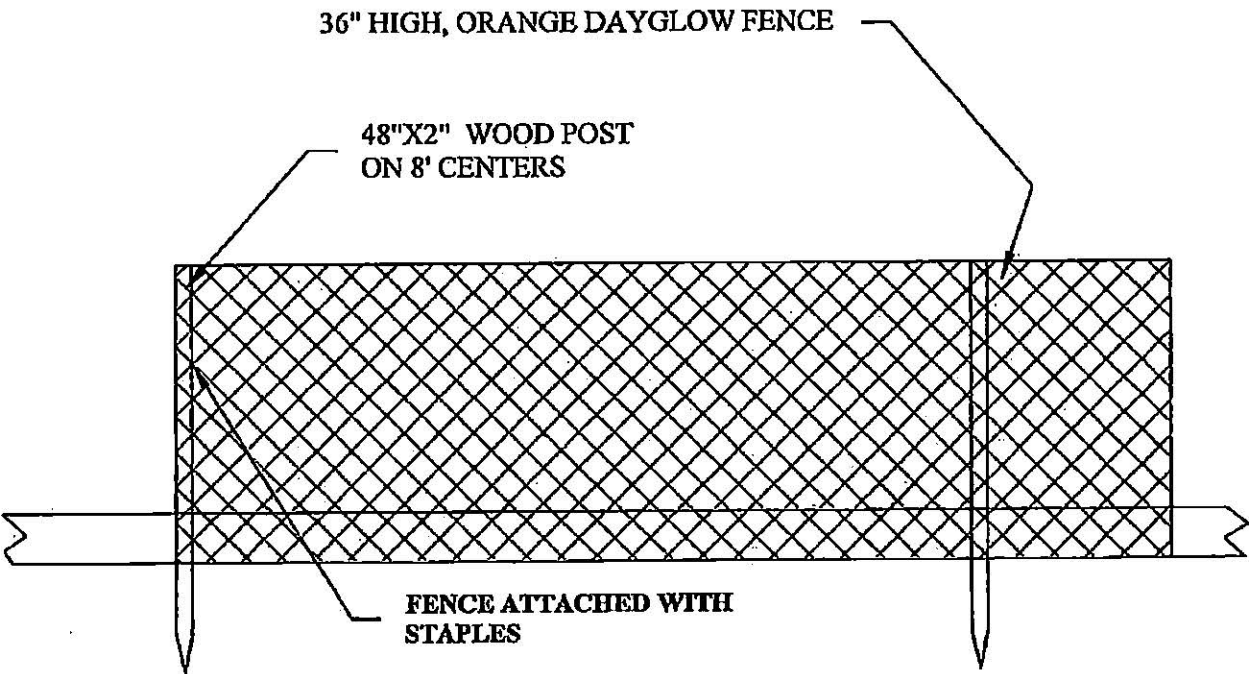




Environmental Assessment		
Silver Oak Drive		
Port St. Lucie, St. Lucie County, FL		
Property Appraiser Map		
Project: 21-277	Kolter Land Partners	05/17/2021



NOT TO SCALE



21-277

1 OF 1

SILVER OAKS

PRESERVE AREA MANAGEMENT & MONITORING PLAN
PRESERVE BARRICADE DETAIL

DATE

REVISION COMMENTS



DORT SAINT LUCIE ENGINEERS & SURVEYORS ENVIRONMENTAL
1000 SANFORD LANE, SUITE 201
PORT SAINT LUCIE, FL 34987
TEL: 772-452-2400
FAX: 772-452-2401
WWW.DORTENGINEERS.COM

F.B.P.E. CERTIFICATE OF AUTHORIZATION 8835
L.B. CERTIFICATE OF AUTHORIZATION 8098

PRESERVE AREA

PLEASE PROTECT

NO DUMPING, VEHICULAR TRAFFIC,
REMOVAL OF NATIVE VEGETATION, OR
INTRODUCTION OF EXOTIC SPECIES.

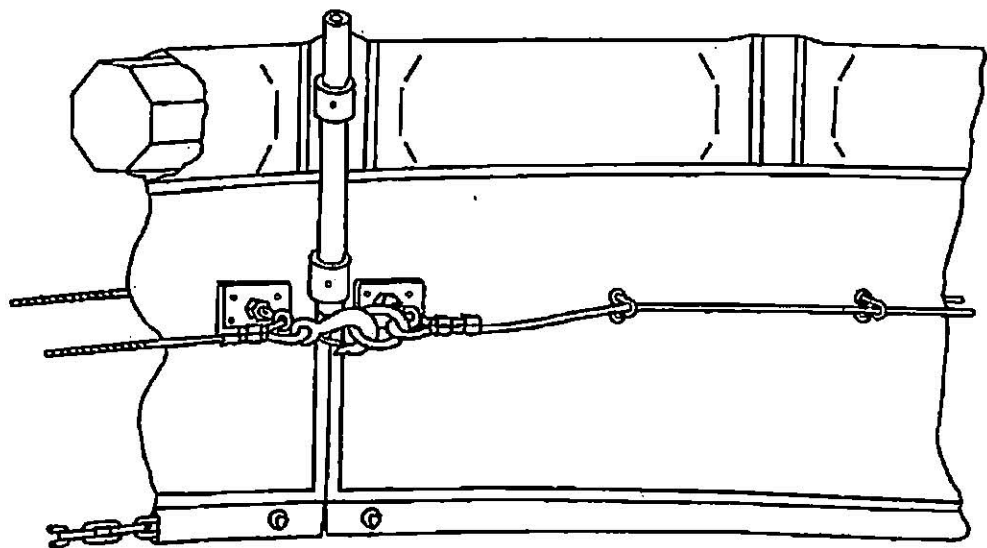
By Order of St. Lucie County Board of County Commissioners
To Report Violations Contact (772) 462-2526



Figure 4. Preserve Area Sign.

NOT TO SCALE

TURBIDITY CURTAIN



SPECIFICATIONS

- FABRIC:** HIGH STRENGTH NYLON REINFORCED VINYL, HIGH VISIBILITY YELLOW, 22 OZ. /YD WEIGHT.
- CONNECTOR:** SNAP HOOKS AND RINGS CONNECT LOAD LINES WITH SLOTTED REINFORCED PVC PIPE FOR FABRIC CLOSURE. OPTIONAL EXTRUDED ALUMINUM CONNECTORS.
- FLOTATION:** 12" EXPANDED POLYSTYRENE OVER 29 LBS/FT BUOYANCY.
- BALLAST:** 5/16" GALVANIZED CHAIN (1.1 LBS/FT.)
- LOAD LINES:** DUAL 5/16" GALVANIZED WIRE ROPES WITH HEAVY VINYL COATING.

TURBIDITY CURTAINS ARE TO REMAIN IN PLACE FOR A PERIOD OF TIME NOT LESS THAN SEVEN (7) DAYS AFTER WORK HAS BEEN COMPLETED AND TURBIDITY LEVELS ARE EQUAL TO OR BELOW BACKGROUND N.T.U. LEVELS.

21-277	SILVER OAKS		PORT SAINT LUCIE OFFICE 1600 S.W. PALMWAY PARKWAY, SUITE 301 PORT SAINT LUCIE, FL 34957 TEL 772-443-3443 WWW.FEDC.COM ENGINEERS & SURVEYORS ENVIRONMENTAL F.B.P.E. CERTIFICATE OF AUTHORIZATION 0035 L.B. CERTIFICATE OF AUTHORIZATION 0098
1 OF 1	PRESERVE AREA MANAGEMENT & MONITORING PLAN TURBIDITY CURTAIN DETAIL		

CATEGORY I

Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.

Scientific Name	Common Name	Zone	Scientific Name	Common Name	Zone
<i>Abies precatorius</i>	rosary pea	C, S	<i>Melinis repens</i>	Natal grass	C, S
<i>Acacia auriculiformis</i>	earleaf acacia	C, S	<i>Microsorium grossum</i> ^a	serpent fern, wart fern	S
<i>Albizia julibrissin</i>	mimosa, silk tree	N, C	<i>Microstegium vimineum</i>	Japanese stiltgrass	N
<i>Albizia lebbek</i>	woman's tongue	C, S	<i>Mimosa pigra</i>	catclaw mimosa	C, S
<i>Ardisia crenata</i>	coral ardisia	N, C, S	<i>Nandina domestica</i>	heavenly bamboo, nandina	N, C
<i>Ardisia elliptica</i>	shoebutton ardisia	C, S	<i>Nephrolepis brownii</i>	Asian sword fern	C, S
<i>Asparagus aethiopicus</i>	asparagus fern	N, C, S	<i>Nephrolepis cordifolia</i>	sword fern	N, C, S
<i>Bauhinia variegata</i>	orchid tree	C, S	<i>Neyraudia reynaudiana</i>	Burma reed	S
<i>Bischofia javanica</i>	bishopwood	C, S	<i>Nymphoides cristata</i>	crested floatingheart	C, S
<i>Calophyllum antillarum</i>	Santa Maria	S	<i>Paederia crudasiana</i>	sewer vine	S
<i>Casuarina equisetifolia</i>	Australian pine	N, C, S	<i>Paederia foetida</i>	skunk vine	N, C, S
<i>Casuarina glauca</i>	suckering Australian pine	C, S	<i>Panicum repens</i>	torpedograss	N, C, S
<i>Cenchrus purpureus</i>	elephantgrass, Napier grass	N, C, S	<i>Paspalum stratiotes</i>	water-lettuce	C, S
<i>(Pennisetum purpureum)</i>			<i>Psidium cattleianum</i>	strawberry guava	C, S
<i>Cinnamomum camphora</i>	camphor tree	N, C, S	<i>Psidium guajava</i>	guava	C, S
<i>Colocasia esculenta</i>	wild taro	N, C, S	<i>Pueraria montana var. lobata</i>	kudzu	N, C, S
<i>Colubrina alata</i>	latherleaf	S	<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle	C, S
<i>Cupaniopsis anacardioides</i>	carrotwood	C, S	<i>Ruellia simplex</i>	Mexican petunia	N, C, S
<i>Deparia petersenii</i>	Japanese false spleenwort	N, C	<i>Salvinia minima</i>	water spangles	N, C, S
<i>Discorea alata</i>	winged yam	N, C, S	<i>Scaevola taccada</i>	beach naupaka, half-flower	N, C, S
<i>Dioscorea bulbifera</i>	air potato	N, C, S	<i>Schefflera actinophylla</i>	schefflera, umbrella tree	C, S
<i>Dolichandra unguis-cati</i>	cat's-claw vine	N, C, S	<i>Schinus terebinthifolia</i>	Brazilian pepper	N, C, S
<i>(Macfadyena unguis-cati)</i>			<i>Scleria lacustris</i>	Wright's nutrush	C, S
<i>Eichhornia crassipes</i>	water-hyacinth	N, C, S	<i>Scleria microcarpa</i>	tropical nutrush	C, S
<i>Eugenia uniflora</i>	Surinam cherry	C, S	<i>Senna pendula var. glabrata</i>	Christmas senna, climbing cassia	C, S
<i>Ficus microcarpa</i> ^a	laurel fig	C, S	<i>Solanum tamnense</i>	wetland night shade	C, S
<i>Hydrilla verticillata</i>	hydrilla	N, C, S	<i>Solanum vianum</i>	tropical soda apple	N, C, S
<i>Hydrophilus polysperma</i>	green hygro	N, C, S	<i>Sporobolus jacquemontii</i>	West Indian dropseed	C, S
<i>Hymenocallis amplexicaulis</i>	West Indian marsh grass	N, C, S	<i>Synantherum podophyllum</i>	arrowhead vine	N, C, S
<i>Impatiens cylindrica</i>	cogon grass	N, C, S	<i>Syzygium cumini</i>	Java plum	C, S
<i>Ipomoea aquatica</i>	water spinach	C	<i>Tectaria incho</i>	inched halberd fern	S
<i>Jasminum dichotomum</i>	Gold Coast jasmine	C, S	<i>Thelypteris opulenta</i>	jeweled maidenhair fern	S
<i>Jasminum fluminense</i>	Brazilian jasmine	C, S	<i>Thespesia populnea</i>	seaside mahoe	C, S
<i>Lantana strigocamaro</i> ^b	lantana, shrub verbena	N, C, S	<i>Tradescantia fluminensis</i>	small-leaf spiderwort	N, C
<i>Ligustrum lucidum</i>	glossy privet	N, C	<i>Tradescantia spathulacea</i>	oyster plant	C, S
<i>Ligustrum sinense</i>	Chinese privet	N, C, S	<i>Triplaris sebifera</i>	Chinese tallow-tree	N, C, S
<i>Lonicera japonica</i>	Japanese honeysuckle	N, C, S	<i>(Sapium sebiferum)</i>		
<i>Ludwigia peruviana</i>	Peruvian primrosewillow	N, C, S	<i>Urena lobata</i>	Caesar's weed	N, C, S
<i>Lumnitzera racemosa</i>	black mangrove	S	<i>Urochloa mutica</i>	paragrass	N, C, S
<i>Luziola subintegra</i>	Tropical American watergrass	S	<i>Vitex rotundifolia</i>	beach vitex	N
<i>Lygodium japonicum</i>	Japanese climbing fern	N, C, S			
<i>Lygodium microphyllum</i>	Old World climbing fern	N, C, S			
<i>Mahoea zapota</i>	sapodilla	S			
<i>Melaleuca quinqueveria</i>	melaleuca, paper bark	C, S			

^a Does not include *Ficus microcarpa* var. *fayensis*, which is sold as "green island ficus".

^b Historically this non-native has been referred to as *Lantana camara*, a species not known to occur in Florida.

^c Does not include the native endemic *Spermocoe neoterminalis*.

^d *Microsorium grossum* has been previously misidentified as *Microsorium scolopendria*.

^e Added to the FLEPPC List of Invasive Species in 2019.

Plant names are those published in the Atlas of Florida Plants (<http://www.florida.plantatlas.usf.edu>). For historical species nomenclature see "Guide to Vascular Plants of Florida Third Edition," Wunderlin and Hansen, University of Florida Press, 2011.

CATEGORY II

Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category 1 species. These species may become Category 1 if ecological damage is demonstrated.

Scientific Name	Common Name	Zone	Scientific Name	Common Name	Zone
<i>Adenanthura pavonina</i>	red sandalwood	S	<i>Koeleria elegans</i> subsp. <i>formosana</i>	flamegold tree	C, S
<i>Agave strobilata</i>	sisal hemp	C, S	<i>Landoltia punctata</i>	spotted duckweed	N, C, S
<i>Alstonia macrophylla</i>	devil tree	S	<i>Leucaena leucocephala</i>	leadtree	N, C, S
<i>Alternanthera philoxeroides</i>	alligatorweed	N, C, S	<i>Limnophila sessiliflora</i>	Asian marshweed	N, C, S
<i>Antigonon leptopus</i>	coral vine	N, C, S	<i>Livistona chinensis</i>	Chinese fan palm	C, S
<i>Ardisia japonica</i>	Japanese ardisia	N	<i>Macropodium lathyroides</i>	wild bushbean	N, C, S
<i>Aristolochia elegans</i>	calico flower	N, C, S	<i>Melaleuca viminalis</i>	bottlebrush	C, S
<i>(Aristolochia littoralis)</i>			<i>(Callistemon viminalis)</i>		
<i>Ayctasia gangetica</i>	Ganges primrose	C, S	<i>Melia azadirach</i>	Chinaberry	N, C, S
<i>Begonia cucullata</i>	wax begonia	N, C, S	<i>Melinis minutiflora</i>	molasses grass	C, S
<i>Broussonetia papyrifera</i>	paper mulberry	N, C, S	<i>Mikania micrantha</i>	mile-a-minute vine	S
<i>Bruguiera gymnorhiza</i>	large-leaved mangrove	S	<i>Momordia charantia</i>	balsam-apple	N, C, S
<i>Calisia fragrans</i>	inch plant	C, S	<i>Murraya paniculata</i>	orange-jessamine	S
<i>Casuarina cunninghamiana</i>	river sheoak	C, S	<i>Myriophyllum spicatum</i>	Eurasian water-milfoil	N, C, S
<i>Cecropia palmata</i>	trumpet tree	S	<i>Passiflora biflora</i>	twin-flowered passion vine	S
<i>Cenchrus polystachios</i>	mission grass	S	<i>Phoenix reclinata</i>	Senegal date palm	C, S
<i>(Pennisetum polystachios)</i>			<i>Phyllostachya aurea</i>	golden bamboo	N, C
<i>Cenchrus setaceus</i>	fountain grass	S	<i>Pittosporum pentandrum</i>	Taiwanese cheesewood	S
<i>(Pennisetum setaceum)</i>			<i>Platycentrum bifurcatum</i>	staghorn fern	S
<i>Cestrum diurnum</i>	day jessamine	C, S	<i>Praxella clematidea</i>	praxella	C
<i>Chamaedorea seifrizii</i>	bamboo palm	S	<i>Pteris vittata</i>	Chinese brake, ladder brake	N, C, S
<i>Clematis terniflora</i>	Japanese clematis	N, C	<i>Psychaspermum elegans</i>	solitary palm	S
<i>Cocos nucifera</i>	coconut palm	S	<i>Richardia grandiflora</i>	large-flower Mexican clover	N, C, S
<i>Crotophaga palmarum</i>	redflower ragleaf	C, S	<i>Ricinus communis</i>	castorbean	N, C, S
<i>Cryptostegia madagascariensis</i>	Madagascar rubbervine	C, S	<i>Rotala rotundifolia</i>	dwarf rotala, roundleaf toothcup	S
<i>Cyperus involutus</i>	umbrella plant	C, S	<i>Ruellia blechnum</i>	green shrimp plant	N, C, S
<i>Cyperus prolixus</i>	dwarf papyrus	C, S	<i>Sesbania punicea</i>	rattlebox	N, C, S
<i>Dactyloctenium aegyptium</i>	Durban crow's-foot grass	C, S	<i>Sida plowcaula</i>	mata-pasto	C, S
<i>Daibergeria sissoo</i>	Indian rosewood, sissoo	C, S	<i>Solanum diphyllum</i>	twineat nightshade	N, C, S
<i>Dalechampia scandens</i>	spurge-creeper	S	<i>Solanum torvum</i>	turkey berry	N, C, S
<i>Dalmanella tuberosa</i>	Spanish arbor vine, wood-rose	C, S	<i>Spermocoe verticillata</i> ^c	shrubby false buttonweed	C, S
<i>(Merremia tuberosa)</i>			<i>Sphagneticola trilobata</i>	wedelia	N, C, S
<i>Dracaena hyacinthoides</i>	bowstring hemp	C, S	<i>Stachytarpheta cayennensis</i>	nettle-leaf porterweed	S
<i>(Scaevola hyacinthoides)</i>			<i>Syagrus romanzoffiana</i>	queen palm	C, S
<i>Eleoagnus pungens</i>	silverthorn, thorny olive	N, C	<i>Syzygium jambos</i>	Malabar plum, rose-apple	N, C, S
<i>Eleoagnus umbellata</i>	autumn olive, silverberry	N	<i>Talipariti tiliaceum</i>	mahoe, sea hibiscus	C, S
<i>Epipremnum pinnatum</i> cv. <i>'Aureum'</i>	pothos	C, S	<i>Terminalia catappa</i>	tropical almond	C, S
<i>Euphorbia graminea</i>	Chinese crown orchid	C, S	<i>Terminalia muelleri</i>	Australian almond	C, S
<i>Ficus altissima</i>	council tree, false banyan	S	<i>Tribulus cistoides</i>	puncture vine, burr-nut	N, C, S
<i>Ficus indica</i>	governor's plum	S	<i>Urochloa maxima</i>	Guineagrass	N, C, S
<i>Hemarthria altissima</i>	limpgrass	C, S	<i>(Panicum maximum)</i>		
<i>Heteropteris brachiotata</i>	redwing	S	<i>Vernicia fordii</i>	lung-oil tree	N, C, S
<i>Hyparrhenia rufa</i>	jaraguá	N, C, S	<i>Vitex trifolia</i>	simple-leaf chastetree	C, S
<i>Ipomoea carnea</i> subsp. <i>fistulosa</i>	shrub morning-glory	C, S	<i>Washingtonia robusta</i>	Washington fan palm	C, S
<i>Kalanchoe x haughtonii</i>	mother of millions	N, C, S	<i>Wisteria sinensis</i>	Chinese wisteria	N, C
<i>Kalanchoe pinnata</i>	life plant	C, S	<i>Xanthosoma sagittifolium</i>	malanga, elephant ear	N, C, S

EXHIBIT "D" 024-09-784

LANDSCAPING/MITIGATION IMPROVEMENT AGREEMENT

THIS IMPROVEMENT AGREEMENT, is entered into this 19 day of September, 2024, by and between CRE-KL Silver Oaks Owner LLC (the "Developer"), and **ST. LUCIE COUNTY**, a political subdivision of the State of Florida, (the "County").

W I T N E S S E T H:

WHEREAS, the Developer removed native upland habitat (i.e., both native vegetative understory, and native trees and cabbage palms) within known preserve areas utilized to satisfy tree mitigation requirements for the project in St. Lucie County, Florida, known as Silver Oaks Planned Unit Development (PUD) (the "Project"); and

WHEREAS, the St. Lucie County Land Development Code (LDC), Section 11.04.01(B) requires that any site plan shall be subject to the Developer providing assurance that all required improvements shall be satisfactorily constructed according to the approved plan and an Improvement Agreement; and

WHEREAS, the LDC requires that the Developer of this Project satisfy all tree mitigation requirements; and

WHEREAS, the certain requirements of the Project including an updated tree mitigation plan accounting for the unauthorized removal of native upland habitat (i.e., both native vegetative understory and native trees) totaling 2,787 native understory plants (i.e., shrubs), 2,350 inches diameter at breast height (DBH) and 106 cabbage palms within 6.4 acres of unauthorized removal of native upland habitat associated with the previously approved habitat set aside utilized to satisfy all tree mitigation requirements, which shall be provided within twelve (12) months from the issuance of a Certificate of Occupancy for any building permits on the subject site under the guarantees posted with the County; and

WHEREAS, the understory vegetation (i.e., shrubs) is being replaced at the required 1:1 ratio and the native trees are being replaced at the required 4:1 ratio, should it be determined there is insufficient capacity within the known preserve areas to install all the required vegetation, a fee in lieu at \$15.00 per remaining shrub and \$200.00 per remaining inch DBH shall be provided to the St. Lucie County Board of County Commissioners.

-1-

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5388384 09/19/2024 04:18:39 PM
DR BOOK 5209 PAGE 669 - 688 Doc Type: AGR
RECORDING: \$171.50

NOW THEREFORE, in consideration of the intent and desire of the Developer as set forth herein, the Developer and County agree as follows:

1. **COMPLETION OF REQUIRED IMPROVEMENTS.** The Developer agrees to satisfactorily complete the required improvements, including required tree mitigation (the "Improvements") for the above referenced development within twelve (12) months from issuance of a Certificate of Occupancy, according to the updated tree mitigation plan approved by the Director of the Environmental Resources Department ("Director"). The Director may extend the time to complete the required improvements for one additional six-month term. If this extension is granted, the term of the bond must also be extended for at least six months. The Improvements are more particularly set forth on those certain plans drawn by the Developer's Landscape Architect, Frank Banham, dated August 16, 2024, or as amended and approved by the Director. The Improvements must then remain alive and in healthy condition as determined by the Director for eighteen months (18) after installation or completion of construction, whichever occurs later.

2. **SECURITY.** The Developer, in accordance with the requirements established by the St. Lucie County LDC, agrees to provide the County with security in a form acceptable to the County Attorney in the amount of Five Hundred Eighty-One Thousand Three Hundred Eighty-Four and 00/00 DOLLARS (\$581,384.00) representing 100% of the estimated cost of the Improvements as calculated using Betrock Plant Finder, irrigation, well (if applicable), pine straw mulch, and other related necessary items, and approved by the Director. The term of security shall be effective for at least nineteen months, but in no case shall the term of the security be any less than the identified period of construction for the proposed development or development phase plus eighteen months.

3. **FAILURE TO COMPLETE IMPROVEMENTS.** It is further understood and agreed by and between the parties to this Agreement that, in the event Improvements are not completed within twelve (12) months from issuance of a Certificate of Occupancy for any building permits on the subject site, or if the Improvements do not remain alive and in healthy condition for the subsequent eighteen (18) months after installation, or upon completion of the construction, the County shall have and is hereby granted the right to cause the Improvements to be made or reinstalled and to use the security provided herewith for payment of all costs and expenses

incurred in the construction thereof, including but not limited to, design, materials, installation, legal and contingent costs. Furthermore, it is agreed by the parties hereto that County shall be reimbursed from the security provided for any damages, either direct or consequential, which the County may sustain as a result of the failure of Developer to carry out and execute all of the provisions of this Agreement, the provisions of the LDC or the County-approved plan, as may be amended consistent with applicable County Codes. In the event of the Developer's failure or refusal to construct and install the Improvements in accordance with the terms of this Agreement, the County shall have the option to do so, with pursuant to public advertisement and receipt of bids. In the event that the total costs incurred in construction and full completion of the Improvements shall exceed the amount of security provided, such additional costs shall be paid by Developer on written demand by the County.

4. **RELEASE OF SECURITY.** Upon completion of construction of all Improvements, the Developer's Landscape Architect and Environmental Consultant shall certify that the Improvements have been constructed in accordance with the County-approved plans. When the Improvements have been certified by the Developer's Landscape Architect and Environmental Consultant, the Director or designee shall inspect the improvements. If all Improvements are completed to the satisfaction of the Director or designee, and the Improvements survive for eighteen (18) months after satisfactory installation, or completion of construction, the Developer's security shall then be released in accordance with Section 11.04.01, LDC.

5. **INTERPRETATION; VENUE.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior verbal or written agreements between the parties with respect thereto. This Agreement may only be amended by written document, properly authorized, executed and delivered by both parties hereto. This Agreement shall be interpreted as a whole unit and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial Circuit for St. Lucie County, Florida, for claims under state law and the Southern District of Florida for any claims which are justiciable in federal court.

6. **NOTICES** All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed by registered or certified mail (postage prepaid) return receipt requested, addressed to:

As To County:

With A Copy To:

St. Lucie County Administrator
Attorney
Administration Annex
2300 Virginia Avenue
Ft. Pierce, FL 34982
As To Developer:

St. Lucie County
Administration Annex
2300 Virginia Avenue
Ft. Pierce, FL 34982

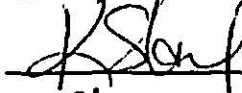
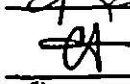
As To Developer:

CRE-KL Silver Oaks Owner LLC
105 1st Street
Delray Beach, Florida 33444

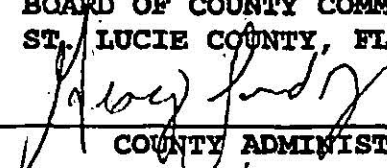
or to such other address as any party may designate by notice complying with the terms of this Section. Each such notice shall be deemed delivered (a) on the date delivered if by personal delivery, (b) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

IN WITNESS WHEREOF, the parties hereto have executed these presents on the dates indicated below. The date of this Agreement shall be the date on which this Agreement is signed by the County Administrator.

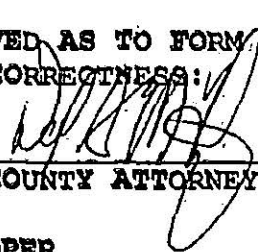
WITNESSES:

 Katrina Slay
2300 Virginia Ave
Ft. Pierce, FL 34982
 Chymbee Keith
2300 Virginia Ave, Fort Pierce FL 34982

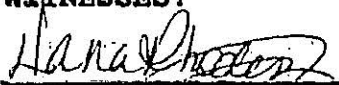
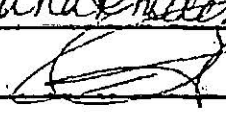
**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

BY: 
COUNTY ADMINISTRATOR
Date: 9/18/24

APPROVED AS TO FORM AND
CORRECTNESS:

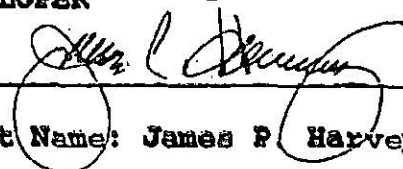

COUNTY ATTORNEY

WITNESSES:

DEVELOPER

BY:


Print Name: James P Harvey

Title: Authorized Signatory

Common Name	Scientific Name	Site	Spacing O.C.	Area 1 Quantity	Area 1 DBH Provided	Area 2 Quantity	Area 2 DBH Provided	Area 3 Quantity	Area 3 DBH Provided	Area 4 Quantity	Area 4 DBH Provided	Area 5 Quantity	Area 5 DBH Provided	Area 6 Quantity	Area 6 DBH Provided	Area 7 Quantity	Area 7 DBH Provided	TOTAL QUANTITY	TOTAL DBH PROVIDED		
Goatberry	Lycium glabrum	30TH	10'	200	n/a	100	n/a	100	n/a	150	n/a	200	n/a	200	n/a	100	n/a	1050	n/a		
Felshrub	Lycium lucida	30TH	10'	125	n/a	100	n/a	125	n/a	125	n/a	150	n/a	125	n/a	125	n/a	875	n/a		
Wax Myrtle	Myrica Cerifera	30TH	10'	125	n/a	100	n/a	125	n/a	125	n/a	150	n/a	125	n/a	125	n/a	875	n/a		
Dothan Palm	Phoenix dactyloides	2.5'	10'	30	75	10	25	10	25	30	75	40	100	10	25	10	25	140	140		
Laurel Oak	Quercus laurifolia	2.5'	10'	30	75	10	25	10	25	30	75	40	100	10	25	10	25	140	345		
Live Oak	Quercus virginiana	2.5'	25'	30	75	10	25	10	25	30	75	40	100	10	25	10	25	140	345		
Slash Pine	Pinus elliotii var. densa	2.5'	25'	100	250	50	125	80	200	100	250	100	250	100	250	80	200	410	1525		
Sabal Palm	Sabal palmetto	10TH	25'	10	0	10	0	6	0	10	0	50	0	10	0	10	0	106	0		
Subtotal				650	475	390	190	466	275	600	475	770	550	390	325	470	275	3906			
TOTAL DBH PROVIDED				It is understood this is a tree and will be installed at 25' O.C.																2,355	
TOTAL DBH REQUIRED																				2,350	

As mentioned in our correspondence both written and phone discussion, the 3 shrub species shall primarily be Serenoa repens. In an effort to replicate the existing upland habitat. The planting plan shall be adjusted prior to installation.

Notes:

- All lawn and grassed areas noted as "lawn" shall receive Stenotaphrum secundatum - St. Augustine Sod and seed as required.
- All groundcover areas, shrubs, and tree rings shall receive a minimum of 3" of an approved commercial grade cypress mulch and Pine straw mulch if indicated on the landscape plan.
- All plant material shall conform to the standards for Florida #1 or better as given in Grades and Standards for Nursery Plants, unless otherwise noted.
- The owner will supply all proposed plant material with 100% irrigation (potentially coverage with 50% overlap minimum) within ten days of initial installation.
- All plant hole backfill to be a sandy loam top soil, Use 2 parts of existing soil, 1 part topsoil and 1 part organic compost for backfill.
- Fertilized fertilizer shall be provided for all trees, palms, and shrubs and shall be equal to Agriform planting tablets (20-10-5) 21 gram, applied in accordance with the manufacturer's specifications.
- In the event of discrepancy, the planting plan shall take precedence over the plant list.
- All plant material and construction methods shall conform to all applicable landscape ordinances and Design Guidelines.
- Plant all trees and palms high (2'-6") above finished grade.
- The Landscape Architect may inspect trees and shrubs whether at place of growth or at site before planting, for compliance with the requirements for genus, species, variety, size and quality. Landscape Architect retains right to further inspect trees and shrubs for size and condition of bolls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.
- No substitutions will be acceptable, if specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with the proposal for use of equivalent material.
- Contractor to confirm any underground utility locations.
- Provide root barrier whenever tree is closer than 10' to any underground

PSLUSD Utility Notes

- No landscaping shall be planted in a manner that would adversely affect utility easements.
- Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City of Port St. Lucie shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be planted in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD easement, such as a water meter assembly, backflow device, fire hydrant or water control, etc.

UTILITIES DEPARTMENT

APPROVED

APPROVED AS NOTED

DATE: 11/10/2011

ADDITIONAL NOTES:

- All planted mitigation trees and understory vegetation shall be installed and protected with pine straw.
- All trees shall be planted 25' O.C.
- A temporary irrigation system may be required, depending on the time of year. Either hand-watering or tree bags is required.

AREA CALCULATIONS

AREA	Area Ac.	Existing DBH	Required DBH @ 4:1	DBH Provided
1	1.24	113.2	453	453
2	0.37	33.8	135	135
4	1.24	113.6	454	454
6	0.78	71.2	285	285
7	0.45	41.1	164	164
TOTAL ACREAGE		6.4		
TOTAL EXISTING DBH		373.0		
TOTAL EXISTING DBH/AC		97.3		
TOTAL REQUIRED DBH @ 4:1		1,491.84		
TOTAL DBH PROVIDED				2,355.00
SHRUBS REQUIRED (10' OC)				2,787
SHRUBS PROVIDED (10' OC)				2,600

Unsure of the calculation to arrive at this number: The correct required DBH @ 4:1 is 2,337.29

BOND COST ESTIMATE

DESCRIPTION	QUANTITY	COST/EA	TOTAL
Trees	2,337.28	\$ 200	\$ 467,456
Shrubs	2,787.00	\$ 15	\$ 41,805
Palms	106.00	\$ 15	\$ 1,590
Pine straw	6.40	\$ 1,200	\$ 7,680
Watering	1.00	\$ 10,000	\$ 10,000
Subtotal			\$ 528,531
Contingency	1.00	10%	\$ 52,853
TOTAL PROPOSED BOND AMOUNT			\$ 581,384

Note: Costs above include labor & installation

Cabbage plants are also calculated at \$200.00/ea. The 10% contingency more than cover this with over \$31K remaining.

TYPICAL SHRUB PLANTING DETAIL

SHOW TO SCALE

TYPICAL PLANT SPACING DETAIL

SHOW TO SCALE

TYPICAL LARGE TREE PLANTING DETAIL

SHOW TO SCALE

TYPICAL LARGE PALM PLANTING DETAIL

SHOW TO SCALE

MICHAEL B. SCHORAH & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

FLORIDA LICENSE NO. 10172

10172 E. US HWY 1, SUITE 200, WEST PALM BEACH, FLORIDA 33411

PROJECT: SILVER OAKS

DESCRIPTION: MASTER SANITARY PLAN

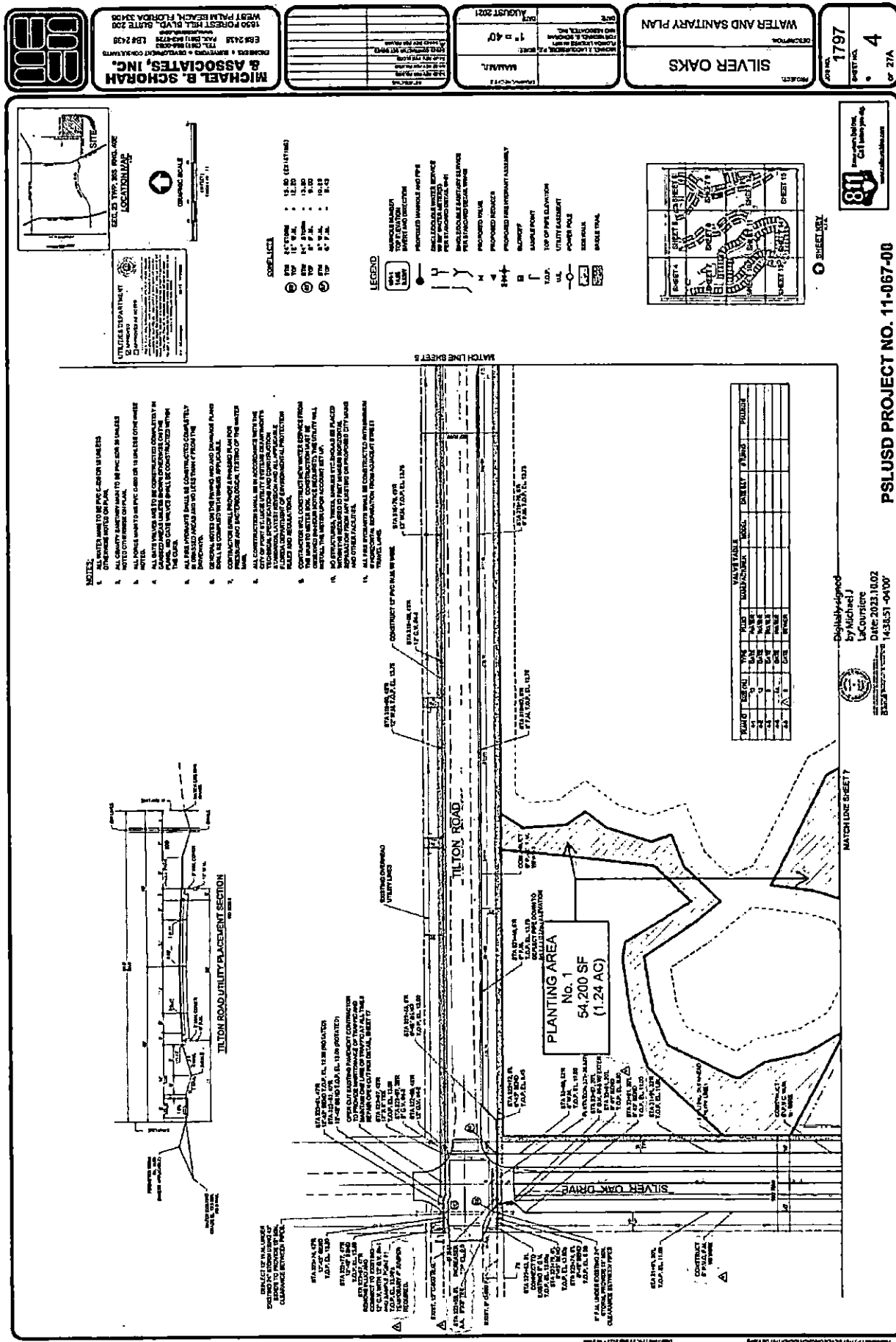
DATE: AUGUST 2011

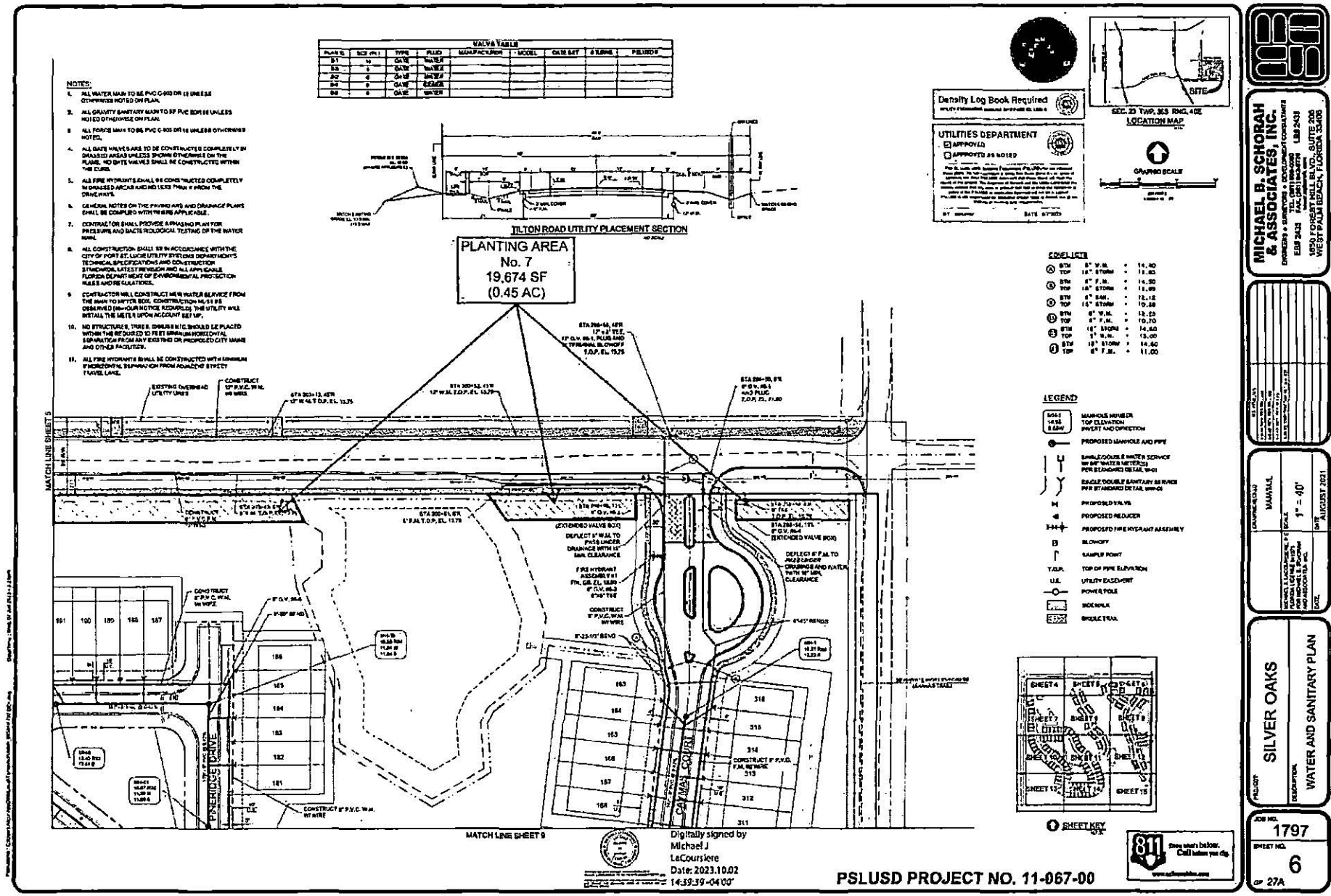
1797

SHEET NO. 3

OF 27A

PSLUSD PROJECT NO. 11-067-00



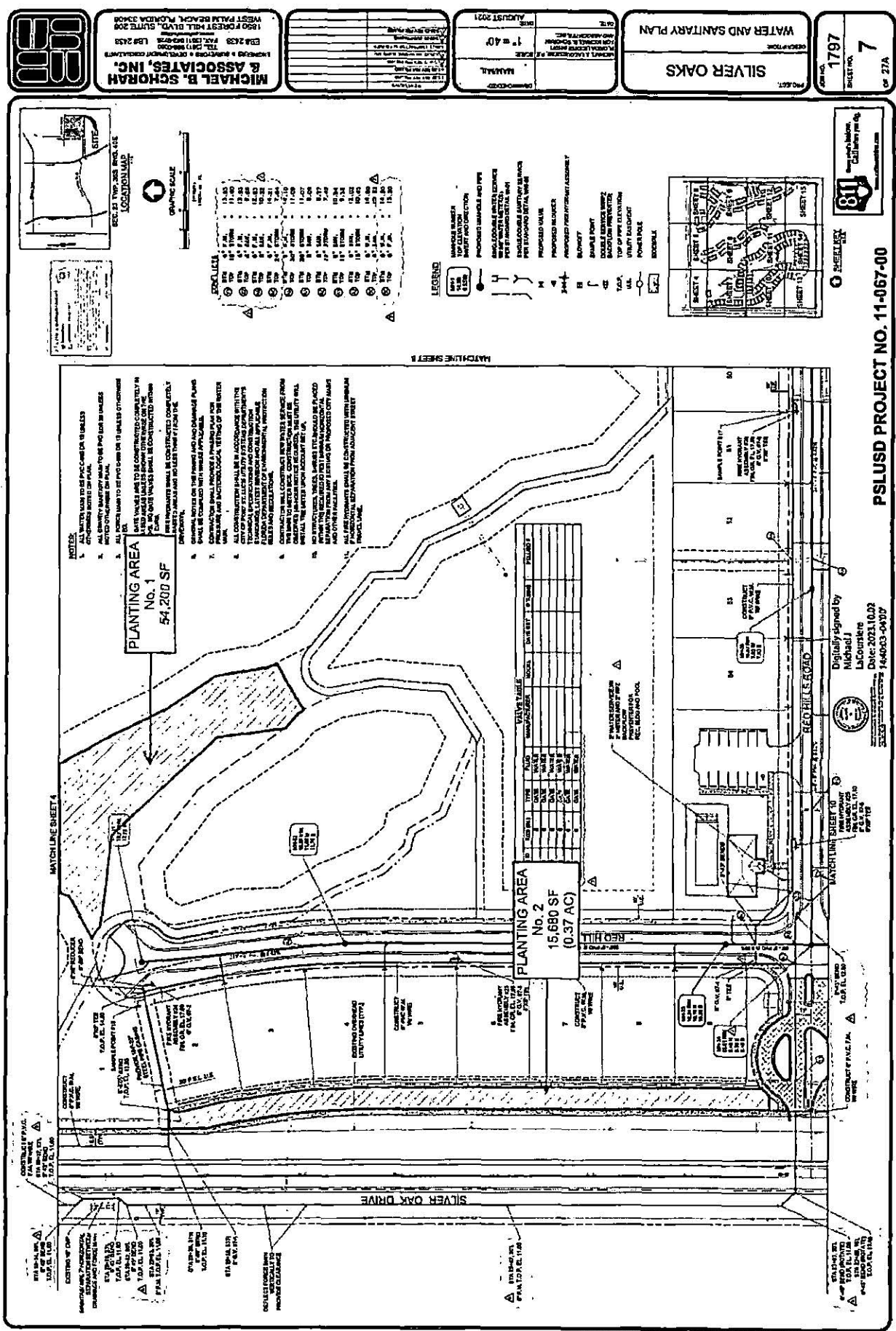


MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • PLANNERS
1001 N. W. 10th Ave., Suite 200
Fort Lauderdale, FL 33304
TEL: (954) 571-1111
FAX: (954) 571-1112
WWW.MBSA-FL.COM

SILVER OAKS
WATER AND SANITARY PLAN

DATE: AUGUST 2021
SCALE: 1" = 40'

JOB NO. 1797
SHEET NO. 6
OF 27A



SILVER OAKS

WATER AND SANITARY PLAN

DATE: AUGUST 2021

SCALE: 1" = 40'

MICHAEL B. SCHORAH & ASSOCIATES, INC.

1500 PINEAPPLE BLVD., SUITE 200

WEST PALM BEACH, FLORIDA 33411

1797

7

of 27A

NOTES

1. ALL WATER MAINS TO BE 30" DIAMETER OR 18" DIAMETER.

2. ALL SANITARY MAINS TO BE 18" DIAMETER OR 15" DIAMETER.

3. ALL MAINS TO BE 15' DEEP OR 18' DEEP.

4. ALL MAINS TO BE 15' DEEP OR 18' DEEP.

5. ALL MAINS TO BE 15' DEEP OR 18' DEEP.

6. ALL MAINS TO BE 15' DEEP OR 18' DEEP.

7. ALL MAINS TO BE 15' DEEP OR 18' DEEP.

8. ALL MAINS TO BE 15' DEEP OR 18' DEEP.

9. ALL MAINS TO BE 15' DEEP OR 18' DEEP.

10. ALL MAINS TO BE 15' DEEP OR 18' DEEP.

LEGEND

MANHOLE

VALVE

EASEMENT

PROPERTY LINE

STREET

UTILITY

POWERS

ROCKS

LOCATION MAP

SEE 27A, 27B, 27C, 27D, 27E, 27F, 27G, 27H, 27I, 27J, 27K, 27L, 27M, 27N, 27O, 27P, 27Q, 27R, 27S, 27T, 27U, 27V, 27W, 27X, 27Y, 27Z

PLANTING AREA No. 1 54,200 SF

PLANTING AREA No. 2 15,680 SF (0.37 AC)

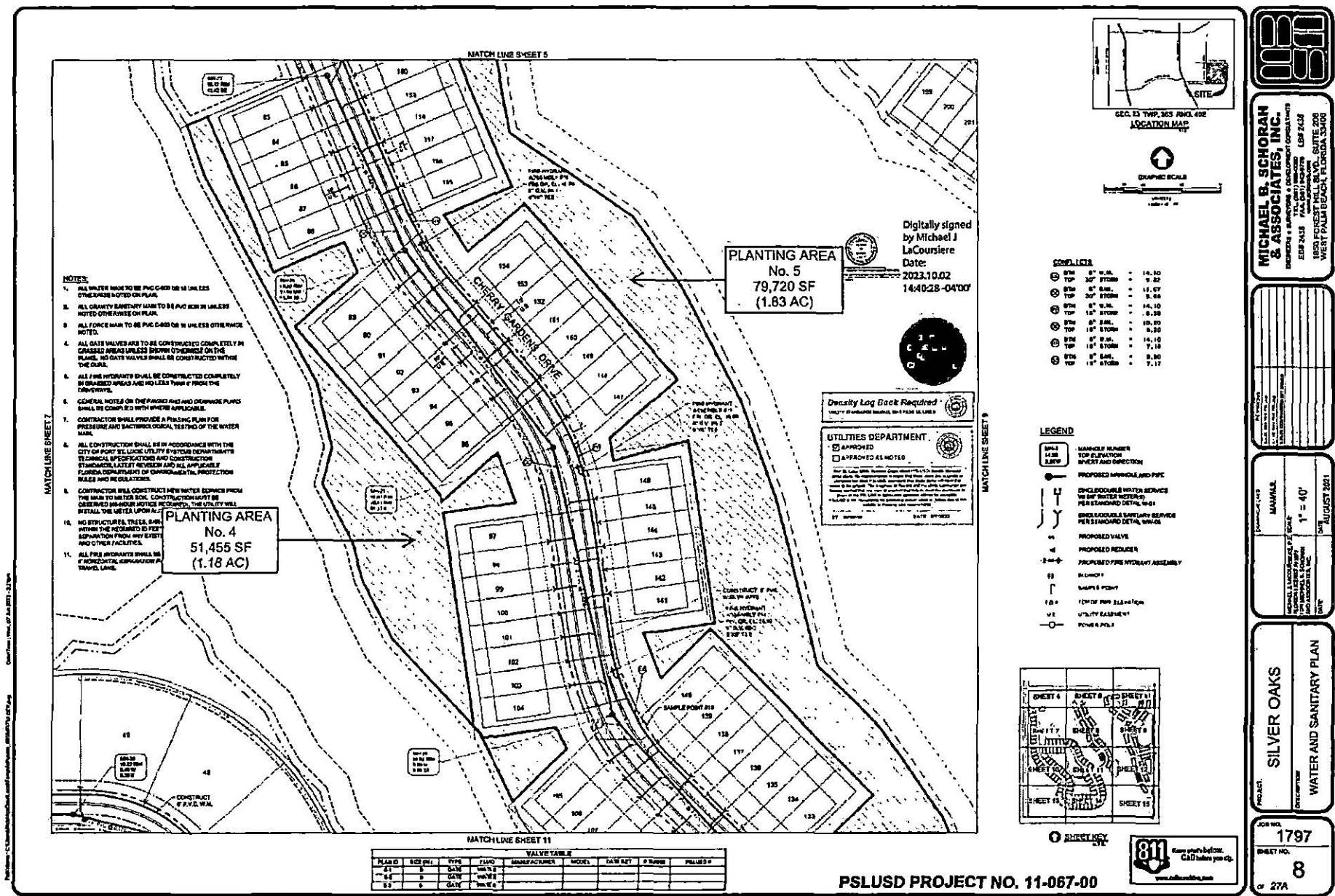
SILVER OAK DRIVE

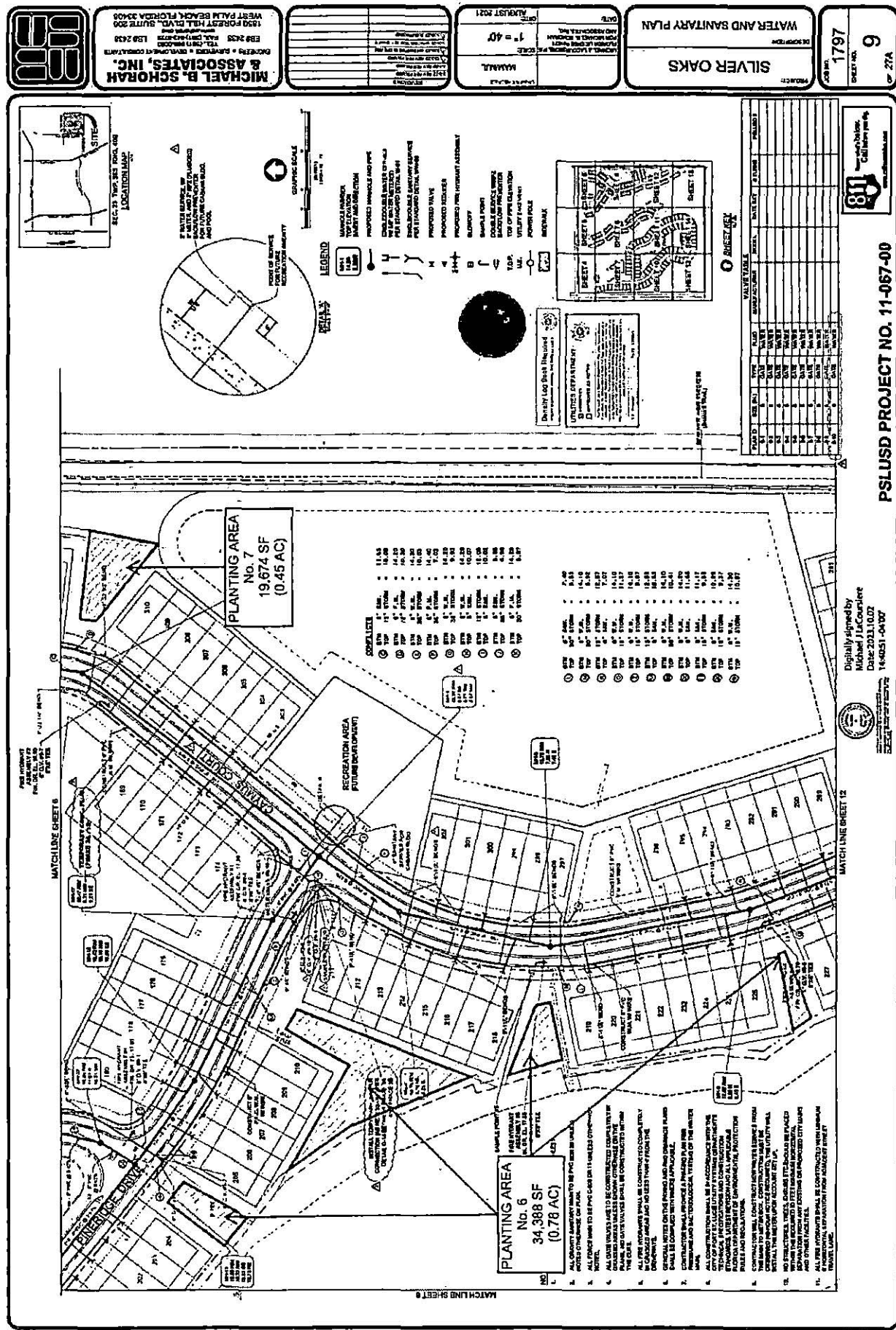
RED HILLS ROAD

CONTRACT NO. 14-0033-04107

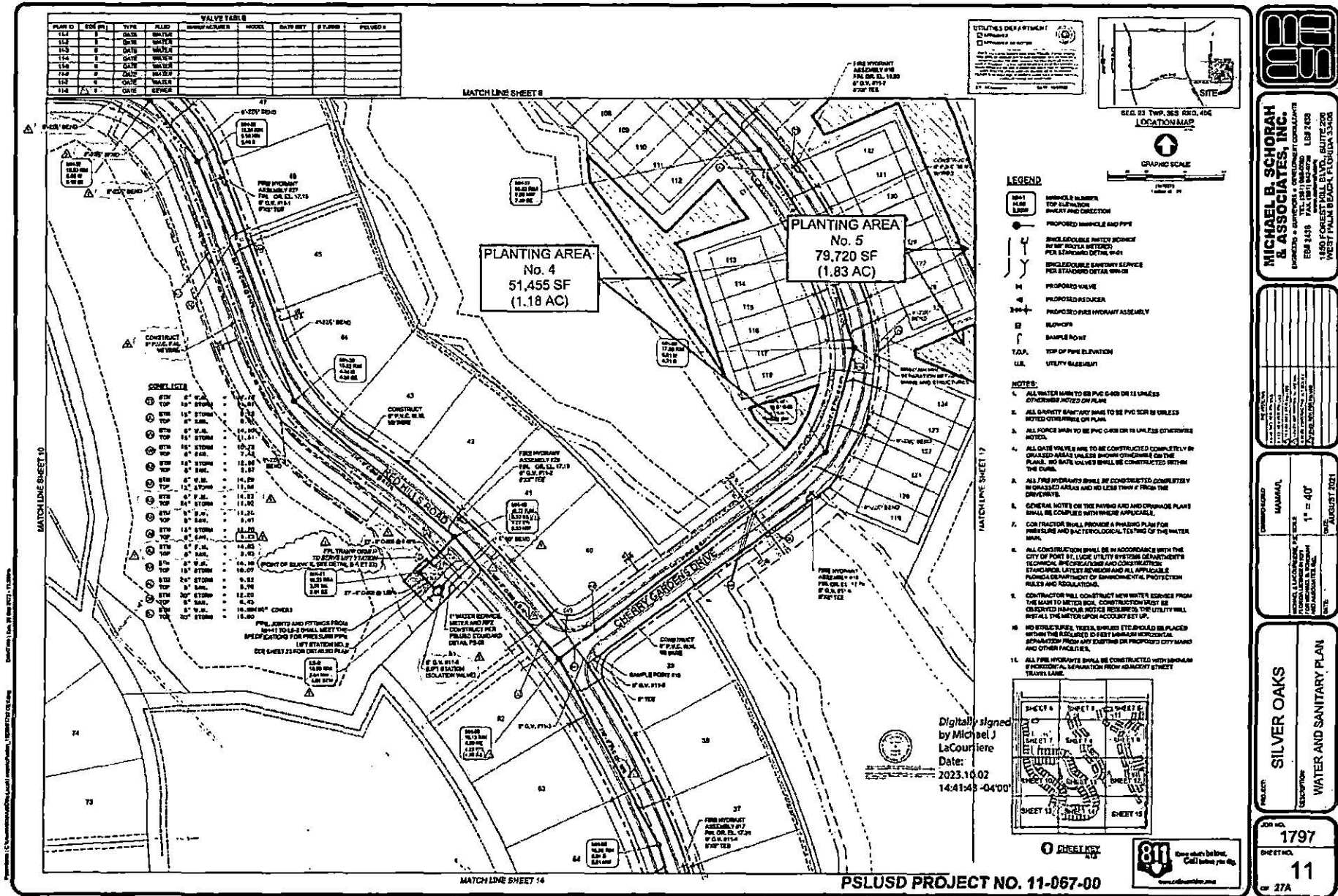
Digitally signed by Michael J. LaCouriere

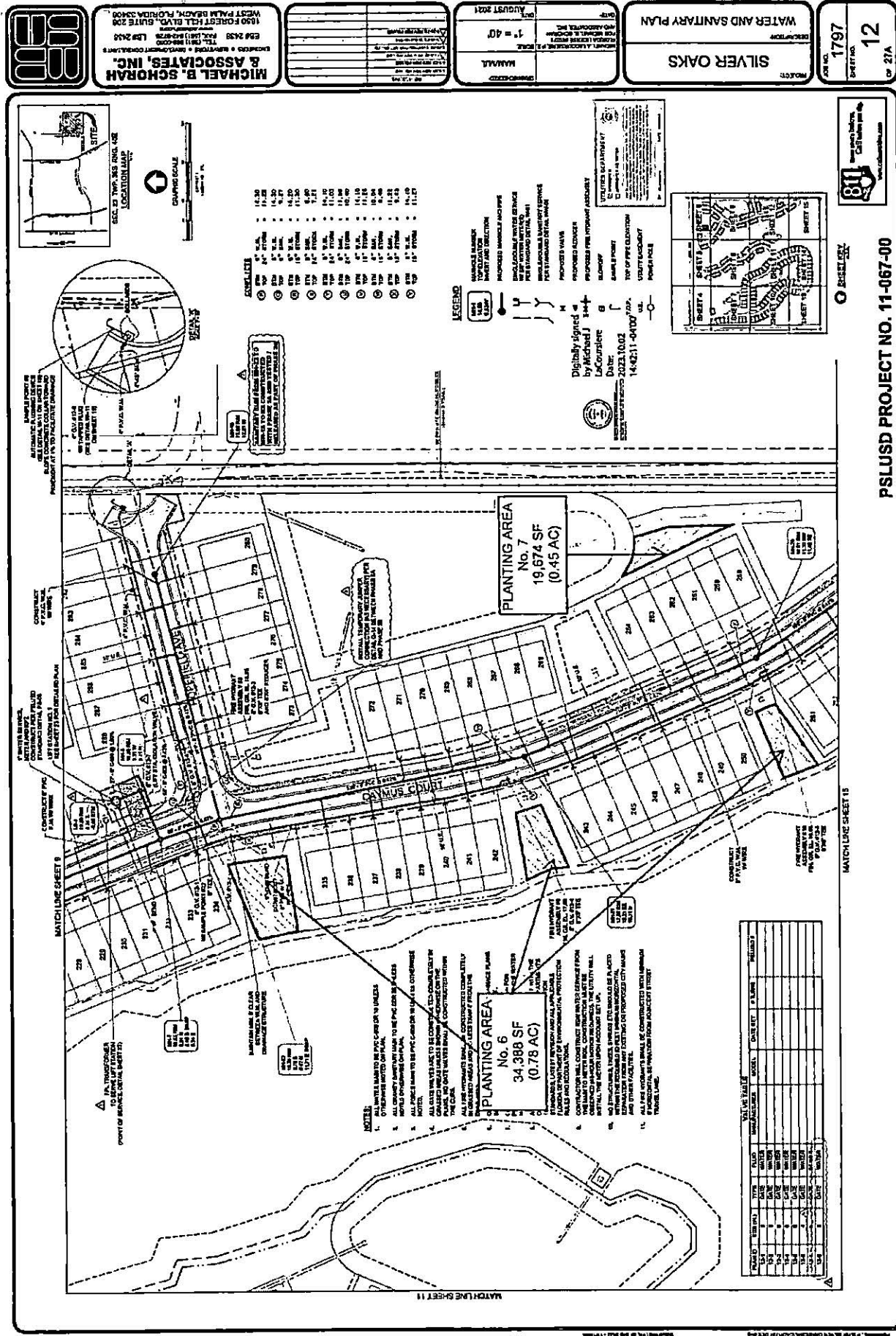
Date: 2023.10.02











MICHAEL B. SCHORAH & ASSOCIATES, INC.
1650 FOREST HILL BLVD, SUITE 200
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 848-0000
FAX: (561) 848-0001
WWW.MBSA-FLA.COM

DATE	14-02-11
BY	Michael J. Couriere
CHECKED	Michael J. Couriere
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WATER AND SANITARY PLAN
SILVER OAKS
1797
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21A

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PSLUSD PROJECT NO. 11-067-00



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 208
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 866-0000
FAX: (561) 866-0001
EDS 24/20
LSP 2/20

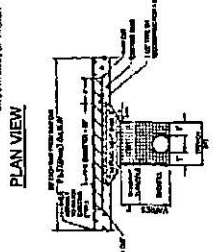
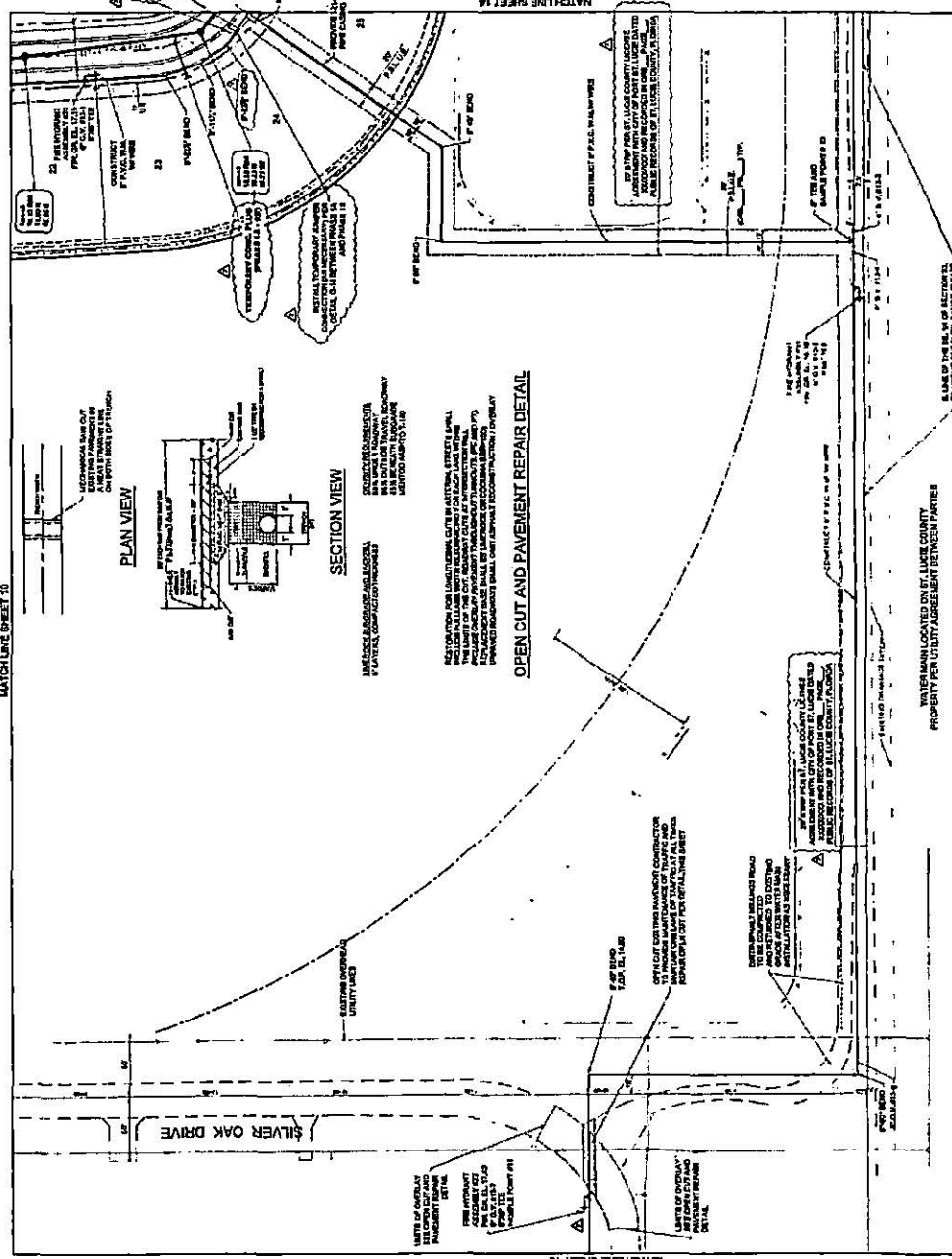
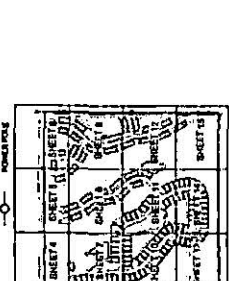
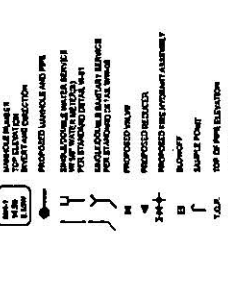
DATE	AUGUST 2021
SCALE	1" = 40'
PROJECT	WATER AND SANITARY PLAN
CLIENT	ST. LUKE'S HOSPITAL
LOCATION	ST. LUKE'S HOSPITAL
PROJECT NO.	13
SHEET NO.	13
OF 27A	

SILVER OAKS
WATER AND SANITARY PLAN

1797
13
27A



- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALM BEACH DEPARTMENT OF PUBLIC UTILITIES (DPU) STANDARDS AND SPECIFICATIONS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALM BEACH DEPARTMENT OF PUBLIC UTILITIES (DPU) STANDARDS AND SPECIFICATIONS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALM BEACH DEPARTMENT OF PUBLIC UTILITIES (DPU) STANDARDS AND SPECIFICATIONS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALM BEACH DEPARTMENT OF PUBLIC UTILITIES (DPU) STANDARDS AND SPECIFICATIONS.
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 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALM BEACH DEPARTMENT OF PUBLIC UTILITIES (DPU) STANDARDS AND SPECIFICATIONS.



OPEN CUT AND PAVEMENT REPAIR DETAIL

RESTORATION FOR CONSTRUCTION CUTS IN EXISTING STREET SHALL BE IN ACCORDANCE WITH THE CITY OF PALM BEACH DEPARTMENT OF PUBLIC UTILITIES (DPU) STANDARDS AND SPECIFICATIONS.

UTILITIES DEPARTMENT

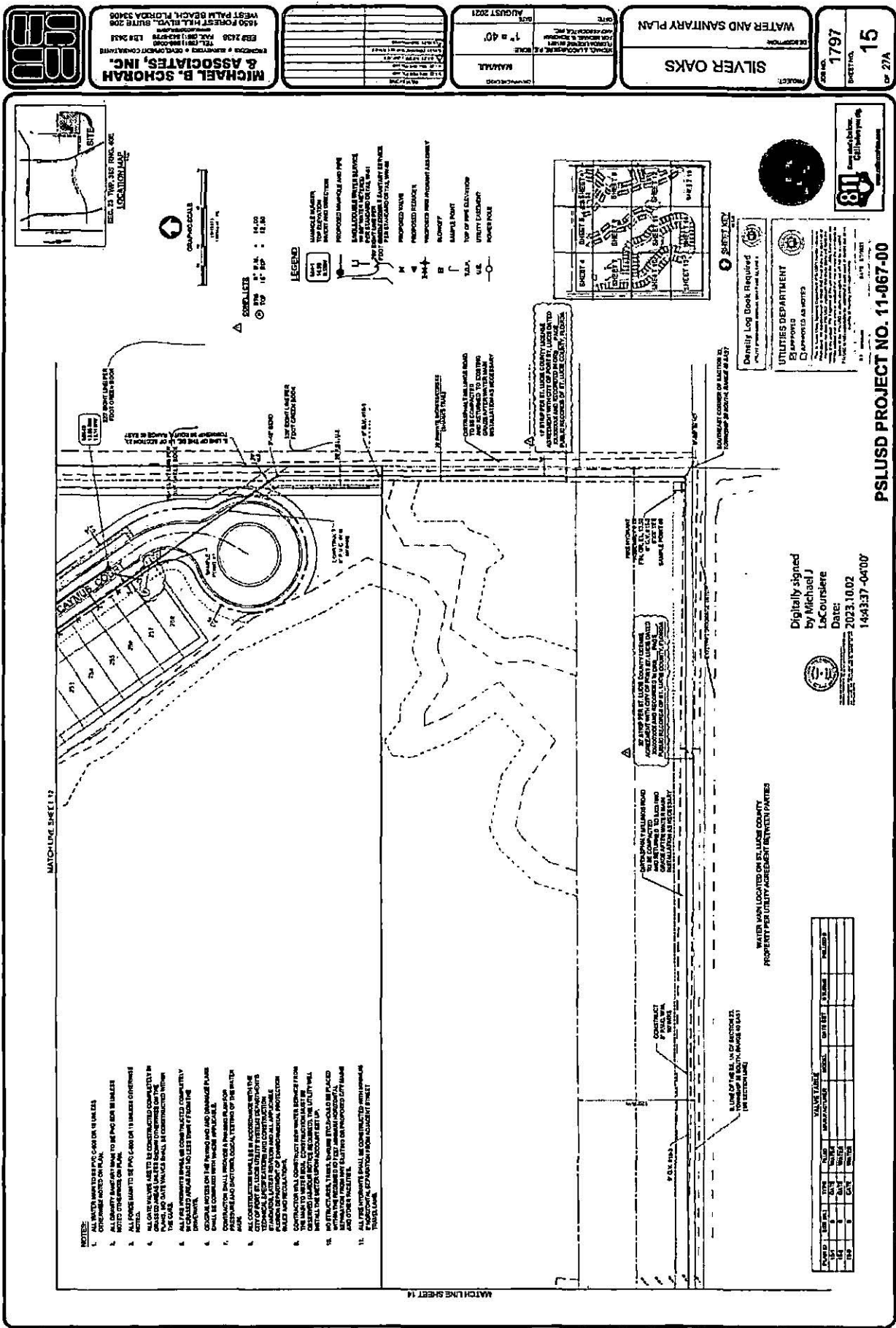
APPROVED: [Signature]

DATE: 11-06-00

PSLUSD PROJECT NO. 11-067-00

Digitally signed
by Michael J
LaCouriere
Date: 2023.10.02
14:42:41 -0400

VINYL TAPE						
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DATE	AUGUST 2021
SCALE	1" = 40'
PROJECT	SILVER OAKS
CLIENT	WEST PALM BEACH, FLORIDA

PROJECT	SILVER OAKS
DATE	AUGUST 2021
SCALE	1" = 40'
CLIENT	WEST PALM BEACH, FLORIDA

PROJECT	SILVER OAKS
DATE	AUGUST 2021
SCALE	1" = 40'
CLIENT	WEST PALM BEACH, FLORIDA

SHEET NO.	15
DATE	1797
PROJECT	SILVER OAKS

Digitally signed
by Michael J
LoCoursiere
Date: 2023.10.02
143337-04107

NO.	DATE	BY	REVISION
1	10/02/23	MLJ	ISSUED FOR PERMIT
2	10/02/23	MLJ	REVISED PER COMMENTS
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100	10/02/23	MLJ	REVISED PER COMMENTS

PSLUSD PROJECT NO. 11-067-00

RESOLUTION NO. 2025-062

**A RESOLUTION ACCEPTING A
CONSERVATION EASEMENT AND
PRESERVE AREA MONITORING AND MANAGEMENT PLAN
ON BEHALF OF ST. LUCIE COUNTY, FLORIDA**

BE IT RESOLVED by the Board of County Commissioners of St. Lucie County,
Florida, that:

The foregoing Conservation Easement and Preserve Area Monitoring and
Management Plan from CRE-KL Silver Oaks Owner, LLC are duly accepted on behalf of St.
Lucie County this 18th day of March, 2025.

ATTEST:



Wanda Smith
Deputy Clerk

**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

By: *Jamie Lee Fowler*
Chair

**APPROVED AS TO FORM AND
CORRECTNESS:**

By: *Pat Smith*
County Attorney

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 27,863	\$ -	\$ -	\$ 27,863
Investments				
Construction	-	-	8,005,027	8,005,027
COI	-	1	-	1
Interest	-	442,910	-	442,910
Reserve	-	1,030,717	-	1,030,717
Due from Developer	6,121	-	-	6,121
Total assets	<u>\$ 33,984</u>	<u>\$1,473,628</u>	<u>\$8,005,027</u>	<u>\$ 9,512,639</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 27,985	\$ -	\$ -	\$ 27,985
Due to Landowner	-	2,894	-	2,894
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>33,985</u>	<u>2,894</u>	<u>-</u>	<u>36,879</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	6,121	-	-	6,121
Total deferred inflows of resources	<u>6,121</u>	<u>-</u>	<u>-</u>	<u>6,121</u>
Fund balances:				
Restricted for:				
Debt service	-	1,470,734	-	1,470,734
Capital projects	-	-	8,005,027	8,005,027
Unassigned	(6,122)	-	-	(6,122)
Total fund balances	<u>(6,122)</u>	<u>1,470,734</u>	<u>8,005,027</u>	<u>9,469,639</u>
Total liabilities and fund balances	<u>\$ 33,984</u>	<u>\$1,473,628</u>	<u>\$8,005,027</u>	<u>\$ 9,512,639</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 21,585	\$ 70,528	\$ 202,165	35%
Total revenues	<u>21,585</u>	<u>70,528</u>	<u>202,165</u>	35%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	-	1,922	25,000	8%
Legal - SD	-	47,000	-	N/A
Engineering	-	-	5,000	0%
Audit	-	-	4,075	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	416	1,000	42%
EMMA software services	-	2,500	2,000	125%
Trustee	-	-	5,500	0%
Telephone	17	83	200	42%
Postage	-	86	500	17%
Printing & binding	42	208	500	42%
Legal advertising	1,975	1,975	2,000	99%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	6,050	86%
Contingencies/bank charges	5	21	500	4%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>6,122</u>	<u>80,501</u>	<u>102,165</u>	79%
Field operations				
Field operations management	-	-	6,000	0%
Field operations accounting	-	-	1,000	0%
Landscape maintenance	-	-	50,000	0%
Landscape inspection	-	-	9,000	0%
Wet ponds	-	-	4,000	0%
Pump maintenance	-	-	8,000	0%
Electricity	-	-	2,000	0%
Streetlighting	-	-	10,000	0%
Contingencies	-	-	10,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>100,000</u>	0%
Total expenditures	<u>6,122</u>	<u>80,501</u>	<u>202,165</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	15,463	(9,973)	-	
Fund balances - beginning	(21,585)	3,851	-	
Fund balances - ending	<u>\$ (6,122)</u>	<u>\$ (6,122)</u>	<u>\$ -</u>	

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 5,058	\$ 29,906
Total revenues	<u>5,058</u>	<u>29,906</u>
EXPENDITURES		
Debt service		
Interest	-	389,382
Total expenditures	<u>-</u>	<u>389,382</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,058	(359,476)
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(15,183)
Total other financing sources	<u>-</u>	<u>(15,183)</u>
Net change in fund balances	5,058	(374,659)
Fund balances - beginning	1,465,676	1,845,393
Fund balances - ending	<u>\$ 1,470,734</u>	<u>\$ 1,470,734</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 27,478	\$ 145,682
Total revenues	<u>27,478</u>	<u>145,682</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	27,478	145,682
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	15,183
Total other financing sources/(uses)	<u>-</u>	<u>15,183</u>
Net change in fund balances	27,478	160,865
Fund balances - beginning	7,977,549	7,844,162
Fund balances - ending	<u><u>\$ 8,005,027</u></u>	<u><u>\$ 8,005,027</u></u>

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Solaeris Community Development District held Public Hearings and a Regular Meeting on February 20, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

Present:

William Fife

Chair

Jon Seifel

Vice Chair

Josh Long

Assistant Secretary

Also present:

Andrew Kantarzhi

District Manager

Jere Earlywine (via telephone)

District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:23 a.m. Supervisors Fife, Seifel and Long were present. Supervisors Smith and Carcamo were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

B. Consideration of Resolution 2025-05, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which

**May Be Levied by the Solaeris Community Development District in Accordance with
Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an
Effective Date [Expansion Parcel]**

Mr. Kantarzhi presented Resolution 2025-05 and read the title.

**On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, the Public
Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, the Public
Hearing was closed.**

**On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, Resolution
2025-05, Expressing its Intent to Utilize the Uniform Method of Levying,
Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied
by the Solaeris Community Development District in Accordance with Section
197.3632, Florida Statutes; Providing a Severability Clause; and Providing an
Effective Date [Expansion Parcel], was adopted.**

FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
an Assessment Roll and the Imposition of
Special Assessments Relating to the
Financing and Securing of Certain Public
Improvements**

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

C. Master Engineer's Report (for informational purposes)

Mr. Kantarzhi stated that this is the same Report that was presented at the last meeting.

**D. Amended and Restated Master Special Assessment Methodology Report (for
informational purposes)**

Mr. Kantarzhi stated that this is the same Report that was presented at the last meeting.

**On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, the Public
Hearing was opened.**

- Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.

No affected property owners or members of the public spoke.

- Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, the Public Hearing was closed.

- E. Resolution 2025-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date [Expansion Parcel]

Mr. Kantarzhi presented Resolution 2025-06 and read the title.

On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, Resolution 2025-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date [Expansion Parcel], was adopted.

**Intent to Accept Responsibility for the
Perpetual Operation, Maintenance, and
Funding of the Stormwater Management
System and Conservation Areas**

Mr. Kantarzhi presented Resolution 2025-07 and read the title. Mr. Earlywine stated that the Water Management District submitted a few minor changes that will be incorporated.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-07, a Second Resolution Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System and Conservation Areas, was adopted, and authorizing the Chair to execute, was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Saint Lucie County Property
Appraiser and Saint Lucie County Tax
Collector Interlocal Agreement**

On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, the Saint Lucie County Property Appraiser and Saint Lucie County Tax Collector Interlocal Agreement, was ratified.

SEVENTH ORDER OF BUSINESS

**Consideration of Response(s) to Request
for Qualifications (RFQ) for Engineering
Services**

- A. Affidavit of Publication**
- B. RFQ Package**
- C. Respondent: Mills, Short & Associates**

Mr. Kantarzhi stated Mills, Short & Associates (MSA) was the sole respondent to the RFQ for Engineering Services. As such, the Board can deem MSA the most responsive respondent and rank MSA as the #1 ranked respondent.

- D. Competitive Selection Criteria/Ranking**
- E. Award of Contract**

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, deeming Mills, Short & Associates (MSA), the sole respondent to the RFQ for Engineering Services, as the most responsive respondent, ranking MSA as the

#1 ranked respondent and authorizing Staff to negotiate the Engineering Services Contract with MSA, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2024

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of January 16, 2025 Regular Meeting Minutes

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the January 16, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Discussion ensued regarding timing of the upcoming bond issuance.

B. District Engineer: Thomas Engineering Group, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- NEXT MEETING DATE: March 20, 2025 at 11:15 AM
 - QUORUM CHECK

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, the meeting adjourned at 11:33 a.m.

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203
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Secretary/Assistant Secretary

Chair/Vice Chair

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SOLAERIS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2024 CANCELED	Regular Meeting	11:15 AM
November 21, 2024 CANCELED	Regular Meeting	11:15 AM
December 19, 2024 CANCELED	Regular Meeting	11:15 AM
January 16, 2025	Regular Meeting	11:15 AM
February 20, 2025	Regular Meeting	11:15 AM
March 20, 2025 CANCELED	Regular Meeting	11:15 AM
April 17, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	11:15 AM
May 15, 2025	Regular Meeting	11:15 AM
July 17, 2025	Regular Meeting	11:15 AM
August 21, 2025	Regular Meeting	11:15 AM
September 18, 2025	Regular Meeting	11:15 AM