

EXHIBIT A

Presented to:
City of Port St. Lucie Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

PLANNED UNIT DEVELOPMENT

Verano South Pod H

PUD Amendment No. 1

(FKA PGA Village/Montage)



~~APRIL 18, 2022~~ July 24, 2025

City of Port St. Lucie Project No: ~~21-070~~ P25-096

	Approval date	PSL Project No.:	Ord No.:
Original Base	January 22, 2024	P21-070	Ord 24-01
<u>Amendment #1</u>	<u>TBD</u>	<u>P25-096</u>	<u>TBD</u>

Prepared by:
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Ph. 561-747-6336

EXHIBIT B
TABLE OF CONTENTS/ LIST OF EXHIBITS

EXHIBIT A Cover Page..... 1

EXHIBIT B Table of Contents..... 2

EXHIBIT C ~~Introduction~~ List of Amendments 3

EXHIBIT D Introduction 4

EXHIBIT 1 PUD ~~Rezoning~~ Amendment Application..... 5

EXHIBIT 2 PUD Application Checklist..... 8

EXHIBIT 3 Letter of Authorization 12

EXHIBIT 4 Binding PUD Agreement 15

EXHIBIT 5 Site Information 17

EXHIBIT 6 Proposed Development Uses/ Standards 20

EXHIBIT 7a Legal Description 29

EXHIBIT 7b Warranty Deed..... 32

EXHIBIT 8 Location Map..... 35

EXHIBIT 9a PUD Conceptual Master Plan 37

EXHIBIT 9b Rangeline Road Sections 39

EXHIBIT 9c PUD Conceptual Water and Sewer Master Plan 41

EXHIBIT 10 Typical Roadways 43

EXHIBIT 11 Typical Lots..... 49

EXHIBIT 12 Traffic Statement 55

EXHIBIT 13 Drainage Statement..... 57

EXHIBIT C
LIST OF AMENDMENTS

The following changes to the previously approved PUD (PSL Project Number P21-070) are proposed in Amendment Number 1

- Updated Permitted Principal Uses to include Free Standing Emergency Department (FSED), 24-hour. Please see Exhibit 6, Item 1 Permitted Principle Uses on page 23.
- Updated the Street Tree requirement language. Please see Exhibit 6, Item 10 Landscaping on page 27.
- Updated the Traffic Statement to include the added Free Standing Emergency Department (FSED) use. Please see Exhibit 12 on page 55.

EXHIBIT C-D
INTRODUCTION

The comprehensive area of the Verano DRI (formerly known as the PGA Village/Montage DRI) is approximately 3,001.15-acres. It is to be located southwest of the existing PGA Village/Reserve, west of I-95, and east of Glades Cut Off Road. The SFWMD C-24 Canal traverses directly through the northeastern section of the property. Verano as a whole is designed to include Multifamily and Single-Family Residences with Golf Courses, Commercial Development, Open Space, and Country Club amenities.

Verano South Pod H is a development consisting of approximately 387.056 acres. The Pod H site borders North South A Road to the east, Glades Cut off Road to the north, Crosstown Parkway to the south and Range Line Road to the west. The site can best be described as a community under development. The total units for the Verano DRI as a whole shall not exceed 7,200 units per the development order. The Verano DRI allows a variety of land uses, such as office commercial, retail commercial, residential single family, residential multifamily, hotel, recreational vehicle park, golf course and open space. The residential component will be single-family and multifamily developments.

Pod H will be supplied with water and wastewater services by the City of Port St. Lucie Utilities Department and will comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such service.

Primary Access to Pod H will be provided by North South A Road and Crosstown Parkway. Storm Water Management will be provided by an on-site system of lakes, meeting the requirements of the City and the South Florida Water Management District (SFWMD). A Conceptual Environmental Resource Permit (ERP) has been issued for the proposed project from South Florida Water Management District (SFWMD). The permit number is 50-01648-P.

Although Pod H does not contain significant upland preserve, all upland preservation, recreation, and open space requirements of the PUD have been met within the comprehensive Verano DRI requirement.

EXHIBIT 1
POD H PUD REZONING AMENDMENT
APPLICATION (PLEASE SEE BELOW)

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept.: _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: dsorrow@coteleur-hearing.com

PROPERTY OWNER: PSL LAND INVESTMENTS LLC

Name: Title MGR: The Kolter Group LLC

Address: 105 NE 1st St, Delray Beach FL 33444

Telephone No. 772-349-8065 Email rfromm@kolter.com

AGENT OF OWNER (if any)

Name: Coteleur and Hearing : Daniel T. Sorrow

Address: 1934 Commerce Lane #1, Jupiter, FL 33458

Telephone No. 561-747-6336 Email dsorrow@coteleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please see attached Legal Description
(Include Plat Book and Page)

Parcel I.D. Number: 3331-131-0001-000-6

Current Zoning: SLC AG-5

Proposed Zoning: Planned Unit Development (PUD)

Future Land Use Designation: RGC Acreage of Property: 387.056 AC

Reason for rezoning request: _____

On behalf of the property owner, PSL Land Investments LLC, please accept this as our formal request for approval to create POD H within the Verano Community.


Signature of Owner

DANIEL T. SORROW
Hand Print Name

03.08.2021
Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 03/03/20

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: Dhearing@cotleur-hearing.com / CC Clane@cotleur-hearing.com

PROPERTY OWNER: _____

Name: PSL Land Investments LLC

Address: 105 NE 1st Street, Delray Beach, Florida 33444

Telephone No. 772-370-2468 Email Dweimer@kolter.com

AGENT OF OWNER (if any)

Name: Cotleur & Hearing: Donaldson Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter, Florida 34984

Telephone No. 561-747-6336 Email Dhearing@cotleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please see attached Legal Description.
(Include Plat Book and Page)

Parcel I.D. Number: 3331-131-0001-000-6

Current Zoning: PUD Proposed Zoning: N/A

Future Land Use Designation: RGC Acreage of Property: 387.056

Reason for amendment request: Please see attached Narrative.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a ~~strikethrough~~.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.



Signature of Owner

Donaldson Hearing

Hand Print Name

5/23/2025

Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

EXHIBIT 2

P.U.D REZONING APPLICATION CHECKLIST

(PLEASE SEE BELOW)



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Verano South POD H PUD 1 :PUD Rezoning

Project Number: P 21-070 New Submittal or Resubmittal (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
✓	Sufficiency Checklist: One original completed and signed by applicant.			
✓	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
N/A	Written Response to Comments: Sixteen copies. For resubmittals only.			
✓	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
✓	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
✓	Application Fees: Refer to each department's fee schedule.			
✓	Proof of Ownership:			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or...			
	...Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
✓	Sixteen sets of 11" x 17" concept plans			
✓	Show traffic access points			
✓	Show drainage discharge locations			
✓	Show proposed water and sewer connection points			
✓	Evidence of unified control and binding PUD agreement			
✓	Density statement			
✓	Proposed zoning district regulations			
N/A	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Verano South POD H PUD 1: PUD Rezoning

Project Number: P 21-070 New Submittal or Resubmittal (Check One)

Applicant Certification

I, DANIEL T. SORROW (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied, at the Site Plan Review Committee.

[Signature]
(Signature of Applicant)

3-9-21
(Date)

Planning and Zoning Department Representative

I, _____ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ (date). Additional Comments:

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

I, _____ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ (date). Additional Comments:

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

I, _____ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ (date). Additional Comments:

(Signature of Utility System Department Representative)

(Date)



CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2011

Project Name: Verano Pod H PUD Amendment No. 1

Project Number: P 25-TBD New Submittal [checked] or Resubmittal (Check One)

Applicant Certification

I, Donaldson Hearing (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

[Signature] (Signature of Applicant) 5/27/2025 (Date)

Planning and Zoning Department Representative

I, (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date).

Additional Comments:

(Signature of Planning and Zoning Department Representative) (Date)

Engineering Department Representative

I, (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date).

Additional Comments:

(Signature of Engineering Department Representative) (Date)

Utilities System Department

I, (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date).

Additional Comments:

(Signature of Utility System Department Representative) (Date)

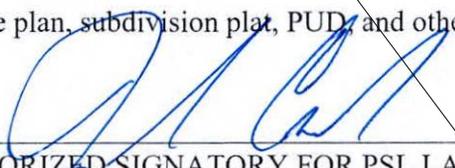
EXHIBIT 3
LETTER OF AUTHORIZATION
(PLEASE SEE BELOW)

March 8th, 2021
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Coteleur and Hearing and its staff to act as agents for the area owned by PSL Land Investments LLC in the Verano project, located at Crosstown parkway and I-95 in the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding POD H site plan, signage plan, subdivision plat, PUD, and other similarly related applications.



AUTHORIZED SIGNATORY FOR PSL LAND INVESTMENTS LLC

JOHN CSAPO

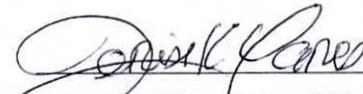
PRINTED NAME

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of MARCH, 2021, by JOHN CSAPO, as Manager of The Kolter Group LLC, a Florida limited liability company, which is Manager of PSL LAND INVESTMENTS LLC, a Florida limited liability company, and who is personally known to me, or has produced _____ as identification.

(seal)



Notary Public - State of Florida

Print Name: Denise K. Yanes

May 29, 2025

City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Re : LETTER OF AUTHORIZATION

To whom it may concern,

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by PSL Land Investments LLC in the Verano project, located at Crossstown Parkway and I-95 in the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding POD H site plan, signage plan, subdivision plat, PUD, and other similarly related applications.

Darren Weimer

AUTHORIZED SIGNATORY FOR PSL LAND INVESTMENTS, LLC

DARREN WEIMER

PRINTED NAME

NOTARY ACKNOWLEDGEMENT

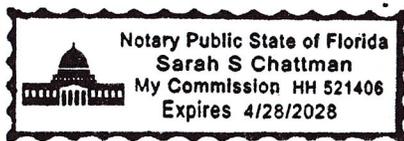
STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of May, 2025, by Darren Weimer, who is personally known to me, or has produced _____ as identification.

[Signature]

(seal)



Notary Public – State of Florida

Print Name: Sarah S. Chattman

EXHIBIT 4
BINDING PUD AGREEMENT
(PLEASE SEE BELOW)

EXHIBIT 4

Binding PUD Agreement

The undersigned acknowledges that the area of the Verano South Pod H PUD, described as follows:

See Attached

Is subject to an existing Planned Unit Development approval and is under the unified control of the undersigned petitioner(s) who agree to (1) proceed with the proposed development according to the provisions of the Port St. Lucie PUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owners association, Community Development District or similar entity agrees to accept the same responsibilities. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

PSL LAND INVESTMENTS LLC

By: _____

Print Name: JOHN CSAPU

Title: AUTHORIZED SIGNATORY

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of MARCH 2021, by JOHN CSAPU, as Manager of The Kolter Group LLC, a Florida limited liability company, which is Manager of PSL LAND INVESTMENTS LLC, a Florida limited liability company, and who is personally known to me, or has produced _____ as identification.

(seal)



Denise K Yanes

Notary Public - State of Florida

Print Name: Denise K Yanes

EXHIBIT 5
SITE INFORMATION
(PLEASE SEE BELOW)

EXHIBIT 5
SITE INFORMATION

	Existing	Proposed
Land Use Designation	RGC	N/A
Existing Zoning	SLC Agricultural-5	N/A
Proposed Zoning	N/A	PUD
Total Area	N/A	+/- 387.056
	N/A	100%
Total Dwelling Units	N/A	900 du's
Density	N/A	+/- 2.32 du/ac
Residential Area (ac)	N/A	129.856 ac
	N/A	33.5 %
Recreation (ac)	N/A	6 ac
	N/A	1.6%
R/W (ac)	N/A	43 ac
	N/A	11.1%
Open Spaces (ac)	N/A	55.4 ac
	N/A	14.3%
Lakes (ac)	N/A	52 ac
	N/A	13.4%
Commercial Site 1 (ac)	N/A	10 ac
	N/A	2.6%
Commercial Site 2 (ac)	N/A	8.7 ac
	N/A	2.2%
FPL Easement (ac)	N/A	82.1 ac
	N/A	21.2%

***The total number of units in the DRI shall not exceed 7,200 unless the DRI is amended, or conversion matrix is implemented.**

1. TOTAL ACREAGE 387.056 ACRES

Residential Area	129.856	Acres
Recreation	6	Acres
Road Rights-of-Way	43	Acres
Open Spaces	55.4	Acres
Lakes	52	Acres
Commercial Site 1	10	Acres
Commercial Site 2	8.7	Acres
FPL Easement	82.1	Acres

2. UPLAND PRESERVATION:

As satisfied in the Verano DRI Development Order. Section 6B of Resolution 12-R102, approved on 10/22/12, the City acknowledged that Verano has previously exceeded the 25% upland preservation requirement of the City of Port St Lucie Code for the Verano DRI. The existing Verano Conservation Area Management Plan and conservation easement includes a surplus 11.4 acres of protected upland habitat beyond what is required for the original Verano development order. In addition to the original conservation area, Verano deeded 22.86 acres of land, for open space conservation purposes. All upland habitat portions of the 22.86-acre parcel of land counts toward the required upland habitat within the DRI.

3. PEDESTRIAN WAYS:

The system of pedestrian movement will consist of paved multiuse paths or sidewalks adjacent to streets of the residential neighborhoods as well as an interior collector road.

Note: Verano South Pod H is part of the Verano DRI with regards to maximum building coverage, open space and upland preservation requirements. The acreage breakdown provided is conceptual and subject to adjustments during the platting process.

EXHIBIT 6
DEVELOPMENT USES AND STANDARDS
(PLEASE SEE BELOW)

Table 1. DEVELOPMENT USES AND STANDARDS					
DEVELOPMENT STANDARD	SINGLE-FAMILY	TOWNHOMES **	VILLAS	MODEL HOMES	NON-RESIDENTIAL
PRIMARY STRUCTURE					
Minimum Lot Width	40'	16'	25'	25'	-
Minimum Lot Depth	120'	80'	100'	120'	-
Maximum Lot Depth	None	None	None	None	-
Maximum Building Lot Coverage	60%	70%	60%	60%	80%
Maximum Impervious Lot Coverage	75%	80%*	75%	75%	80%
Minimum Open Space	25%	20%*	25%	25%	20%
Minimum Front Setback (Front Loaded)*	20' Garage	20' Garage	20' Garage	20' Garage	-
Minimum Front Setbacks (Non-garage)	15'	15'	15'	15'	-
Minimum Front Setback (Side Loaded)	15'	-	-	15'	-
Minimum Front Setback (Rear Loaded)	13'	13'	-	13'	-
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provided that minimum building separation of 10' is maintained between units.	5'			5'	-
Minimum Side Setback (Side-Entry)		5'	5'		
Minimum Side Setback (Front-Entry)		5'	5'		
Minimum Side Setback (Corner Lot)	15'	10'	15'	15'	
If adjacent to open space tract 15' in width or greater	5'	5'	5'	5'	-
Minimum Rear Setback (Corner Lot)	10'	10'	10'	10'	
Minimum Rear Setback (Internal Lot)	10'	10'	10'	10'	
Minimum Rear Setback (Rear Loaded with garage)	5'	5'	5'	5'	-
Minimum Rear Setback (Rear loaded without garage)	20'	20'	20'	20'	-
ACCESSORY STRUCTURES					
Minimum Rear Setback (Non-Rear Loaded)	3'	3'	3'	3'	-
If adjacent to open space or common area tract 50' or wider	0'	0'	0'	0'	-
Minimum Rear Setback (Rear Loaded)	5'	5'	3'	3'	-
Minimum Side Setback (Internal Lot)	2' (2' from property line)	2'	2'	3'	-
Minimum Side Setback (Corner Lot)	15'	15'	15'	15'	-

Note:

Open Space refers to requirement for individual lots and may include walkways and driveways but not patios or principal structures.

*For a dwelling unit with a front-loaded garage, the minimum front setback for the principal structure, excluding the garage, shall be thirteen (13) feet from the front property line provided there is at least a 20-foot setback for the garage.

**** Townhomes - Overall Building or Site Plan:**

Maximum impervious lot coverage and maximum open space refers to the code requirement of the total impervious versus pervious lot coverage for the parcel or pod, not individual townhome lots.

EXHIBIT 6
DEVELOPMENT USES AND STANDARDS

1. PERMITTED PRINCIPAL USES

*Any use as listed in the approved Verano DRI.

1. Single Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Multifamily and Town Homes
3. Model Homes, Model Home Sales Center, Model Home Design Center
4. Temporary Construction Trailers
5. Lakes
6. Entry Gates and Guard House(s)
7. Office Commercial
8. Retail Commercial
9. Open Space
10. Recreation Area and Clubhouses
11. Free Standing Emergency Department (FSED), 24 hour

2. DENSITY:

Density will comply with the approved DRI. The overall density for the Verano DRI is regulated by the RGC land use which is 5 du/ac over the entire 3,001.15-acre property. Density is not regulated or restricted on any particular PUD or Site Plan.

3. PARKING REQUIRED:

All single-family units shall have at minimum two (2) residential-car garages parking spaces. If no driveway is provided, then there shall be one guest parking space provided elsewhere on site at one (1) space per unit. Villas and Townhomes with single car garages will have, at minimum, parking for one (1) space in the garage and one (1) tandem exterior parking space in the driveway. Villa and Townhome garages may have a 1 or 2-car capacity. All Villas and Townhomes with two (2) car garages will have at minimum parking for two (2) spaces in the garage and two (2) spaces in the driveway.

Driveways will be a minimum of nine feet (9') wide for a one (1) car garage and eighteen feet (18') wide for a two (2)-car garage. Past the right-of-way, Single Family Home driveways can extend up to thirty feet (30') in width to accommodate Single-Family Homes with larger garages.

Refer to the City Code for parking space requirements as related to multifamily apartments, commercial, and office uses. If the proposed number of parking spaces differs from the City Code, a parking analysis justifying proposed parking shall be provided by the traffic engineer at the time of Site Plan Review.

One (1) space/ per 200 gross square feet of enclosed Recreation Facility/Clubhouse. On-street parking may be utilized to satisfy this requirement.

4. STREET DESIGN:

Corner radii of intersecting streets with a collector street shall be a minimum of twenty- five feet (25'). Corner radii of intersecting local streets shall be a minimum of fifteen feet(15').

5. MAXIMUM BLDG HEIGHT:

Maximum height of single-family residential structures and recreation centers shall not exceed thirty-five feet (35') above finished floor. Architectural elements (monuments, entry features, towers, etc.) may not exceed fifty feet (50') above finished floor. Multifamily residential structures shall not exceed seventy-five feet (75') above finished floor, or seven (7) stories.

6. LOT SIZES: (See Exhibit 11 – Typical Lots)

Lot sizes are not restricted to the typical lot plans illustrated in this PUD, provided they adhere to the minimum setback requirement detailed in Table 1, Development Uses & Standards. And the minimum lot widths and minimum lot area requirements identified in Exhibit 11.

7. BLDG SETBACKS: (See Exhibit 11, Typical Lots)

Single-family:

Setbacks shall be as stated in Table 1, Development Uses & Standards, unless otherwise indicated. Roofs are allowed to overhang into building setbacks but not to exceed twenty-four inches (24"). Any accessory structure placed within the side setback must be landscaped to be shielded from the right-of-way. Sand set pavers may encroach into the setbacks up to the property line.

Pool equipment and HVAC are not considered accessory uses and are allowed in the side yard, and side setbacks do not apply.

Villas/Townhomes:

Setbacks shall be as stated in Table 1, Development Standards & Uses, unless otherwise indicated. Roofs are allowed to overhang into building setbacks but not to exceed twenty-four inches (24"). Any accessory structure placed within the side setback must be landscaped to be shielded from surrounding neighbors. Sand set pavers may encroach into the setbacks up to the property line.

Other Uses:

Multifamily (apartments and townhomes) and commercial (office and retail) uses shall follow development criteria as defined in the City of Port St. Lucie Zoning Code, unless otherwise stated in this PUD.

8. FENCES / WALLS:

Single Family:

Fences and walls may be located along the rear and side property line, but they shall not extend past the front building line into the front setback. These fences and walls may have a maximum height of seven (7) feet. Notwithstanding the foregoing, the front and side setbacks of the lot which extend past the front of the building may allow a fence with a maximum height of three (3) feet.

Villas:

Fences and walls may be located along the rear and side property line but shall not extend past the front building line into the front setback. These fences and walls may have a maximum height of seven (7) feet. Notwithstanding the foregoing, the front and side setbacks of the lot which extend past the front of the building may allow a fence with a maximum height of three (3) feet.

9. ACCESSORY USES:

Accessory Uses/Structures are permitted in connection with any principal use, provided that all accessory structures or uses are in full compliance with all setbacks, height and building lot impervious coverage, requirements. Such approved uses or structures include but are not limited to patios, pools, outdoor cooking areas, gazebos, and screen enclosures.

10. LANDSCAPING:

1. Single-family and Duplex Lots:

No more than 50% of the required trees on single family lots or villa duplex lots may be palm trees. A minimum of 25% of all required trees shall be native species.

2. Easement and Utility Area Landscaping:

No trees may be planted within five (5) feet of any existing utility pole, guy wire, and pad mounted transformer. No protective barriers will be required. When platted, development tract is within 50' of Florida Power and Light (FPL) easement, a planting plan demonstrating compliance with FPL's "Right Tree, Right Place" publication will be provided consistent with plat construction drawings.

3. Perimeter Landscaping:

Trees and Shrubs are not required along the lake edges for amenity centers and model home sales centers. The minimum perimeter landscape buffer width for amenity

centers and model home sales centers is five (5) feet. Multifamily (townhomes and apartments), commercial, office, and recreational uses are subject to the City Code, unless otherwise stated in this PUD document.

4. Street Trees:

~~Large canopy street trees shall be provided on a basis of one (1) tree per forty (40) linear feet of roadway per side. Tree spacing can be adjusted as necessary but shall not exceed fifty feet (50') on center as per the City Subdivision Code. Street trees planted front of residential lots may be counted toward the canopy tree requirements for the lot. Townhome and villa developments that cannot achieve street trees that are forty feet (40') on center will provide equal compensation along the right of way, within the distances less than forty feet (40').~~ 60' R-O-W - Large street trees shall be provided on a basis of one (1) tree per fifty (50) linear feet. Where there are utility and/or driveway conflicts the spacing may differ and may exceed the fifty (50) feet, but the overall quantity required per street shall not be reduced and shall be provided on such street or an alternative location only with approval of Staff prior to placement. Street trees planted in front of residential lots may be counted towards the canopy tree requirements for lot.

11. CLUBHOUSE/ RECREATION:

Permitted Uses:

Pool, Hot Tub, Cabana, Conference Facilities, Clubhouse, Health Club, Outdoor Sports Facilities, Tot lot, Passive Garden Area, Golf Cart Parking Spaces, Racquet Club Facilities, Fire Pits, Outdoor Cooking, Social Gathering Areas and Outdoor Stage.

12. MODEL ROW AND SALES CENTERS:

Model homes and their respective sales centers are permitted within Pod H. If the location of model row is not shown on the Conceptual Master Plan (Exhibit 9a), it may be permitted within Pod H through site plan review and model home applications, without warranting a PUD amendment. Temporary trap fences are permitted in model row.

13. FACADES AND ARCHITECTURAL REVIEW ELEVATIONS:

The Citywide Design Standards apply to commercial, office, institutional, multifamily (excluding duplex villas), unless indicated otherwise. The Citywide Design Standards do not apply to clubhouses, amenity centers, mail kiosks, model home sales centers, and guardhouses, golf maintenance facilities, single-family, or villa duplex development.

14. UTILITIES AND PUBLIC WORKS:

All construction shall be in accordance with the City of Port St. Lucie Utility Systems Department's Technical Specifications and Construction Standards, latest revision, and with all applicable Florida Department of Environmental Protection rules and regulations. Pod H will be subject to the Florida Department of Environmental Protection rules and regulations. Pod H will be supplied with Water and/or Wastewater Services by the City of Port St. Lucie Utility Systems Department (PSLUSD) and will abide and comply with all the applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such services. Pump Stations may be designed to serve neighboring parcels to maximize the benefit to the system and minimize maintenance costs to the City. The Applicant acknowledges that the City may require reuse water to be utilized for irrigation, equal to the amount of wastewater generated by the project. The extension of fiber optic lines is required for the communication of all Lift Stations and Reuse meter stations. Fiber optic line will be added in five feet (5') City Utility Easement at least five feet (5') from force main. No vegetation with intrusive root systems shall be placed within ten feet (10') of utilities. All utilities shall be placed underground.

Trees shall not be planted within ten feet (10') of any PSLUSD mains or appurtenances. All other utilities shall be a minimum of five feet (5') horizontal separation from city utility mains for parallel installations and a minimum of eighteen inches (18") below city utility mains (all measurements are from outside to outside).

No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing or proposed water/ wastewater utility lines. All measurements are from outside to outside, not centerline to centerline. Example: outside of pipe to nearest point on tree trunk.

Berms and structural landscape features such as rock, foundations, sculpture, decorative wall, and tree wells are generally not allowed in PSLUSD easements but may be reviewed on a case-by-case basis.

No landscaping other than sod grasses may be planted within a five feet (5') radius maintenance area of any PSLUSD appurtenance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.

All landscaping within PSLUSD utility easements shall comply with PSLUSD technical specifications, policies, and codes.

The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of the pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).

15. POLICE FACILITIES:

Verano Development is serviced by the City of Port St. Lucie Police Department (PSLPD). If requested by the PSLPD, a mini substation located within a commercial area of Pod H may be provided.

16. HURRICANE PREPAREDNESS:

The St. Lucie County Division of Emergency Management's Interactive Emergency Shelter Location Map provides five (5) emergency shelters within a nine (9)-mile radius of Pod H, which Verano Development residents may utilize during Hurricanes.

17. AFFORDABLE HOUSING:

As per the Resolution 12-R102 fact #7, the proposed Verano development does not create an adequate housing need within the meaning of housing rule 9J-2.048, F.A.C. Therefore, no mitigation is required for the affordable housing.

EXHIBIT 7a
LEGAL DESCRIPTION
(PLEASE SEE BELOW)

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY MOST CORNER OF VERANO SOUTH - P.U.D.1. - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGE(S) 11 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'03", A DISTANCE OF 5473.57 FEET TO THE POINT OF NON-TANGENT INTERSECTION AND THE **POINT OF BEGINNING**.

PARCEL "A"

THENCE S.00°01'15"W., DEPARTING SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 1280.93 FEET; THENCE S.89°58'45"E., A DISTANCE OF 1650.00 FEET TO A POINT HEREON TO BE KNOWN AS REFERENCE POINT "A"; THENCE N.00°01'15"E., A DISTANCE OF 376.00 FEET; THENCE N.89°58'45"W., A DISTANCE OF 1560.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON THE F.D.O.T. RIGHT-OF-WAY MAP DATED 11/05/64 AND REVISED JAN. 1965; THENCE N.00°01'15"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 1237.72 FEET TO A POINT OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY AND ALSO BEING THE NORTHWESTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993, OF THE PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA; THENCE N.44°46'01"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY AND SAID NORTHWESTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 5195.17 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2038.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.46°54'13"W. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°06'59", A DISTANCE OF 1462.50 FEET TO A POINT OF TANGENCY; THENCE S.01°58'48"E., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1998.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2268.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1019.35 FEET TO A POINT OF TANGENCY; THENCE S.15°14'40"E., A DISTANCE OF 603.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1895.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°49'05", A DISTANCE OF 324.73 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22918.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.05°37'16"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY,

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°18'50", A DISTANCE OF 1325.54 FEET TO THE **POINT OF BEGINNING**.

PARCEL "A" CONTAINING: 16,424,542 SQUARE FEET OR 377.056 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL "B"

BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

COMMENCE AT REFERENCE POINT "A" AS PREVIOUSLY DESCRIBED; THENCE S.54°36'38"W., A DISTANCE OF 1104.27 FEET TO **POINT OF BEGINNING - 2**. THENCE S.00°01'15"W., A DISTANCE OF 660.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N.89°58'45"W., ALONG SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 660.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON THE F.D.O.T. RIGHT-OF-WAY MAP DATED 11/05/64 AND REVISED JAN. 1965; THENCE N.00°01'15"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE S.89°58'45"E., DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET TO **POINT OF BEGINNING - 2**.

PARCEL "B" CONTAINING: 435,600 SQUARE FEET OR 10.00 ACRES, MORE OR LESS.

TOTAL LANDS CONTAINING: 16,860,142 SQUARE FEET OR 387.056 ACRES, MORE OR LESS.

EXHIBIT 7b
WARRANTY DEEDS
(PLEASE SEE BELOW)

This instrument prepared by, and after recording, return to:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500
West Palm Beach, FL 33401

Tax Parcel No: 4306-100-0000-000-8
3331-111-0000-000-7 (Portion)
3328-322-0001-000-2 (Portion)

(Space Reserved for Clerk of Court)

NOTE TO CLERK: THIS CONVEYANCE IS EXEMPT FROM STATE DOCUMENTARY STAMP TAX BASED ON THE CASE OF CRESCENT MIAMI CENTER, LLC v. FLORIDA DEPARTMENT OF REVENUE, 903 So.2d 913 (FLA 2005).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given as of the 15th day of February, 2021, by **VERANO DEVELOPMENT LLC**, a Delaware limited liability company, having an address of 105 NE 1st Street, Delray Beach, Florida 33444 (the "Grantor"), to and in favor of **PSL LAND INVESTMENTS LLC**, a Florida limited liability company, having an address of 105 NE 1st Street, Delray Beach, Florida 33444 (the "Grantee").

[Whenever used herein the terms "Grantor" and "Grantee" include the parties to this instrument, together with their respective successors and assigns.]

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell, to Grantee and its successors and assigns, forever, the following described land lying, being, and situate in St. Lucie County, Florida (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: taxes and assessments for the year 2021 and subsequent years not yet due or payable; all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to reimpose any of the same.

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

TO HAVE AND TO HOLD unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has signed these presents the day and year first above written.

WITNESSES

GRANTOR

VERANO DEVELOPMENT LLC, a Delaware limited liability company

By: The Kolter Group LLC, a Florida limited liability company, its Manager

[Handwritten Signature]

Witness signature

JOHN CSAPO

Print Name

[Handwritten Signature]

Witness signature

Denise Yano

Print Name

By: *[Handwritten Signature]*

Name: *William Johnson*
Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of February, 2021, by William Johnson, as Manager of The Kolter Group LLC, a Florida limited liability company, which is Manager of VERANO DEVELOPMENT LLC, a Delaware limited liability company, on behalf of said company, and who is personally known to me, or has produced _____ as identification.

[Handwritten Signature]

Notary Public - State of Florida

Print Name: *Denise Yano*

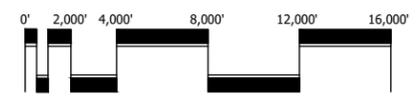
(Seal)



EXHIBIT 8
LOCATION MAP
(PLEASE SEE BELOW)



PSLUSD #11-652-37
 PSL PROJ# P21-070
LOCATION MAP



Scale: 1" = 4,000'-0"



North



Cotleur & Hearing

Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

VERANO SOUTH POD H

Kolter Homes
 Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21
	02-21-22 11-24-21
	03-14-22 12-14-21

08-16-22	09-08-22
11-09-22	12-01-23

EXHIBIT 9a
PUD CONCEPTUAL MASTER PLAN
(PLEASE SEE BELOW)

EXHIBIT 9b
RANGELINE ROAD SECTIONS
(PLEASE SEE BELOW)



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

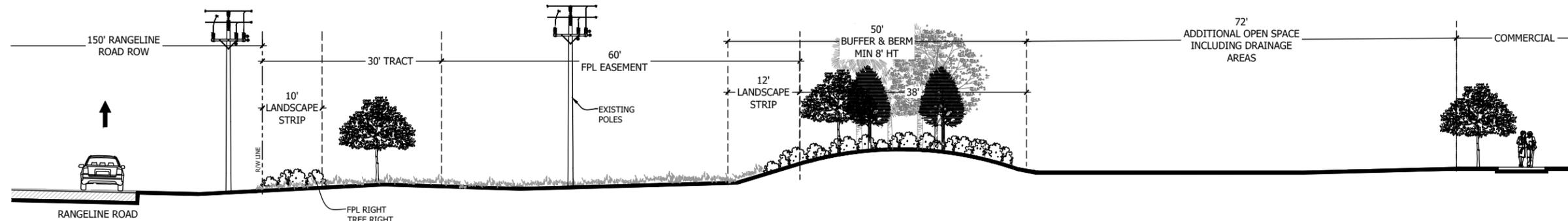
VERANO SOUTH POD H

Kolter Homes
Port St. Lucie, Florida

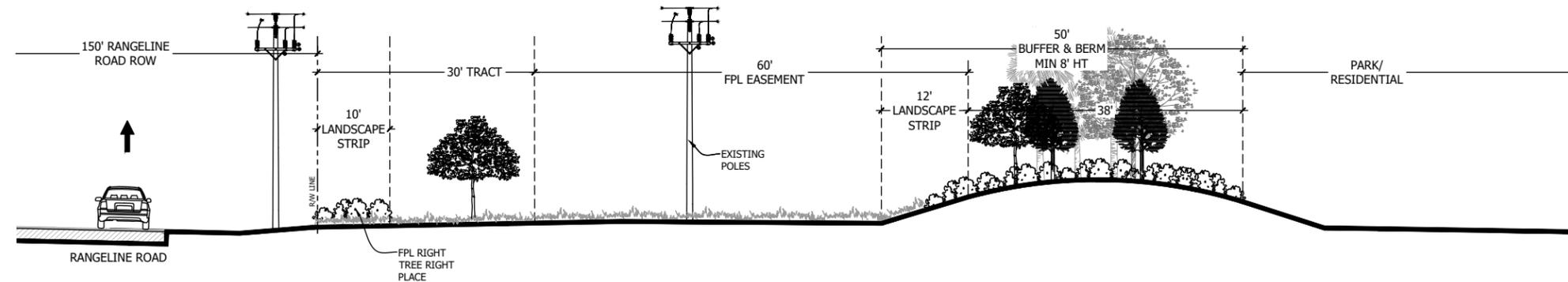
DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21
	02-21-22 11-24-21
	03-14-22 12-14-21

08-16-22 09-08-22

SHEET 1 OF 1
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are to be used only in connection with the project identified on these drawings. Any reproduction or use of these drawings for any other project without the written consent of the architect is prohibited.



SECTION A-A'
COMMERCIAL TRACT



SECTION B-B'
PARK & RESIDENTIAL TRACT

PSLUSD #11-652-37
PSL PROJ# P21-070
RANGELINE ROAD
SECTIONS



Scale: 1" = 20'-0"



North

EXHIBIT 9c
PUD CONCEPTUAL WATER AND SEWER MASTER PLAN
(PLEASE SEE BELOW)

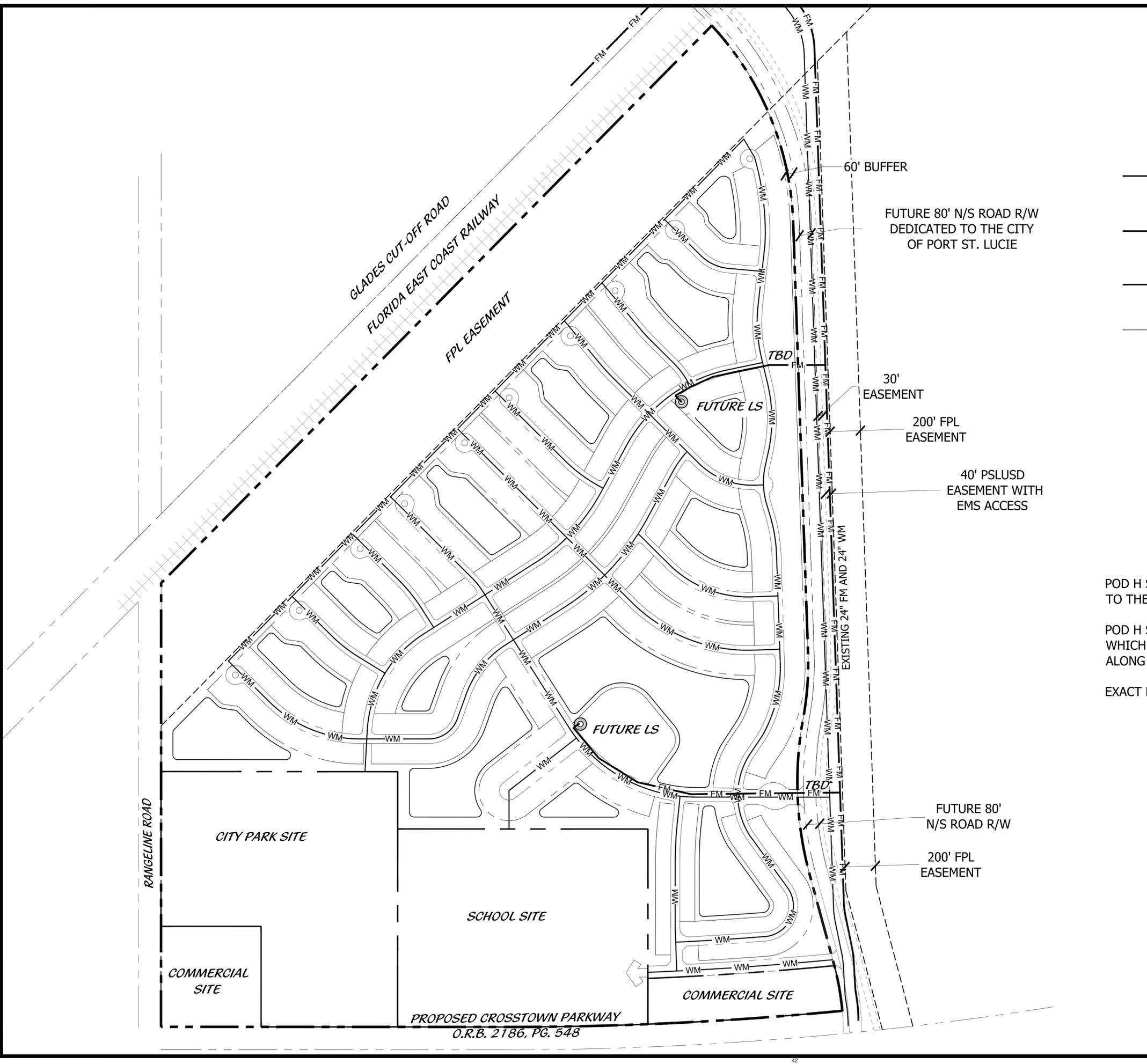


Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants

1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

VERANO SOUTH POD H

Kolter Homes
 Port St. Lucie, Florida



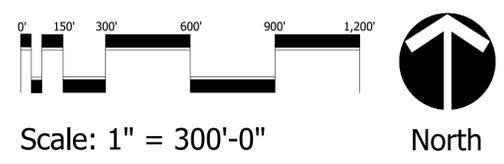
- FM — FM — PROPOSED FM
- FM — FM — EXIST FM
- WM — WM — PROPOSED WM
- WM — WM — EXIST WM

POD H SHALL HAVE LOOPED WM CONNECTION TO THE EXISTING 24" WM ALONG N/S/ ROAD.

POD H SHALL BE SERVED BY LIFT STATIONS WHICH SHALL CONNECT TO THE 24" FM ALONG N/S ROAD.

EXACT LOCATIONS NOT KNOWN AT THIS TIME

PSLUSD #11-652-37
 PSL PROJ# P21-070
CONCEPTUAL UTILITY PLAN



DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-15-21

EXHIBIT 10
TYPICAL ROADWAYS
(PLEASE SEE BELOW)



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

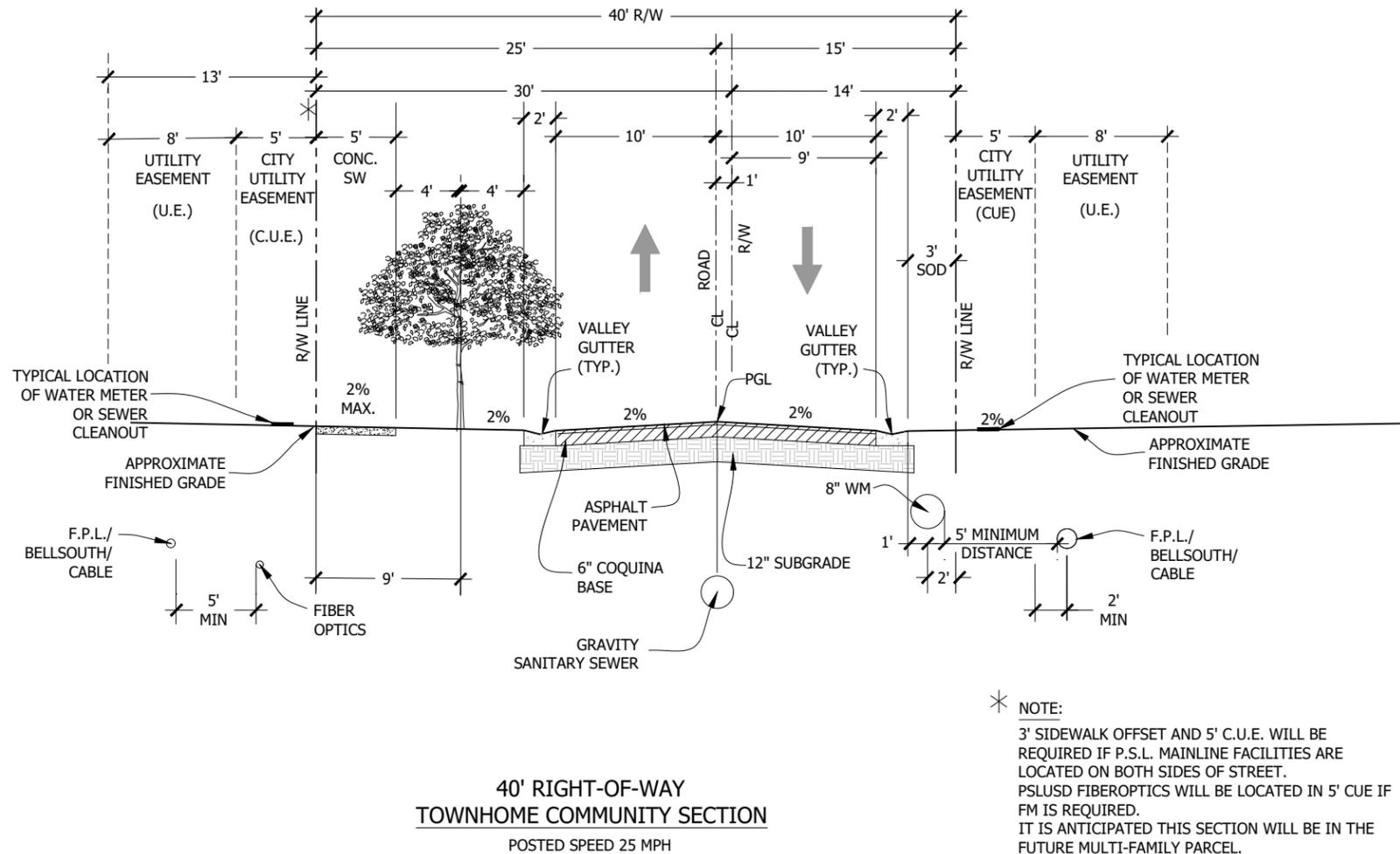
VERANO SOUTH POD H
Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21

SHEET 1 OF 1
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are to be used only in connection with the project identified by the project number. Any reproduction or use of these drawings for any other project without the written consent of the architect is prohibited.

LEGEND

- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



* NOTE:
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.
IT IS ANTICIPATED THIS SECTION WILL BE IN THE FUTURE MULTI-FAMILY PARCEL.

**PSLUSD #11-652-37
PSL PROJ# P21-070**
**MULTIFAMILY TOWN HOME
COMMUNITY 40' ROW**



Scale: 1" = 10'-0"



North



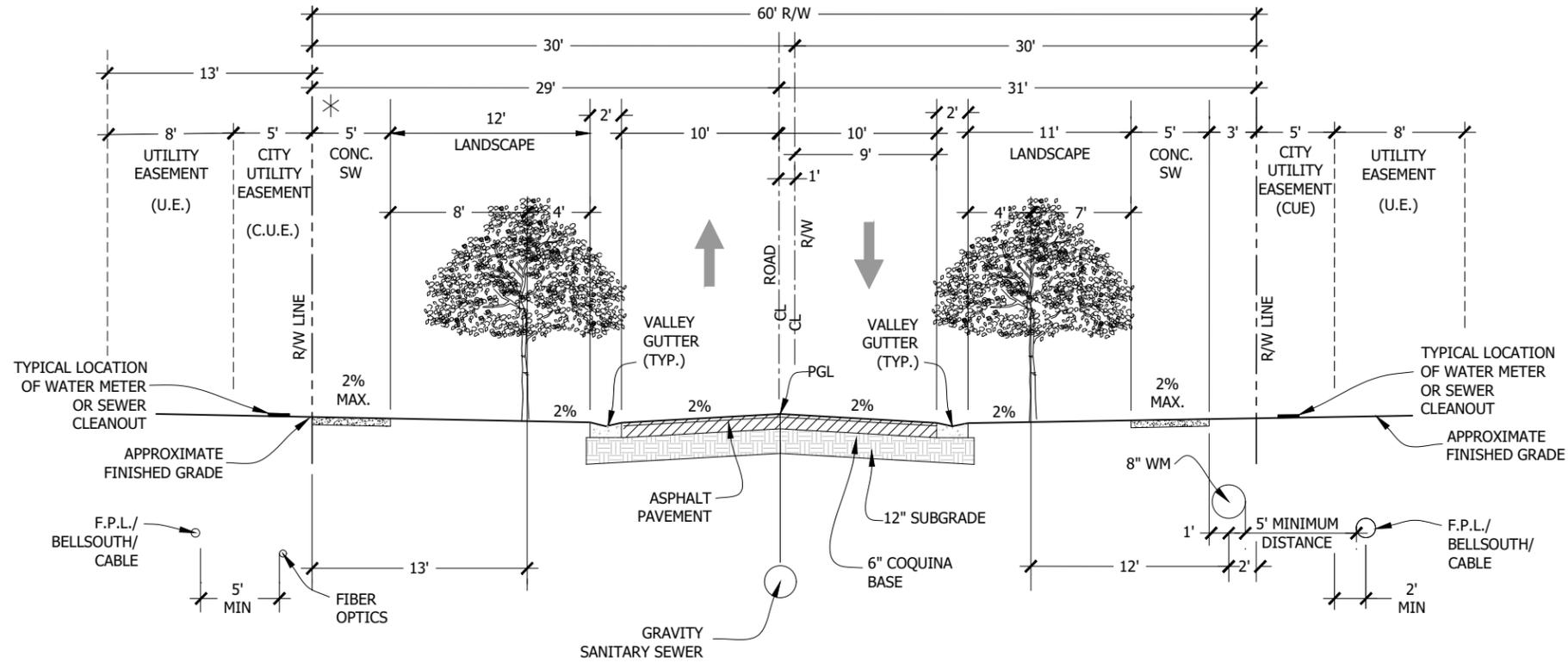
Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

VERANO SOUTH POD H
Kolter Homes
Port St. Lucie, Florida

LEGEND

- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



**60' RIGHT-OF-WAY
TYPICAL SECTION**
POSTED SPEED 25 MPH

* NOTE:
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE
REQUIRED IF P.S.L. MAINLINE FACILITIES ARE
LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF
FM IS REQUIRED.

PSLUSD #11-652-37
PSL PROJ# P21-070
TYPICAL 60' ROW
POD H



Scale: 1" = 10'-0"



North

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21

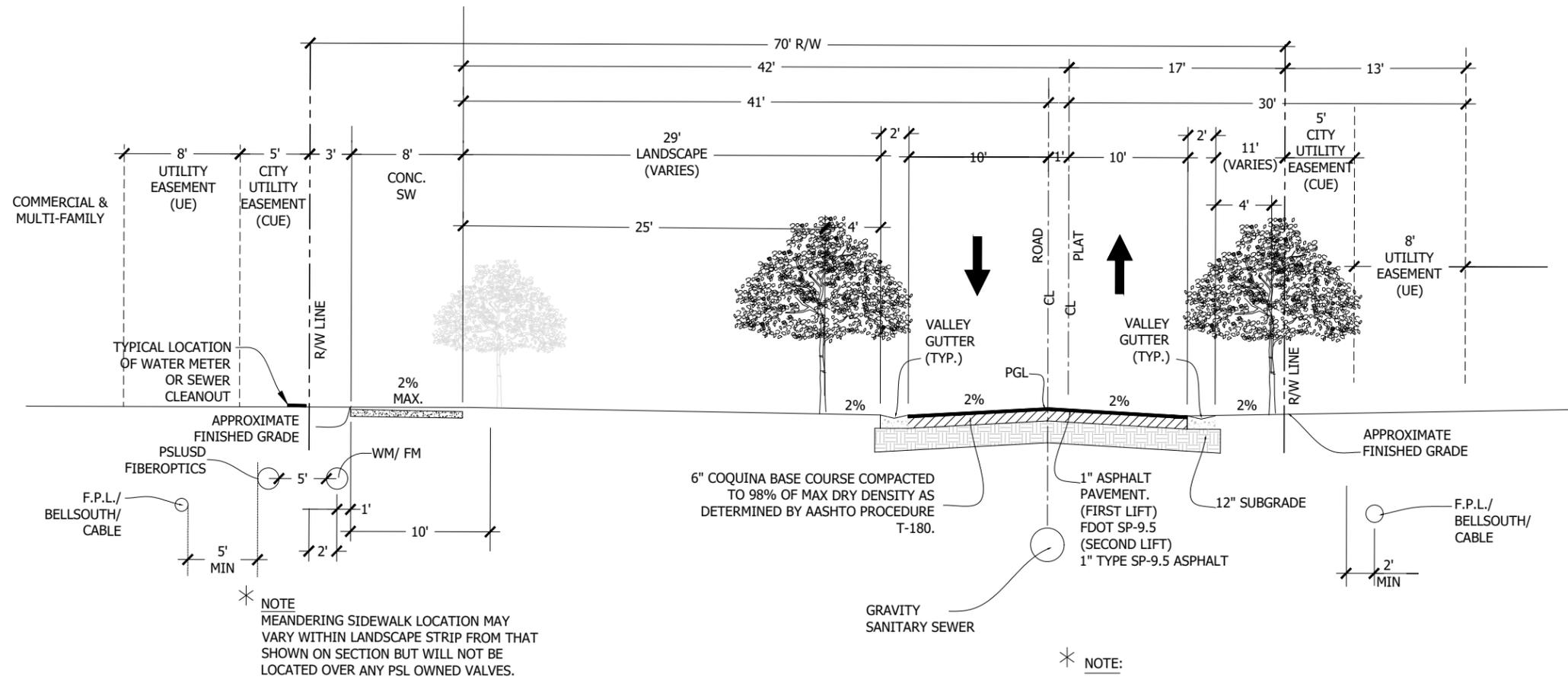


Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

LEGEND

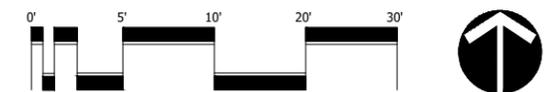
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



**70' RIGHT-OF-WAY
TYPICAL SECTION**
POSTED SPEED 25 MPH

* NOTE:
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET. PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.

**PSLUSD #11-652-37
PSL PROJ# P21-070
TYPICAL 70' ROW
POD H (A)**



Scale: 1" = 10'-0"



North

VERANO SOUTH POD H
Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21

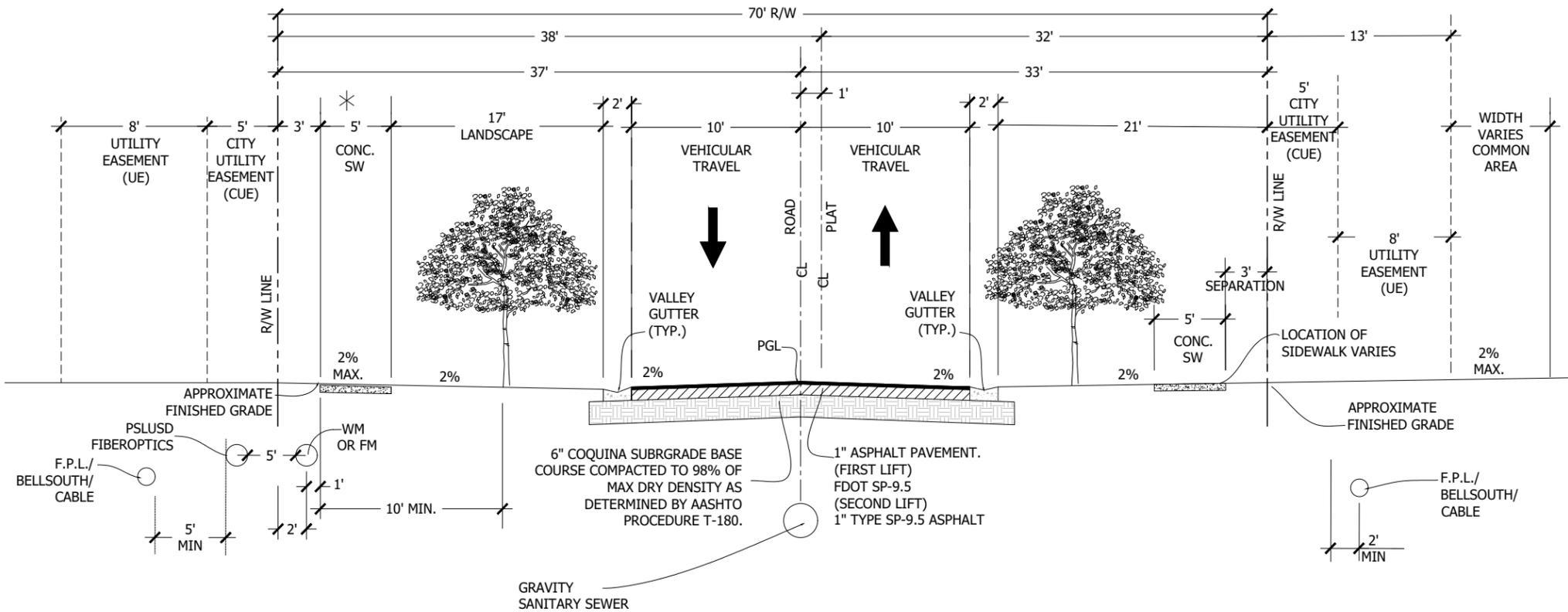


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

LEGEND

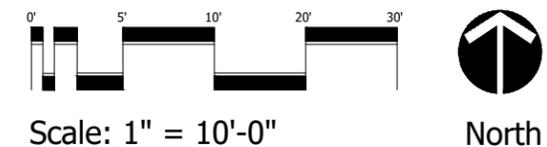
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



**70' RIGHT-OF-WAY
TYPICAL SECTION**
POSTED SPEED 25 MPH

* NOTE:
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE
REQUIRED IF P.S.L. MAINLINE FACILITIES ARE
LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF
FM IS REQUIRED.

PSLUSD #11-652-37
PSL PROJ# P21-070
TYPICAL 70' ROW
POD H (B)



Scale: 1" = 10'-0"

VERANO SOUTH POD H

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

VERANO SOUTH POD H

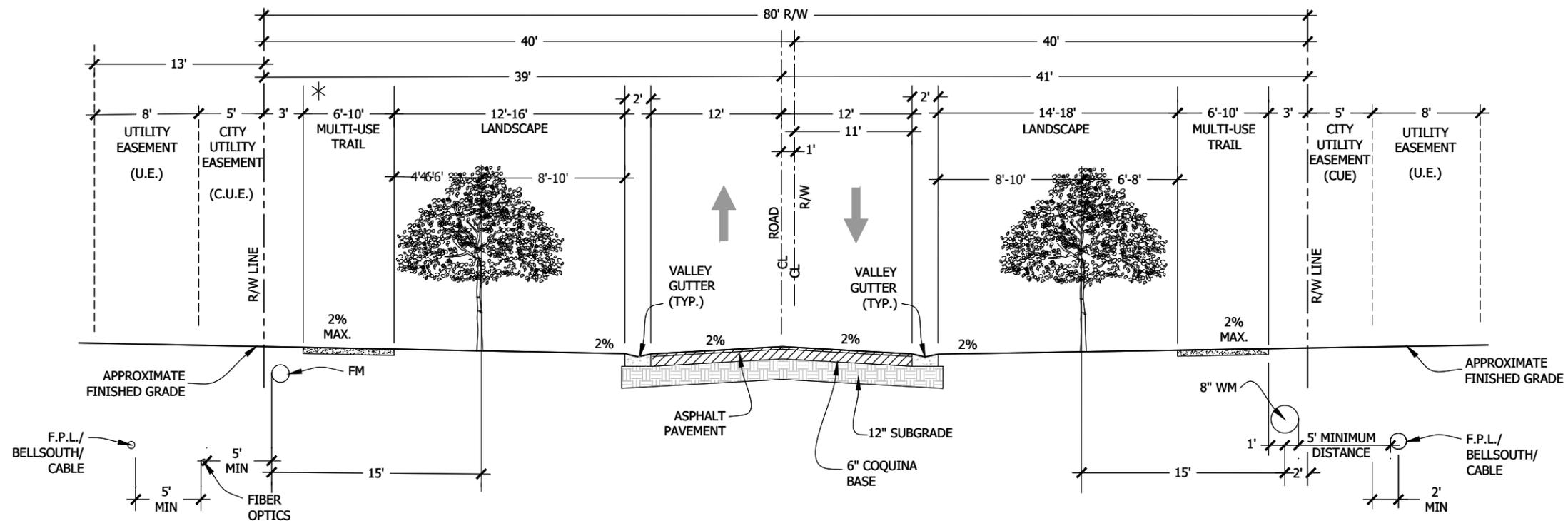
Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21

SHEET 1 OF 1
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are to be used only in connection with the project identified on the title block. Any reproduction or use of these drawings for any other project without the written consent of the architect is prohibited.

LEGEND

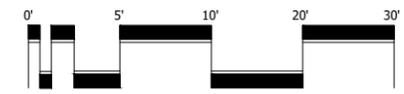
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



80' RIGHT-OF-WAY
TYPICAL SECTION

* NOTE:
3' MULTI-USE TRAIL OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.
ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.

PSLUSD #11-652-37
PSL PROJ# P21-070
**TYPICAL 80' ROW
POD H**

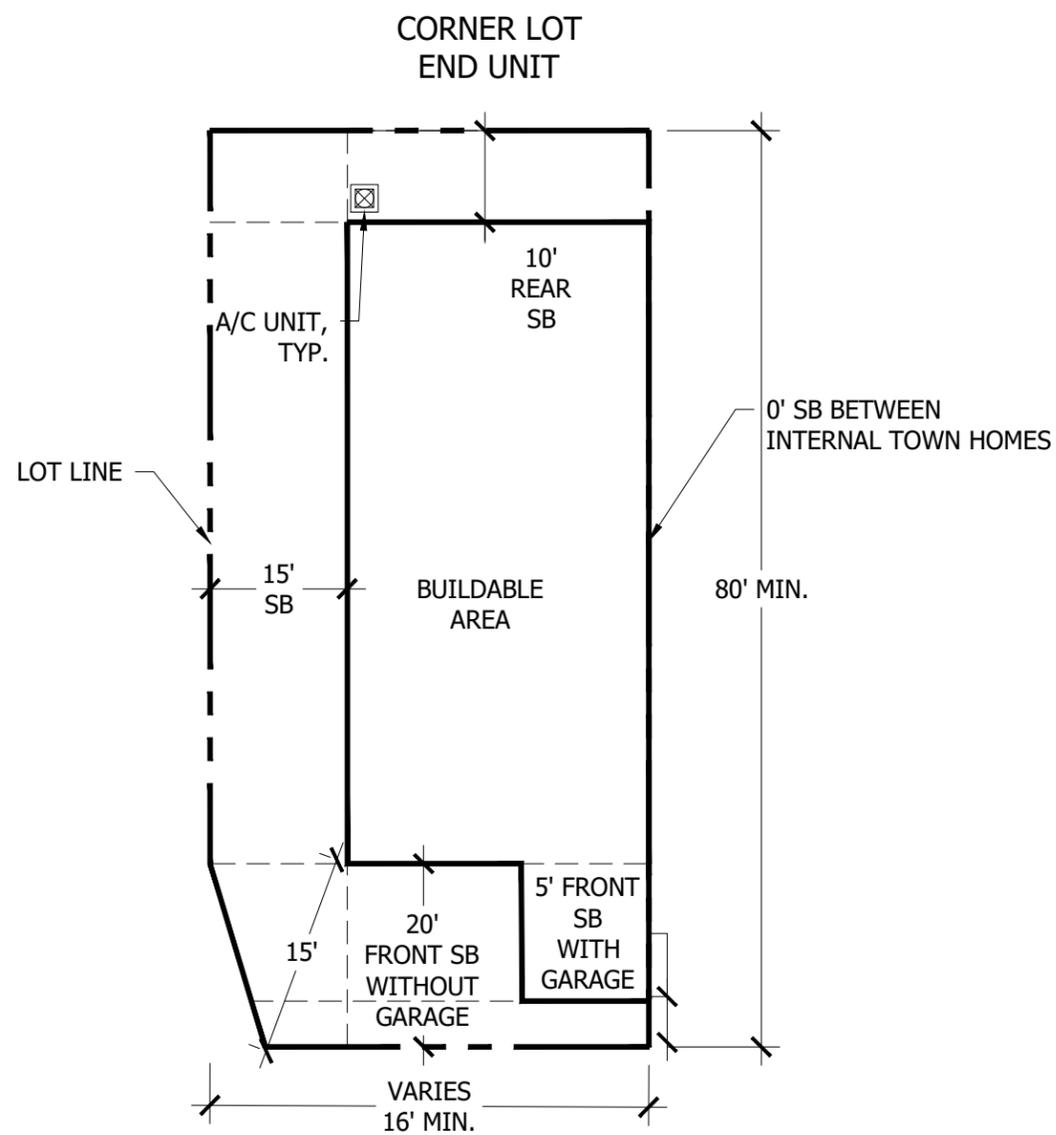
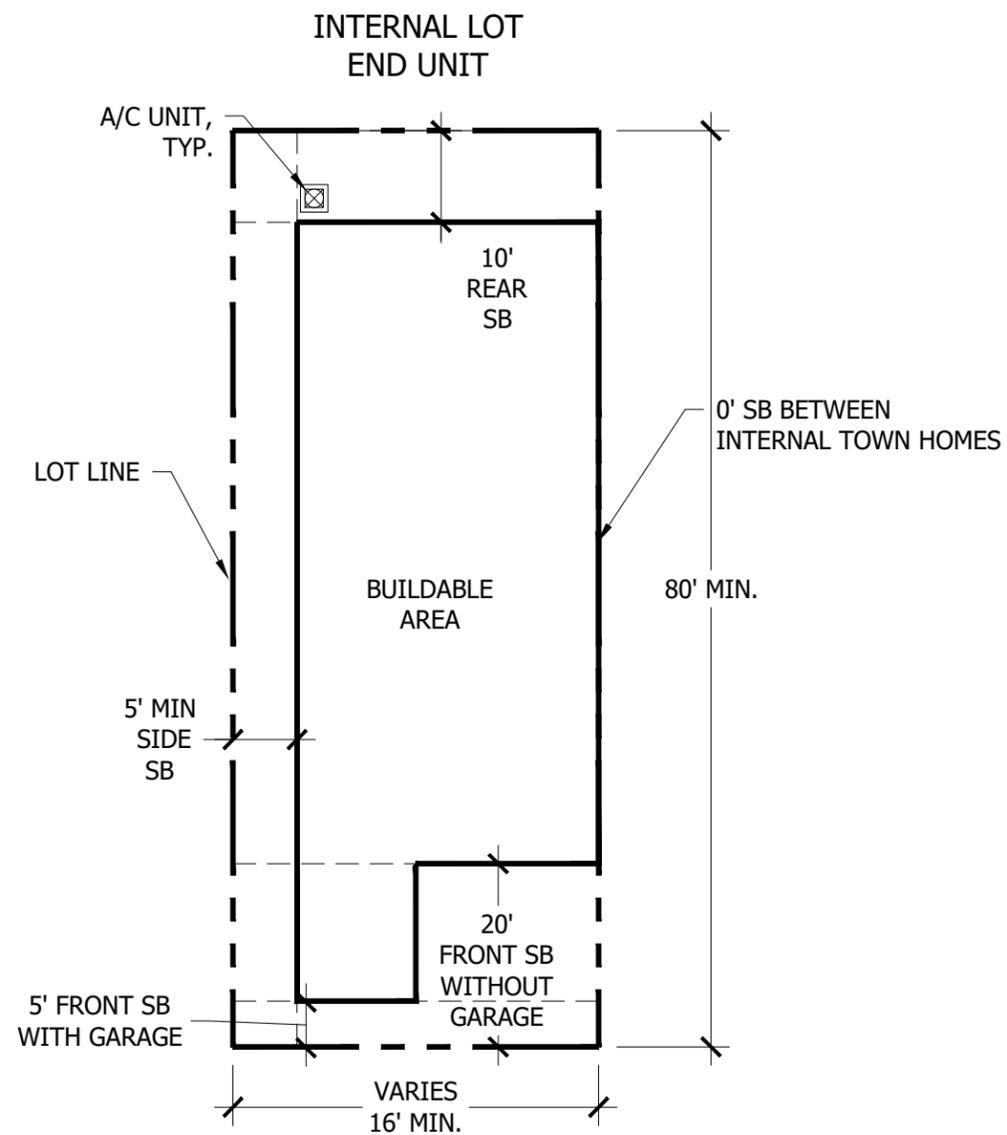


Scale: 1" = 10'-0"



North

EXHIBIT 11
TYPICAL LOTS
(PLEASE SEE BELOW)



Notes:

1. ACCESSORY SETBACK IS 3' MIN. OR 0' IF ADJACENT TO OPEN SPACE OR LAKE.
2. IF NO GARAGE IS PROVIDED, THE SETBACK SHALL BE 20'.
3. IF A GARAGE IS PROVIDED, THE SETBACK SHALL BE 5'.
4. 10' MIN. SETBACK BETWEEN BUILDINGS.
5. THE MINIMUM WIDTH OF THE DRIVEWAY IS 9'.
6. MINIMUM LOT AREA IS 1,280 SF.

IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'. WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

PSLUSD #11-652-37
PSL PROJ# P21-070
TYPICAL TOWN HOME LOT



Scale: 1" = 20'-0"



North



Cotleur & Hearing

Landscape Architects
 Land Planners
 Environmental Consultants

1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

VERANO SOUTH POD H

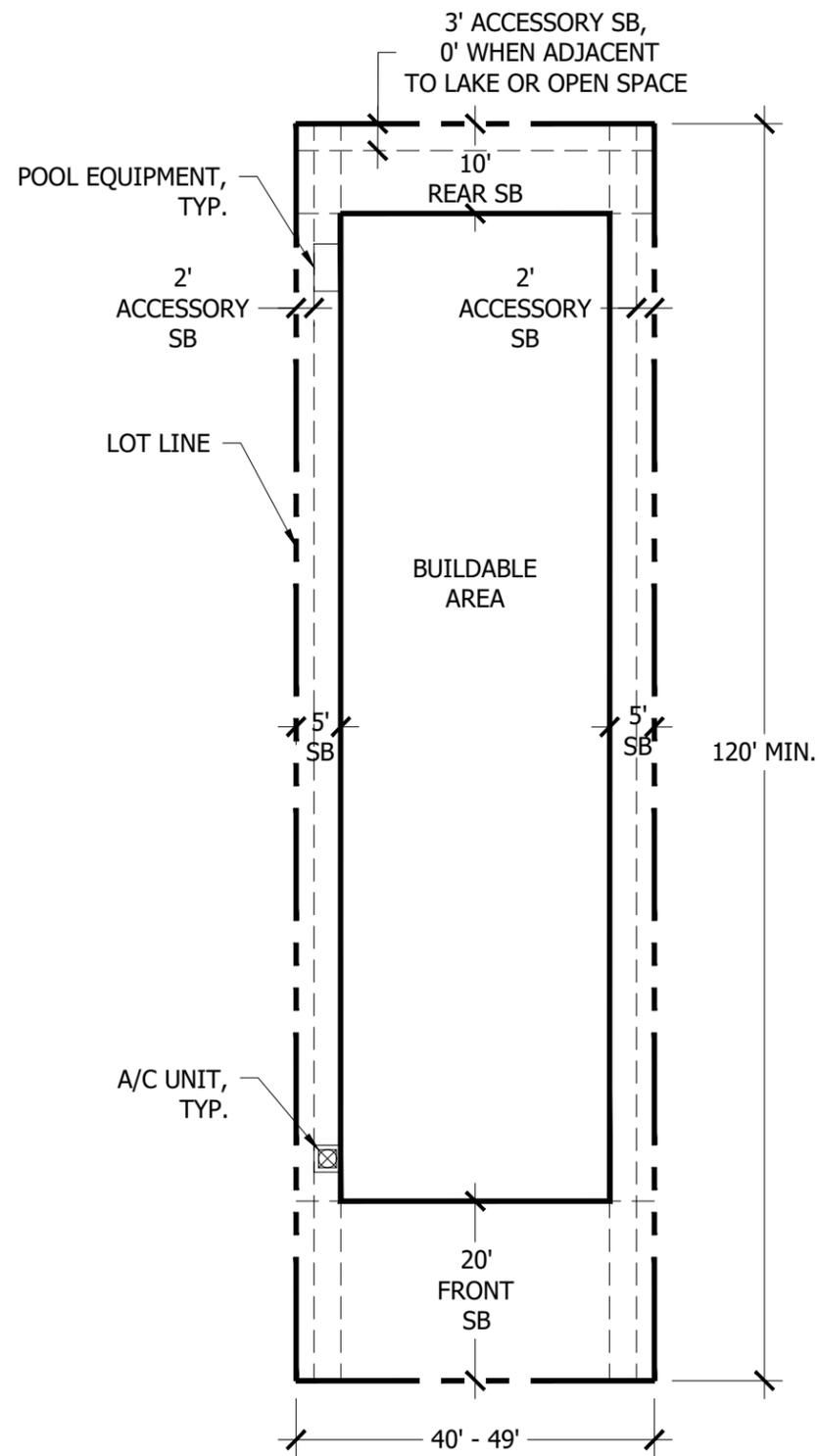
Kolter Homes
 Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21

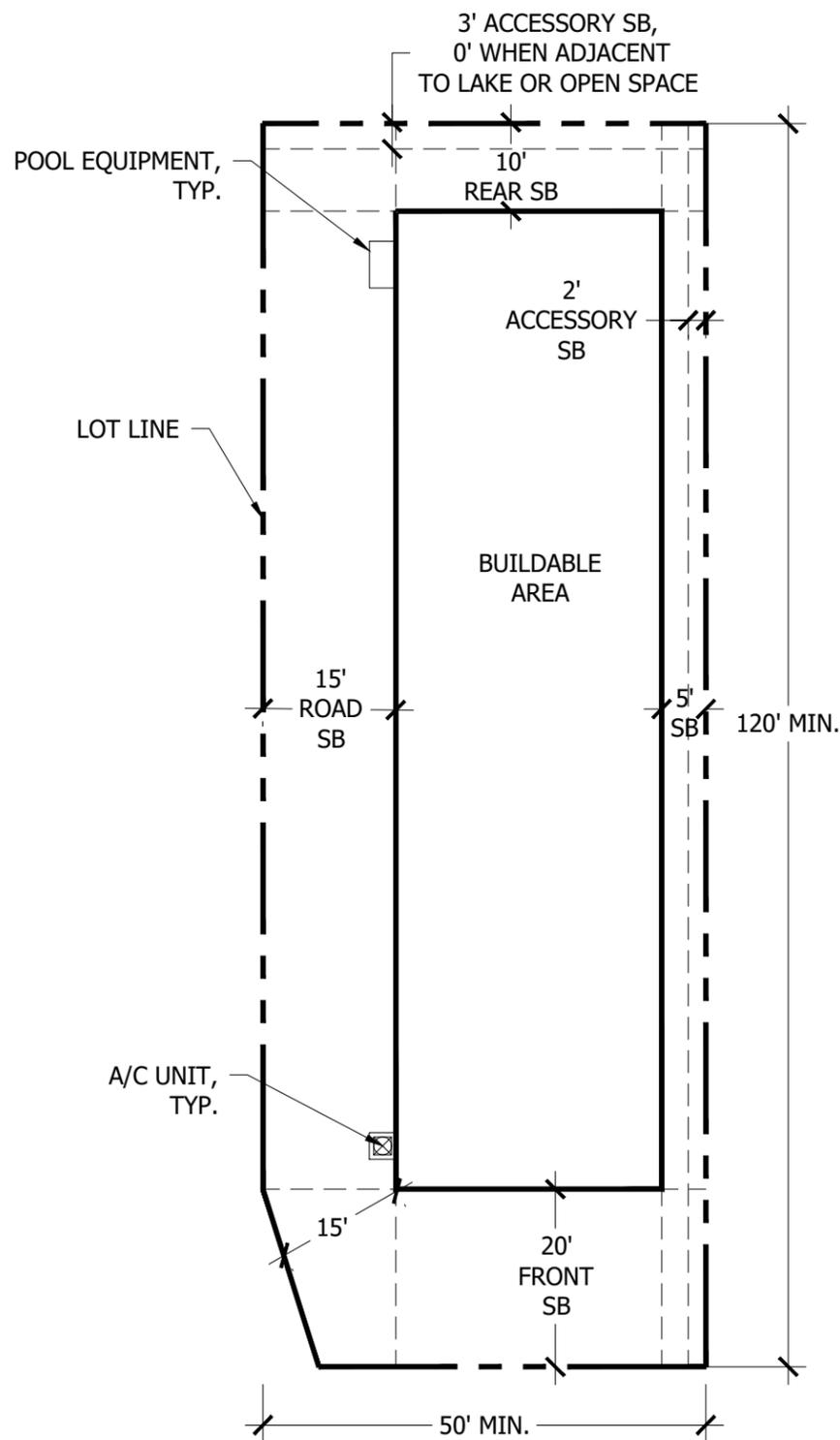
SHEET 1 OF 1

© COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are to be used only for the project and site identified on the title block. Any reproduction or use of these drawings for any other project without the written consent of the architect is prohibited.

INTERNAL LOT



CORNER LOT



IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'. WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

PSLUSD #11-652-37
PSL PROJ# P21-070

40' - 49'
TYPICAL LOT



Scale: 1" = 20'-0"



North

Notes:

1. ACCESSORY SETBACK IS 3' MIN. OR 0' IF ADJACENT TO OPEN SPACE OR LAKE.
2. THE MINIMUM WIDTH OF THE DRIVEWAY IS 9'.
3. MINIMUM LOT AREA IS 4,800 SF.



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

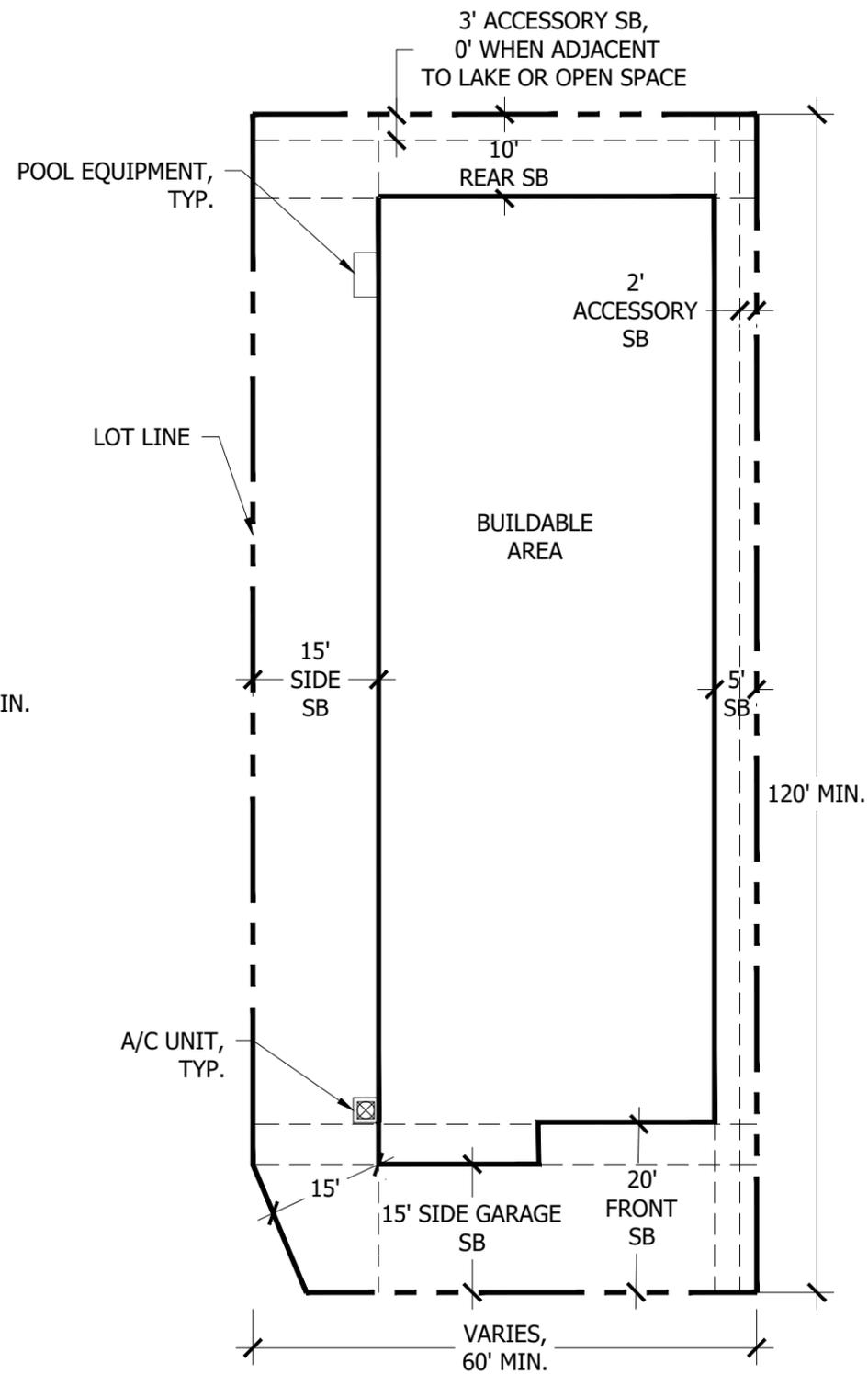
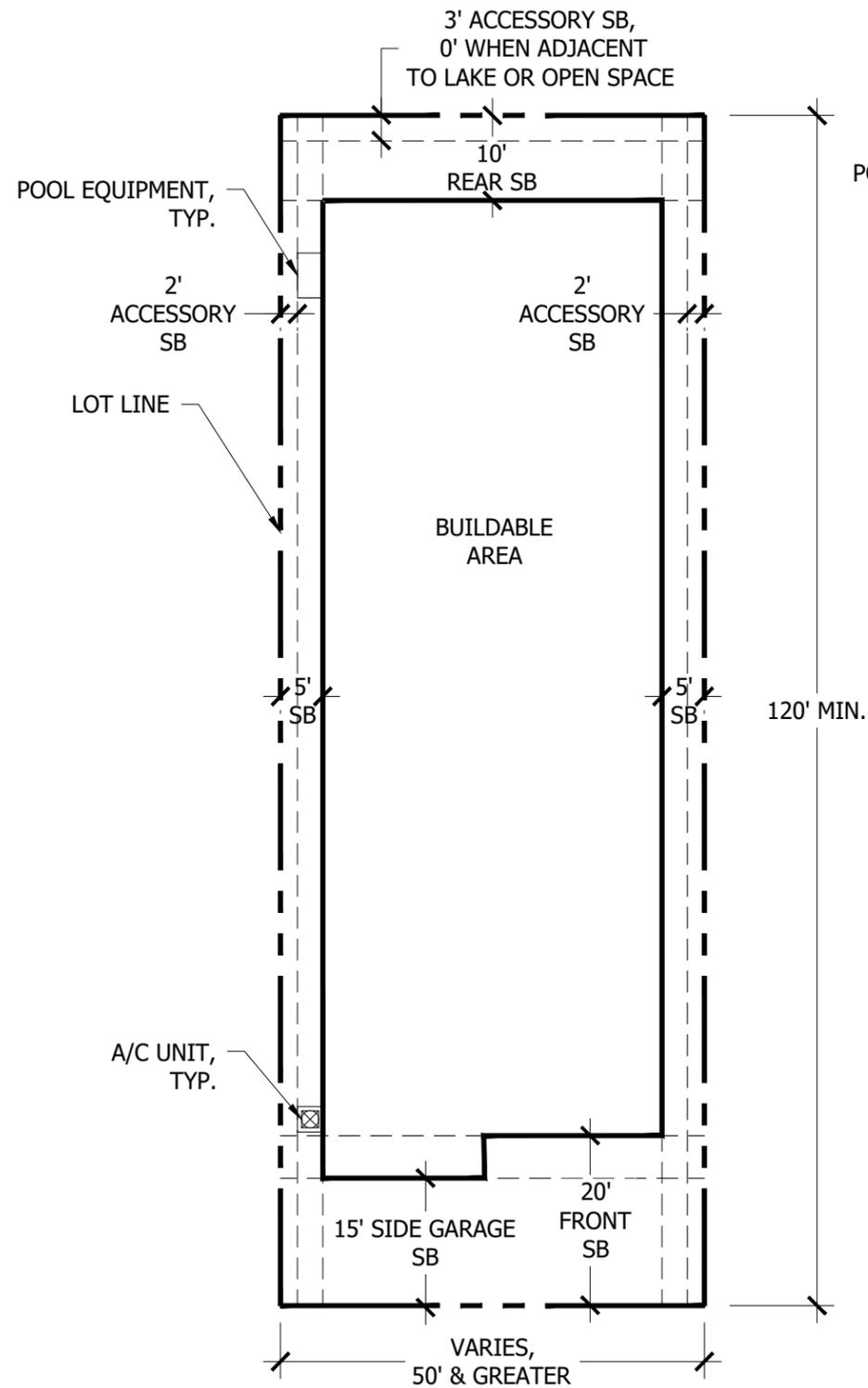
VERANO SOUTH POD H

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21

INTERNAL LOT

CORNER LOT



Notes:

1. ACCESSORY SETBACK IS 3' MIN. OR 0' IF ADJACENT TO OPEN SPACE OR LAKE.
2. THE MINIMUM WIDTH OF THE DRIVEWAY IS 9'.
3. MINIMUM LOT AREA IS 6,000 SF.

IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'.
WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

PSLUSD #11-652-37
PSL PROJ# P21-070
TYPICAL LOT
(50' & GREATER)



Scale: 1" = 20'-0"



North



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

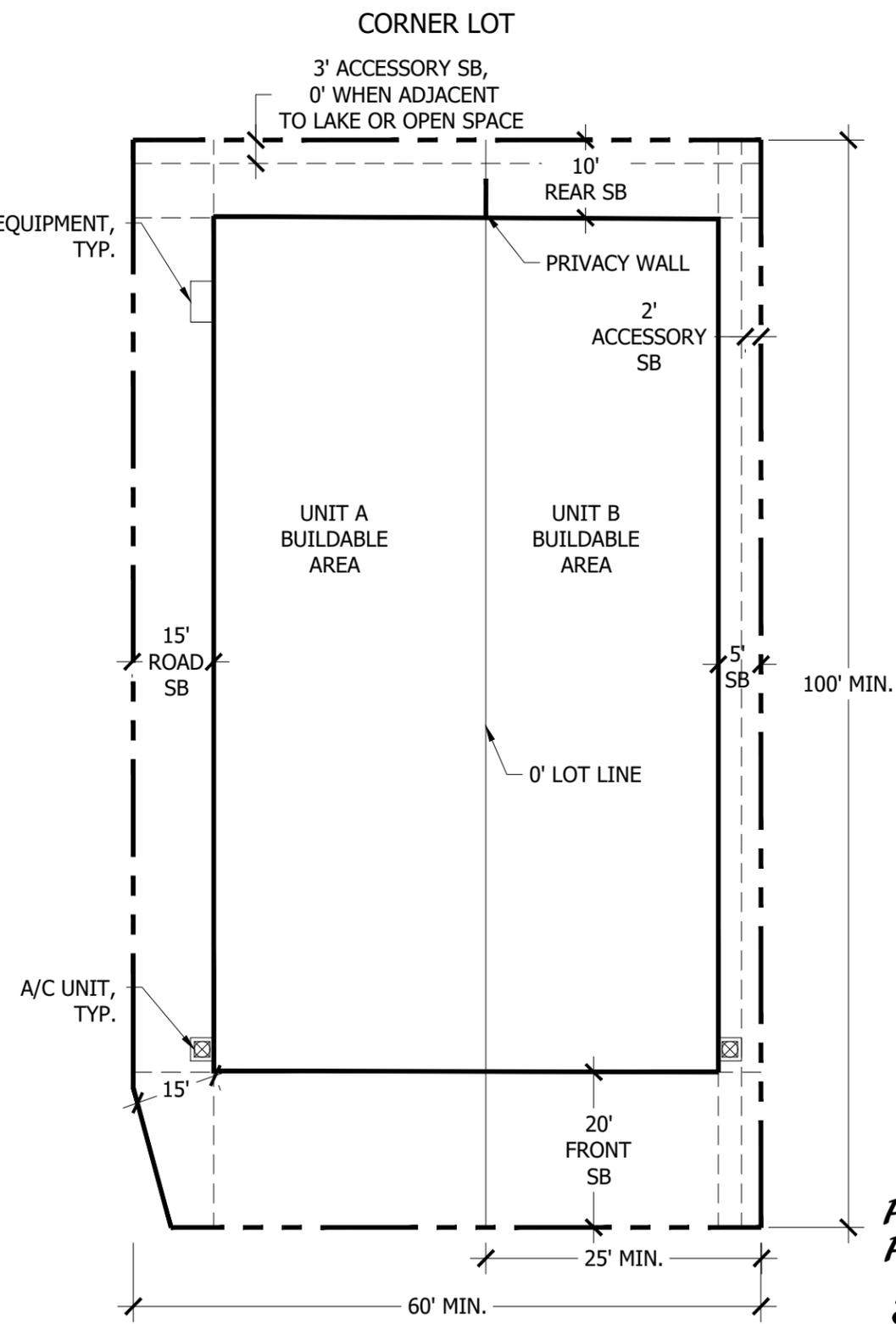
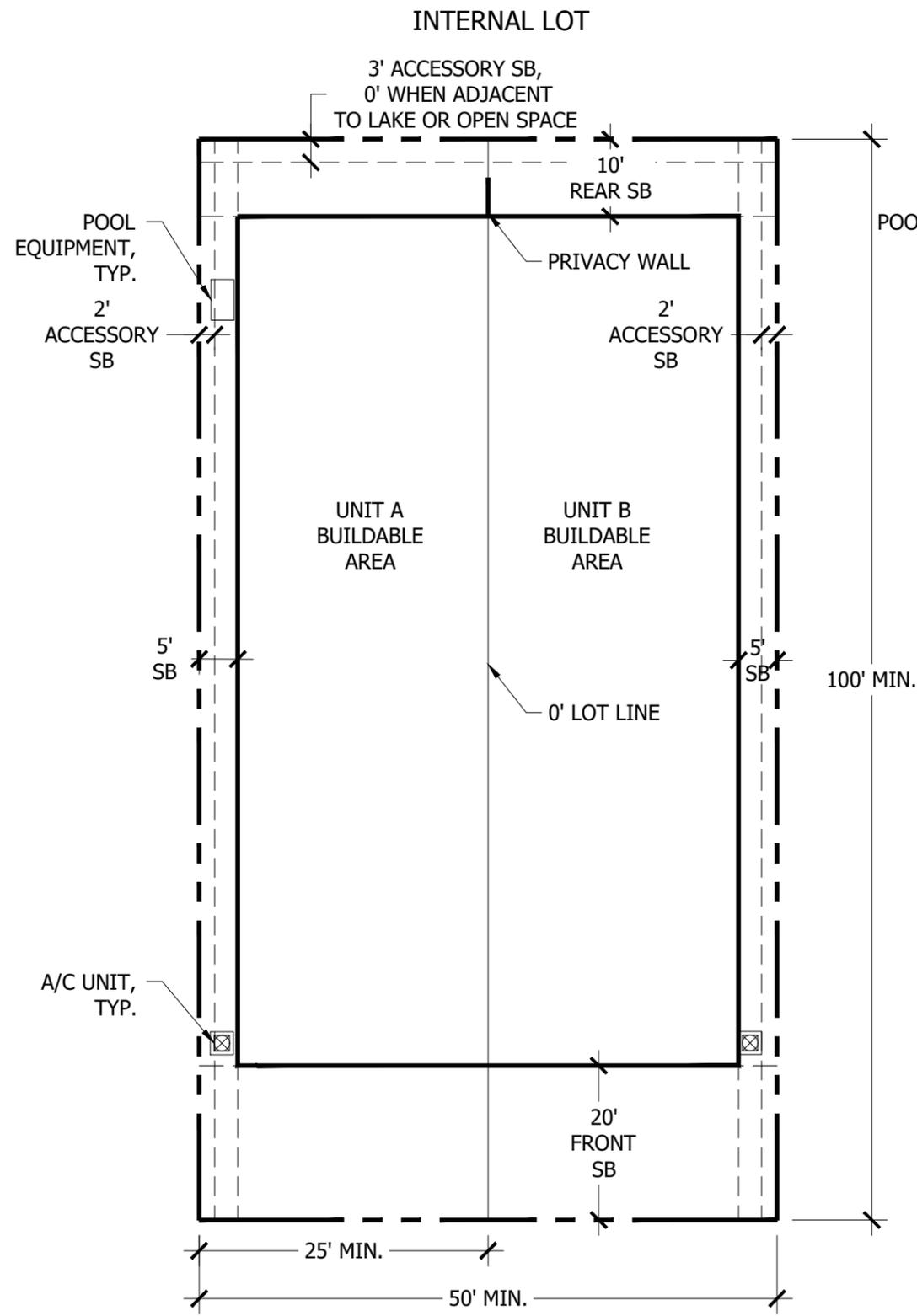
VERANO SOUTH POD H

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21

SHEET 1 OF 1

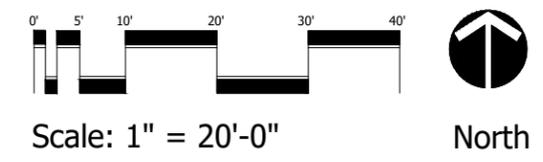
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are to be used only for the project and site identified on the drawings. Any reproduction or use of these drawings for any other project without the written consent of the architect is prohibited.



- Notes:**
1. ACCESSORY SETBACK IS 3' MIN. OR 0' IF ADJACENT TO OPEN SPACE OR LAKE.
 2. THERE WILL BE A 10' MIN. SEPARATION BETWEEN BUILDINGS
 3. THE MINIMUM WIDTH OF THE DRIVEWAY IS 9'.
 4. MINIMUM LOT AREA IS 2,500 SF.

IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'.
 WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

PSLUSD #11-652-37
 PSL PROJ# P21-070
**50' TYPICAL
 VILLA LOT**



DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21



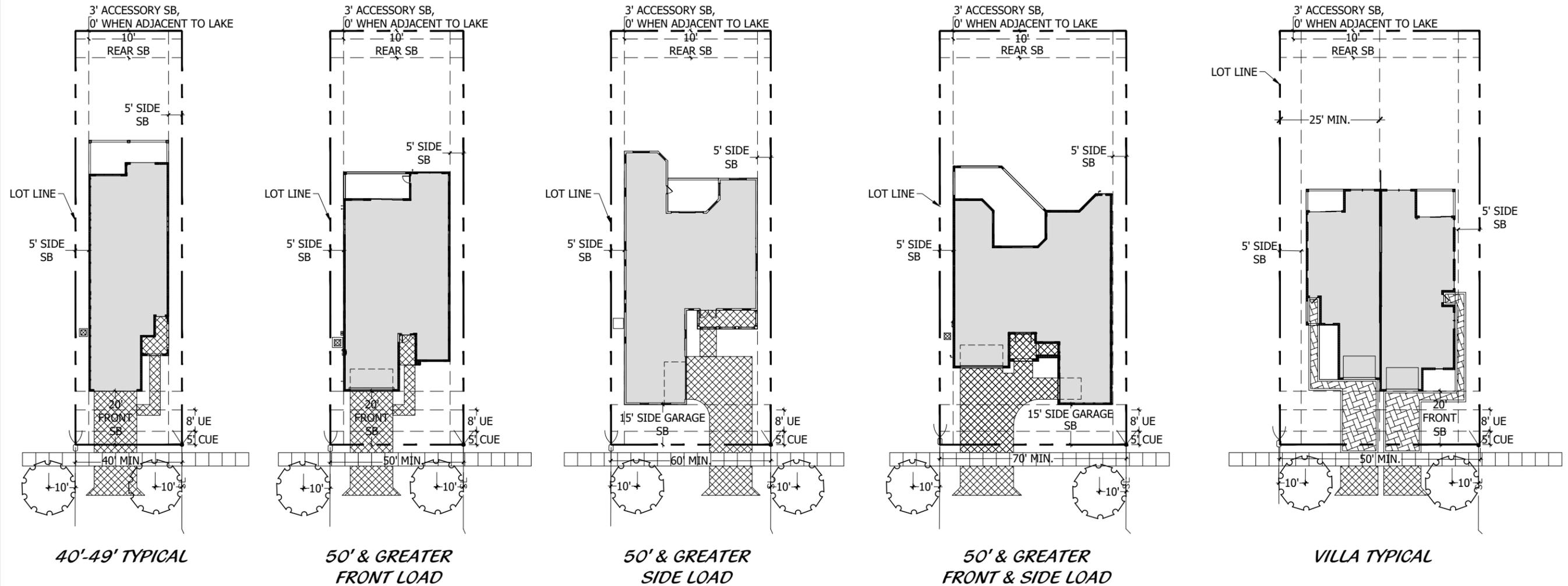
Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

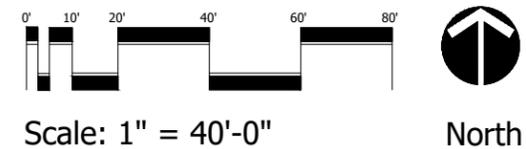
VERANO SOUTH POD H

Kolter Homes
Port St. Lucie, Florida



PSLUSD #11-652-37
PSL PROJ# P21-070

**TYPICAL
DRIVEWAY LAYOUT**



DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21

EXHIBIT 12
TRAFFIC STATEMENT
(PLEASE SEE BELOW)



Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990

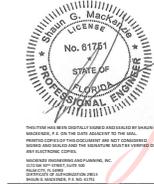
(772) 286-8030 • www.mackenzieengineeringinc.com

To: City of Port St. Lucie Planning Department

From: Shaun G. MacKenzie, P.E.

Date: July 24, 2025

Re: Verano Planned Unit Development (Pod H)
24-Hour Free Standing Emergency Room
Traffic Statement



Digitally signed
by Shaun G
MacKenzie
Date: 2025.07.24
15:07:51 -04'00'

Shaun G. MacKenzie
Florida P.E. 61751
CA#29013

This traffic Statement was prepared for the proposed masterplan amendment to Pod H to permit a free-standing emergency room. Pod H contains two commercial sites (NW corner of Crosstown Parkway & N/S A and the NE corner of Crosstown Parkway and Range Line Road). In addition, a City park site and a high school are located adjacent to Pod H. The amendment to Pod H permits construction of a free-standing emergency room, but does not affect the trip generation potential or overall entitlements of Verano.

Therefore, the trip generation potential at buildout remains 88,540 daily, 6,382 AM peak hour (2,346 in, 4,036 out) and 8,230 PM peak hour (4,660 in, 3,570 out) total trips, based on the trip generation projection included in the ADA Traffic analysis.

After internal capture with other uses within the DRI and pass-by capture, the buildout is projected to generate the following net new external trips: 68,960 daily, 5,302 AM peak-hour (1,806 in, 3,496 out) and 6,410 PM peak-hour (3,750 in, 2,660 out) trips.

The proposed Pod H amendment does not warrant any changes to the previously approved transportation related Development Order conditions.

Verano Phase	Development Area	Dwelling Units
1	Verano PUD (North of the C-24)	1,200
2	Verano South PUD 1, Pod A	350
2	Verano South PUD 1, Pod B	260
2	Verano South PUD 1, Pod C	450
2	Verano South PUD 1, Pod D	702
2	Verano South PUD 1, Pod E	317
2, 3, 4	Verano South PUD 1, Pod G	2,867
4	Verano South PUD 1, Pod H	900
	Total	7,046

Transportation conditions, which are triggered at building permit, will continue to be monitored at site plan approval and through biennial reporting to ensure compliance with the Development Order.

EXHIBIT 13
DRAINAGE STATEMENT
(PLEASE SEE BELOW)

DRAINAGE STATEMENT FOR

PUD H

March 17, 2021

The proposed project is the remainder of the overall Verano DRI, along the south side of the C-24 just across from the existing Verano development on the North side of C-24 canal. See attached location map for current development progress vs proposed PUD.

The project is under an existing SFWMD conceptual permit #56-01648-P (application #170530-4, modified under application #201016-4498). The Proposed Pod H is part of the master concept plan which encompasses basin 2 and basin 3 of the master overall conceptual SFWMD permit. Basin assumptions will follow the criteria set in the original conceptual permit for each basin respectively. The proposed drainage system throughout the PUD will consist of a network of pipes and catch basins interconnecting the roadways to the proposed onsite lakes. The neighborhoods will also provide for the required lake interconnect pipes which will be consistent with the SFWMD permit. Water quality will be achieved within the lake. Each basin will have a control structure which will be installed as the projects develops west and will be designed based on the conceptual assumptions provided in the overall conceptual SFWMD permit.

As the overall property is developed lakes, ditches and control structures will be constructed to provide sufficient attenuation of run-off at various stages of the project until the overall lake and drainage system is complete.



Brandon Ulmer
Florida P.E. License # 68345
Florida Business CA # 27528