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	Ord No.:
		No.:	
Original Base	January 22, 2024	P21-070	Ord 24-01
Amendment #1	<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

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EXHIBIT C LIST OF AMENDMENTS

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

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

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

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE	FOR OFFICE USE ONLY
Planning & Zoning Department 12 \ SW Port St. Lucie Boulevard	Planning Dept.:
Port St. Lucie, Florida 34984 (772) 871-5213	Fee (Nonrefundable)\$ Receipt #
Refer to "Fee Schedule" for applica nonrefundable unless application is withis application should be addressed copies of deed. Please type or print	tion fee Make checks payable to the "City of Port St. Lucie." Fee in withdrawn prior to the Planning and Zoning Board meeting. All items of distributions, and the processed. Attach proof of ownership: two clearly in BLACK ink.
PRIMARY CONTACT EMAIL ADDE	RESS: dsorrow@cotleur-hearing.com
PROPERTY OWNER: PSL LAND IN	VESTMENTS LLC
Name: _Title MGR: The Kolter Group L	<u>LC</u>
Address: 105 NE 1st St, Delray Beach	:h <u>FL 33444</u>
Telephone No772-349-8065	Email_rfromm@kolter.com
AGENT OF OWNER (if any)	
Name: _Cotleur and Hearing : Dan	iel T Sorrow
Address: 1934 Commerce Lane #1	, Jupiter, FL 33458
Telephone No. <u>561-747-6336</u>	Email_dsorrow@cotleur-hearing.com_
PROPERTY INFORMATION	
Legal Description: Please see atta (Include Plat Book and Page)	ached Legal Description
Parcel I.D. Number: <u>3331-131-000</u>	1-000-6
Current Zoning: SLC AG-5	
Proposed Zoning: Planned Unit D	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 PC	DD H within the Verano Community.
1) (T)	DANIEL T. SONROW 03.08.2021
Signature of Owner	Hand Print Name 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

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PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE Planning & Zoning Department 121 SW Port St. Lucie Boulevar

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 COI	NTACT EMAIL ADDRESS:	Dhearing@cotl	eur-hearing.com / CC (Clane@cotleur-hearing.com						
PROPERTY O	WNER:									
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 OV	VNER (if any)									
Name:	Cotleur & Hearing: Donaldsor	n Hearing								
Address:	1934 Commerce Lane, Suite	1, Jupiter, Florid	da 34984							
Telephone No.	561-747-6336	Email	Dhearing@cotleur-he	aring.com						
PROPERTY IN										
(Include Plat Be Parcel I.D. Nun Current Zoning Future Land Us	nber: 3331-131-0001-000-6		Proposed Zoning: _Acreage of Property: ative.	N/A 387.056						
númber(s). 2) All proposed	d additions must be underlined are conflicts between the rees of the city and the requirer hall govern.	ed and deleted	text must have a strike the general provisions ed by official action up earing	changes with corresponding page ethrough. s of this chapter or other con a specific PUD, the latter 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 So	outh POD H PUD 1:PI	JD 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: $\sqrt{\ =\ Provided\ }\ X = Incomplete or\ Missing\ NA = Not\ Applicable$

Comp	lete the checklist: $V = Provided X = Incomplete \text{ or Missing} NA = Not Applicable$			
nt		Su	fficie	1t
Applicant Checklist	Description of Item Provided	P&Z	Eng.	Utility
V	Sufficiency Checklist: One original completed and signed by applicant.			
V	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			\neg
N/A	Written Response to Comments: Sixteen copies. For resubmittals only.			
V	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.			
4	Application Fees: Refer to each department's fee schedule.			
/	Proof of Ownership:		情觀	
	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):		建	
V	Sixteen sets of 11" x 17" concept plans			
$ \angle $	Show traffic access points			y in
/	Show drainage discharge locations	使的数		
V	Show proposed water and sewer connection points			
V	Evidence of unified control and binding PUD agreement			
V	Density statement			
V	Proposed zoning district regulations			
N/A	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			District of the second
	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			
170	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			

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PORT ST.

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, DANIEC T. Source (Print or checked above has been provided to the City of Port St Lucie for the subject determine if the submittal is complete so that the project can be added to the Si review of the submittal contents will not be made at this time and that a sufficient tabled or denied at the Site Plan Review Committee.	project. I understand ti te Plan Review Agenda	a. I further understand that
(Signature of Applicant)		(Date)
Planning and Zoning Department Rep	esentative	
I,(Print_name), as Department, find that this submittal is Sufficient / Non-Sufficient based upon Comments:	a representative of the my review on	he Planning and Zoning(date). Additional
(Signature of Planning and Zoning Department Representative) Engineering Department Represe.		(Date)
	e name), as a represen	tative of the Engineering(date). Additional
(Signature of Engineering/Department Representative)		(Date)
(Signature of Engineering Department Representative) Utilities System Department		(Date)
Utilities System Department	name), as a representat	(Date) tive of the Utilities System (date) Additional

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CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2011

Project Name: Verano Pod H PUD Amendment No. 1

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

Applicant Certification	
I, <u>Donaldson Hearing</u> (<i>Print or type name</i>), do hereby information checked above has been provided to the City of Port St Lucie for the subject project. I checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan further understand that review of the submittal contents will not be made at this time and that a sufficient exempt a project from being tabled or denied at the Site Plan Review Committee.	understand that the n Review Agenda. I t submittal does not
	5/27/2025
(Signature of Applicant)	(Date)
Planning and Zoning Department Representative	
I,	
(Signature of Planning and Zoning Department Representative)	(Date)
Engineering Department Representative	
I,	of the Engineering (date).
(Signature of Engineering Department Representative)	(Date)
Utilities System Department	
I, (Clearly print or type name), as a representate System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on Additional Comments:	(date)
(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 Cotleur 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 CSAPU

PRINTED NAME

STATE OF FLORIDA

COUNTY OF PALM BEACH

The fore online	egoing instru notarizat		was ac		wled	lged befor					physica		ce or \square
101	HN CS	A PO	'		, as	Manager	of	The K	olter	Group	LLC, a	Florida	limited
liability	company, v	vhich i	s Mai	nager	of	PSL LAN	ND	INVES	STM	ENTS	LLC, a	Florida	limited
liability	company,	and	who	X	is	personall	y	known	to	me,	or \square	has p	roduced
				as id	enti	fication.							

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(seal)



Notary Public - State of Florida

Print Name: Derise K. Yares

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 Crosswtown 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.

Dane Wenn
AUTHORIZED SIGNATORY FOR PSL LAND INVESTMENTS, LLC
DANNEN WEIMEN
PRINTED NAME
NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF St. Lucie
The foregoing instrument was acknowledged before me by means of <u>physical presence</u> or <u>online</u> notarization, this <u>504</u> day of <u>May</u> , 2025, by <u>Davren Wlimer</u> ,
who V is personally known to me, or has produced Notary Public State of Florida Sarah S Chattman My Commission HH 521406 Expires 4/28/2028 Notary Public – State of Florida Print Name: Wash S. Chattman

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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: (2)
Print Name. 16HN CSAPO Title: AUTHORIZED SIGNATORY
Title: Auritarized SIGNATORY
STATE OF FLORIDA
COUNTY OF PALM BEACH
The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization, this $\underline{\hspace{1cm}}$ day of $\underline{\hspace{1cm}}$ 2021, by $\underline{\hspace{1cm}}$ $\underline{\hspace{1cm}}$ $\underline{\hspace{1cm}}$ 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.
Jerise K. Gares
(seal) Notary Public - State of Florida
EXPIRES Print Name: Denise 14 Yares

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'	1	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.

** 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.

^{*}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.

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.

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P21-070 PSLUSD 11-652-37

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. Onstreet 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)

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY FILE # 4821123 OR BOOK 4558 PAGE 1957, Recorded 02/18/2021 04:49:27 PM Doc

Tax: \$0.70

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 <u>CRESCENT MIAMI CENTER</u>, <u>LLC v. FLORIDA DEPARTMENT OF REVENUE</u>, 903 So.2d 913 (FLA 2005).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given as of the _______ 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]

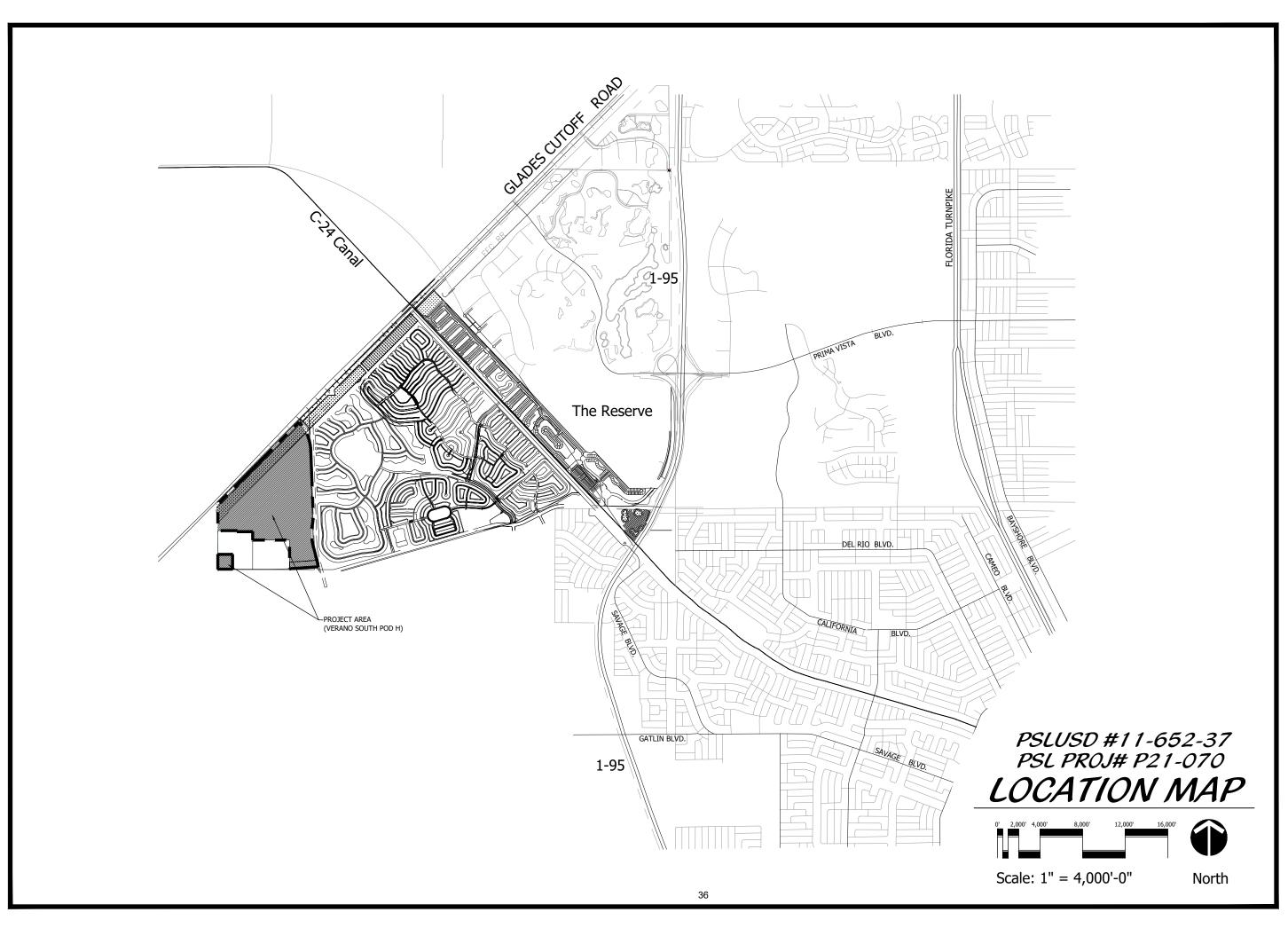
ACTIVE 12992112.1

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

GRANTOR WITNESSES VERANO DEVELOPMENT LLC, a Delaware limited liability company By: The Kolter Group LLC, a Florida limited liability company, its Manager Witness signature Name: Title: Manager Print Name Print Name STATE OF FLORIDA COUNTY OF PALM BEACH DEVELOPMENT LLC, a Delaware limited liability company, on behalf of said company, and who said said company, and who personally known to me, or ☐ has produced as identification. Print Name:___ (Seal)

ACTIVE 12992112.1

EXHIBIT 8 LOCATION MAP (PLEASE SEE BELOW)





Landscape Architects Land Planners Environmental Consultants 1934 Commerce Lane

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

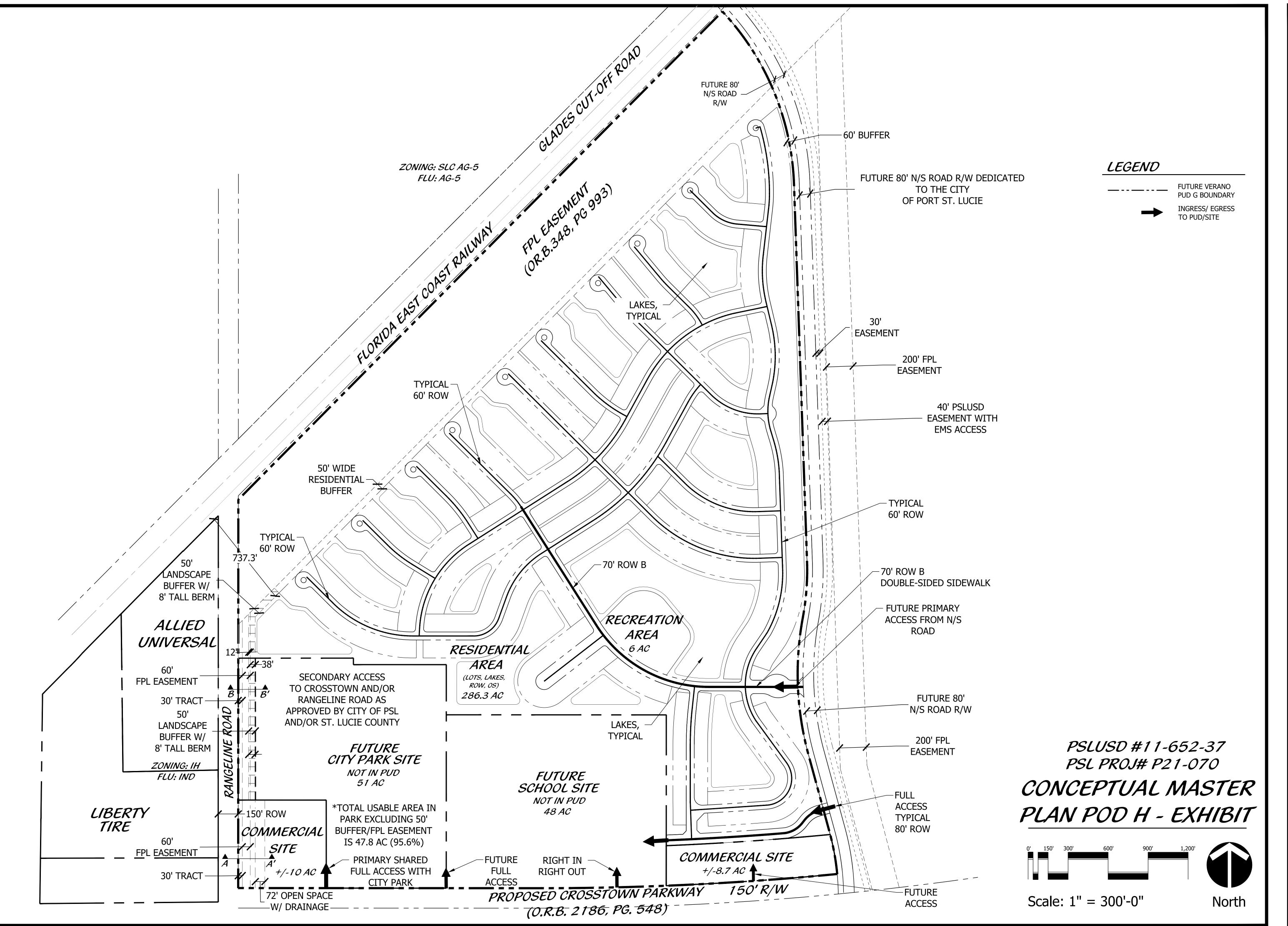
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DRAWN	
APPROVED	
JOB NUMBER	21-0216
DATE	02-26-21
REVISIONS	09-09-21
02-21-22	11-24-21
03-14-22	12-14-21

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

SHEET 1 OF 1

COTLEUR & HEARING, INC.
These drawings are the property of the architect

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





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Land Planners
Environmental Consultants

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www.cotleurhearing.com
Lic# LC-C000239

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

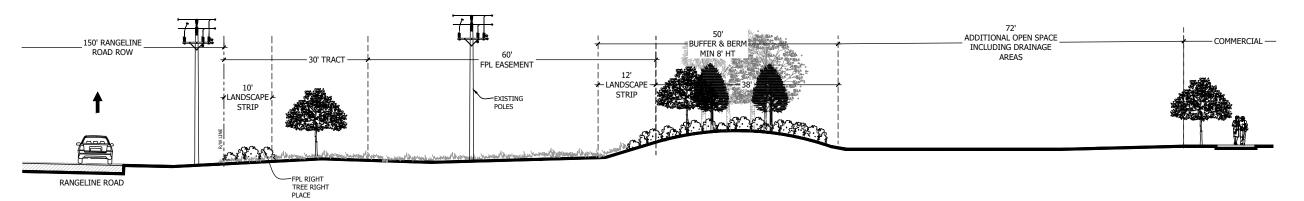
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REVISIONS	09-09-21
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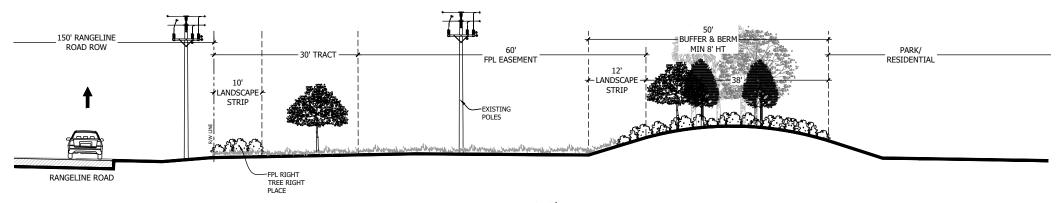
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EXHIBIT 9b RANGELINE ROAD SECTIONS (PLEASE SEE BELOW)

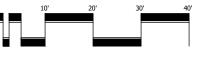


SECTION A-A' COMMERCIAL TRACT



SECTION B-B' PARK & RESIDENTIAL TRACT

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



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Scale: 1" = 20'-0"

North

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

DESIGNED LAH
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APPROVED DTS
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DATE 02-26-21
REVISIONS 09-09-21
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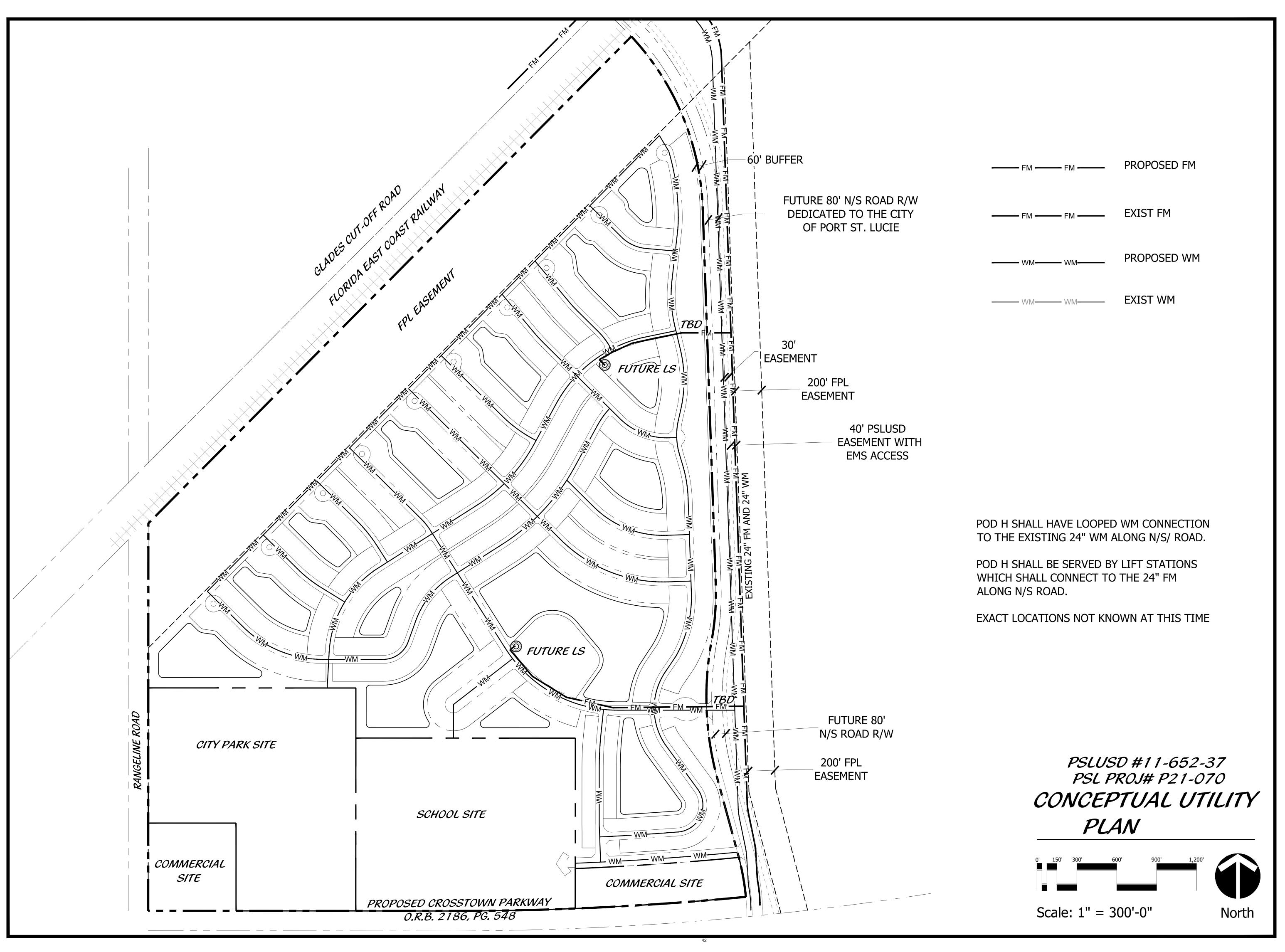
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Committee of the committee of the project of the committee of the committe

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





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Land Planners
Environmental Consultants

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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
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FRANO SOUTH POO F.
Kolter Homes

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

SHEET OF

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EXHIBIT 10 TYPICAL ROADWAYS (PLEASE SEE BELOW)

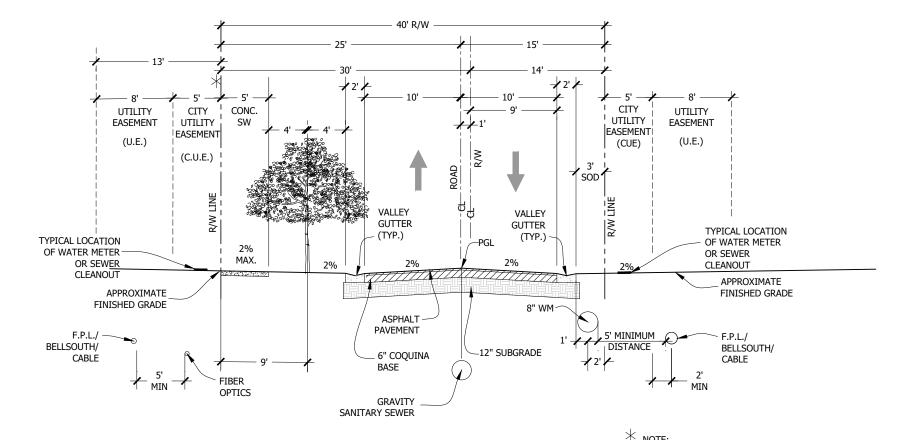
ASPHALT PAVING

CONCRETE

--- UTILITY EASEMENT

--- CENTERLINE

PROPOSED



40' RIGHT-OF-WAY TOWNHOME COMMUNITY SECTION

POSTED SPEED 25 MPH

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"



Cotleur & Hearing
LandScape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane Suite 1 Jupiter, Florida 33458 561.747.6336 · Fax 747.13 www.cotleurhearing.com Lic# LC-C000239

4NO 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

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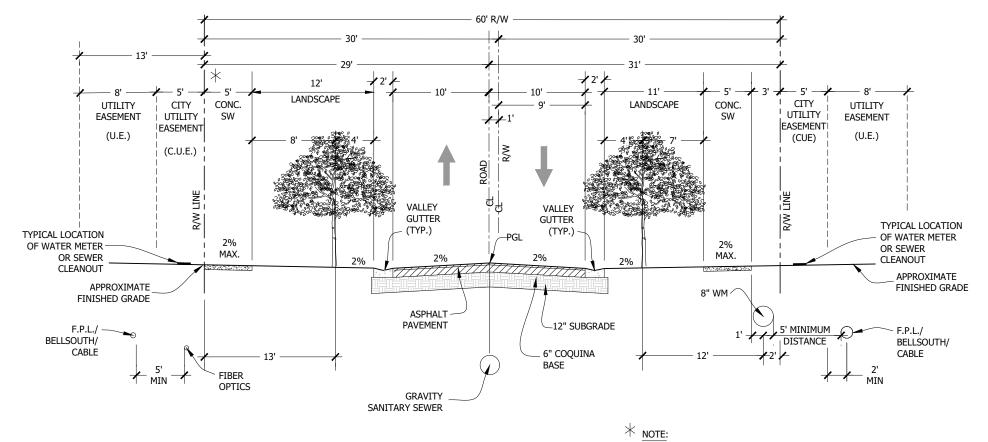
ASPHALT PAVING

CONCRETE

--- UTILITY EASEMENT

--- CENTERLINE

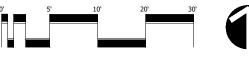
PROPOSED



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"



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Land Planners
Environmental Consultants

1934 Commerce Lane

Lic# LC-C000239

VERANO SOUTH POL Kolter Homes Port St. Lucie, Florida

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 DATE
 02-26-21

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 09-09-21

SHEET 1 OF 1

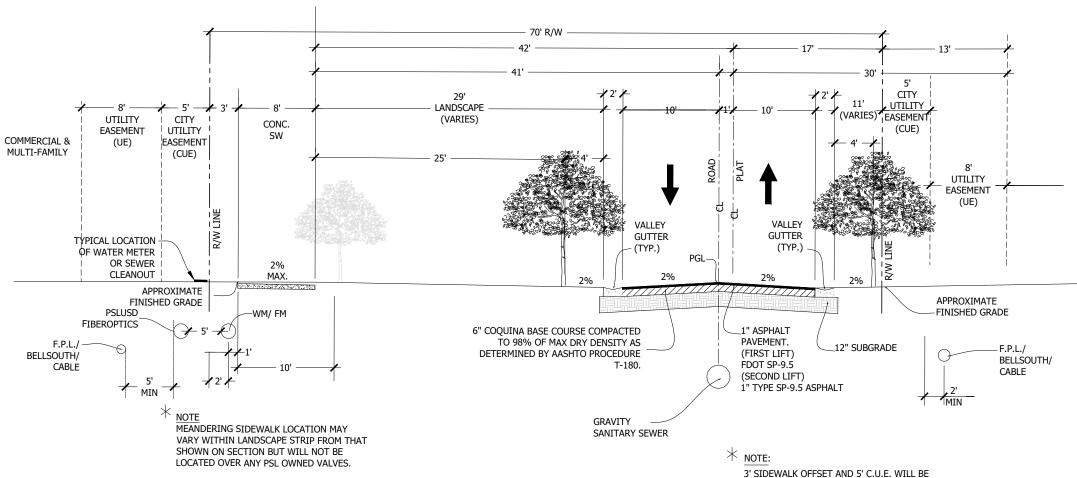
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CONCRETE

UTILITY EASEMENT

CENTERLINE

PROPOSED RIGHT-OF-WAY

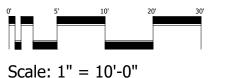


70' RIGHT-OF-WAY

TYPICAL SECTION POSTED SPEED 25 MPH

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)





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Lic# LC-C000239

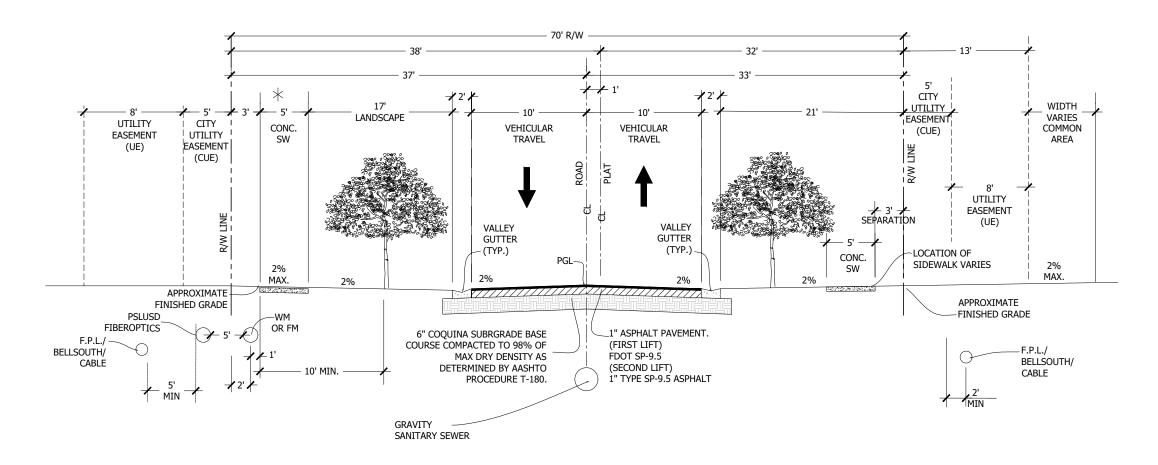
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SHEET 1 OF 1 P25 2006 ing with

ASPHALT PAVING CONCRETE UTILITY EASEMENT CENTERLINE

PROPOSED RIGHT-OF-WAY

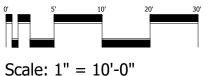


70' RIGHT-OF-WAY TYPICAL SECTION

POSTED SPEED 25 MPH

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

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



North

Cotleur & Hearing Landscape Architects Land Planners Environmental Consultants 1934 Commerce Lane

Lic# LC-C000239

er Homes Lucie, Florida

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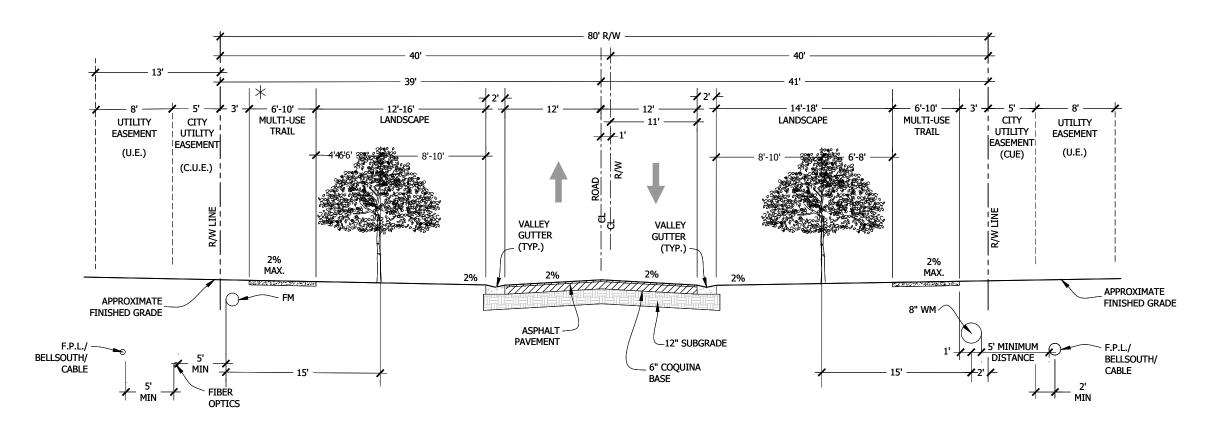
SHEET 1 OF 1 P25 2006 ing with

CONCRETE

---- UTILITY EASEMENT

CENTERLINE

PROPOSED RIGHT-OF-WAY



80' RIGHT-OF-WAY TYPICAL SECTION

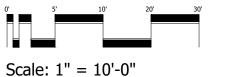
 $*_{\text{NOTE}}$

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

PSL PROJ# P21-070 TYPICAL 80' ROW POD H

PSLUSD #11-652-37





North

Cotleur & Hearing Landscape Architects Land Planners Environmental Consultants

1934 Commerce Lane

Suite 1 Jupiter, Florida 33458 561.747.6336 · Fax 747.1377

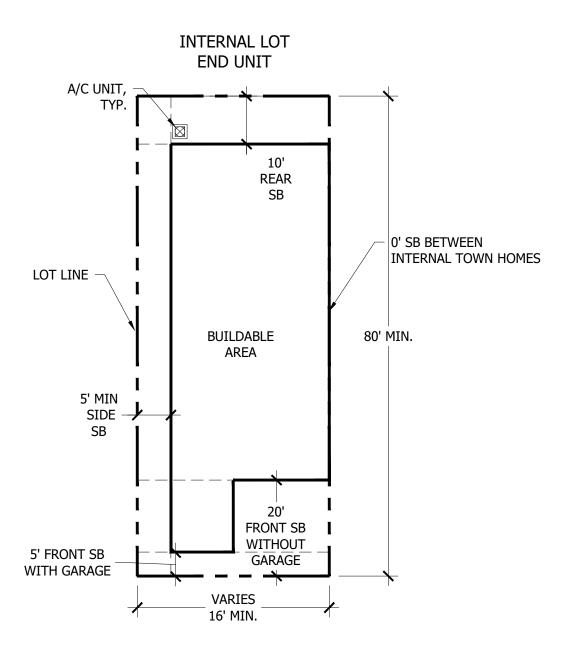
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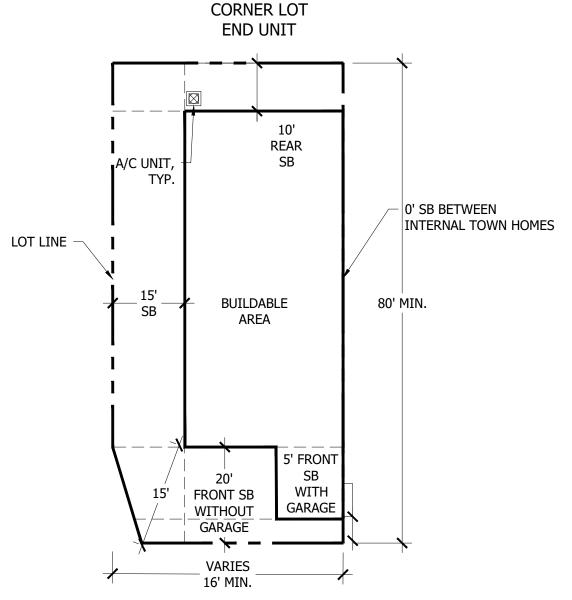
Kolter Homes Port St. Lucie, Florida VERANO

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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

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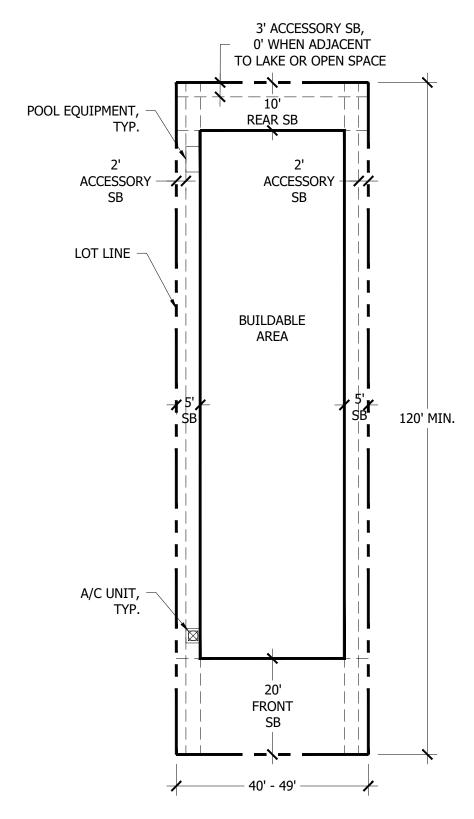
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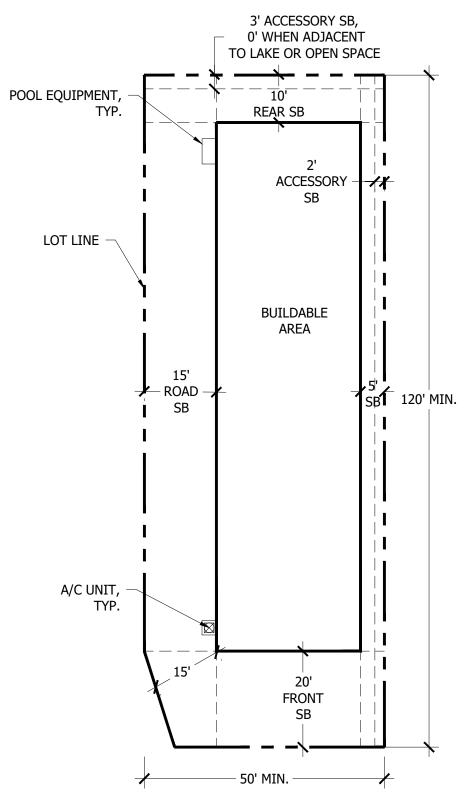
INTERNAL LOT



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 4,800 SF.

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"



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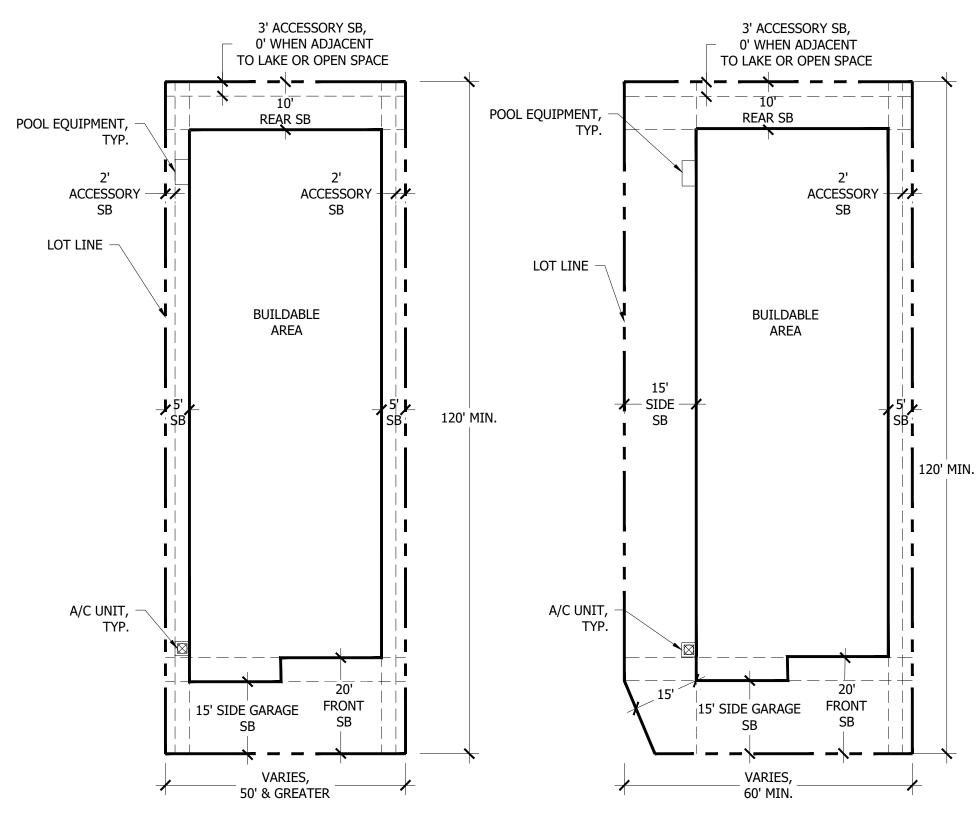
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INTERNAL LOT



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.

CORNER LOT

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

TYPICAL LOT

(50' & GREATER)



Scale: 1" = 20'-0"



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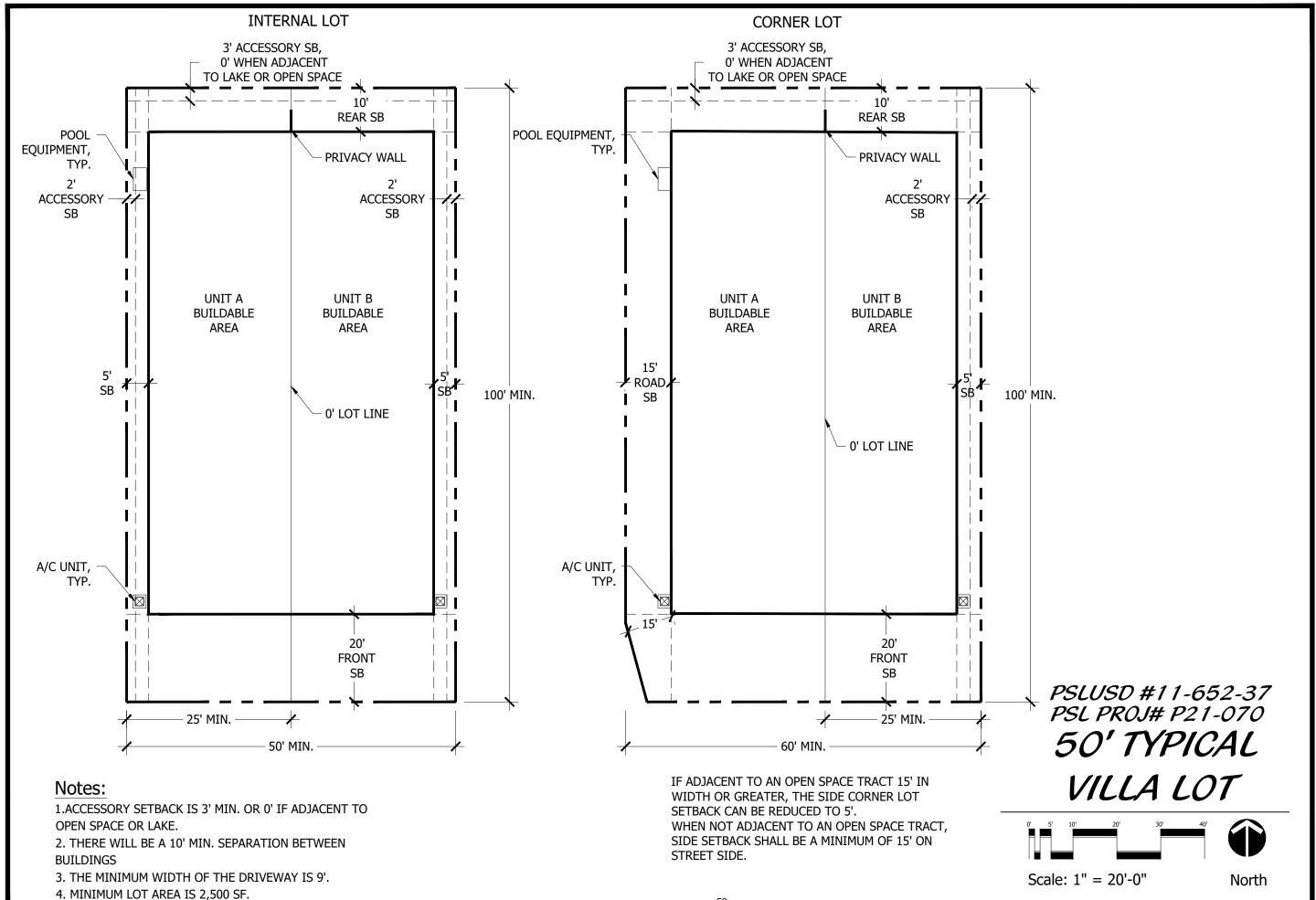
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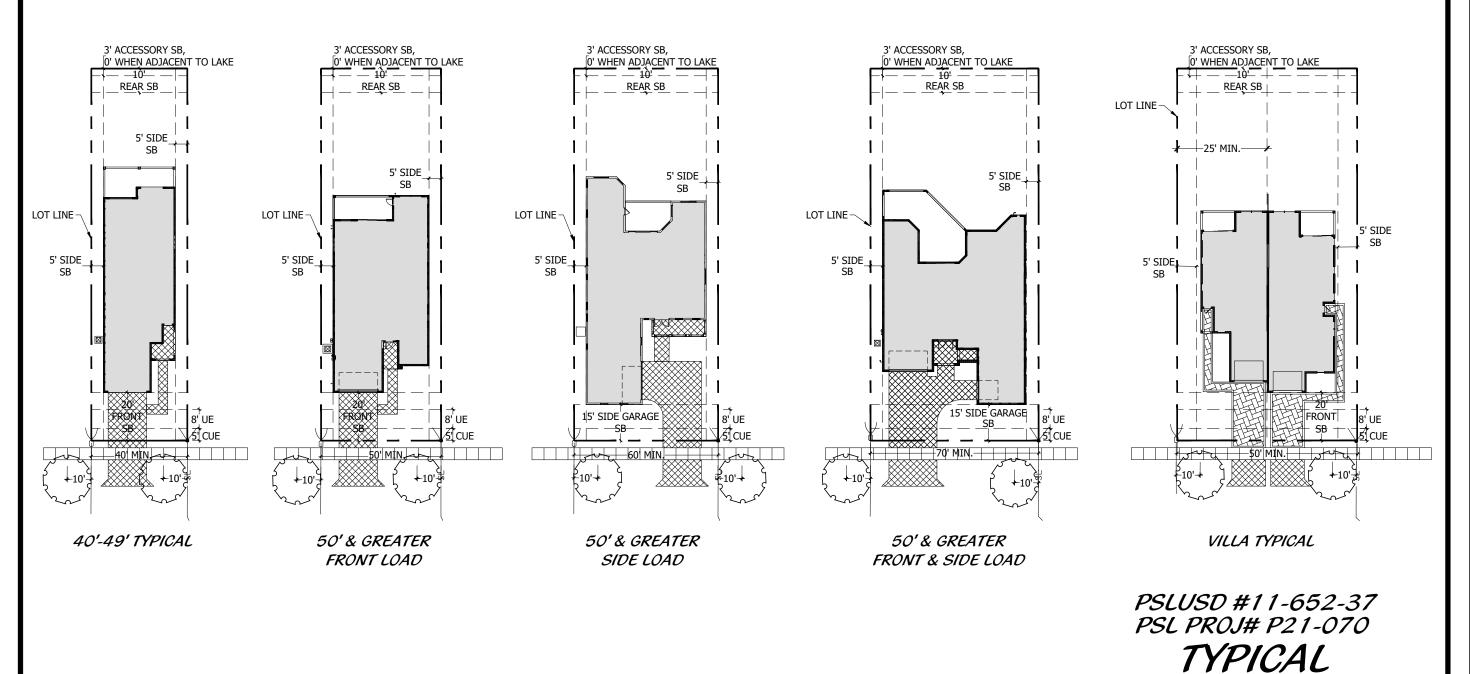
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DRIVEWAY LAYOUT

North

Scale: 1'' = 40'-0''

EXHIBIT 12 TRAFFIC STATEMENT (PLEASE SEE BELOW)



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

No. 61761

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)



THOMAS ENGINEERING GROUP 125 W. INDIANTOWN Rd., Ste. 206 JUPITER, FL 33458

P: 561-203-7503 F: 561-203-7721

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