

# 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 APPLICATION

# Verano South Pod A PUD 1

(FKA PGA Village/Montage)



**Amendment Number 2**  
November 4 , 2020

City of Port St. Lucie Project No: P20-213

Port St. Lucie Utilities Department Project No: 11-652-30

	Approval date	PSL Prj No.:	Ord No.:
Original Base	08/14/17	P17-033	Ord 17-42
Amendment #1	07/08/19	P19-044	Ord 19-37
Amendment #2	TBD	P20-213	Ord 20-TBD

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

# Verano PUD 4 A

## Amendment Number 2

City of Port St. Lucie Project No: P20-213

- The following changes to the previously approved Verano South Pod D PUD are proposed in Amendment No.2 (P20-213)
  - To amend Exhibit (6) No. 3 Parking requirements
  - To update Exhibit 5, Site Information

The following changes ~~to the previously approved~~ were approved in Verano P.U.D (City of Port St. Lucie project number P19-044) ~~are proposed in Amendment Number 1:~~

- To make minor formatting changes throughout the PUD document to enhance and further facilitate the flow of the information presented (such as center and underline exhibit headings and change spacing between sections of exhibits to better fit on pages).
- To amend Exhibit A Table of Contents and Information section to provide updated information in a clearer manner (page 3 and 5).
- To amend Exhibit 1 to show the correct acreage on the PUD application (page 6).
- To amend Exhibit 5 to fit in one page and show correct acreage information (page 10).
- To amend Exhibit 6 to correct information and include additional information about landscaping, model row, utilities, and architectural reviews (pages 11-16).
- To amend Exhibit 8, 9a, and 9b to show most recent Pod layouts (pages 34-36).
- To amend Exhibit 10 to show latest right-of-way typicals (pages 37-38).
- To amend Exhibit 11 to include an 82' Lot Typical and update lot dimensions (pages 39-43).

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## **LIST OF EXHIBITS**

- Exhibit 1**    Application for P.U.D. Amendment
- Exhibit 2**    P.U.D. Amendment Application Checklist
- Exhibit 3**    Letter of Authorization
- Exhibit 4**    Binding P.U.D. Agreement
- Exhibit 5**    Site Information
- Exhibit 6**    Proposed Development Uses/Standards
- Exhibit 7a**   Legal Description
- Exhibit 7b**   Warranty Deeds
- Exhibit 8**    Location Map
- Exhibit 9a**   P.U.D. Conceptual Master Plan
- Exhibit 9b**   P.U.D. Conceptual Water and Sewer Master Plan
- Exhibit 10**   Road Sections
- Exhibit 11**   Typical Lots
- Exhibit 12**   Traffic Statement
- Exhibit 13**   Drainage Statement

## INTRODUCTION

The comprehensive area of the **Verano DRI** (formerly known as the PGA Village/Montage DRI) is approximately 3,000 acres. It is 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 Championship Golf Courses, Commercial Development, Open Space, and Country Club amenities. The overall average density of the Verano DRI shall not exceed 2.2 du/ac.

PUD 1 of Verano South Pod A is to be a Single-Family Residential development consisting of approximately 147.414 acres. The proposed Pod A PUD 1 site borders the C-24 Canal to the north and vacant land owned by Verano Development LLC to the south. The site can best be described as residential community under development. Although the average density for the Verano DRI as a whole shall not exceed 2.2 du/ac, Pod A is designed with a maximum residential density of 2.4 du/ac. The Verano DRI may include a variety of land uses including office commercial, retail commercial, residential single-family, residential multifamily, light industrial, upland preserve, golf course and open space. Pod A PUD 1 is to be mainly residential development with Sales/Design Center and model row. The residential component will be single-family detached lots and single-family attached villas.

Pod A PUD 1 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. Wastewater services will be provided by the Glades Wastewater Treatment Plant upon completion and startup. By utilizing a combination of the various available service options to meet the wastewater needs at each phase of development, sufficient service will be available from these entities for the entire proposed development.

Access to the Pod A PUD 1 will be provided by the C-24 Bridge. The internal bridge shown on the master plan is the primary access for the PUD. A secondary access to Crosstown Parkway is proposed per the request of the St. Lucie County Fire District and the City of Port St. Lucie Engineering Department. Future internal connections will be implemented throughout the DRI, and there will be at a minimum two access points into the Pod at all times: one (1) primary access and one (1) emergency access.

Storm Water Management will be provided by an on-site system of lakes, currently under review by 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 50-01645-S. A conceptual drainage design was included as part of the application. Although Pod A PUD 1 does not contain significant upland preserve, all upland preservation, recreation, and open space requirements of the PUD will be met within the comprehensive Verano DRI requirements.

# EXHIBIT 1

## 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

Verano Pod A PUD

### 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:** dsorrow@cotleur-hearing.com

**PROPERTY OWNER:** Verano Development LLC

Name: Verano Development LLC

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

Telephone No. 5616829500 Email dsorrow@cotleur-hearing.com

**AGENT OF OWNER** (if any)

Name: Cotleur & Hearing; Daniel T. Sorrow

Address: 1934 Commerce Lane, Suite 1

Telephone No. 5617476336 Email dsorrow@cotleur-hearing.com

**PROPERTY INFORMATION**

Legal Description: See attached deed  
(Include Plat Book and Page)


Parcel I.D. Number: See attached deed

Current Zoning: PUD Proposed Zoning: n/a

Future Land Use Designation: RGC Acreage of Property: 147.414

Reason for amendment request: Please see attached cover letter and list of amendments

- 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 ~~strike through~~.
- 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

Rachel Plummer  
Hand Print Name

10-27-2020  
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. APPLICATION CHECKLIST**

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 4.
2. The Conceptual Plan for Verano South Pod A PUD 1 is enclosed as Exhibit 9 of this submittal package.
3. Please see Exhibit 6 for the proposed Development Uses / Standards established for this Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibit 6 and Exhibit 11.
4. This community is part of the approved Verano D.R.I.

**EXHIBIT 3**

**LETTER OF AUTHORIZATION**

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 & Hearing and its staff to act as agents for the area owned by Verano Development 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 site plan, signage plan, subdivision plat, PUD, and other similarly related applications.

For:

Robert L. Framm

Signatory Authority

4/23/19

Date

ROBERT L FRAMM

Printed Name

NOTARY ACKNOWLEDGEMENT

State of Florida

County of St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 2019 by Robert L. Framm

He or she is personally known to me or has produced personally known as identification.

Gina Jolly  
Notary Public Signature

Gina Jolly  
Printed Name

State of Florida at-large



Gina Jolly  
Commission # GG094574  
Expires: April 16, 2021  
Bonded thru Aaron Notary



**EXHIBIT 4**

**BINDING PUD AGREEMENT**

Binding PUD Agreement

The undersigned acknowledges that the area of the Verano South Pod A PUD 1, 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.

Verano Development LLC

PSL Commercial Holdings LLC

By: [Signature]

By: [Signature]

Print Name: JOHN CSAPO

Print Name: JOHN CSAPO

Title: AUTHORIZED SIGNATORY

Title: AUTHORIZED SIGNATORY

**NOTARY ACKNOWLEDGEMENT**

State of FLORIDA

County of PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 3rd day of May, 2019, by John CSapo.

He or she is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public Signature

Sala Brown  
Printed Name

State of FLORIDA at-large

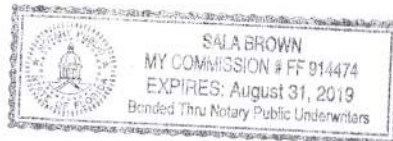


EXHIBIT 5 SITE  
INFORMATION

	Existing	Proposed	Change	Recommendation
Land Use Designation	RCG			
Existing Zoning	<del>AG-5</del> <u>PUD</u>	<del>PUD</del>		
Proposed Zoning	<u>PUD</u>			
Total Area	<del>147.47</del> ac <u>147.414</u>	<u>147.414</u>	<u>0.056</u>	
Total Dwelling Units	350			
Density	2.4 du/ac			
Residential Area (ac)	54.56			
	<del>37.00%</del> <u>37.01%</u>	<u>37.01%</u>	<u>0.01</u>	
Recreation (ac)	<del>13.2</del>			
	<u>8.95%</u>			
R/W (ac)	<del>20.9</del>			
	<del>14.17%</del> <u>14.18%</u>	<u>14.18%</u>	<u>0.01</u>	
Open Space (ac)	<del>16.61</del>			
	<del>11.26%</del> <u>11.27%</u>	<u>11.27%</u>	<u>0.01</u>	
Lakes (ac)	<del>42.2</del> <u>42.14</u>	<u>42.14</u>	<u>0.06</u>	
	<del>28.62%</del> <u>28.59%</u>	<u>28.59%</u>	<u>0.03</u>	

1. TOTAL ACREAGE: 147.414 acres
  - A. Residential 54.56 acres
  - B. Open Space 16.61 acres
  - C. Water Management Tracts 42.14 acres
  - D. Road Right-Of-Ways 20.9 acres
  - F. Clubhouse/Recreation 13.2 acres

Totals 147.1 acres
2. ALLOWABLE DENSITY 2.2 du./ac Max. Density (For overall Verano DRI)
3. PROPOSED DENSITY 2.4 du./ac Proposed Density
4. UPLAND PRESERVATION As indicated in the Verano DRI
5. PEDESTRIAN WAYS The system of pedestrian movement will consist of sidewalks adjacent to streets within the residential neighborhoods as well as a pathway along the C-24 Canal as exhibited on Exhibit 8 & 11.

Note: Verano South Pod A PUD 1 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

### PROPOSED DEVELOPMENT USES/STANDARDS

1. PERMITTED PRINCIPAL USES

A. RGC (Residential/ Golf Course) LAND USE AREA:

1. Single Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Temporary Construction Trailers
3. Model Homes
4. Lakes
5. Recreation Facility and Maintenance Facility
6. Entry Gates and Guard House
7. Temporary Sales and Design Center

2. DENSITY:

2.4 du/ac.

3. PARKING REQUIRED:

RGC Land Use: Two (2) parking spaces per residential unit and guest parking. All units shall have at least 2-car garages. At least two exterior parking spaces in the driveway shall be provided for each unit for residents and guests. All single-family units shall have at minimum two (2) residential parking spaces. If no driveway is provided, then there shall be one guest parking space provided elsewhere on site at one space per unit. Villas with single car garages will have, at minimum, parking for one (1) space in the garage and one tandem exterior parking space in the driveway. Garages may have a 1- or 2-car capacity.

1 space/200 square feet of Recreation Facility/Clubhouse/Mail Kiosk. On-street parking may be utilized to satisfy this requirement.

Driveways will be between 17' – 18' wide.

4. STREET DESIGN:

Corner radii of intersecting street shall be a minimum of twenty-five (25) feet.

5. MAXIMUM BLDG HEIGHT:

Maximum height of residential structures and recreation centers shall not exceed thirty-five (35) feet above grade.

6. MINIMUM LOT SIZES:

Single Family	Min. Width: 42 feet Min. Depth: 125 feet (See Exhibit 11 – Typical Lots)	Max. Width: 100 feet Max. Depth: 155 feet
Villas	Min. Width: 37.5 feet (See Exhibit 11 – Typical Lots)	Min. Depth: 70 feet

7. MAXIMUM BUILDING COVERAGE:

For Whole DRI:	30%
Residential:	60%

8. MAXIMUM IMPERVIOUS COVERAGE:

For Whole DRI:	50%
Residential:	75%

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

Single-family: Minimum setbacks shall be as stated below unless otherwise indicated. Roof overhangs are allowed to overhang into building setbacks but not more than 24 inches.

Front Yard:

Each lot shall have a front yard with a building setback line of thirteen (13) feet for dwellings living area or a side entry garage, and of eighteen (18) feet for dwellings to a front entry garage.

Side Yards:

Side Yards apply to building and Accessory uses. Each lot shall have a setback of six (6) feet. A side yard of ten (10) feet shall be provided adjacent to right-of-ways. A side setback of 0 feet shall be allowed provided that a minimum building separation of 12 feet is maintained between units. The zero-foot setback shall not be placed so that a building is closer than 10 feet to a right-of-way. Pool equipment and A/C units are allowed within the side yard and shall have a minimum setback requirement of 3 feet. Any equipment placed within the setback must be landscaped to be shielded from surrounding neighbors.

Rear Yard:

Each lot shall have a rear yard with a building setback line of ten (10) feet. There shall be 5 feet. setback requirements for accessory uses. If adjacent to a lake, open space, or common area tract, the setback requirement for accessory uses is 3 feet.

Villas: Minimum setbacks shall be as stated below unless otherwise indicated. Roof overhangs are allowed to overhang into building setbacks, but no more than 24 inches.

Front Yard:

Each lot shall have a front yard with a building setback line of eighteen (18) feet to the front entry garage.

Side Yards:

Side Yards apply to building. Each lot shall have a setback of seven feet – six inches (7'- 6"). A side yard of ten (10) feet shall be provided adjacent to right-of-ways. Pool equipment and A/C units are allowed within the side yard and shall have a minimum setback requirement of 3 feet. Any equipment placed within the setback must be landscaped to be shielded from surrounding neighbors.

Rear Yard:

Each lot shall have a rear yard with a building setback line of ten (10) feet. There shall be 5 feet. setback requirements for accessory uses. If adjacent to a lake, open space, or common area tract, the setback requirement for accessory uses is 3 feet.

10. FENCES / WALLS:

Single Family:

Fences and walls may be located along the rear and side property line, but they shall not extend past front building line. Maximum height shall be seven (7) feet. A decorative fence with a maximum height of three (3) feet shall be allowed along the front and side property line up to the front edge of the building.

Villas: Fences and walls for Villas may be located along the rear and side property line, but they shall not extend past front building line. Maximum height shall be seven (7) feet. A decorative fence with a maximum height of three (3) feet shall be allowed along the front and side property line up to the front edge of the building.

11. ACCESSORY USES:

Accessory Uses/Structures are permitted in connection with any principle use provided that all accessory structures or uses are in full compliance with all setback, height, building coverage, and other requirements. Approved uses are patios, outdoor cooking areas, gazebos, pool equipment, A/C units, and screen enclosures. Boats, RV's and similar trailers are not allowed to be parked on site.

12. LANDSCAPING:

Overall:

No more than 50% of the required trees may be palm trees. A minimum of 25% of all required trees shall be native species. Landscaping within this PUD is subject to the regulations of the City of Port St. Lucie Code of Ordinances, Chapter 154, unless regulations are otherwise stated in this document.

Easement and Utility Area Landscaping:

All trees may not be planted within five (5) feet of any existing utility pole, guy wire, and pad mounted transformer. No protective barriers will be required.

Landscape Buffer Strips:

No wall shall be required adjacent to open space land unless it is Open Space Conservation.

Common Area Landscaping:

The minimum perimeter landscaping for common areas, amenity centers, model centers, and mail kiosks will be an average of five (5) feet from the property line. When street trees are present adjacent to common areas, amenity centers, model centers, and mail kiosks, the street trees shall count towards the perimeter tree requirement and additional shade trees will not be necessary, so long as the street trees are no more than fifteen (15) feet from the property line. Smaller trees and hedges shall still be required. Landscaping will be provided in keeping with the desired community aesthetic.

Single Family:

1. Lots less than 6,000 sf shall provide two (2) trees
2. Lots from 6,000 to 7,500 sf shall provide three (3) trees
3. Lots over 7,500 sf shall provide four (4) trees

Trees to be placed in the front yard may be substituted with street trees planted within the right-of-way in front of unit. Street trees will be planted at time units are being built. Perimeter landscaping along lakes to buffer residential homes is not required for approval but may be provided.

Street Trees:

Large canopy Street trees shall be provided on a basis of one (1) tree per forty (40) linear feet of road way per side. Tree spacing can be adjusted as necessary but shall not exceed fifty (50) feet on center. Street trees planted in front of residential lots may be counted towards the canopy tree requirements for the lot.

CLUBHOUSE/RECREATION:

Permitted Uses:

Pool, Hot Tub, Cabana, Conference Facilities, Health Club, Outdoor Sports Facilities, Tot Lot, Passive Garden Area, Golf Cart Parking Spaces, Racquet Club Facilities, Fire Pits, Outdoor Cooking.

Minimum Building Setbacks:

Front Setback: The minimum front setbacks for amenity centers and clubhouses shall be of ten (10) feet.

Side Setback: The minimum side setbacks for amenity centers and clubhouses shall be of ten (10) feet.

Rear Setback: The minimum rear setbacks for amenity centers and clubhouses shall be of six (6) feet.

Landscape:

Screening amenity centers with perimeter landscaping and providing VUA landscaping will be subject to the approval of the Site Plan Review Committee. A minimum average of five (5) feet from the property line is required for most perimeter landscaping. One (1) tree per 200 square feet of landscaped parking island will also be required. Certain vistas to lakes, open space, and natural areas are subject to landscaping/buffering requirements, with opportunity for uninterrupted views of these vistas. The same amount of landscaping that is required per City Code will be provided in these buffers, however this PUD provides opportunity to provide open vistas where no landscaping will be placed up to a maximum of fifty percent (50%) of the buffer length. Landscaping may instead be grouped on at least half of the buffer length.

13. MODEL ROW AND SALES CENTERS:

Model homes and their respective sales centers are permitted within this PUD. If the location of model row is not shown on the Conceptual Master Plan (Exhibit 9a), it may be permitted within the PUD through site plan review and model home applications, without warranting a PUD amendment. Temporary trap fences are permitted in model row. These trap fences intend to prohibit vehicular access within model row but will allow access to emergency vehicles through an emergency lock.

Street furniture and shade sails are also allowed within model row, including in rights-of-way, so long as they do not interfere with traffic. These are intended to enhance the pedestrian experience while they visit model row and may remain after models have been sold as single- family homes.

14. FACADES:

~~No two same facades shall be adjacent to each other. This applies to residential units. This does not apply to facades across the street.~~ Townhouses, apartments, multifamily (excluding duplexes), commercial, office, and institutional uses will follow the Citywide Design Standards. Single-family, Villa (duplex), model homes, residential amenity centers, clubhouses, and guardhouses are not required to follow the Citywide Design Standards.

15. 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.

The subject PUD 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 will 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.

No intrusive root systems vegetation shall be placed within ten feet of utilities. All utilities shall be placed underground.

Trees shall not be planted within 10 feet of any PSLUSD mains or appurtenances. All other utilities shall be a minimum of 5' horizontal separation from city utility mains for parallel installations and a minimum of 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.

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

All measurements are from outside to outside, not centerline to centerline. Example: outside of pipe to nearest point on tree trunk.

No landscaping other than sod grasses may be planted within a 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 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).



## EXHIBIT 7a

### LEGAL DESCRIPTION: VERANO SOUTH P.U.D. NO. 1, POD A

A PORTION OF PARCELS 3 AND 4, VERANO MASTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 1, OF SAID VERANO MASTER PLAT; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL AS SHOWN ON SAID VERANO MASTER PLAT, NORTH 43°08'38" WEST, A DISTANCE OF 5,753.75 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 46°51'24" WEST, A DISTANCE OF 879.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°55'36", A DISTANCE OF 229.68 FEET; THENCE SOUTH 37°18'07" WEST, A DISTANCE OF 32.72 FEET; THENCE SOUTH 19°10'52" WEST, A DISTANCE OF 87.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°52'58", A DISTANCE OF 16.39 FEET; THENCE SOUTH 23°03'50" WEST, A DISTANCE OF 92.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 615.90 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°23'22" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°51'19", A DISTANCE OF 19.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°29'13", A DISTANCE OF 35.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,035.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°26'53", A DISTANCE OF 188.74 FEET; THENCE SOUTH 05°34'23" WEST, A DISTANCE OF 488.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 965.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'03", A DISTANCE OF 144.58 FEET; THENCE SOUTH 14°09'26" WEST, A DISTANCE OF 102.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5,035.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'00", A DISTANCE OF 547.76 FEET; THENCE SOUTH 07°55'26" WEST, A DISTANCE OF 149.79 FEET; THENCE NORTH 82°04'34" WEST, A DISTANCE OF 15.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°04'34" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET;

THENCE NORTH 82°04'34" WEST, A DISTANCE OF 117.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 82°04'34" WEST, A DISTANCE OF 122.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°04'34" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 82°04'34" WEST, A DISTANCE OF 22.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 800.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'11", A DISTANCE OF 334.45 FEET; THENCE NORTH 58°07'23" WEST, A DISTANCE OF 440.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'18", A DISTANCE OF 603.02 FEET; THENCE NORTH 25°13'05" WEST, A DISTANCE OF 20.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 25°13'05" WEST, A DISTANCE OF 122.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 10.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25°13'05" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 25°13'05" WEST, A DISTANCE OF 119.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,950.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'26", A DISTANCE OF 709.28 FEET; THENCE NORTH 46°03'31" WEST, A DISTANCE OF 177.62 FEET; THENCE NORTH 43°56'29" EAST, A DISTANCE OF 85.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,165.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 38°19'25" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°09'20", A DISTANCE OF 552.16 FEET; THENCE NORTH 24°31'15" EAST, A DISTANCE OF 618.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 835.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°46'47", A DISTANCE OF 608.88 FEET; THENCE NORTH 66°18'02" EAST, A DISTANCE OF 194.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 665.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°51'36", A DISTANCE OF 346.57 FEET; THENCE NORTH 36°26'26" EAST, A DISTANCE OF 119.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,335.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 08°23'13", A DISTANCE OF 195.42 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°11'33", A DISTANCE OF 14.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 198.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°55'00", A DISTANCE OF 179.41 FEET; THENCE NORTH 46°51'22" EAST, A DISTANCE OF 45.01 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL SOUTH 43°08'38" EAST, A DISTANCE OF 1,809.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 147.414 ACRES, MORE OR LESS.

## EXHIBIT 7b

### WARRANTY DEED

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
FILE # 2809341 OR BOOK 2502 PAGE 1008, Recorded 03/07/2006 at 12:06 PM  
Doc Tax: \$353070.90

Prepared by and return to:  
Paul K. Hines, Esq.  
Gunster, Yoakley & Stewart, P.A.  
777 South Flagler Drive  
Suite 500E  
West Palm Beach, FL 33401

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 08<sup>th</sup> day of FEBRUARY, 2006, by and between **Reserve Homes, Ltd., L.P.**, a Delaware limited partnership, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantor") and **Verano Development LLC**, a Delaware limited liability company, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantee").

#### **WITNESSETH:**

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its successors and assigns forever, the following described real property (the "Property"), situated in St. Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

#### **SUBJECT TO:**

1. Real estate taxes and assessments for the year 2006 and subsequent years.
2. Restrictions, reservations, limitations, easements of record, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting said property, if any.

**TO HAVE AND TO HOLD** the said Property in fee simple forever, together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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; and that Grantor warrants the title to said Property and will defend the same against the lawful claims of any persons whomsoever claiming by, through or under Grantor.



EXHIBIT "A"

PARCEL 1

WESTERN GROVE

TRACT ONE

A parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East; and Section 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run South 44°46'01" West along said Southeasterly right-of-way line of the Florida East Coast Railway Co., a distance of 5069.40 feet to the West line of said Section 29; thence South 04°13'20" East, along said West line, a distance of 258.80 feet to the Northeast corner of said Section 31; thence South 89°40'25" West, along the North line of said Section 31, a distance of 312.03 feet to the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence South 44°46'01" West, along said right-of-way line, a distance of 728.74 feet to the POINT OF BEGINNING; Thence, departing said right-of-way line, South 45°07'48" East, a distance of 3688.39 feet; thence South 34°54'59" East, a distance of 4767.41 feet to the northerly top of bank of the O. L. Peacock Canal; Thence along the northerly top of bank of said O.L. Peacock Canal South 74°05'51" West, a distance of 4714.77 feet; thence North 89°58'45" West, a distance of 5508.96 feet East right-of-way line of State Road S-609 as shown on the Florida Department of Transportation right-of-way map dated 11/5/64 and revised January 1965; Thence along said right-of-way line North 00°01'15" East, a distance of 2906.07 feet to the intersection with the South line of said Section 31; thence continue along said easterly right-of-way, North 00°08'55" West, a distance of 156.88 feet to the intersection with the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence North 44°46'01" East, along said Southeasterly right-of-way line of the Florida East Coast Railway Co. a distance of 6673.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPT Being a parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East and Sections 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows: COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°50'39" East, a distance of 50.98 feet to the POINT OF BEGINNING; Thence North 61°20'02" West, a distance of 1685.86 feet; Thence North 58°57'12" West, a distance of 127.57 feet; Thence North 49°19'49" West, a distance of 93.34 feet; Thence North 32°18'49" West, a distance of 178.91 feet; Thence North 25°32'27" West, a distance of 184.36 feet; Thence North 06°00'43" West, a distance of 118.58 feet; Thence North 22°50'28" East, a distance of 467.15 feet; Thence North 31°22'11" East, a distance of 93.05 feet; Thence North 40°40'44" East, a distance of 1124.23 feet; Thence North 44°11'03" East, a distance of 181.77 feet; Thence North 52°20'18" East, a distance of 81.27 feet; Thence South 48°56'38" East, a distance of 3272.46 feet; Thence South 09°19'30" West, a distance of 329.60 feet; Thence South 74°14'21" West, a distance of 1658.09 feet; Thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

WPB 871636.1

**EXHIBIT "A"**

**PARCEL 1 (continued)**

**TRACT TWO**

Being a parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East and Sections 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°50'39" East, a distance of 50.98 feet to the POINT OF BEGINNING;

thence North 61°20'02" West, a distance of 1685.86 feet;  
thence North 58°57'12" West, a distance of 127.57 feet;  
thence North 49°19'49" West, a distance of 93.34 feet;  
thence North 32°18'49" West, a distance of 178.91 feet;  
thence North 25°32'27" West, a distance of 184.36 feet;  
thence North 06°00'43" West, a distance of 118.58 feet;  
thence North 22°50'28" East, a distance of 467.15 feet;  
thence North 31°22'11" East, a distance of 93.05 feet;  
thence North 40°40'44" East, a distance of 1124.23 feet;  
thence North 44°11'03" East, a distance of 181.77 feet;  
thence North 52°20'18" East, a distance of 81.27 feet;  
thence South 48°56'38" East, a distance of 3272.46 feet;  
thence South 09°19'30" West, a distance of 329.60 feet;  
thence South 74°14'21" West, a distance of 1658.09 feet;  
thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THAT CERTAIN FLORIDA POWER AND LIGHT COMPANY EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 14°45'25" WEST, ALONG SAID EAST LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 789.36 FEET; THENCE CONTINUE NORTH 01°58'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 235.96 FEET; THENCE NORTH 74°05'51" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 1124.39 FEET; THENCE SOUTH 15°54'09" EAST, A DISTANCE OF 1181.91 FEET TO SAID NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548; SAID POINT

**EXHIBIT "A"**

**PARCEL 1 (continued)**

BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22,918.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 09°37'34" WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°01'14", A DISTANCE OF 1208.23 FEET TO THE POINT OF BEGINNING. (Commercial Parcel in Western Grove)

AND LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 4, 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. "FORT PIERCE CUT-OFF" AS SHOWN ON PAGES V. 3D/6 AND V. 3D/7, DATED FEBRUARY 1, 1950 WITH TRACT CORRECT REVISION DATED 4/28/67 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24; THENCE RUN SOUTH 44°46'01" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. 5069.40 FEET TO THE WEST LINE OF SECTION 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH 04°13'20" EAST ALONG SAID WEST LINE 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°40'25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 312.03 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO.; THENCE SOUTH 44°46'01" WEST, ALONG SAID RIGHT-OF-WAY LINE 7402.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JANUARY 1965; THENCE SOUTH 00°08'55" EAST ALONG SAID RIGHT-OF-WAY LINE 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID RIGHT-OF-WAY LINE 2756.07 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 89°58'45" EAST 2278.50 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 22918.00 FEET, THROUGH A CENTRAL ANGLE OF 16°00'49", FOR AN ARC DISTANCE OF 6405.36 FEET, THE CHORD OF SAID ARC BEING NORTH 82°00'50" EAST 6384.50 FEET; THENCE NORTH 74°00'26" EAST 3830.74 FEET; THENCE SOUTH 38°44'47" WEST 258.82 FEET; THENCE SOUTH 74°00'26" WEST 1625.09 FEET; THENCE SOUTH 34°54'59" WEST 16.17 FEET; THENCE SOUTH 74°35'02" WEST 625.46 FEET; THENCE SOUTH 74°05'51" WEST 4614.88 FEET; THENCE NORTH 89°58'45" WEST 5508.95 FEET TO SAID RIGHT-OF-WAY OF STATE ROAD S-609; THENCE NORTH 00°01'15" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 TO THE POINT OF BEGINNING. (West Virginia Extension)



**EXHIBIT "A"**

**PARCEL 1 (continued)**

TRACT THREE

An easement for the benefit of Parcel 1 as created by Drainage and Irrigation Easement between Tradition Development Company, LLC and Reserve Homes, Ltd., L.P. dated June 30, 2003 recorded in Official Records Book 1745, Page 1913, of the Public Records of St. Lucie County, Florida over the lands described as the "Grantor Parcel" in said Drainage and Irrigation Easement, subject to the terms, provisions and conditions set forth in said instrument.

EXHIBIT "A"

Parcel 2

EGAN PARCEL

GROVE 1:

Being a portion of Sections 28, 29 and 32, Township 36 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Begin at the point of intersection of the southeasterly right of way line of the Florida East Coast Railway Co. "Fort Pierce Cut-off" track as shown on right of way maps, Pages V.3d/6 and V.3d/7 dated February 1, 1950 with "track correct" revision dated 4/28/67 and the southwesterly right of way line of South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence S 43 degrees 08 minutes 38 seconds E, along said Canal C-24 right of way line a distance of 2488.08 feet, to a point hereinafter referred to as Point "A"; thence S 35 degrees 05 minutes 51 seconds W a distance of 4892.60 feet; thence N 43 degrees 25 minutes 41 seconds W a distance of 3309.86 feet to the intersection with the aforesaid southeasterly right of way line of the Florida East Coast Railway; thence N 44 degrees 46 minutes 01 seconds E, along said Florida East Coast Railway right of way a distance of 4809.53 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for drainage and irrigation over the following described property:

Commence at the aforesaid Point "A"; thence S 43 degrees 08 minutes 38 seconds E, along the aforesaid southwesterly right of way line of South Florida Water Management District Canal C-24, a distance of 347.56 feet to the POINT OF BEGINNING of the following described easement:

Thence continue S 43 degrees 08 minutes 38 seconds E, along said right of way line a distance of 50.00 feet; thence S 46 degrees 51 minutes 22 seconds W a distance of 42.14 feet; thence N 66 degrees 46 minutes 57 seconds W a distance of 64.82 feet; thence N 56 degrees 12 minutes 33 seconds W a distance of 190.72 feet; thence N 79 degrees 11 minutes 38 seconds W a distance of 69.18 feet; thence S 61 degrees 48 minutes 26 seconds W a distance of 141.21 feet, to the Southeasterly boundary of the above described parcel; thence N 35 degrees 05 minutes 51 seconds E, along said Southeasterly boundary a distance of 111.24 feet; thence N 61 degrees 48 minutes 26 seconds E a distance of 59.54 feet; thence S 79 degrees 11 minutes 38 seconds E a distance of 97.05 feet; thence S 56 degrees 12 minutes 33 seconds E a distance of 196.26 feet; thence Section 66 degrees 46 minutes 57 seconds E a distance of 27.50 feet; thence N 46 degrees 51 minutes 22 seconds E a distance of 9.44 feet to the said southwesterly right of way line of said Canal C-24 and the POINT OF BEGINNING.

GROVE 2:

Being a parcel of land lying in Sections 28, 33, and 34, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the point of intersection of the South line of said Section 34 and the southwesterly right of way line of the South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence N 43 degrees 08 minutes 38 seconds W, along said southwesterly right of way line of Canal C-24, a distance of 2628.30 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 43 degrees 08 minutes 38 seconds W, along said right of way line, a distance of 364.51 feet, to a point hereinafter referred to as Point "A"; thence continue N 43 degrees 08 minutes 38

EXHIBIT "A"

Parcel 2 (Continued)

seconds W, along said right of way a distance of 4812.17 feet; thence S 46 degrees 52 minutes 25 seconds W a distance of 2151.65 feet; thence S 43 degrees 12 minutes 50 seconds E a distance of 4647.83 feet; thence S 43 degrees 58 minutes 20 seconds W a distance of 1282.29 feet to a point hereinafter referred to as Point "B"; thence N 70 degrees 42 minutes 47 seconds E a distance of 440.52 feet; thence N 65 degrees 05 minutes 51 seconds E a distance of 762.00 feet; thence N 24 degrees 54 minutes 09 seconds W a distance of 60.06 feet; thence N 01 degrees 49 minutes 23 seconds E a distance of 1037.87 feet; thence N 17 degrees 05 minutes 14 seconds W a distance of 421.43 feet; thence N 46 degrees 51 minutes 22 seconds E a distance of 63.46 feet to the aforesaid southwesterly right of way line of Canal C-24 and the POINT OF BEGINNING.

Together with an easement for drainage and irrigation being more particularly described as follows:

Begin at aforescribed Point "B"; thence along the southeasterly boundary of the above parcel by the following courses and distances:

Thence N 70 degrees 42 minutes 47 seconds E a distance of 440.52 feet;  
thence N 65 degrees 05 minutes 51 seconds E a distance of 762.00 feet;  
thence N 60 degrees 24 minutes 31 seconds E a distance of 793.61 feet;  
thence S 89 degrees 08 minutes 58 seconds E a distance of 318.77 feet to the aforesaid southwesterly right of way line of Canal C-24;  
thence S 43 degrees 08 minutes 38 seconds E along said right of way line a distance of 139.00 feet;  
thence N 89 degrees 08 minutes 58 seconds W a distance of 388.11 feet;  
thence S 60 degrees 24 minutes 31 seconds W a distance of 770.50 feet;  
thence S 65 degrees 05 minutes 51 seconds W a distance of 771.00 feet;  
thence S 70 degrees 42 minutes 47 seconds W a distance of 399.46 feet;  
thence N 43 degrees 58 minutes 20 seconds W a distance of 110.06 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress, being 15.00 feet in width, lying 7.50 feet each side of the following described centerline.

BEGIN at the aforescribed Point "A"; thence S 02 degrees 40 minutes 10 seconds E a distance of 4.30 feet to the beginning of a curve concave to the northwest having a radius of 130.00 feet; thence southwesterly along the arc of said curve a distance of 112.33 feet; through an angle of 49 degrees 30 minutes 25 seconds; thence S 46 degrees 50 minutes 15 seconds W a distance of 2041.23 feet to the southwesterly boundary of the parcel first described above and the POINT OF TERMINATION of easement, said easement being bounded on the northeast by the southwesterly right of way line of aforesaid Canal C-24 and on the southwest by the southwesterly boundary of the parcel first described above.

EGAN PARCEL

TRACT 2 GROVE 2:

Being a parcel of land lying in Sections 33 and 34, Township 36 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the intersection of the south line of said section 34 and the southwesterly right of way line of the South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, sheet 11 of 16, and last revised 4/21/61. Thence north 43 degrees 08 minutes 38 seconds West, along said right of way line, a distance of 1050.96 feet to the point of beginning of the following

EXHIBIT "A"

Parcel 2 (Continued)

described parcel:

Thence continue north 43 degrees 08 minutes 38 seconds West a distance of 1577.34 feet;  
thence south 46 degrees 51 minutes 22 seconds west a distance of 63.46 feet;  
thence south 17 degrees 05 minutes 14 seconds east a distance of 421.43 feet;  
thence south 01 degrees 49 minutes 23 seconds West a distance of 1037.87 feet;  
thence south 24 degrees 54 minutes 09 seconds east a distance of 60.06 feet;  
thence north 60 degrees 24 minutes 31 seconds east a distance of 793.61 feet;  
thence south 89 degrees 08 minutes 58 seconds east a distance of 318.77 feet to the point of beginning.

EASEMENT NO. 1:

An easement for ingress and egress 30.00 feet in width lying 15 feet each side of the centerline in Township 36 South, Range 39 East and Township 37 South, Range 39 East the centerline of which being described as follows:

Beginning at a point on a Westerly prolongation of the centerline of Gatlin Boulevard as shown on Florida Department of Transportation right-of-way maps for State Road 9 (I-95) Section 94001-2412, dated 6/22/77, with last revision of 9/11/79, said point being 15 feet westerly of the west toe of spoil lying west of the "Borrow Canal"; thence northerly, 15 feet westerly of, as measured at right angles, and parallel with said west toe of spoil of the "Borrow Canal"; thence easterly, northeasterly, northerly and northwesterly, 15 feet distance from, as measured at right angles and parallel with the said toe of spoil of the "Borrow Canal" to a point 15 feet southerly of, as measured at right angles, the south toe of spoil south of the Canal South of the north line of Section 10, Township 37 South, Range 39 East; thence Westerly parallel with the said south toe of spoil to the intersection with a line 15 feet westerly of, as measured at right angles, the West toe of spoil lying West of a Canal west of the east line of Section 4, Township 37 South, Range 39 East; thence Northerly parallel with the said west toe of spoil of said Canal and the Northerly prolongation thereof to the Southeasterly boundary of "Grove 2".

EASEMENT NO. 2:

An easement for ingress and egress 30.00 feet in width lying in Township 36 South, Range 39 East and Township 37 South, Range 39 East being bounded as follows:  
On the northeast by the ingress and egress easement from Gatlin Boulevard to said "Grove 2"; on the Northwest by the southerly toe of slope of the spoil bank south of the "O.L. Peacock Canal"; on the southwest by the 20.00 feet wide ingress and egress easement from "Grove 1", to "Grove 3", on the southeast by a line 30.00 feet southeasterly of, as measured at right angles, and parallel with the aforescribed northwest boundary.

**EXHIBIT "A"**

**PARCEL 3**

**DUDA PARCEL**

A parcel of land lying in Sections 28, 29, 31, 32 and 33 Township 36 South, Range 39 East; and Sections 4 and 5, Township 37 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run S 44°46'02" W, a distance of 4809.54 feet to the Northwesterly corner of lands described in Official Record Book 477, Page 560, Public Records, St. Lucie County, Florida and the POINT OF BEGINNING; thence South 43°25'41" East, along the westerly line of said lands, a distance of 3309.86 feet to the Southwesterly corner of the aforesaid lands; thence North 35°05'51" East, along the Southerly line of the aforesaid lands, a distance of 4892.60 feet to the Southwesterly right-of-way line of the aforesaid South Florida Water Management Districts C-24 Canal; along the aforesaid Southwesterly Right-of-Way Line South 43°08'38" East, a distance of 2327.32 feet to the Northern most point of Grove 2 as described in Official Record Book 477, Page 560, Public Records, St. Lucie County, Florida; thence departing the aforesaid Southwesterly right-of-way line of the C-24 Canal South 46°52'25" West, along the Northwesterly line of the aforesaid Grove 2, a distance of 2151.65 feet; thence South 43°12'50" East, along the Southwesterly line of Grove 2, a distance of 4647.83 feet to the intersection with the Northerly line of those lands described in Official Record Book 658, Page 110, Public Records, St. Lucie County, Florida; thence South 51°16'22" West, along said Northerly line, a distance of 950.05 feet to the intersection with the Northerly line of the Peacock Cemetery Parcel as described in Official Records Book 369, Page 1166, Public Records, St. Lucie County, Florida; thence along said Northerly and Westerly line of said Cemetery parcel, the following courses and distances: South 45°15'13" West, a distance of 400.02 feet; thence South 38°44'44" West, a distance of 1227.76 feet; thence South 27°11'26" East, a distance of 67.85 feet to the Northerly top of bank of O.L. Peacock Canal; thence along the northerly top of bank of said O.L. Peacock Canal, the following courses and distances:

- South 75°29'17" West, a distance of 65.34 feet;
- Thence South 72°49'14" West, a distance of 56.76 feet;
- Thence South 74°47'53" West, a distance of 186.47 feet;
- Thence South 74°19'03" West, a distance of 254.27 feet;
- Thence South 73°21'27" West, a distance of 169.47 feet;
- Thence South 74°55'09" West, a distance of 277.14 feet;
- Thence South 73°51'40" West, a distance of 276.70 feet;
- Thence South 70°57'21" West, a distance of 154.19 feet;
- Thence South 74°10'23" West, a distance of 128.57 feet;
- Thence South 72°03'14" West, a distance of 107.48 feet;
- Thence South 78°34'38" West, a distance of 102.69 feet;
- Thence South 75°04'05" West, a distance of 194.77 feet;
- Thence South 72°33'58" West, a distance of 75.48 feet;
- Thence South 75°55'30" West, a distance of 157.24 feet;
- Thence South 71°39'51" West, a distance of 59.39 feet;

Thence North 34°54'59" West, departing said top of bank, a distance of 4760.96 feet; thence North 45°07'48" West, a distance of 3688.37 feet; thence North 44°46'02" East, a distance of 728.76 feet to the intersection with the South line of Section 30, Township 36 South, Range 39 East, St Lucie County, Florida; thence North 89°40'25" East, along said South line, a distance of 312.01 feet to the Southeast corner of said Section 30;

**EXHIBIT "A"**

**PARCEL 3 (continued)**

thence North 04°13'20" West, along the East line of said Section 30, a distance of 258.80 feet to the Southeasterly Right-of-Way line of the aforesaid Florida East Coast Railway; thence North 44°46'02" East, along said Southeasterly Right-of-Way line, a distance of 259.86 feet to the POINT OF BEGINNING.

EXHIBIT "A"

PARCEL 4

UNRECORDED MONTAGE PLATS NORTH OF C-24 CANAL

A parcel of land being a portion of Section 28, 29, 33 and 34, Township 36 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at the intersection of the southeasterly right-of-way line of the Florida East Coast Railroad and the northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North 44°45'38" East, along said southeasterly right-of-way line, a distance of 1,221.80 feet to the easterly prolongation of the southerly line of Sabal Creek, Phase II, according to the plat thereof, as recorded in Plat Book 24, Pages 1, 1A, 1B and 1C, Public Records of St. Lucie County, Florida; thence South 43°34'29" East, departing said right-of-way line, along the said southerly prolongation and the south line of the aforementioned plat and the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, a distance of 5,340.48 feet; thence continuing along the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, South 43°09'01" East, a distance of 1,026.26 feet to the southeast corner of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida; thence North 45°11'03" East, along the east line of said plat, a distance of 0.99 feet; thence South 43°08'40" East, departing said east line, a distance of 52.97 feet; thence South 43°09'00" East, a distance of 331.07 feet; thence South 43°08'32" East, a distance of 3671.33 feet; thence South 72°42'41" East, a distance of 217.77 feet to the northwesterly line of that certain parcel of land described in Special Warranty Deed, as recorded in Official Records Book 1577, Page 1222, Public Records of St. Lucie County, Florida; thence North 61°51'31" East, along said northwesterly line, a distance of 188.61 feet to the northerly corner of said certain parcel of land; thence South 43°08'30" East, along the northeasterly line and easterly prolongation of said certain parcel of land, a distance of 2361.96 feet to the north line of that certain parcel of land described in Official Records Book 1547, Page 490, Public Records of St. Lucie County, Florida; said point being parallel with and 1024.10 feet northerly of, as measured at right angles to the south line of said Section 34; thence North 89°52'17" East, along said north line and parallel line, a distance of 1211.13 feet to a point on a non-tangent curve, concave to the northwest, having a radius of 2060.00 feet, the radius point of which bears North 50°24'45" West; thence southwesterly, departing said north line and parallel line, along the arc of said curve through a central angle of 03°00'41", a distance of 108.27 feet to the point of tangency; thence South 42°35'56" West, a distance of 556.01 feet to the point of curvature of a curve concave to the northwest, having a radius of 776.00 feet; thence southwesterly along the arc of said curve through a central angle of 07°36'31", a distance of 103.05 feet to the point of compound curvature of a curve concave to the northwest, having a radius of 1639.50 feet; thence southwesterly along the arc of said curve through a central angle of 19°59'18", a distance of 571.96 feet; thence South 89°56'01" West, a distance of 1531.40 feet to said northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North 43°08'36" West, along said right-of-way line, a distance of 12,679.36 feet to the point of beginning.

EXHIBIT "A"

PARCEL 4 (continued)

LESS AND EXCEPT that property contained in All of the Plat of Montage PUD No. 1, according to the Plat thereof as recorded in Plat Book 49, Page 23, Public Records of St. Lucie County, Florida.

WPB 871560.1



EXHIBIT "A"

PARCEL 5

RECORDED MONTAGE PLAT

All of the Plat of Montage PUD No. 1, according to the Plat thereof as recorded in Plat Book 49, Page 23, Public Records of St. Lucie County, Florida, LESS AND EXCEPT the Commercial Tract.

WPB 871560.1

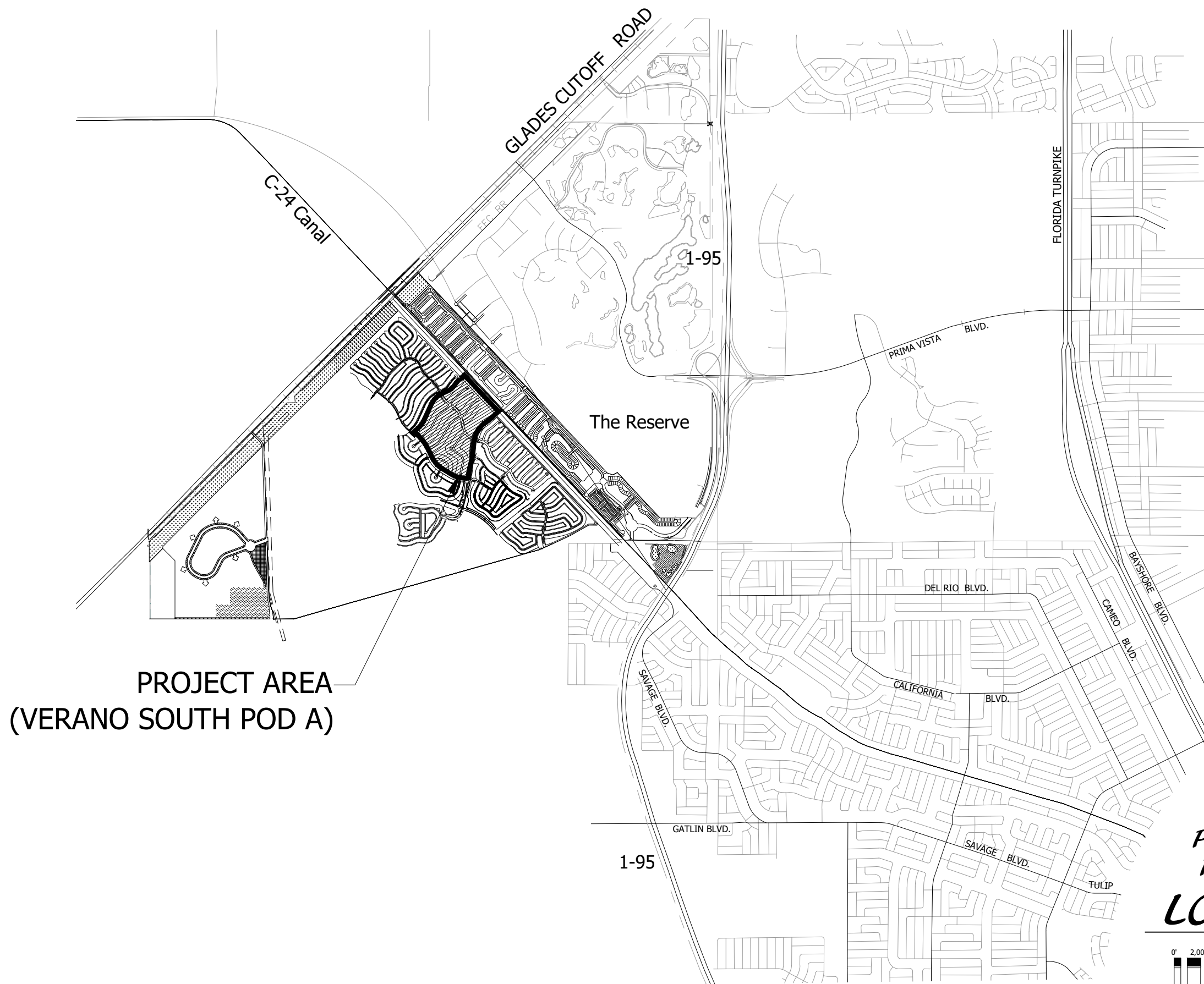


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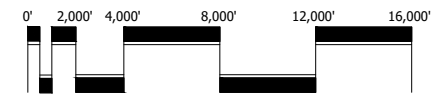
# VERANO SOUTH POD A

Kolter Homes  
Port St. Lucie, Florida



PROJECT AREA  
(VERANO SOUTH POD A)

PSLUSD# P11-652-30  
PSL PROJ# P20-213  
**LOCATION MAP**



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

North

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	03-19-19
REVISIONS	05-02-19
	05-08-19
	12-04-20

May 08, 2019 1:23:51 p.m.  
CONCEPTUAL MASTER PLAN A\_03-19-19.DWG

SHEET 1 OF 1

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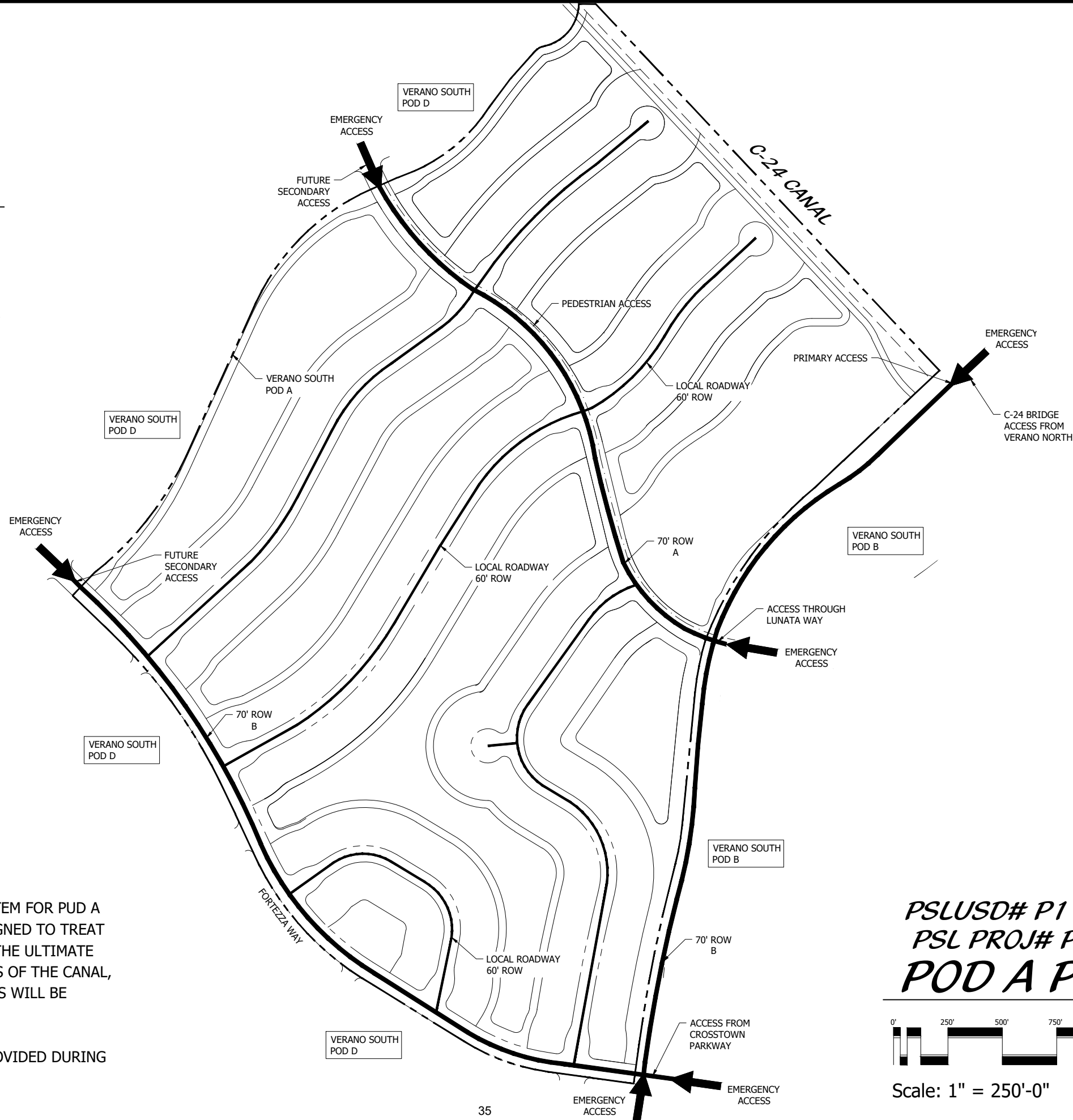
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# VERANO SOUTH POD A

Kolter Homes  
Port St. Lucie, Florida

## LEGEND

- FUTURE VERANO PUD A BOUNDARY
- PEDESTRIAN ACCESS
- PLAT BOUNDARY
- TRACT BOUNDARY
- INGRESS/ EGRESS TO PUD/SITE

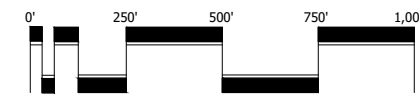


### Notes:

1. THE STORMWATER MANAGEMENT SYSTEM FOR PUD A OF VERANO C-24 SOUTH SHALL BE DESIGNED TO TREAT AND CONVEY THE STORMWATER FROM THE ULTIMATE SECTION FOR THE ADJACENT ROADWAYS OF THE CANAL, AND APPROPRIATE FLOWAGE EASEMENTS WILL BE PROVIDED TO THE CITY.

2. SECONDARY EMS ACCESS WILL BE PROVIDED DURING ALL PHASES OF DEVELOPMENT

**PSLUSD# P11-652-30**  
**PSL PROJ# P20-213**  
**POD A PUD 1**



Scale: 1" = 250'-0"



North

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0201
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REVISIONS	05-02-19
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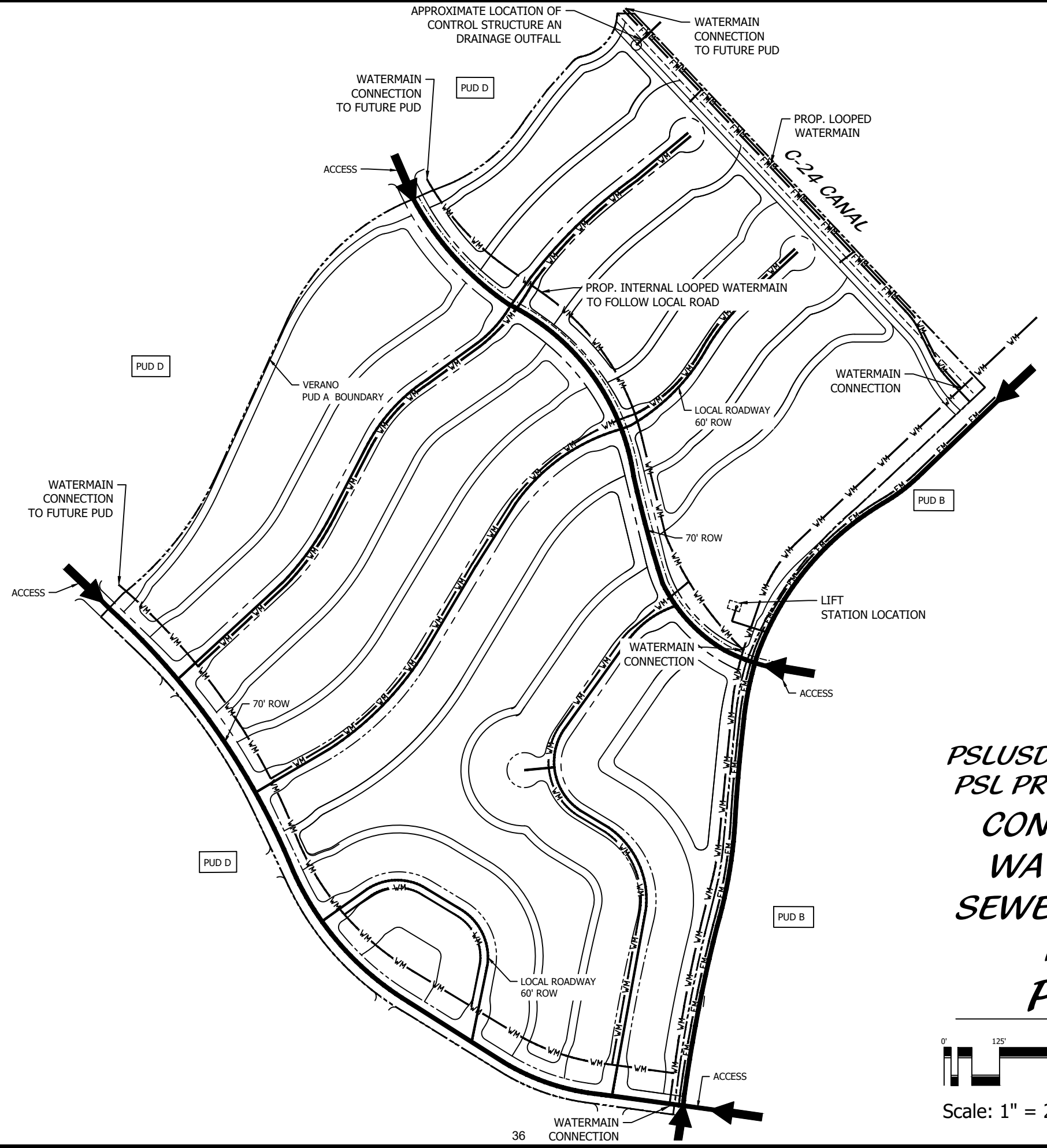
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**VERANO SOUTH POD A**

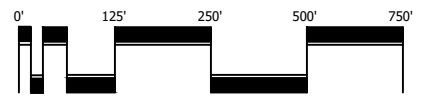
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**LEGEND**

- WM — WM — PROPOSED WATERMAIN
- FM — FM — PROPOSED FORCEMAIN



PSLUSD# P11-652-30  
 PSL PROJ# P20-213  
**CONCEPTUAL  
 WATER AND  
 SEWER MASTER  
 PLAN  
 PUD A**



Scale: 1" = 250'-0"



North

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Drawing: F:\0006-MASTER-UTILITY\_03-19-19.DWG

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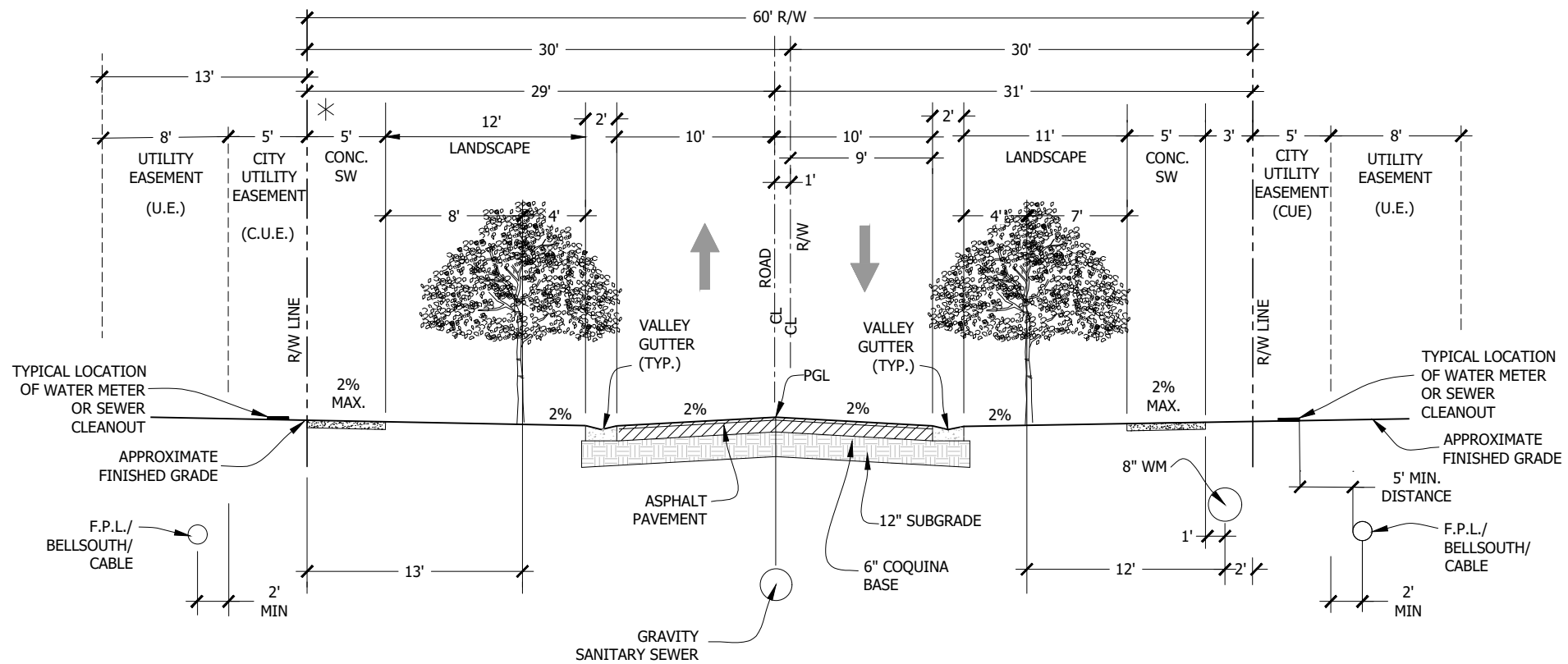
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**VERANO SOUTH POD A**

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**LEGEND**

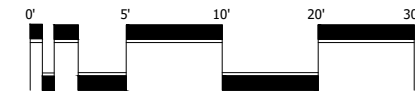
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



\* 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.

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

PSLUSD# P11-652-30  
PSL PROJ# P20-213  
**TYPICAL 60' ROW**  
**POD A**



Scale: 1" = 10'-0"



North

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REVISIONS	05-02-19
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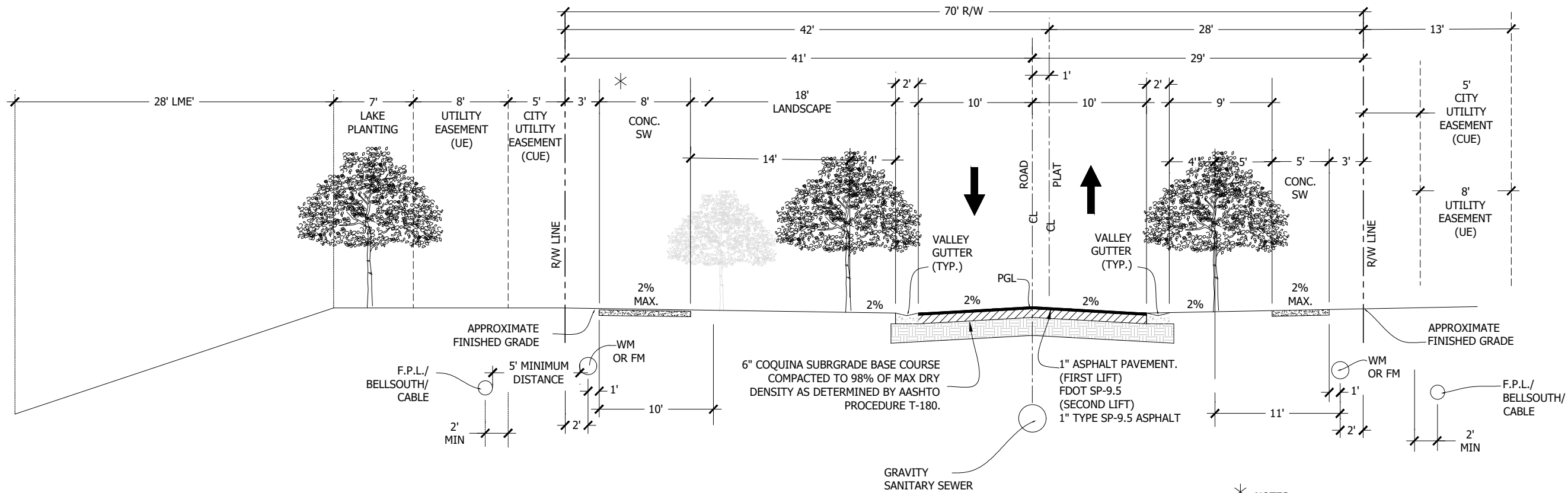
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DRAWN	LH
APPROVED	DTS
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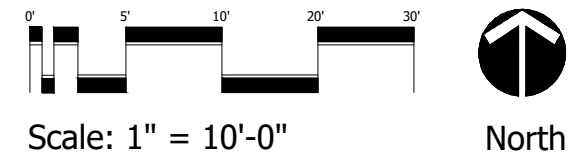
**LEGEND**

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



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

PSLUSD# P11-652-30  
PSL PROJ# P20-213  
**TYPICAL 70' ROW  
BOTH-SIDE SW  
POD A**



Scale: 1" = 10'-0"



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**VERANO SOUTH POD A**

**Kolter Homes**  
Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	03-19-19
REVISIONS	05-02-19
	05-08-19
	12-04-20

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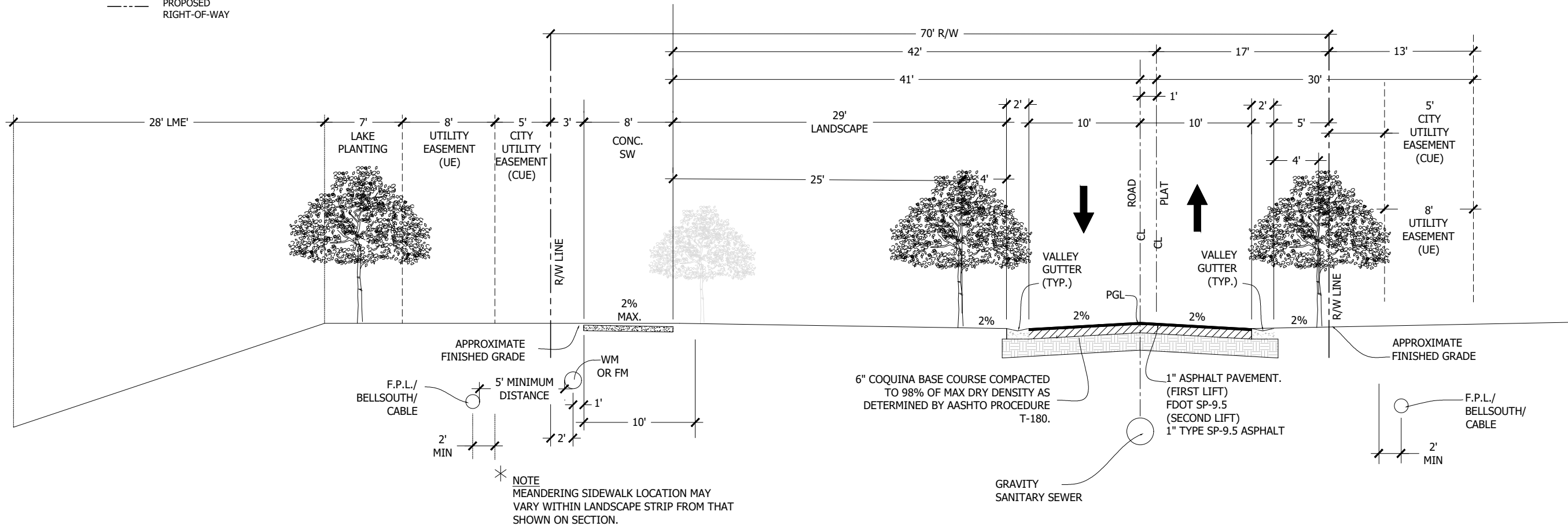
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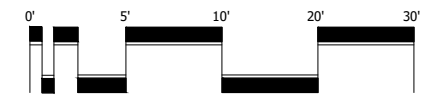
**LEGEND**

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



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

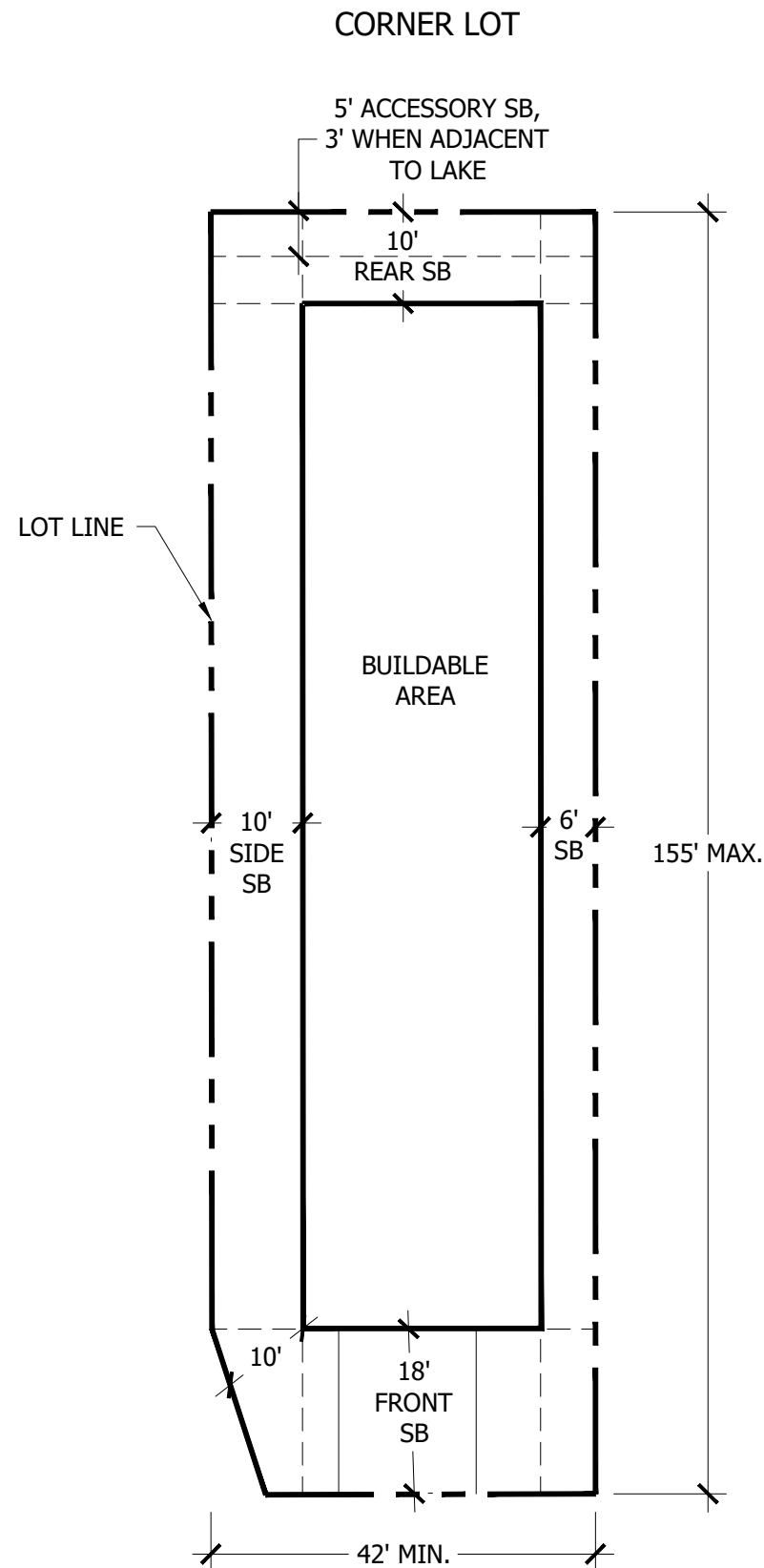
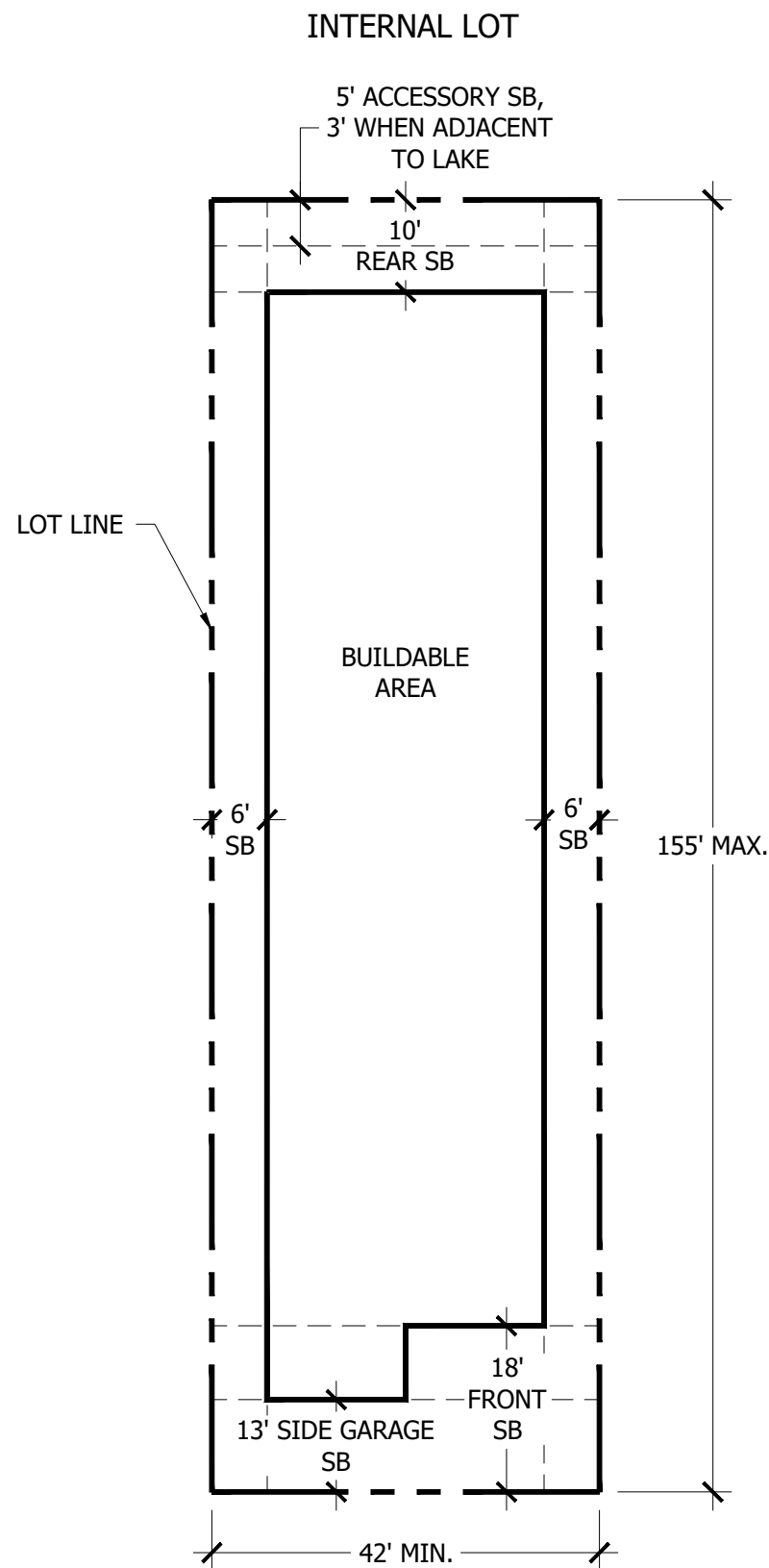
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PSL PROJ# P20-213  
TYPICAL 70' ROW  
SINGLE-SIDE SW  
POD A**



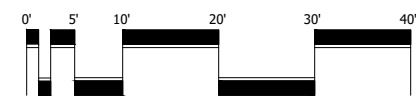
Scale: 1" = 10'-0"



North



PSLUSD# P11-652-30  
 PSL PROJ# P20-213  
**42' TYPICAL LOT**



Scale: 1" = 20'-0"



North

**Notes:**  
 REFER TO PUD DOCUMENT FOR ACCESSORY USES AND  
 SETBACK REQUIREMENTS.



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**VERANO SOUTH POD A**

Kolter Homes  
 Port St. Lucie, Florida

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APPROVED	DTS
JOB NUMBER	17-0201
DATE	03-19-19
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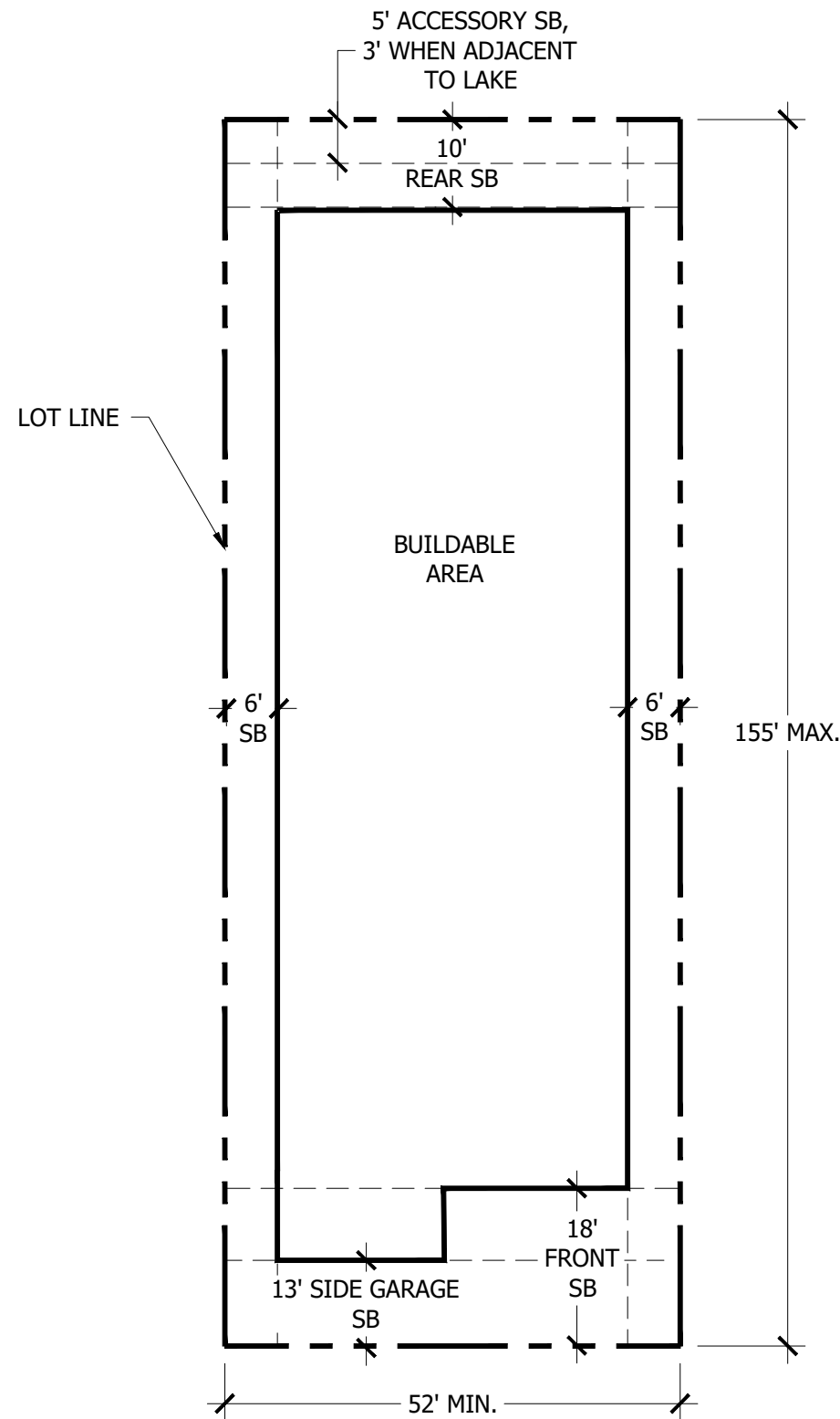
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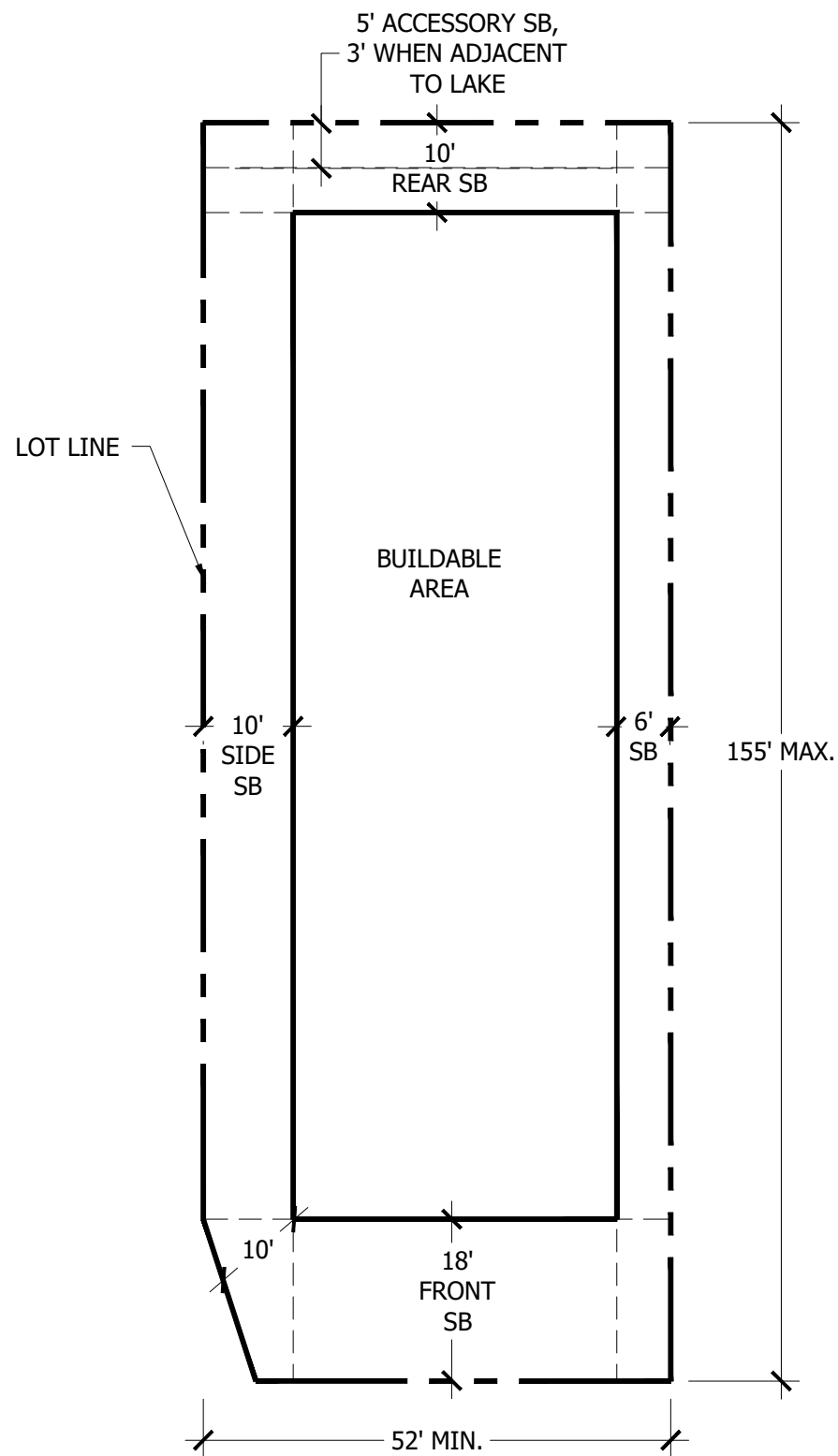
**VERANO SOUTH POD A**

Kolter Homes  
Port St. Lucie, Florida

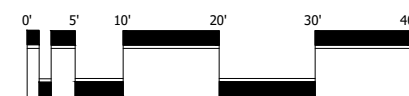
**INTERNAL LOT**



**CORNER LOT**



*PSLUSD# P11-652-30*  
*PSL PROJ# P20-213*  
**52' TYPICAL LOT**



Scale: 1" = 20'-0"



North

**Notes:**

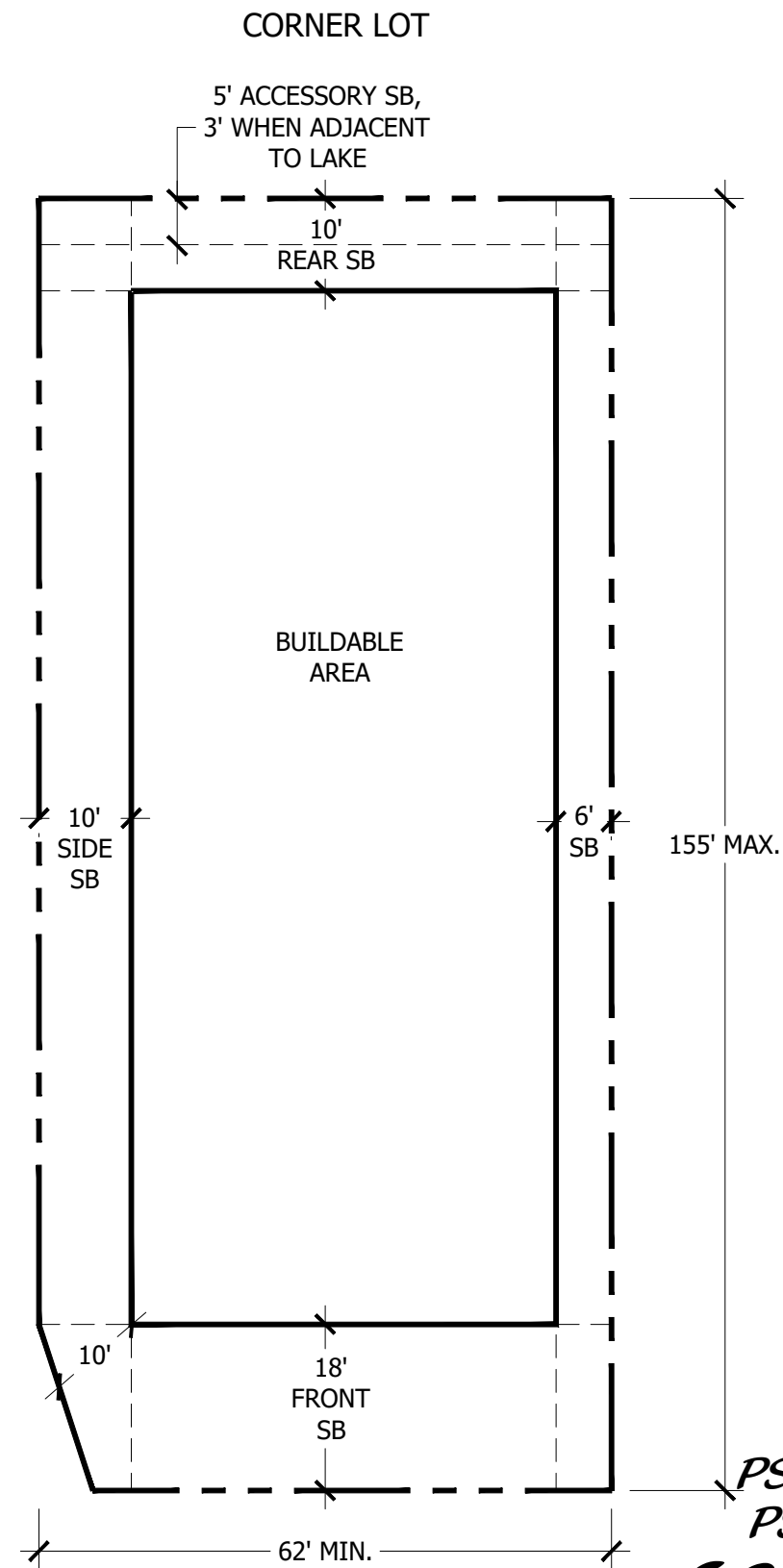
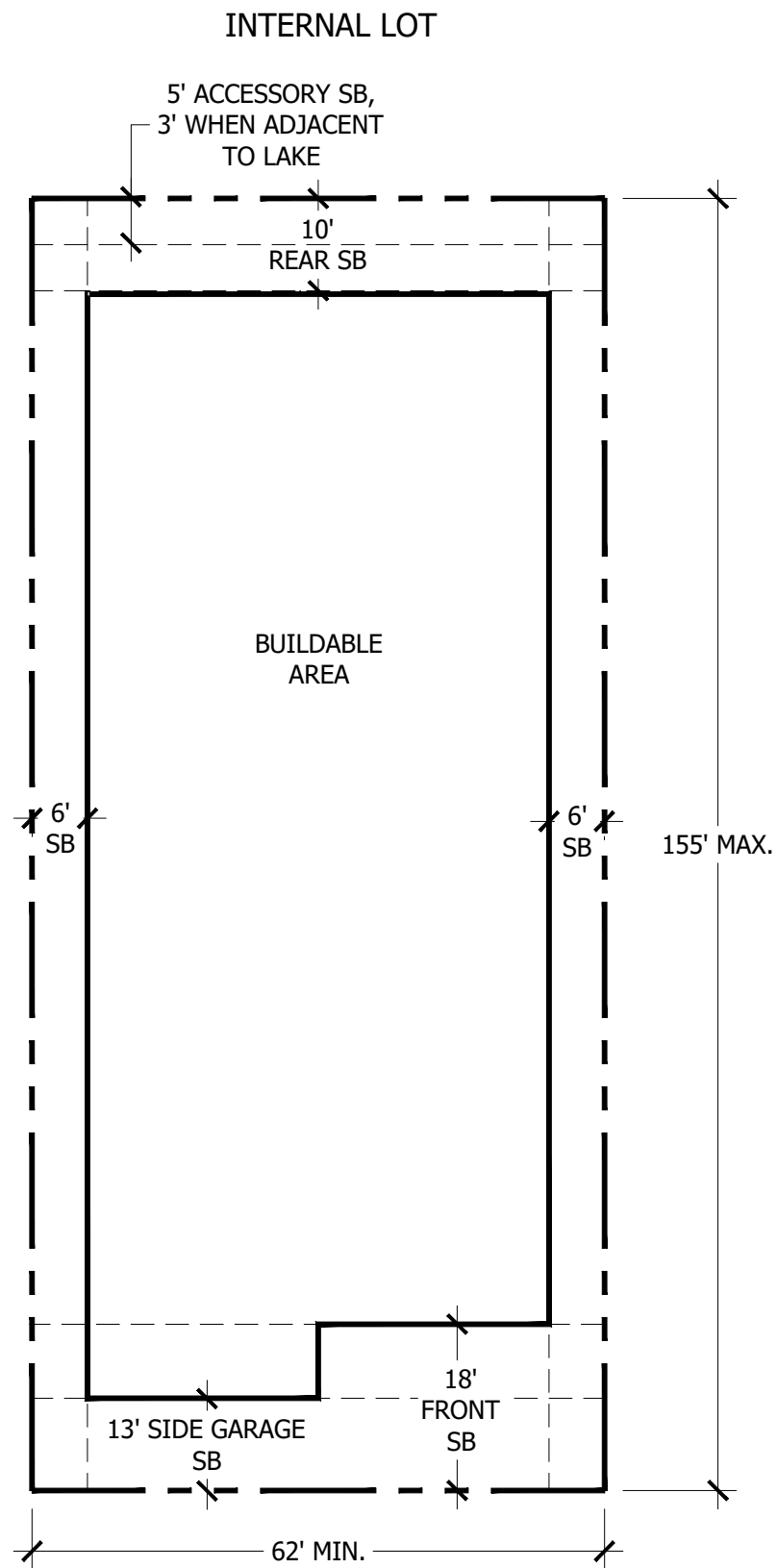
REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	03-19-19
REVISIONS	05-02-19
	05-08-19
	12-04-20

May 08, 2019 1:23:51 p.m.  
7-0201 CONCEPTUAL MASTER PLAN A\_03-19-19.DWG

SHEET 1 OF 1

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PSLUSD# P11-652-30  
 PSL PROJ# P20-213  
**62' TYPICAL LOT**



Scale: 1" = 20'-0"



North

**Notes:**  
 REFER TO PUD DOCUMENT FOR ACCESSORY USES AND  
 SETBACK REQUIREMENTS.



**Cotleur & Hearing**

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 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 A**

Kolter Homes  
 Port St. Lucie, Florida

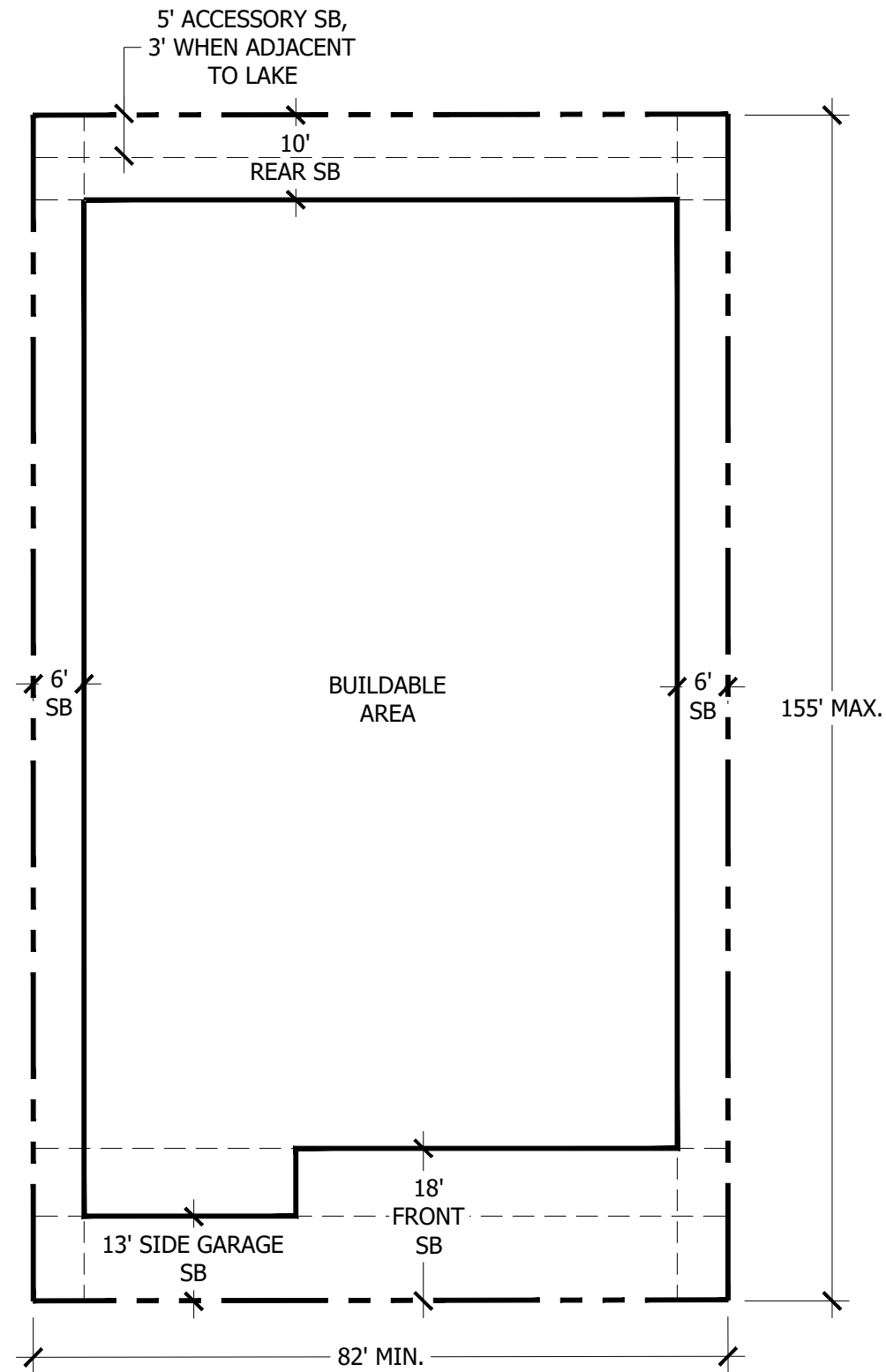
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DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	03-19-19
REVISIONS	05-02-19
	05-08-19
	12-04-20

May 08, 2019 1:23:51 p.m.  
 Drawing: 7-0201 CONCEPTUAL MASTER PLAN A\_03-19-19.DWG

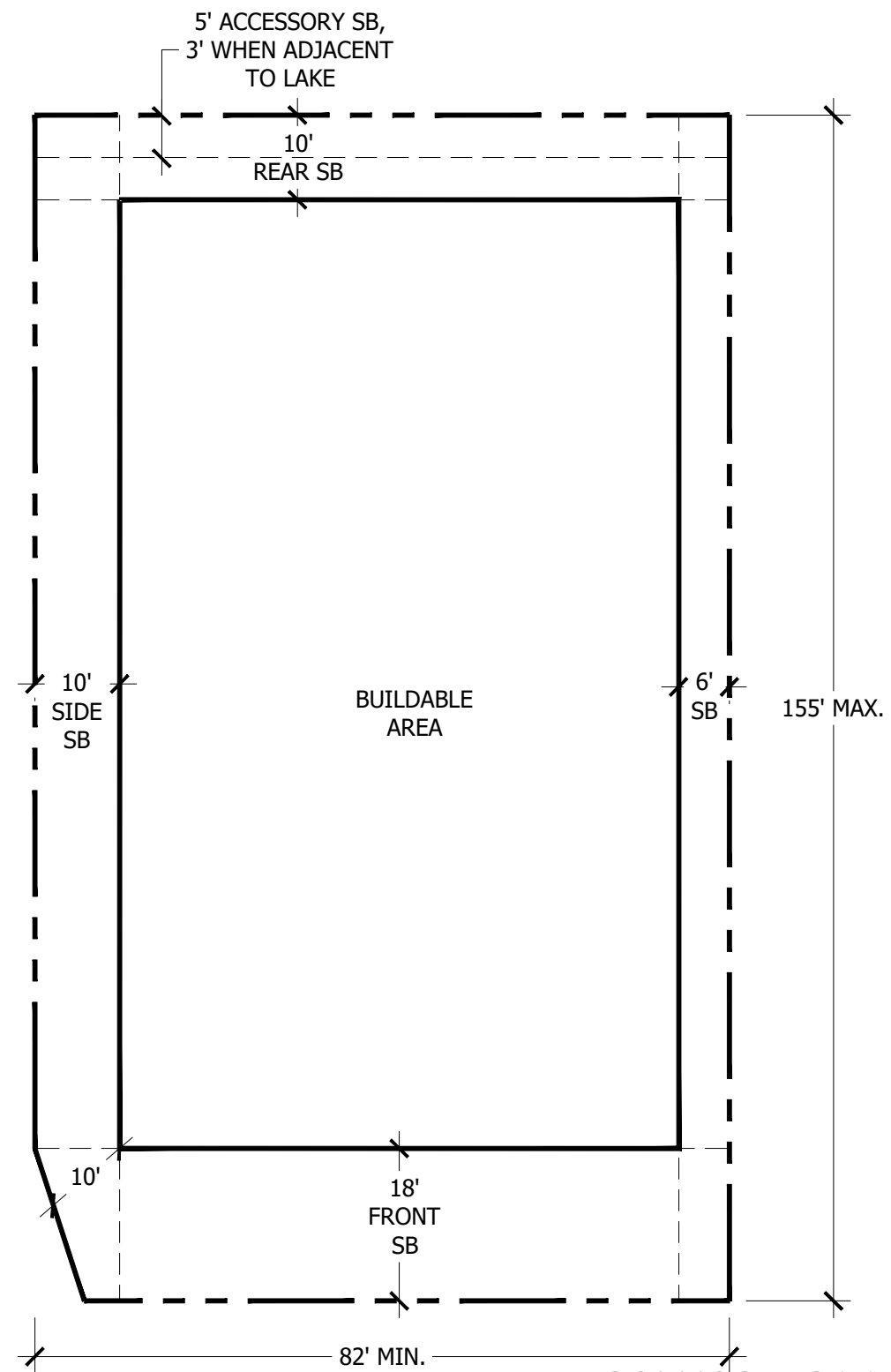
SHEET 1 OF 1

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 P20-213

INTERNAL LOT

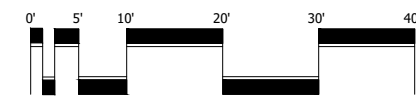


CORNER LOT



Notes:  
REFER TO PUD DOCUMENT FOR ACCESSORY USES AND  
SETBACK REQUIREMENTS.

PSLUSD# P11-652-30  
PSL PROJ# P20-213  
**82' TYPICAL LOT**



Scale: 1" = 20'-0"



North



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**VERANO SOUTH POD A**

Kolter Homes  
Port St. Lucie, Florida

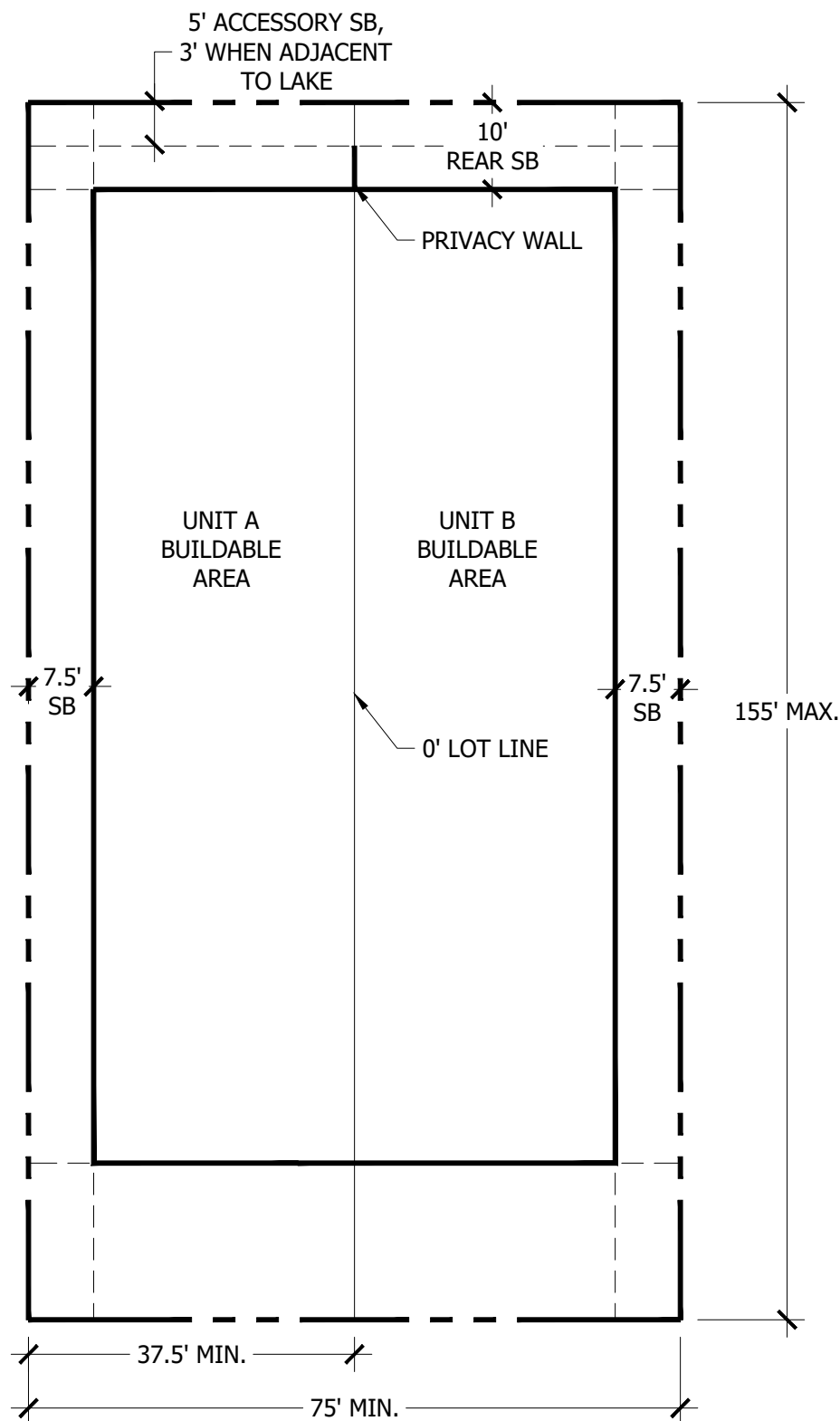
DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	03-19-19
REVISIONS	05-02-19
	05-08-19
	12-04-20

May 08, 2019 1:23:51 p.m.  
CONCEPTUAL MASTER PLAN A\_03-19-19.DWG

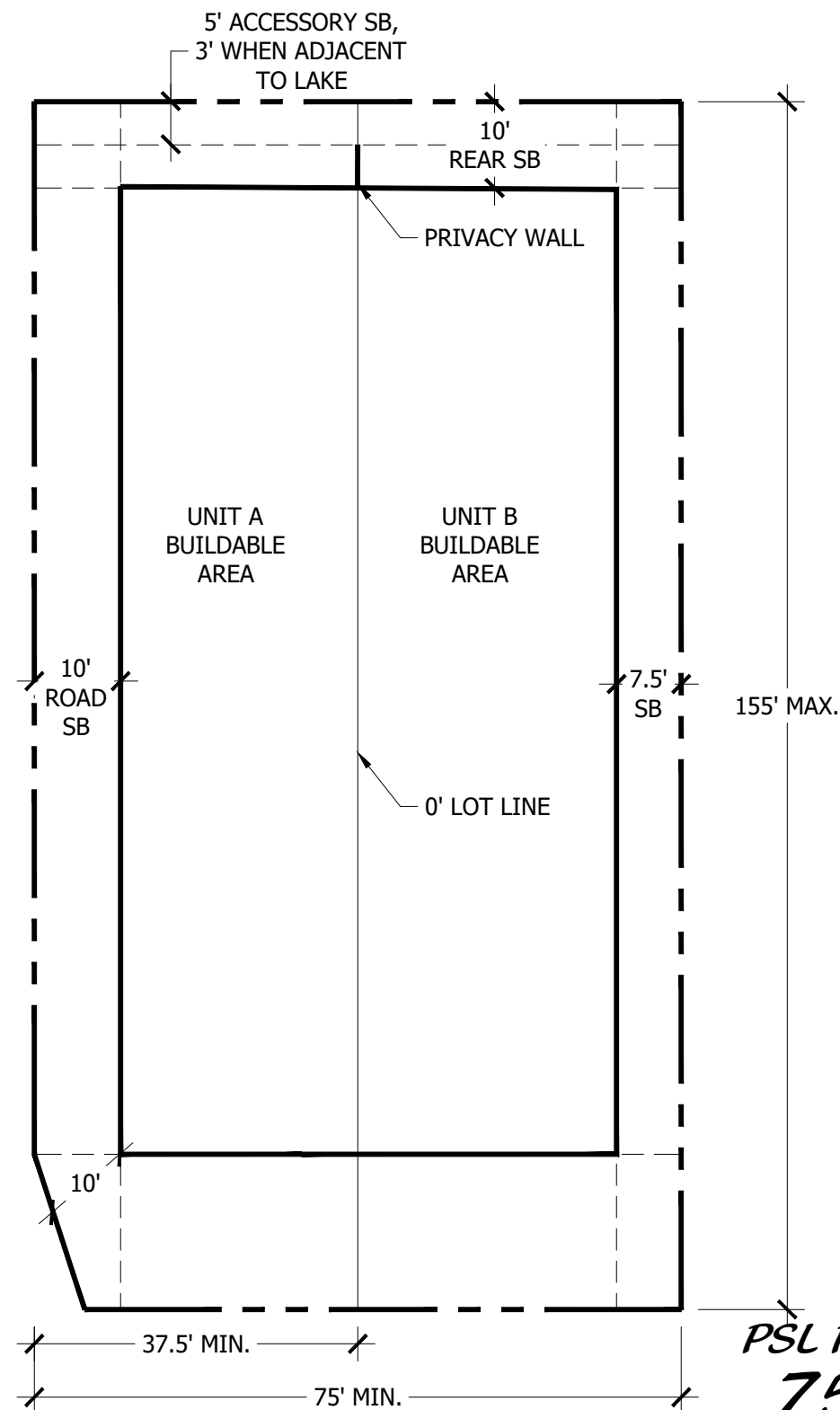
SHEET 1 OF 1

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return to the architect.

INTERNAL LOT



CORNER LOT



PSLUSD#  
P11-652-30  
PSL PROJ# P20-213  
**75' TYPICAL  
VILLA LOT**

- Notes:**
1. REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.
  2. THERE WILL BE A 15' SEPARATION BETWEEN BUILDINGS



Scale: 1" = 20'-0"



North



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**VERANO SOUTH POD A**

Kolter Homes  
Port St. Lucie, Florida

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SHEET 1 OF 1

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**EXHIBIT 12**  
**TRAFFIC STATEMENT**



**Engineering & Planning, Inc.**

1172 SW 30<sup>th</sup> 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:** March 14, 2017  
**Re:** Verano Planned Unit Development (PUD A)  
Traffic Statement



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

This traffic Statement was prepared for the proposed masterplan, Verano C-24 South, within the approved Verano Development of Regional Impact (DRI) and constitutes a portion of the DRI's second phase (Phase II).

The traffic impacts of this development were fully analyzed in the analysis included in the Application for Development Approval (ADA) for the DRI. The results of that analysis were used as the basis for the traffic conditions included in the Final Development Order for the Verano DRI.

As previously reported to the City, the Phase I and II cumulative development potential is 3600 residential units; the Trip Generation potential for Phase II buildout is 55,518 daily, 3,860 AM peak hour (1,586 in, 2,274 out) and 5,117 PM peak hour (2,859 in, 2,258 out) 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, Phase II will generate the following net new external trips: 40,686 daily, 3,041 AM peak-hour (1,176 in, 1,865 out) and 3,750 PM peak-hour (2,175 in, 1,575 out) trips.

The proposed PUD within the Verano DRI does not warrant any changes to the previously approved transportation related Development Orders conditions.

**EXHIBIT 13**  
**DRAINAGE STATEMENT**



THOMAS ENGINEERING GROUP  
125 W. INDIANTOWN RD., STE. 206  
JUPITER, FL 33458  
P: 561-203-7503  
F: 561-203-7721

DRAINAGE STATEMENT FOR  
PUD 1  
March 15, 2017

The proposed project is a portion of the overall Verano DRI, were are proposing the first three PUD's along the south side of the C-24 just across from the existing Verano development on the North side of C-24 canal.

The project is under an existing SFWMD conceptual permit #50-01645-S. Basin assumptions will follow the criteria set in the original conceptual permit. The proposed drainage system throughout the proposed PUD's 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.

As the overall property is developed lakes and ditches 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