



NUE URBAN CONCEPTS, LLC
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January 15th, 2026

Mary F. Savage-Dunham, AICP, CFM
Division Director-Planning & Zoning
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, FL 34984

**Re: True Up Agreement Review for Veranda Phase 1 & Veranda Gardens Phases 1 to 3:
DiVosta Homes, L.P.**

Dear Mary:

The Port St. Lucie City Council, as part of the mediated settlement with St. Lucie County related to County Road Impact Fees and the City's Mobility Fee, adopted an update of the City's Mobility Fee Ordinance that agreed to honor existing agreements approved by the City that granted City Road Impact Fee Credits or their functional equivalent, such as a Mobility Fee Credit. As part of honoring these existing agreements, the Mobility Fee Ordinance included a requirement for a True Up Agreement. The intent of the True Up Agreement is to clearly identify the Credit granted by Port St. Lucie, the source of the credit, how much of the credit has been utilized towards City Road Impact Fee assessments, and what is the remaining balance of the Credit as of a defined date.

True Up Agreements are not intended to modify or replace any existing agreements. They are required to ensure moving forward under the Mobility Fee Ordinance that all parties agree to the credit granted, amount used to address assessments, and the remaining balance. The remaining balance, as of a defined date, will be used to track the continued use of credits to satisfy assessed fees. Moving forward, any use of the credit, any adjustments to previously issued permits where credits were used, any reimbursement, or any underpayment will be adjusted based on the remaining balance.

It is recognized that during the normal permit review process, sometimes there are adjustments that are required to address modifications to permits, expiration of permits, or utilization of credits or requirement for payment that were made in error. The True Up Agreement in no way modifies the administration or implementation of Road Impact Fees or Mobility Fees consistent with legal and statutory requirements and general accounting practices.

DiVosta Homes, L.P. provided documentation to the City that identified total Road Impact Fee credits of **\$1,527,686** assigned from Veranda St. Lucie Land Holdings, LLC through five separate assignments over a multi-year time frame (**Attachment A**). On February 29th, 2024, the City Council approved a true-up agreement with Veranda St. Lucie Landing Holdings, LLC that recognized a Road Impact Fee credit of **\$10,590,540** based on the assignment of credit from a Road Credit Agreement dated December 5th, 1995, between Stuart Property Holdings, LTD, St. Lucie Land LTD, and St. Lucie County.

The true-up agreement identified subsequent assignments of those credits to various entities within the overall Veranda development. Five of the subsequent assignments were for a total of 288 dwelling units within Veranda Phase 1 and Veranda Gardens Phases 1 to 3 in the amount of **\$1,527,686 (Attachment A)**.

DiVosta Homes, L.P. has utilized the assigned road impact fee credits to off-set obligations for both City and County Road Impact Fees for Veranda Phase 1 and City Mobility Fees and County Road Impact Fees for Veranda Gardens Phases 1 thru 3. The credits were assigned per phase for a specific number of units and an estimated road impact fee obligation for each phase.

The first assignment occurred in 2014 for Veranda Phase 1. Records this far back are not as readily available for individual permits. Thus, the Applicant and City staff both agree that the assigned credit of \$321,504 for 68 dwelling units for Veranda Phase 1 were fully utilized and there is no credit balance remaining under this first assignment **(Attachment A)**.

There are four (4) subsequent assignments for Veranda Gardens Phases 1 thru 3. The three phases are illustrated on a site plan for Veranda Gardens **(Attachment B)**. Two of the assignments are for phase 2. For illustrative purposes, the two assignments for phase 2 have been combined. The following table illustrates the phase, the number of units, the amount of credit, the number of permitted units, remaining allowable units, the credit utilized, and the credit balance per phase **(Attachment C)**.

Phase	Approved Units	Assigned Credit	Permitted Units	Remaining Units	Credit Utilized	Credit Balance
One	49	\$248,332	47	2	\$238,196.00	\$10,136.00
Two	25	\$312,040	60	0	\$303,815.00	\$0.00
Three	111	\$645,810	107	4	\$501,682.39	\$144,127.61
Total	220	\$1,206,182	214	6	\$1,043,693.39	\$154,263.61

For phase 2, there is a dollar value credit of \$8,225. However, all 60 dwelling units have utilized the allocated credits. Thus, there is no remaining balance as all units have received their respective credit.

The permitted lots, along with the phase, address, permit date, and credit utilized have been provided by the Applicant and have been verified based on data from the St. Lucie County Property Appraiser **(Attachment C)**. For privacy purposes, the names of the owners for dwelling units are not provided as part of the documentation included in **Attachment C**. City staff has conducted a review of the permits and has verified the credit utilized for the three (3) phases. The data provided by the Applicant does not show any request for reimbursement for fees. City staff has also verified that no credit refunds have been issued for the three (3) phases. The total assigned credit was **\$1,527,686**. The total credit utilized is **\$1,365,197.39**. The remaining credit is **\$154,263.61**. Since the credit were assigned by phase, there are three (3) separate credit balances:

- **Phase One: \$10,136.00**
- **Phase Two: \$0.00**
- **Phase Three: \$144,127.61**

DiVosta Homes, L.P. has submitted all required documentation. The documentation accurately reflects the credits granted, the amounts of credits utilized, and the remaining balance. This review in no way modifies any existing agreement nor does it in any manner modify or override any policy of the City or the adopted Mobility Fee Ordinance. The documentation provided is consistent with the requirements of the adopted Mobility Fee Ordinance and it is my recommendation that the City move forward with the True Up Agreement and establishing credit balance for each of the three (3) phases. NUE Urban Concepts will prepare a separate evaluation of the other true-up agreement request submitted by DiVosta Homes, L.P.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan B. Paul". The signature is written in a cursive style with a large initial "J".

Jonathan B. Paul, AICP
Principal

Attachments

Attachment A

Assignment Summary

Veranda Phase 1

Veranda St Lucie Land Holdings, LLC – assignor

Divosta Homes, L.P. – assignee

March 12th, 2014

Transportation for 68 units - Combined City and County Fee of \$4,728

Total transportation credits - \$321,504

Total Units 68

Veranda Gardens Phase 1

Veranda St Lucie Land Holdings, LLC – assignor

Divosta Homes, L.P. – assignee

October 2nd, 2019

Transportation for 49 units - Combined City and County Fee of \$5,068

Total transportation credits - \$248,332

Total Units 49

Veranda Gardens Phase 2

Veranda St Lucie Land Holdings, LLC – assignor

Divosta Homes, L.P. – assignee

February 21st, 2020

Transportation for 21 units - Combined City and County Fee of \$5,015

(Units 0 – 2,399 sq ft)

Total transportation credits - \$105,315

Transportation for 4 units - Combined City and County Fee of \$6,129

(Units 2,400 – 3,499 sq ft)

Total transportation credits - \$24,516

Total Units: 25 Total Transportation Credits: \$129,831

Veranda Gardens Phase 2

Veranda St Lucie Land Holdings, LLC – assignor

Divosta Homes, L.P. – assignee

August 10th, 2020

Transportation for 29 units - Combined City and County Fee of \$5,015

(Units 0 – 2,399 sq ft)

Total transportation credits - \$145,435

Transportation for 6 units - Combined City and County Fee of \$6,129

(Units 2,400 – 3,499 sq ft)

Total transportation credits - \$36,774

Total Units: 35 Total Transportation Credits: \$182,209

Total Phase 2 Units: 60 Total Phase 2 Transportation Credits: \$312,040

Veranda Gardens Phase 3

Veranda St Lucie Land Holdings, LLC – assignor

Divosta Homes, L.P. – assignee

August 9th, 2021

Transportation for 44 units - Combined City and County Fee of \$5,130

(Units 0 – 2,399 sq ft)

Total transportation credits - \$225,720

Transportation for 67 units - Combined City and County Fee of \$6,270

(Units 2,400 – 3,499 sq ft)

Total transportation credits - \$420,090

Total Phase 3 Units: 111 Total Phase 3 Transportation Credits: \$645,810

Total Credits for all five (5) assignments: \$1,527,686

Total Units for all five (5) assignments: 288

Attachment B

Veranda Gardens
Site Plan



Data (T1-T3):

Yield: 220 DU's
 Acreage: 65.17 AC
 Density: 3.28 DU/AC
 Lakes: 9.36 AC (14%)
 Lot Depth: 131'

T1: 23.80 AC

Yield: 49 DU's
 38 DU (78%)
 11 DU (22%)
 9.76 ac (41%)
 WMT/Lakes:

T2: 15.41 AC

Yield: 60 DU's
 41 DU (68%)
 19 DU (32%)
 1.33 ac (8%)
 WMT/Lakes:

T3: 25.96 AC

Yield: 111 DU's
 82 DU (74%)
 29 DU (26%)
 1.12 ac (4%)
 WMT/Lakes:

Data (T4):
 T4: 38.17 AC
 Yield: 122 DU's
 75 DU (62%)
 47 DU (38%)
 3.21 ac (8%)
 WMT/Lakes:

Total Yield (T1-T4):
 342 DU's

40' Landscape Buffer

Amenity
 6.3 acres



Attachment C

Lots, Addresses and Credits Utilized

Activity Description	Phase	LOT-ADDRESS	Start Date	Transportation Credit	Phase 1	Phase 2	Phase 3
LOT: 05500	Veranda Phase 1	120 SE Courances Drive	11/9/17	\$5,068.00	\$0	\$0	\$0
LOT: 03802	Veranda Gardens Phase 1	491 SE Vallarta Dr	1/6/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 01002	Veranda Gardens Phase 1	474 SE Vallarta Dr	1/17/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 00702	Veranda Gardens Phase 1	462 SE Vallarta Dr	1/21/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 01702	Veranda Gardens Phase 1	502 SE Vallarta Dr	1/23/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 00802	Veranda Gardens Phase 1	466 SE Vallarta Dr	1/27/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 03402	Veranda Gardens Phase 1	511 SE Vallarta Dr	2/6/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 00902	Veranda Gardens Phase 1	470 SE Vallarta Dr	2/13/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 01602	Veranda Gardens Phase 1	498 SE Vallarta Dr	2/13/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 03702	Veranda Gardens Phase 1	499 SE Vallarta Dr	2/20/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 01102	Veranda Gardens Phase 1	478 SE Vallarta Dr	3/6/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 01402	Veranda Gardens Phase 1	490 SE Vallarta Dr	3/18/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 01802	Veranda Gardens Phase 1	506 SE Vallarta Dr	3/18/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 01202	Veranda Gardens Phase 1	482 SE Vallarta Dr	3/23/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 07302	Veranda Gardens Phase 2	732 SE Boboli Way	3/24/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 03302	Veranda Gardens Phase 1	731 SE Boboli Way	3/27/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 01302	Veranda Gardens Phase 1	486 SE Vallarta Dr	4/6/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 02002	Veranda Gardens Phase 1	514 SE Vallarta Dr	4/16/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 02902	Veranda Gardens Phase 1	523 SE Vallarta Dr	4/24/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 07002	Veranda Gardens Phase 2	720 SE Boboli Way	5/15/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 01502	Veranda Gardens Phase 1	494 SE Vallarta Dr	5/29/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 02102	Veranda Gardens Phase 1	518 SE Vallarta Dr	6/6/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 06802	Veranda Gardens Phase 2	712 SE Boboli Way	6/19/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 01902	Veranda Gardens Phase 1	510 SE Vallarta Dr	7/2/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 05202	Veranda Gardens Phase 2	719 SE Boboli Way	7/2/20	\$5,015.00	\$0	\$5,015	\$0
LOT: 05502	Veranda Gardens Phase 2	707 SE Boboli Way	7/7/20	\$5,015.00	\$0	\$5,015	\$0
LOT: 02802	Veranda Gardens Phase 1	527 SE Vallarta Dr	7/29/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 04102	Veranda Gardens Phase 1	479 SE Vallarta Dr	8/6/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 03202	Veranda Gardens Phase 1	740 SE Boboli Way	8/14/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 02602	Veranda Gardens Phase 1	675 SE Villandry Way	8/17/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 03102	Veranda Gardens Phase 1	744 SE Boboli Way	8/17/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 06902	Veranda Gardens Phase 2	716 SE Boboli Way	8/18/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 04902	Veranda Gardens Phase 1	447 SE Vallarta Dr	8/20/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 03602	Veranda Gardens Phase 1	503 SE Vallarta Dr	8/24/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 05402	Veranda Gardens Phase 2	711 SE Boboli Way	8/25/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 05602	Veranda Gardens Phase 2	703 SE Boboli Way	8/27/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 05002	Veranda Gardens Phase 2	727 SE Boboli Way	8/28/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 06702	Veranda Gardens Phase 2	708 SE Boboli Way	8/28/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 00402	Veranda Gardens Phase 1	450 SE Vallarta Dr	9/2/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 03902	Veranda Gardens Phase 1	487 SE Vallarta Dr	9/2/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 00502	Veranda Gardens Phase 1	675 SE Villandry Way	9/3/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 00602	Veranda Gardens Phase 1	458 SE Vallarta Dr	9/4/20	\$5,068.00	\$5,068	\$0	\$0

Activity Description	Phase	LOT-ADDRESS	Start Date	Transportation Credit	Phase 1	Phase 2	Phase 3
LOT: 03502	Veranda Gardens Phase 1	507 SE Vallarta Dr	9/8/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 05302	Veranda Gardens Phase 2	715 SE Boboli Way	9/18/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 04002	Veranda Gardens Phase 1	483 SE Vallarta Dr	9/21/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 05702	Veranda Gardens Phase 2	699 SE Boboli Way	9/24/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 05102	Veranda Gardens Phase 2	723 SE Boboli Way	9/30/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 02202	Veranda Gardens Phase 1	522 SE Vallarta Dr	10/9/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 07102	Veranda Gardens Phase 2	724 SE Boboli Way	10/19/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 06002	Veranda Gardens Phase 2	687 SE Boboli Way	10/23/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 00302	Veranda Gardens Phase 1	446 SE Vallarta Dr	10/30/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 03002	Veranda Gardens Phase 2	748 SE Boboli Way	10/30/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 07202	Veranda Gardens Phase 1	728 SE Boboli Way	10/30/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 02502	Veranda Gardens Phase 1	683 SE Villandry Way	11/6/20	\$5,068.00	\$5,068	\$0	\$0
LOT: 05902	Veranda Gardens Phase 2	691 SE Boboli Way	11/6/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 07402	Veranda Gardens Phase 2	736 SE Boboli Way	11/11/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 10302	Veranda Gardens Phase 2	664 SE Villandry Way	11/13/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 05802	Veranda Gardens Phase 2	695 SE Boboli Way	11/14/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 08202	Veranda Gardens Phase 2	639 SE Villandry Way	11/17/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 10202	Veranda Gardens Phase 2	660 SE Villandry Way	11/19/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 08402	Veranda Gardens Phase 2	631 SE Villandry Way	11/23/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 07502	Veranda Gardens Phase 2	667 SE Villandry Way	11/30/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 06502	Veranda Gardens Phase 2	700 SE Boboli Way	12/9/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 07802	Veranda Gardens Phase 2	655 SE Villandry Way	12/10/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 10402	Veranda Gardens Phase 2	668 SE Villandry Way	12/18/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 07702	Veranda Gardens Phase 2	659 SE Villandry Way	12/29/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 08002	Veranda Gardens Phase 2	647 SE Villandry Way	12/29/20	\$5,068.00	\$0	\$5,068	\$0
LOT: 10502	Veranda Gardens Phase 2	672 SE Villandry Way	1/15/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 04802	Veranda Gardens Phase 1	451 SE Vallarta Dr	1/23/21	\$5,068.00	\$5,068	\$0	\$0
LOT: 04402	Veranda Gardens Phase 1	467 SE Vallarta Dr	1/28/21	\$5,068.00	\$5,068	\$0	\$0
LOT: 04702	Veranda Gardens Phase 1	455 SE Vallarta Dr	1/28/21	\$5,068.00	\$5,068	\$0	\$0
LOT: 04202	Veranda Gardens Phase 1	475 SE Vallarta Dr	2/5/21	\$5,068.00	\$5,068	\$0	\$0
LOT: 10002	Veranda Gardens Phase 2	652 SE Villandry Way	2/5/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 09802	Veranda Gardens Phase 2	644 SE Villandry Way	2/10/21	\$5,015.00	\$0	\$5,015	\$0
LOT: 08302	Veranda Gardens Phase 2	635 SE Villandry Way	2/11/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 06402	Veranda Gardens Phase 2	696 SE Boboli Way	2/22/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 09502	Veranda Gardens Phase 2	632 SE Villandry Way	2/24/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 06202	Veranda Gardens Phase 2	679 SE Boboli Way	2/25/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 10902	Veranda Gardens Phase 2	688 SE Villandry Way	3/2/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 09402	Veranda Gardens Phase 2	628 SE Villandry Way	3/8/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 04502	Veranda Gardens Phase 1	463 SE Vallarta Dr	3/12/21	\$5,068.00	\$5,068	\$0	\$0
LOT: 10102	Veranda Gardens Phase 2	656 SE Villandry Way	3/18/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 10602	Veranda Gardens Phase 2	676 SE Villandry Way	3/31/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 09602	Veranda Gardens Phase 2	636 SE Villandry Way	4/8/21	\$5,068.00	\$0	\$5,068	\$0

Activity Description	Phase	LOT-ADDRESS	Start Date	Transportation Credit	Phase 1	Phase 2	Phase 3
LOT: 10802	Veranda Gardens Phase 2	684 SE Villandry Way	4/9/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 10702	Veranda Gardens Phase 2	680 SE Villandry Way	4/14/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 06102	Veranda Gardens Phase 2	683 SE Boboli Way	4/16/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 04602	Veranda Gardens Phase 1	459 SE Vallarta Dr	4/30/21	\$5,068.00	\$5,068	\$0	\$0
LOT: 08702	Veranda Gardens Phase 2	619 SE Villandry Way	4/30/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 06602	Veranda Gardens Phase 2	704 SE Boboli Way	5/14/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 08802	Veranda Gardens Phase 2	430 SE Butchart St.	5/17/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 09002	Veranda Gardens Phase 2	612 SE Villandry Way	5/17/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 08602	Veranda Gardens Phase 2	623 SE Villandry Way	5/20/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 09902	Veranda Gardens Phase 2	648 SE Villandry Way	5/21/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 08102	Veranda Gardens Phase 2	643 SE Villandry Way	5/27/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 09302	Veranda Gardens Phase 2	624 SE Villandry Way	5/28/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 09102	Veranda Gardens Phase 2	616 SE Villandry Way	5/28/21	\$5,015.00	\$0	\$5,015	\$0
LOT: 07602	Veranda Gardens Phase 2	663 SE Villandry Way	6/2/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 05200	Veranda Phase 1	103 SE Courances Drive	6/7/21	\$5,068.00	\$0	\$0	\$0
LOT: 04302	Veranda Gardens Phase 1	471 SE Vallarta Dr	6/10/21	\$5,068.00	\$5,068	\$0	\$0
LOT: 16402	Veranda Gardens Phase 3	588 SE Villandry Way	6/17/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 09202	Veranda Gardens Phase 2	620 SE Villandry Way	6/23/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 06302	Veranda Gardens Phase 2	692 SE Boboli Way	6/28/21	\$5,068.00	\$0	\$0	\$0
LOT: 16502	Veranda Gardens Phase 3	592 SE Villandry Way	6/28/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 17002	Veranda Gardens Phase 3	607 SE Villandry Way	6/28/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 19502	Veranda Gardens Phase 3	664 SE Boboli Way	6/28/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 11002	Veranda Gardens Phase 3	675 SE Boboli Way	6/29/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 16302	Veranda Gardens Phase 3	584 SE Villandry Way	6/30/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 11102	Veranda Gardens Phase 3	671 SE Boboli Way	7/6/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 11402	Veranda Gardens Phase 3	659 SE BOBOLI WAY	7/6/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 16802	Veranda Gardens Phase 3	604 SE Villandry Way	7/6/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 17402	Veranda Gardens Phase 3	591 SE Villandry Way	7/6/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 08902	Veranda Gardens Phase 2	426 SE Butchart St.	7/6/21	\$5,015.00	\$0	\$5,015	\$0
LOT: 16702	Veranda Gardens Phase 3	600 SE Villandry Way	7/6/21	\$5,015.00	\$0	\$0	\$5,015
LOT: 07902	Veranda Gardens Phase 2	651 SE Villandry Way	7/16/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 11202	Veranda Gardens Phase 3	667 SE Boboli Way	7/19/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 19902	Veranda Gardens Phase 3	680 SE Boboli Way	7/28/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 11502	Veranda Gardens Phase 3	655 SE BOBOLI WAY	7/30/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 17102	Veranda Gardens Phase 3	603 SE Villandry Way	7/30/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 19602	Veranda Gardens Phase 3	668 SE Boboli Way	7/30/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 11302	Veranda Gardens Phase 3	663 SE BOBOLI WAY	8/2/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 19402	Veranda Gardens Phase 3	660 SE BOBOLI WAY	8/6/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 19802	Veranda Gardens Phase 3	676 SE Boboli Way	8/12/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 17702	Veranda Gardens Phase 3	579 SE VILLANDRY WAY	8/18/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 16002	Veranda Gardens Phase 3	572 SE VILLANDRY WAY	8/20/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 17302	Veranda Gardens Phase 3	595 SE Villandry Way	8/20/21	\$5,068.00	\$0	\$0	\$5,068

Activity Description	Phase	LOT-ADDRESS	Start Date	Transportation Credit	Phase 1	Phase 2	Phase 3
LOT: 17802	Veranda Gardens Phase 3	575 SE VILLANDRYWAY	9/1/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 18202	Veranda Gardens Phase 3	559 SE VILLANDRYWAY	9/1/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 17902	Veranda Gardens Phase 3	571 SE VILLANDRYWAY	9/3/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 09702	Veranda Gardens Phase 2	640 SE Villandry Way	9/10/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 15702	Veranda Gardens Phase 3	560 SE VILLANDRYWAY	9/14/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 20002	Veranda Gardens Phase 3	427 SE BUTCHART ST	9/16/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 11602	Veranda Gardens Phase 3	651 SE BOBOLI WAY	9/21/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 15602	Veranda Gardens Phase 3	556 SE VILLANDRYWAY	9/22/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 16102	Veranda Gardens Phase 3	576 SE VILLANDRYWAY	9/22/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 19302	Veranda Gardens Phase 3	656 SE BOBOLI WAY	9/24/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 15302	Veranda Gardens Phase 3	544 SE VILLANDRYWAY	9/30/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 20502	Veranda Gardens Phase 3	535 SE VILLANDRYWAY	10/7/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 17602	Veranda Gardens Phase 3	583 SE VILLANDRYWAY	10/8/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 02702	Veranda Gardens Phase 2	671 SE Villandry Way	10/11/21	\$5,068.00	\$0	\$5,068	\$0
LOT: 19002	Veranda Gardens Phase 3	644 SE BOBOLI WAY	10/11/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 15402	Veranda Gardens Phase 3	548 SE VILLANDRYWAY	10/20/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 20102	Veranda Gardens Phase 3	431 SE BUTCHART ST	10/22/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 15902	Veranda Gardens Phase 3	568 SE VILLANDRYWAY	10/28/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 18502	Veranda Gardens Phase 3	428 SE FILOLI DR	10/28/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 19102	Veranda Gardens Phase 3	648 SE BOBOLI WAY	10/28/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 08502	Veranda Gardens Phase 1	627 SE Villandry Way	10/29/21	\$5,068.00	\$5,068	\$0	\$0
LOT: 20602	Veranda Gardens Phase 3	531 SE VILLANDRYWAY	11/5/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 19202	Veranda Gardens Phase 3	652 SE BOBOLI WAY	11/8/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 20202	Veranda Gardens Phase 3	547 SE VILLANDRYWAY	11/9/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 17202	Veranda Gardens Phase 3	599 SE Villandry Way	11/9/21	\$5,024.00	\$0	\$0	\$5,024
LOT: 16902	Veranda Gardens Phase 3	608 SE Villandry Way	11/17/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 15102	Veranda Gardens Phase 3	536 SE VILLANDRYWAY	11/18/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 20302	Veranda Gardens Phase 3	543 SE VILLANDRYWAY	11/29/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 15502	Veranda Gardens Phase 3	552 SE VILLANDRYWAY	11/30/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 14902	Veranda Gardens Phase 3	528 SE VILLANDRYWAY	12/1/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 20402	Veranda Gardens Phase 3	539 SE VILLANDRYWAY	12/1/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 15002	Veranda Gardens Phase 3	532 SE VILLANDRYWAY	12/7/21	\$5,015.00	\$0	\$0	\$5,015
LOT: 02302	Veranda Gardens Phase 1	526 SE Vallarta Dr	12/10/21	\$5,068.00	\$5,068	\$0	\$0
LOT: 20802	Veranda Gardens Phase 3	523 SE VILLANDRYWAY	12/17/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 02402	Veranda Gardens Phase 1	530 SE Vallarta Dr	12/27/21	\$5,068.00	\$5,068	\$0	\$0
LOT: 18902	Veranda Gardens Phase 3	640 SE BOBOLI WAY	12/27/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 21002	Veranda Gardens Phase 3	515 SE VILLANDRYWAY	12/27/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 11902	Veranda Gardens Phase 3	639 SE BOBOLI WAY	12/27/21	\$5,015.00	\$0	\$0	\$5,015
LOT: 21902	Veranda Gardens Phase 3	542 SE CRATHES ST	12/28/21	\$5,015.00	\$0	\$0	\$5,015
LOT: 16602	Veranda Gardens Phase 3	596 SE Villandry Way	12/29/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 16202	Veranda Gardens Phase 3	580 SE VILLANDRYWAY	12/30/21	\$5,068.00	\$0	\$0	\$5,068
LOT: 19702	Veranda Gardens Phase 3	672 SE BobotiWay	1/3/22	\$5,068.00	\$0	\$0	\$5,068

Activity Description	Phase	LOT-ADDRESS	Start Date	Transportation Credit	Phase 1	Phase 2	Phase 3
LOT: 17502	Veranda Gardens Phase 3	587 SE VILLANDRYWAY	1/4/22	\$5,068.00	\$0	\$0	\$5,068
LOT: 12002	Veranda Gardens Phase 3	635 SE BOBOLI WAY	1/4/22	\$5,015.00	\$0	\$0	\$5,015
LOT: 18002	Veranda Gardens Phase 3	567 SE VILLANDRYWAY	1/12/22	\$4,114.45	\$0	\$0	\$4,114
LOT: 12602	Veranda Gardens Phase 3	537 SE CRATHES ST	1/13/22	\$5,015.00	\$0	\$0	\$5,015
LOT: 14102	Veranda Gardens Phase 3	447 SE VILLANDRYWAY	1/18/22	\$5,068.00	\$0	\$0	\$5,068
LOT: 14602	Veranda Gardens Phase 3	516 SE VILLANDRYWAY	1/18/22	\$3,283.75	\$0	\$0	\$3,284
LOT: 20902	Veranda Gardens Phase 3	519 SE VILLANDRYWAY	1/18/22	\$5,068.00	\$0	\$0	\$5,068
LOT: 21802	Veranda Gardens Phase 3	538 SE CRATHES ST	1/18/22	\$5,068.00	\$0	\$0	\$5,068
LOT: 21102	Veranda Gardens Phase 3	511 SE VILLANDRYWAY	1/20/22	\$3,723.95	\$0	\$0	\$3,724
LOT: 21702	Veranda Gardens Phase 3	534 SE CRATHES ST	1/26/22	\$5,068.00	\$0	\$0	\$5,068
LOT: 21502	Veranda Gardens Phase 3	526 SE CRATHES ST	1/27/22	\$4,078.95	\$0	\$0	\$4,079
LOT: 14802	Veranda Gardens Phase 3	524 SE VILLANDRYWAY	1/31/22	\$5,238.02	\$0	\$0	\$5,238
LOT: 20702	Veranda Gardens Phase 3	527 SE VILLANDRYWAY	1/31/22	\$5,068.00	\$0	\$0	\$5,068
LOT: 11802	Veranda Gardens Phase 3	643 SE BOBOLI WAY	2/1/22	\$3,880.15	\$0	\$0	\$3,880
LOT: 13502	Veranda Gardens Phase 3	423 SE CRATHES ST	2/8/22	\$3,283.75	\$0	\$0	\$3,284
LOT: 13302	Veranda Gardens Phase 3	415 SE CRATHES ST	2/15/22	\$3,754.12	\$0	\$0	\$3,754
LOT: 15202	Veranda Gardens Phase 3	540 SE VILLANDRYWAY	2/16/22	\$5,068.00	\$0	\$0	\$5,068
LOT: 12702	Veranda Gardens Phase 3	533 SE CRATHES ST	2/17/22	\$3,752.35	\$0	\$0	\$3,752
LOT: 12902	Veranda Gardens Phase 3	525 SE CRATHES ST	2/17/22	\$4,142.85	\$0	\$0	\$4,143
LOT: 12502	Veranda Gardens Phase 3	541 SE CRATHES ST	2/18/22	\$3,283.75	\$0	\$0	\$3,284
LOT: 22002	Veranda Gardens Phase 3	546 SE CRATHES ST	2/21/22	\$5,015.00	\$0	\$0	\$5,015
LOT: 13002	Veranda Gardens Phase 3	521 SE CRATHES ST	2/22/22	\$4,013.27	\$0	\$0	\$4,013
LOT: 13602	Veranda Gardens Phase 3	427 SE CRATHES ST	2/25/22	\$5,136.85	\$0	\$0	\$5,137
LOT: 18402	Veranda Gardens Phase 3	432 SE FILOLI DR	2/25/22	\$4,078.95	\$0	\$0	\$4,079
LOT: 18302	Veranda Gardens Phase 3	555 SE VILLANDRYWAY	2/28/22	\$3,723.95	\$0	\$0	\$3,724
LOT: 18702	Veranda Gardens Phase 3	632 SE BOBOLI WAY	3/1/22	\$2,982.00	\$0	\$0	\$2,982
LOT: 14502	Veranda Gardens Phase 3	512 SE VILLANDRYWAY	3/7/22	\$5,136.85	\$0	\$0	\$5,137
LOT: 21302	Veranda Gardens Phase 3	518 SE CRATHES ST	3/7/22	\$3,516.27	\$0	\$0	\$3,516
LOT: 21602	Veranda Gardens Phase 3	530 SE CRATHES ST	3/8/22	\$5,136.85	\$0	\$0	\$5,137
LOT: 13702	Veranda Gardens Phase 3	431 SE CRATHES ST	3/9/22	\$3,010.40	\$0	\$0	\$3,010
LOT: 21402	Veranda Gardens Phase 3	522 SE CRATHES ST	3/11/22	\$3,283.75	\$0	\$0	\$3,284
LOT: 11702	Veranda Gardens Phase 3	647 SE BOBOLI WAY	3/14/22	\$4,078.95	\$0	\$0	\$4,079
LOT: 13202	Veranda Gardens Phase 3	513 SE CRATHES ST	3/16/22	\$4,078.95	\$0	\$0	\$4,079
LOT: 18602	Veranda Gardens Phase 3	628 SE BOBOLI WAY	3/16/22	\$4,114.45	\$0	\$0	\$4,114
LOT: 13402	Veranda Gardens Phase 3	419 SE CRATHES ST	3/23/22	\$3,752.35	\$0	\$0	\$3,752
LOT: 13102	Veranda Gardens Phase 3	517 SE CRATHES ST	3/25/22	\$3,283.75	\$0	\$0	\$3,284
LOT: 18802	Veranda Gardens Phase 3	636 SE BOBOLI WAY	3/25/22	\$3,283.75	\$0	\$0	\$3,284
LOT: 14702	Veranda Gardens Phase 3	520 SE VILLANDRYWAY	3/25/22	\$3,956.47	\$0	\$0	\$3,956
LOT: 12802	Veranda Gardens Phase 3	529 SE CRATHES ST	3/30/22	\$5,136.85	\$0	\$0	\$5,137
LOT: 14402	Veranda Gardens Phase 3	459 SE VILLANDRYWAY	4/7/22	\$3,283.75	\$0	\$0	\$3,284
LOT: 21202	Veranda Gardens Phase 3	514 SE CRATHES ST	4/7/22	\$4,078.95	\$0	\$0	\$4,079
LOT: 12202	Veranda Gardens Phase 3	627 SE BOBOLI WAY	4/11/22	\$4,078.95	\$0	\$0	\$4,079

Activity Description	Phase	LOT-ADDRESS	Start Date	Transportation Credit	Phase 1	Phase 2	Phase 3
LOT: 15802	Veranda Gardens Phase 3	564 SE VILLANDRYWAY	4/19/22	\$5,068.00	\$0	\$0	\$5,068
LOT: 14002	Veranda Gardens Phase 3	443 SE VILLANDRYWAY	4/21/22	\$5,136.85	\$0	\$0	\$5,137
LOT: 18102	Veranda Gardens Phase 3	563 SE VILLANDRYWAY	4/27/22	\$4,091.37	\$0	\$0	\$4,091
LOT: 13802	Veranda Gardens Phase 3	435 SE CRATHES ST	4/29/22	\$3,649.40	\$0	\$0	\$3,649
LOT: 14302	Veranda Gardens Phase 3	455 SE VILLANDRYWAY	5/26/22	\$3,640.52	\$0	\$0	\$3,641
LOT: 13902	Veranda Gardens Phase 3	439 SE VILLANDRYWAY	6/30/22	\$5,136.85	\$0	\$0	\$5,137
				\$1,053,829	\$238,196	\$303,815	\$501,682