



MEMORANDUM

TO: Mayor Gregory Oravec

CC: City Council Members

VIA: Russ Blackburn, City Manager

THROUGH: Teresa Lamar-Sarno, AICP, Assistant to the City Manager for Land Development Services

FROM: John Finizio, Planner III

DATE: October 23, 2019

RE: 7-Eleven @ Verano (P19-098)
Special Exception Use Traffic Impacts and Public Meeting Information

Planning and Zoning staff has received various inquiries regarding the proposed 7-Eleven Special Exception Use. This memo serves as a response to the following inquiries:

- A brief analysis on trip generation based on the allowable use on the property.
- Is Commerce Centre Drive a dedicated public right-of-way?
- When will the next neighborhood meeting occur?
- What has been the number of accidents in the subject roundabout and vicinity, and the frequency of those accidents in comparison to other areas?

Verano PUD No. 1, Commercial Tract is a parcel located on the northeast corner of Crosstown Parkway and Commerce Centre Drive. The parcel is approximately 8.64 acres in size, has the Verano PUD (Planned Unit Development) 1 zoning designation and has a General Commercial Future Land Use designation. This parcel is owned by Publix Super Markets, and a Publix super market is the only development currently on the site. In addition to the Publix supermarket, there is approximately 2.17 developable acres on this parcel. Earlier this year a special exception use (SEU) application was submitted to construct a 3,109 square foot 7-Eleven convenience store with gas pumps on this site. This memo will explore the transportation impacts on this parcel, not only with the proposed convenience store, but with permitted uses that could be constructed on this site without a special exception use application.

The Publix site plan was originally approved by City Council on March 1, 2011 (P11-002 Publix at Verano). This site plan was later amended in 2013, and the site plan amendment application was approved by Site Plan Review Committee on December 11, 2013 (Verano Publix Site Plan Amendment). According to the Publix site plan (P13-150), the number of daily vehicle trips to the site generated by the Publix supermarket is 4,706, with 290 PM Peak Hour Trips.

Based on the square footage identified on the SEU concept plan (3,109), the proposed 7-Eleven will generate approximately 841 daily vehicle trips, with 56 PM Peak Hour Trips.

As noted above, the underlying land use for this parcel is General Commercial (CG), and the PUD zoning designation allows all permitted uses in the General Commercial Zoning District (Section 158.124 (B)). Some of the permitted uses include: retail sales, office space, restaurants without a drive-through, brewpubs, and enclosed assembly area (<3,000 square feet). To calculate the daily vehicle trips for these other uses, 30% coverage of the 2.17 acres is being used. 30% of the 2.17 acres equates to a maximum building size of approximately 28,350 square feet.

Based on the square footage 28,350, a retail development will generate approximately 1,250 daily vehicle trips, with 142 PM Peak Hour Trips.

Based on the square footage 28,350, an office building will generate approximately 505 daily vehicle trips, with 110 PM Peak Hour Trips.

Typically, restaurants and brewpubs will have a much smaller footprint than retail or office uses. For this exercise, the trip generation for restaurants and brewpubs is calculated with only a 7,250 square foot footprint. This square footage was the size of the Texas Road House restaurant that was recently approved in St. Lucie West, with 7,250 square feet, a restaurant or brewpub will generate approximately 652 daily vehicle trips, with 65 PM Peak Hour Trips.

Daycare facilities are just one of the uses identified as an enclosed assembly area. A 28,350 square foot day care facility seems rather large, so cutting this number in half may be a more accurate size for a daycare facility. A 14,175 square foot, daycare facility will generate approximately 1,123 daily vehicle trips, with 197 PM Peak Hour Trips.

This exercise attempts to consider various development scenarios and their associated vehicle trips for this parcel based on the different uses that are permitted by right and the impact these other uses could have on this site and surrounding transportation network.

As to ownership, Commerce Centre Drive, which includes the round-a-bout, was dedicated to the City of Port St. Lucie in 2008 as a public right-of-way maintained by the

Verano Home Owners Association (attached you will see the recorded plat that highlights the dedication). Visconti Way is a dedicated private right-of-way.

In addition, the Police Department provided the crash report below to assist with determining the amount of incidents in the vicinity of the proposed 7-11 from the last four (4) years.

ACCIDENT ID	CASE ID	DATE	TIME	DOW	OCCURRED ON	AT/FROM INTERSECTION	ZONE	DISTRICT	TYPE OF INTERSECTION
84420222	201521233	10/11/15	0350	SUN	SW COMMERCE CENTRE DR		PS42	PSL4	ENTRANCE GATE
86948628	201704472	3/2/17	0248	THU	SW VISCONTI WAY		PS42	PSL4	ENTRANCE GATE
86949271	201708698	4/28/17	0927	FRI	SW COMMERCE CENTRE DR		PS42	PSL4	ROUNDABOUT
86950157	201714166	7/8/17	1220	SAT	SW CROSSTOWN PKWY	SW VISCONTI WAY	PS42	PSL4	FOUR-WAY INTERSECTION
86950419	201715855	7/31/17	1258	MON	SW CROSSTOWN PKWY	SW COMMERCE CENTRE DR	PS42	PSL4	FOUR-WAY INTERSECTION
86950686	201717286	8/21/17	1022	MON	SW CROSSTOWN PKWY	SW COMMERCE CENTER DRIVE	PS42	PSL4	NOT AT INTERSECTION
87538763	201723714	11/19/17	1626	SUN	SW CROSSTOWN PKWY	SW COMMERCE CENTRE DR	PS42	PSL4	T-INTERSECTION
87538833	201724028	11/24/17	1425	FRI	SW CROSSTOWN PKWY	SW VISCONTI WAY	PS42	PSL4	NOT AT INTERSECTION
87539135	201725081	12/9/17	1157	SAT	SW CROSSTOWN PKWY	SW COMMERCE CENTRE DR	PS42	PSL4	T-INTERSECTION
87539410	201800217	1/4/18	1327	THU	SW CROSSTOWN PKWY	SW COMMERCE CENTRE DR	PS42	PSL4	ROUNDABOUT
87539637	201802968	2/7/18	0745	WED	SW COMMERCE CENTRE DR		PS42	PSL4	T-INTERSECTION
87539989	201803877	2/19/18	1100	MON	SW COMMERCE CENTRE DR	SW VISCONTI WAY	PS42	PSL4	TRAFFIC CIRCLE
87541311	201810948	5/25/18	1121	FRI	SW COMMERCE CENTRE DR		PS42	PSL4	T-INTERSECTION
87929066	201814084	7/9/18	1500	MON	SW COMMERCE CENTRE DR		PS42	PSL4	T-INTERSECTION
87930682	201822707	11/10/18	1136	SAT	SW COMMERCE CENTRE DR		PS42	PSL4	T-INTERSECTION
87931397	201826249	12/27/18	2327	THU	SW CROSSTOWN PKWY	SW COMMERCE CENTRE DR	PS42	PSL4	NOT AT INTERSECTION
87931422	201826419	12/31/18	0657	MON	SW COMMERCE CENTRE DR	SW VISCONTI WAY	PS42	PSL4	ROUNDABOUT
88953268	201913596	7/3/19	1726	WED	SW CROSSTOWN PKWY	SW COMMERCE CENTRE DR	PS42	PSL4	T-INTERSECTION
88953281	201913645	7/4/19	1616	THU	SW CROSSTOWN PKWY	SW COMMERCE CENTRE DR	PS42	PSL4	NOT AT INTERSECTION
88953992	201917698	8/29/19	1347	THU	SW COMMERCE CENTRE DR		PS42	PSL4	Y-INTERSECTION
ACCIDENT ID	CASE ID	DATE	TIME	DOW	OCCURRED ON	AT/FROM INTERSECTION	ZONE	DISTRICT	TYPE OF INTERSECTION
84419685	201519460	9/15/15	2314	TUE	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
84420489	201523094	11/5/15	0950	THU	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
86359694	201603114	2/7/16	1316	SUN	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
86361150	201611417	5/19/16	1931	THU	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
86666387	201627414	12/4/16	1034	SUN	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
86948733	201705474	3/16/17	1305	THU	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
87540138	201804728	3/2/18	1706	FRI	COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
87540547	201806749	3/31/18	1020	SAT	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
87541260	201810660	5/21/18	0900	MON	SW CROSSTOWN PKWY	SW COMMERCE CENTRE DR	PS42	PSL4	PARKING LOT
87541280	201810796	5/23/18	0929	WED	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
87930467	201821588	10/26/18	1604	FRI	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
87931498	201900414	1/6/19	1500	SUN	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT
88952462	201908736	4/28/19	1155	SUN	SW COMMERCE CENTRE DR		PS42	PSL4	PARKING LOT

As is demonstrated in the table above, there have been three (3) accidents in the Visconti Way/Commerce Centre Drive roundabout. Accident 86949271 was a single vehicle accident unrelated to traffic volumes, so it is not being considered. For comparison, there have been 45 vehicular accidents in the Community Boulevard & Tradition Parkway roundabout over the same time period. Based upon this sample, the propensity for incidents at the Visconti Way/Commerce Centre Drive roundabout is low.

Lastly, the applicant held a neighborhood meeting on Wednesday, October 23rd from 2:30 - 4:00 pm at the Verano Clubhouse; over 100 residents attended. Planning and Zoning Department staff attended as well.

Please feel free to contact me if you have any questions or need any additional information.

cc: Chief John Buldoc, Police Department
Robert Sweeney, P.E., Public Works Director

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 30 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 RAILROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NO. C-24; THENCE NORTH 44°03'00" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,221.80 FEET; THENCE SOUTH 43°24'29" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5,340.48 FEET; THENCE SOUTH 43°09'01" EAST, A DISTANCE OF 1,026.26 FEET TO THE SOUTHEAST CORNER OF SAID CANAL, 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°08'00" EAST, A DISTANCE OF 331.07 FEET; THENCE SOUTH 43°08'32" EAST, A DISTANCE OF 3949.89 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 43°08'32" EAST, A DISTANCE OF 21.44 FEET; THENCE SOUTH 72°42'41" EAST, A DISTANCE OF 217.77 FEET TO THE NORTHEASTERLY LINE OF 0.9118 ACRES 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 NORTHEASTERLY LINE, A DISTANCE OF 188.01 FEET TO THE NORTHERLY CORNER OF SAID CERTAIN PARCEL OF LAND; THENCE SOUTH TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1547, PAGE 480, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°22'17" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1211.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2090.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 50°24'45" WEST; THENCE SOUTHWESTERLY, DEPARTING SAID NORTH LINE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'11", A DISTANCE OF 108.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°32'06" WEST, A DISTANCE OF 536.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 778.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°34'31", 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 07°13'46", AN ARC DISTANCE OF 1571.98 FEET; THENCE SOUTH 89°36'01" WEST, A DISTANCE OF 1331.40 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 234.38 FEET; THENCE NORTH 46°52'10" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.40 FEET; THENCE NORTH 43°07'50" WEST, A DISTANCE OF 38.38 FEET; THENCE NORTH 03°37'33" WEST, A DISTANCE OF 82.30 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1132.50 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 03°37'32" WEST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°13'46", AN ARC DISTANCE OF 4.54 FEET; THENCE NORTH 80°04'34" EAST, A DISTANCE OF 145.36 FEET; THENCE NORTH 88°51'12" EAST, A DISTANCE OF 148.14 FEET; THENCE NORTH 80°04'34" EAST, A DISTANCE OF 202.4 FEET; THENCE NORTH 82°28'25" WEST, A DISTANCE OF 79.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.90 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 82°51'19" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°41'00", AN ARC DISTANCE OF 27.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°03'27", AN ARC DISTANCE OF 68.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°08'05", AN ARC DISTANCE OF 27.55 FEET; THENCE NORTH 82°53'40" EAST, A DISTANCE OF 69.23 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 853.23 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 87°51'24" WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°02'40", AN ARC DISTANCE OF 129.36 FEET; THENCE NORTH 67°21'33" EAST, A DISTANCE OF 166.91 FEET; TO THE POINT OF BEGINNING.

CONTAINING 115.52 ACRES, MORE OR LESS.

DECLARATION OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT, LLC, AND PSL COMMERCIAL HOLDINGS, II LLC, OWNER(S) OF THE LANDS SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 30 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, AS SHOWN HEREON, AS VERANO, P.U.D. NO. 1, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE:

1. WATER MANAGEMENT TRACTS AND LAKE ACCESS MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
2. THE UTILITY EASEMENTS, AS SHOWN HEREON, AND INDICATED BY U.E., ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITIES ONLY, AND NOT FOR VIDEO COMMUNICATIONS OR OTHER PURPOSES.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, AND INDICATED BY U.E., ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO HOMETOWN CABLE TV, LLC, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.
4. THE UTILITY EASEMENTS, AS SHOWN HEREON, AND INDICATED BY U.E., ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO, WATER, SEWER, IRRIGATION, UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.
5. THE CITY UTILITY EASEMENTS, AS SHOWN HEREON AND INDICATED BY C.U.E., ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, LANDSCAPING, AND STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, BECAUSE ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, OR BY ANY OTHER PARTY. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, OR BY ANY OTHER PARTY, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF SUCH IMPROVEMENTS THAT ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE, IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE SAME SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.
6. THE COMMON AREAS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR OPEN SPACE, LANDSCAPE, AND STORM WATER MANAGEMENT AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
7. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, AND AS INDICATED BY D.E., ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
8. THE PRIVATE STREET RIGHTS-OF-WAY, (WITH THE EXCEPTION OF VISIONARY WAY) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE EMMA ASSOCIATION, INC. FOR INGRESS-EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREET RIGHTS-OF-WAY IS DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC. TOGETHER WITH THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED ON OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT OVER AND UNDER SUCH RIGHTS-OF-WAY IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREET RIGHTS OF WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

NOTE

THIS PLAT HAS BEEN REMADE FOR CONFORMITY TO CHAPTER 177 PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

PLAT OF VERANO, P.U.D. NO. 1 BEING A REPLAT OF MONTAGE, P.U.D. NO. 1, AS RECORDED IN PLAT BOOK 49, PAGES 23-27, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

(DEDICATION CONTINUED)

9. THE PRIVATE STREET RIGHTS-OF-WAY, DEPICTED AS VISIONARY WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR INGRESS-EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREET RIGHTS-OF-WAY IS DEDICATED TO THE VILLAGE EMMA ASSOCIATION, INC. TOGETHER WITH THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED ON OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT OVER AND UNDER SUCH STREETS, RIGHTS OF WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREET RIGHTS OF WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

10. COMMONWEALTH DRIVE, AS SHOWN HEREON AS TRACT "A", TRACT "B" AND TRACT "C", IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE FOR INGRESS-EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS. AN EASEMENT FOR ALL CITY APPROVED LANDSCAPING, STREET LIGHTING AND ENTRY FEATURE WALLS IS HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

11. THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS PURPOSES, AND MAY BE USED BY THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

12. THE COMMERCIAL TRACT, AS SHOWN HEREON, IS HEREBY RESERVED TO PSL COMMERCIAL HOLDINGS, II LLC FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF PSL COMMERCIAL HOLDINGS, II LLC, ITS SUCCESSORS AND/OR ASSIGNS.

13. ALL UTILITY EASEMENTS, MAINTENANCE BUFFER EASEMENTS, LAKE MAINTENANCE EASEMENTS, WATER MANAGEMENT EASEMENTS, PUBLIC DRAINAGE EASEMENTS AND INGRESS AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, SUCH OF THE DISTRICTS (AS DEFINED IN THE BELOW-DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005, AND RECORDED JANUARY 9, 2006, IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (DISTRICT INTERLOCAL AGREEMENT), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, DRAINAGE, AND SURFACE WATER MANAGEMENT.

14. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE, AND UTILITY EASEMENT OVER ALL ROADS, ROADWAYS, CONSERVATION TRACTS, WATER MANAGEMENT TRACTS, WETLANDS, UPLAND BUFFER TRACTS, AND ROAD RIGHTS-OF-WAY SHOWN OR DESCRIBED HEREON IS DEDICATED TO THE CENTER DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, SUCH OF THE DISTRICTS (AS DEFINED IN THE DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005, AND RECORDED JANUARY 9, 2006, IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE DEDICATED.

Robert L. Perna
BY: VERANO DEVELOPMENT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

(PRINT NAME OF WITNESS)

Robert L. Perna
BY: *H. Ersten*

(PRINT NAME OF WITNESS)

Robert L. Perna
BY: PSL COMMERCIAL HOLDINGS, II LLC

(PRINT NAME OF WITNESS)

Robert L. Perna
BY: *H. Ersten*

(PRINT NAME OF WITNESS)

Robert L. Perna
BY: *H. Ersten*

(PRINT NAME OF WITNESS)

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(PRINT NAME OF WITNESS)

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Robert L. Perna
BY: *H. Ersten*

(PRINT NAME OF WITNESS)

Robert L. Perna
BY: *H. Ersten*

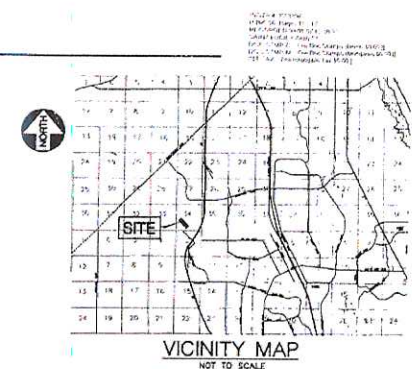
(PRINT NAME OF WITNESS)

Robert L. Perna
BY: *H. Ersten*

(PRINT NAME OF WITNESS)

Robert L. Perna
BY: *H. Ersten*

(PRINT NAME OF WITNESS)



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, SUCH OF THE DISTRICTS (AS DEFINED IN THE BELOW-DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005, AND RECORDED JANUARY 9, 2006, IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY:

1. ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, LAKE MAINTENANCE EASEMENTS, WATER MANAGEMENT EASEMENTS, PUBLIC DRAINAGE EASEMENTS, AND INGRESS AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE CENTER DISTRICT FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, DRAINAGES, AND SURFACE WATER MANAGEMENT, BUT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.
2. ACCEPTS A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE, AND UTILITY EASEMENT OVER ALL ROADS, ROADWAYS, CONSERVATION TRACTS, WATER MANAGEMENT TRACTS, WETLANDS, UPLAND BUFFER TRACTS, AND ROAD RIGHTS-OF-WAY SHOWN OR DESCRIBED HEREON.
3. CONSENTS TO THE PLATTING OF THE LANDS DESCRIBED HEREON.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA, OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS DESCRIBED HEREIN, ALL OBLIGATIONS OF DEDICATION, BUT NOT THE OBLIGATION OF COMPLETION, SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE PUBLIC INFRASTRUCTURE, DATED AS OF APRIL 12, 2007, AND RECORDED IN OFFICIAL RECORDS BOOK 2561, PAGE 1557, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS 04 DAY OF February, 2007

ATTEST: *Robert L. Perna*
ACT. SECRETARY
BY: *Robert L. Perna*
CHAIRMAN

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

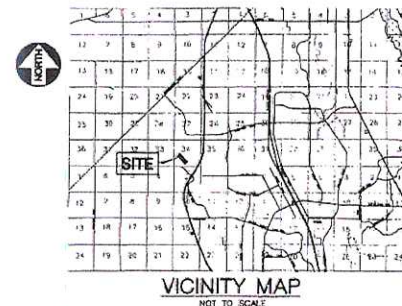
THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF February, 2007, BY ROBERT L. PERNA, CHAIRMAN OF VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: JOHN A. BAKER
MY COMMISSION EXPIRES: 3.25.08

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
177 INC.
3530 S.W. Corporate Parkway, Palm City, Florida 34969
(772) 286-3441 Fax: (772) 286-3870
www.177inc.com

PLAT OF
VERANO, P.U.D. NO. 1
BEING A REPLAT OF MONTAGE, P.U.D. NO. 1,
AS RECORDED IN PLAT BOOK 49, PAGES 23-27, PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK PAGE OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, STATE OF FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS FIRST VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF JANUARY, 2007.

WITNESS:
FRED ROKAS

(PRINT NAME OF WITNESS)

WITNESS:
L. J. K. K. K.

(PRINT NAME OF WITNESS)

SUNTRUST BANK

BY: FRED ROKAS
FIRST VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE: PALM BEACH

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JANUARY, 2007, BY FRED ROKAS AS FIRST VICE PRESIDENT OF SUNTRUST BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: BOBICA FISCHER

MY COMMISSION EXPIRES: JULY 29, 2007
Commission # DB234151

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.L.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.L.M.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PORT ST. LUCIE BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: BRIAN C. KESNAN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 8101

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, HUGH WILLIAM PERRY, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VERANO DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; SUNTRUST BANK, OFFICIAL RECORDS BOOK 4925, PAGE 1022.

DATE: JANUARY 19, 2007
AT 11:00 P.M.

HUGH WILLIAM PERRY
WEST PALM BEACH, FLORIDA 33401
FLORIDA BAR NUMBER 0853600

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THIS PLAT OF VERANO, P.U.D. NO. 1, BEING A REPLAT OF MONTAGE, P.U.D. NO. 1 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA THIS 12th DAY OF FEBRUARY, 2007.

CITY COUNCIL
CITY OF PORT ST. LUCIE

PATRICIA P. CHRISTENSEN, MAYOR

ATTEST:

KAREN A. PHILLIPS, CITY CLERK

CERTIFICATE OF APPROVAL
CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, EDWIN M. FRY, JR., CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 49, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 19th DAY OF JANUARY, 2007.



CLERK OF CIRCUIT COURT ST. LUCIE COUNTY

BY: [Signature] D.C.

NOTE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

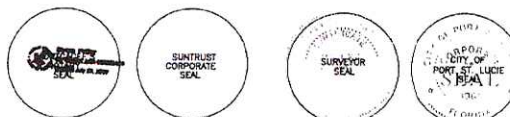
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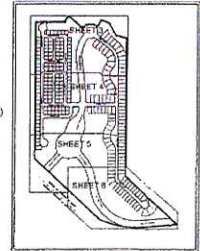
3000 S.W. Corporate Parkway, Palm City, Florida 32909
(772) 286-3663 Fax: (772) 286-3653
WWW.LBF.COM License No. 626

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PLAT OF
VERANO, P.U.D. NO. 1
BEING A REPLAT OF MONTAGE, P.U.D. NO. 1,
AS RECORDED IN PLAT BOOK 49, PAGES 23-27, PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

POINT OF COMMENCEMENT
INSPECTION 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



KEY SHEET
NOT TO SCALE

- LEGEND:**
- DENOTES CENTERLINE
 - DENOTES P.M. (PERMANENT REFERENCE MONUMENT) SET NO. LB 959
 - DENOTES P.M. (PERMANENT REFERENCE MONUMENT) FOUND AS NOTED
 - DENOTES P.C.P. (PERMANENT CONTROL POINT) SET NO. LB 959
 - DENOTES UTILITY EASEMENT
 - DENOTES PRIVATE DRAINAGE EASEMENT
 - DENOTES RADIAL LINE
 - DENOTES OFFICIAL RECORDS BOOK
 - DENOTES PAGE
 - DENOTES DELTA ANGLE
 - DENOTES LENGTH
 - DENOTES RADIUS
 - DENOTES CHORD DISTANCE
 - DENOTES CHORD BEARING
 - DENOTES CITY UTILITY EASEMENT
 - DENOTES ACCESS EASEMENT
 - DENOTES LAKE ACCESS AND MAINTENANCE EASEMENT
 - DENOTES PRIVATE STREET RIGHT-OF-WAY

NORTHERLY CORNER OF LANDS
DESCRIBED IN SPECIAL WARRANTY DEED,
O.R.B. 1577, PAGE 1222

BEARING BASE
THE NORTHERLY RIGHT-OF-WAY LINE OF THE
C-24 CANAL IS TAKEN TO BEAR S43°08'36"E
AND ALL OTHER BEARINGS SHOWN HEREON ARE
RELATIVE THERETO.

SURVEYOR'S NOTES

1. THERE SHALL BE NO BUILDINGS OR ANY OTHER
KIND OF CONSTRUCTION OR TREES OR SHRUBS
PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER
PERMANENT STRUCTURES PLACED ON UTILITY
EASEMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS
CROSS, DRAINAGE EASEMENTS SHALL TAKE
PRECEDENCE.
4. ALL LOT LINES ARE NOT RADIAL UNLESS
OTHERWISE NOTED.

LINE	BEARING	LENGTH
L1	N49°31'24"E	20.00
L2	S43°08'36"E	2.87
L3	N48°21'24"E	10.33
L4	N43°08'36"W	5.00
L5	N48°21'24"E	10.33
L6	S43°08'36"E	2.87
L7	N48°21'24"E	29.67
L8	S43°08'36"E	2.87
L9	N48°21'24"E	10.33
L10	S43°08'36"E	2.87
L11	N48°21'24"E	10.33
L12	S43°08'36"E	2.87
L13	N48°21'24"E	10.33
L14	S43°08'36"E	2.87
L15	N48°21'24"E	10.33
L16	S43°08'36"E	2.87
L17	N48°21'24"E	10.33
L18	S43°08'36"E	2.87
L19	N48°21'24"E	10.33
L20	S43°08'36"E	2.87
L21	N48°21'24"E	20.00

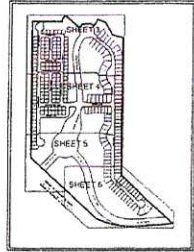
MATCH LINE (SEE SHEET 4 OF 7)

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Sheet of

PLAT OF VERANO, P.U.D. NO. 1 BEING A REPLAT OF MONTAGE, P.U.D. NO. 1,

AS RECORDED IN PLAT BOOK 49, PAGES 23-27, PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



KEY SHEET
NOT TO SCALE

- LEGEND:
- DENOTES CENTERLINE
 - DENOTES P.M. (PERMANENT REFERENCE MONUMENT) SET NO. LB 959
 - DENOTES P.M. (PERMANENT REFERENCE MONUMENT) FOUND AS NOTED
 - DENOTES P.C.P. (PERMANENT CONTROL POINT) SET NO. LB 959
 - DENOTES UTILITY EASEMENT
 - DENOTES PRIVATE DRAINAGE EASEMENT
 - DENOTES RADIAL LINE
 - DENOTES OFFICIAL RECORDS BOOK
 - DENOTES PAGE
 - DENOTES CHORD DISTANCE
 - DENOTES CHORD BEARING
 - DENOTES CITY UTILITY EASEMENT
 - DENOTES ACCESS EASEMENT
 - DENOTES LAKE ACCESS AND MAINTENANCE EASEMENT
 - S.F. DENOTES SQUARE FEET
 - AC DENOTES ACRES
 - DENOTES PRIVATE STREET
 - DENOTES RIGHT-OF-WAY

UNPLATED
DESCRIBED IN SPECIAL WARRANTY DEED, NORTHERN EASEMENT LINE OF LANDS, 15741, PAGE 1222

LINE	BEARING	LENGTH
L1	N46°51'24"E	20.00
L2	S43°08'36"E	2.87
L3	N46°51'24"E	10.33
L4	N46°51'24"E	2.87
L5	N46°51'24"E	10.00
L6	S43°08'36"E	2.33
L7	N46°51'24"E	29.87
L8	S43°08'36"E	19.67
L9	S46°51'24"W	2.33
L10	S43°08'36"E	10.00
L11	S46°51'24"E	2.87
L12	S43°08'36"E	10.33
L13	S46°51'24"E	2.87
L14	S43°08'36"E	2.87
L15	S46°51'24"E	2.87
L16	S43°08'36"E	2.33
L17	S46°51'24"E	10.00
L18	S43°08'36"E	2.87
L19	S46°51'24"E	10.33
L20	N46°51'24"E	2.87
L21	S46°51'24"E	20.00

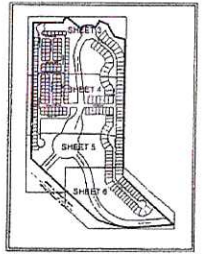
SURVEYOR'S NOTES

1. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
4. ALL LOT LINES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
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www.bpi.com

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Sheet of

PLAT OF
VERANO, P.U.D. NO. 1
BEING A REPLAT OF MONTAGE, P.U.D. NO. 1,
AS RECORDED IN PLAT BOOK 49, PAGES 23-27, PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



KEY SHEET

NOT TO SCALE

(UN PLATTED)

EASTERN PROPORTION OF THE
MONUMENTARY LINE OF LAND
DATE: 10/17/1992 1222

LINE	BEARING	LENGTH
L1	N46°21'24"E	29.00
L2	S43°08'36"E	2.87
L3	N46°21'24"E	10.33
L4	N43°08'36"E	5.00
L5	N46°21'24"E	10.00
L6	S43°08'36"E	2.33
L7	N46°21'24"E	29.67
L22	N02°24'32"E	18.03

- LEGEND:
- C - DENOTES CENTERLINE
 - PM - DENOTES P.M. (PERMANENT REFERENCE MONUMENT) SET NO. LB 959
 - PRM - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND AS NOTED
 - PCP - DENOTES P.C.P. (PERMANENT CONTROL POINT) FOUND AS NOTED
 - U.E. - DENOTES UTILITY EASEMENT
 - D.E. - DENOTES PRIVATE DRAINAGE EASEMENT
 - R.L. - DENOTES RADIAL LINE
 - O.R.D. - DENOTES OFFICIAL RECORDS BOOK
 - PG. - DENOTES PAGE
 - Δ - DENOTES DELTA ANGLE
 - L - DENOTES LENGTH
 - R - DENOTES RADIUS
 - CH - DENOTES CHORD DISTANCE
 - CB - DENOTES CHORD BEARING
 - CU.E. - DENOTES CITY UTILITY EASEMENT
 - A.E. - DENOTES ACCESS EASEMENT
 - L.A.M.E. - DENOTES LAKE ACCESS AND MAINTENANCE EASEMENT
 - 1 - DENOTES PRIVATE STREET RIGHT-OF-WAY
 - S.F. - DENOTES SQUARE FEET
 - AC. - DENOTES ACRES

SURVEYOR'S NOTES

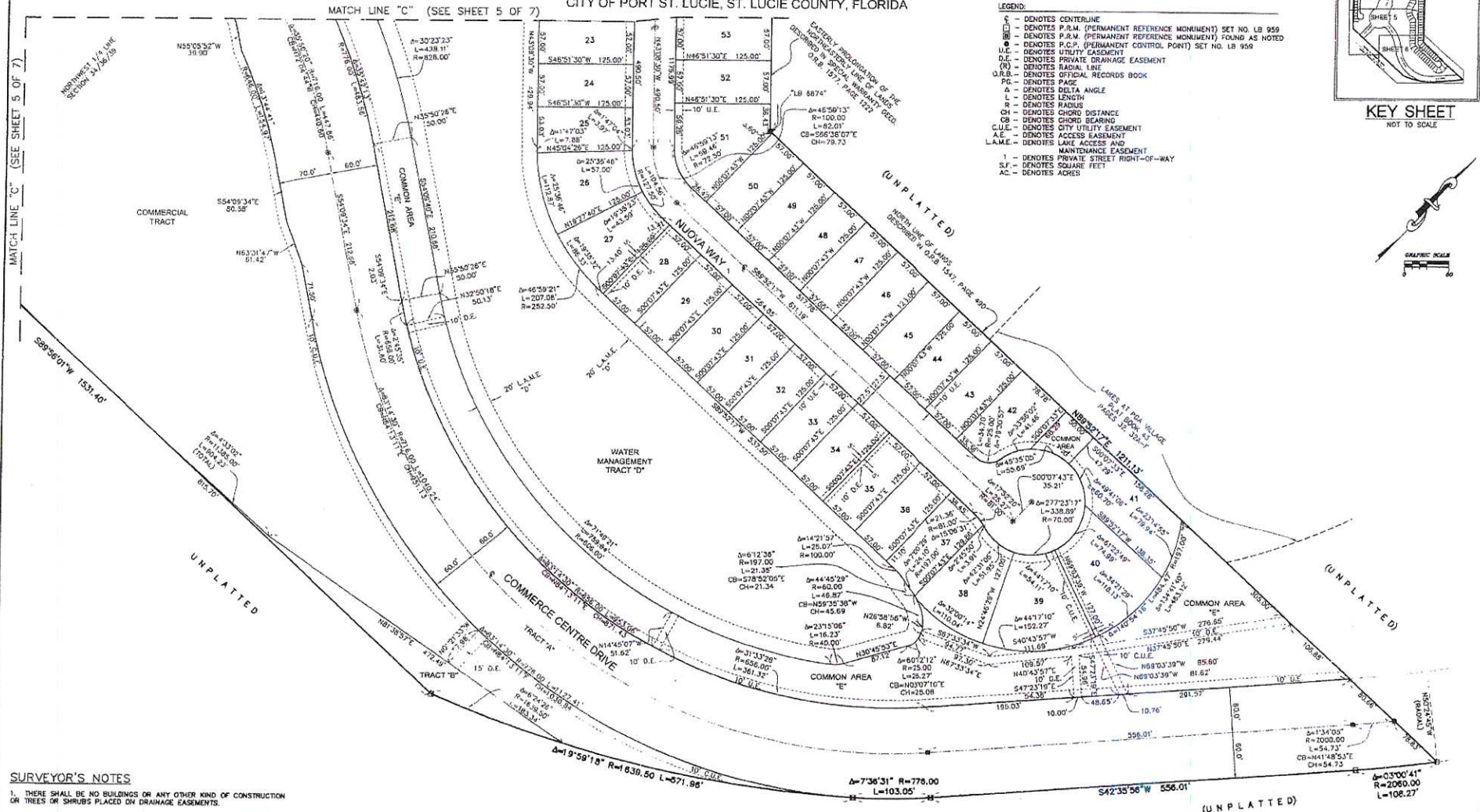
1. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
4. ALL LOT LINES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

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PLAT OF VERANO, P.U.D. NO. 1 BEING A REPLAT OF MONTAGE, P.U.D. NO. 1,

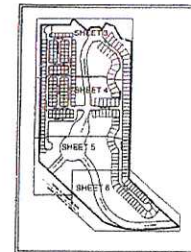
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SURVEYOR'S NOTES

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2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
4. ALL LOT LINES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

- LEGEND:**
- CL - DENOTES CENTERLINE
 - P.M. - DENOTES P.M. (PERMANENT REFERENCE MONUMENT) SET NO. LB 959
 - P.C.P. - DENOTES P.C.P. (PERMANENT REFERENCE MONUMENT) FOUND AS NOTED
 - U.E. - DENOTES UTILITY EASEMENT
 - P.D.E. - DENOTES PRIVATE DRAINAGE EASEMENT
 - (N) - DENOTES RADIAL LINE
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - P.C. - DENOTES PAGE
 - A - DENOTES DELTA ANGLE
 - L - DENOTES LENGTH
 - R - DENOTES RADIUS
 - CH - DENOTES CHORD DISTANCE
 - CB - DENOTES CHORD BEARING
 - C.U.E. - DENOTES CITY UTILITY EASEMENT
 - A.E. - DENOTES ACCESS EASEMENT
 - L.A.M.E. - DENOTES LAKE ACCESS AND MAINTENANCE EASEMENT
 - 1 - DENOTES PRIVATE STREET RIGHT-OF-WAY
 - S.F. - DENOTES SQUARE FEET
 - AC - DENOTES ACRES



GRAPHIC SCALE
0 50

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PLAT OF
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ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PARCEL AREA TABLE		
LOT #	AREA (S.F.)	AREA (AC.)
1	7,130	0.16
2	7,162	0.16
3	7,110	0.17
4	7,272	0.17
5	7,125	0.16
6	7,125	0.16
7	7,125	0.16
8	8,241	0.19
9	7,125	0.16
10	7,125	0.16
11	10,240	0.24
12	9,388	0.22
13	9,352	0.21
14	9,350	0.21
15	9,353	0.21
16	8,545	0.20
17	11,649	0.27
18	7,126	0.16
19	7,125	0.16
20	7,125	0.16
21	7,125	0.16
22	7,125	0.16
23	7,125	0.16
24	7,125	0.16
25	7,268	0.17
26	10,617	0.24
27	9,796	0.22
28	7,125	0.16
29	7,125	0.16
30	7,125	0.16
31	7,125	0.16
32	7,125	0.16
33	7,125	0.16
34	7,125	0.16
35	7,125	0.16
36	7,125	0.16
37	7,584	0.17
38	10,522	0.24
39	13,105	0.30
40	12,144	0.28
41	11,898	0.27
42	8,912	0.20
43	7,125	0.16
44	7,125	0.16
45	7,125	0.16
46	7,125	0.16
47	7,125	0.16
48	7,125	0.16
49	7,125	0.16
50	7,125	0.16
51	11,666	0.27
52	7,125	0.16
53	7,125	0.16
54	7,125	0.16
55	7,125	0.16
56	7,125	0.16
57	7,125	0.16
58	7,125	0.16
59	7,125	0.16
60	7,125	0.16
61	7,125	0.16
62	7,125	0.16
63	7,125	0.16
64	7,125	0.16
65	7,125	0.16
66	7,125	0.16
67	7,125	0.16
68	7,125	0.16
69	7,125	0.16
70	7,125	0.16
71	7,144	0.16
72	7,400	0.17
73	9,019	0.21
74	9,045	0.21
75	9,045	0.21

PARCEL AREA TABLE		
LOT #	AREA (S.F.)	AREA (AC.)
76	9,045	0.21
77	9,045	0.21
78	9,045	0.21
79	9,045	0.21
80	9,045	0.21
81	9,045	0.21
82	9,045	0.21
83	9,045	0.21
84	11,074	0.25
85	10,910	0.25
86	10,910	0.25
87	10,907	0.25
88	9,492	0.22
89	9,122	0.21
90	9,565	0.22
91	10,779	0.25
92	9,045	0.21
93	9,290	0.21
94	9,376	0.22
95	9,773	0.22
96	11,825	0.27
97	13,085	0.30
98	14,360	0.33
99	10,341	0.24
100	12,284	0.28
101	12,105	0.28
102	10,580	0.24
103	12,663	0.29
104	10,622	0.24
105	10,261	0.24
106	9,045	0.21
107	9,045	0.21
108	9,337	0.21
109	9,387	0.22
110	9,093	0.21
111	4,739	0.11
112	4,375	0.10
113	4,375	0.10
114	4,375	0.10
115	4,375	0.10
116	4,375	0.10
117	4,375	0.10
118	4,375	0.10
119	4,375	0.10
120	4,375	0.10
121	4,375	0.10
122	4,375	0.10
123	4,375	0.10
124	4,375	0.10
125	4,375	0.10
126	4,375	0.10
127	4,375	0.10
128	4,375	0.10
129	4,375	0.10
130	4,375	0.10
131	4,200	0.10
132	4,200	0.10
133	4,375	0.10
134	4,625	0.11
135	4,625	0.11
136	4,375	0.10
137	4,200	0.10
138	4,200	0.10
139	4,375	0.10
140	4,625	0.11
141	4,625	0.11
142	4,375	0.10
143	4,200	0.10
144	4,200	0.10
145	4,375	0.10
146	4,625	0.11
147	4,625	0.11
148	4,375	0.10
149	4,375	0.10
150	4,200	0.10

PARCEL AREA TABLE		
LOT #	AREA (S.F.)	AREA (AC.)
151	4,375	0.10
152	4,625	0.11
153	5,325	0.12
154	4,375	0.10
155	4,375	0.10
156	4,375	0.10
157	4,900	0.11
158	4,800	0.11
159	4,375	0.10
160	4,375	0.10
161	4,375	0.10
162	5,325	0.12
163	4,625	0.11
164	4,375	0.10
165	4,200	0.10
166	4,200	0.10
167	4,200	0.10
168	4,200	0.10
169	4,375	0.10
170	4,625	0.11
171	4,625	0.11
172	4,375	0.10
173	4,200	0.10
174	4,200	0.10
175	4,200	0.10
176	4,200	0.10
177	4,375	0.10
178	4,625	0.11
179	4,625	0.11
180	4,375	0.10
181	4,200	0.10
182	4,200	0.10
183	4,200	0.10
184	4,200	0.10
185	4,375	0.10
186	4,625	0.11
187	4,625	0.11
188	4,375	0.10
189	4,200	0.10
190	4,200	0.10
191	4,200	0.10
192	4,200	0.10
193	4,375	0.10
194	4,625	0.11
195	4,625	0.11
196	4,200	0.10
197	4,200	0.10
198	4,200	0.10
199	4,200	0.10
200	4,375	0.10
201	4,625	0.11
202	4,625	0.11
203	4,375	0.10
204	4,200	0.10
205	4,200	0.10
206	4,200	0.10
207	4,200	0.10
208	4,625	0.11
209	4,422	0.15
210	4,638	0.11
211	4,375	0.10
212	4,375	0.10
213	4,375	0.10
214	4,375	0.10
215	4,375	0.10
216	4,375	0.10
217	4,375	0.10
218	4,375	0.10
219	4,375	0.10
220	4,375	0.10
221	4,375	0.10
222	4,375	0.10
223	4,375	0.10
224	4,375	0.10
225	4,375	0.10

PARCEL AREA TABLE		
LOT #	AREA (S.F.)	AREA (AC.)
228	4,375	0.10
227	4,375	0.10
226	4,375	0.10
225	4,375	0.10
224	4,375	0.10
223	4,375	0.10
222	4,375	0.10
221	4,375	0.10
220	4,375	0.10
219	4,375	0.10
218	4,375	0.10
217	4,375	0.10
216	4,375	0.10
215	4,375	0.10
214	4,375	0.10
213	4,375	0.10
212	4,375	0.10
211	4,375	0.10
210	4,375	0.10
209	4,375	0.10
208	4,375	0.10
207	4,375	0.10
206	4,375	0.10
205	4,375	0.10
204	4,375	0.10
203	4,375	0.10
202	4,375	0.10
201	4,375	0.10
200	4,375	0.10
199	4,375	0.10
198	4,375	0.10
197	4,375	0.10
196	4,375	0.10
195	4,375	0.10
194	4,375	0.10
193	4,375	0.10
192	4,375	0.10
191	4,375	0.10
190	4,375	0.10
189	4,375	0.10
188	4,375	0.10
187	4,375	0.10
186	4,375	0.10
185	4,375	0.10
184	4,375	0.10
183	4,375	0.10
182	4,375	0.10
181	4,375	0.10
180	4,375	0.10
179	4,375	0.10
178	4,375	0.10
177	4,375	0.10
176	4,375	0.10
175	4,375	0.10
174	4,375	0.10
173	4,375	0.10
172	4,375	0.10
171	4,375	0.10
170	4,375	0.10
169	4,375	0.10
168	4,375	0.10
167	4,375	0.10
166	4,375	0.10
165	4,375	0.10
164	4,375	0.10
163	4,375	0.10
162	4,375	0.10
161	4,375	0.10
160	4,375	0.10
159	4,375	0.10
158	4,375	0.10
157	4,375	0.10
156	4,375	0.10
155	4,375	0.10
154	4,375	0.10
153	4,375	0.10
152	4,375	0.10
151	4,375	0.10
150	4,375	0.10
149	4,375	0.10
148	4,375	0.10
147	4,375	0.10
146	4,375	0.10
145	4,375	0.10
144	4,375	0.10
143	4,375	0.10
142	4,375	0.10
141	4,375	0.10
140	4,375	0.10
139	4,375	0.10
138	4,375	0.10
137	4,375	0.10
136	4,375	0.10
135	4,375	0.10
134	4,375	0.10
133	4,375	0.10
132	4,375	0.10
131	4,375	0.10
130	4,375	0.10
129	4,375	0.10
128	4,375	0.10
127	4,375	0.10
126	4,375	0.10
125	4,375	0.10
124	4,375	0.10
123	4,375	0.10
122	4,375	0.10
121	4,375	0.10
120	4,375	0.10
119	4,375	0.10
118	4,375	0.10
117	4,375	0.10
116	4,375	0.10
115	4,375	0.10
114	4,375	0.10
113	4,375	0.10
112	4,375	0.10
111	4,375	0.10
110	4,375	0.10
109	4,375	0.10
108	4,375	0.10
107	4,375	0.10
106	4,375	0.10
105	4,375	0.10
104	4,375	0.10
103	4,375	0.10
102	4,375	0.10
101	4,375	0.10
100	4,375	0.10
99	4,375	0.10
98	4,375	0.10
97	4,375	0.10
96	4,375	0.10
95	4,375	0.10
94	4,375	0.10
93	4,375	0.10
92	4,375	0.10
91	4,375	0.10
90	4,375	0.10
89	4,375	0.10
88	4,375	0.10
87	4,375	0.10
86	4,375	0.10
85	4,375	0.10
84	4,375	0.10