

City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984



Meeting Agenda

Tuesday, August 4, 2026

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Jim Norton, Chair

Greg Pettibon, Vice Chair

Eric Reikenis, Chair Pro-Tem

Peter Previte, At-Large

Peter Louis Spatara, At-Large

Rose Mocerino, At-Large

Joe Rosen, At-Large

Douglas Harvey, Alternate

Peter Webb, Alternate

Please visit www.cityofpsl.com/tv for new public comment options.

1. Meeting Called to Order**2. Roll Call****3. Determination of a Quorum****4. Pledge of Allegiance****5. Approval of Minutes**

- 5.a** Approval of Minutes - June 23, 2026 - Special Meeting & July 7, 2026 Meeting

[2026-696](#)

6. Consent Agenda**7. Public Hearings - Non Quasi-Judicial**

- 7.a** P26-096 City of PSL - Commerce Centre Drive North -
Small-Scale Comprehensive Plan Amendment
Location: Southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive
Legal Description: A portion of Section 15, Township 36 South, Range 39 East, fully described in the quit claim deed recorded at OR Book 5250, Page 39, and as Parcel 1 in the special warranty deed recorded at OR Book 5385, Page 841, of the Official Records of St. Lucie County, Florida
This is request for small-scale future land use map amendment to change the future land use designation of approximately 2.74-acres from Recreation Open Space (OSR) to Conservation Open Space (OSC).

[2026-698](#)

8. Public Hearing - Quasi-Judicial

- 8.a** P26-007 Verano South POD G- Planned Unit Development (PUD) Amendment No. 4
Location: The property is generally located south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.
Legal Description: A Parcel of Land Lying in a Portion of Sections 4, 5 and 6, Township 37 South, Range 39 East and Sections 29, 31, 32 and 33, Township 36 South, Range 39 East, in the City of Port St. Lucie, St. Lucie County, Florida.
This is a request to add permitted, special exception, and accessory uses as listed in Section 158.124.

[2026-410](#)

8.b P26-097 City of PSL - Commerce Centre Drive North -
Rezoning

[2026-699](#)

Location: Southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive

Legal Description: A portion of Section 15, Township 36 South, Range 39 East, fully described in the quit claim deed recorded at OR Book 5250, Page 39, and as Parcel 1 in the special warranty deed recorded at OR Book 5385, Page 841, of the Official Records of St. Lucie County, Florida
This is a request to rezone two (2) parcels totaling 2.74 acres from Open Space Recreation (OSR) to Open Space Conservation (OSC).

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.



Agenda Summary

2026-696

Agenda Date: 8/4/2026

Agenda Item No.: 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - June 23, 2026 - Special Meeting & July 7, 2026 Meeting

Submitted By: Pat Shutt, Administrative Assistant, Planning & Zoning Department

Executive Summary: June 23, 2026 - Special Meeting & July 7, 2026 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the minutes with changes.
2. Move that the Board not approve the minutes and provide staff direction.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: June 23, 2026 - Special Meeting & July 7, 2026 minutes.

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Jim Norton, Chair
Greg Pettibon, Vice Chair
Eric Reikenis, Chair Pro-Tem
Peter Previte, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, At-Large
Joe Rosen, At-Large
Douglas Harvey, Alternate
Peter Webb, Alternate

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, June 23, 2026	6:00 PM	Council Chambers, City Hall
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Special

1. Meeting Called to Order

A Special Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Norton at 6:01 p.m., on June 23, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

James Norton, Chair
Greg Pettibon, Vice Chair
Peter Previte
Eric Reikenis
Peter Spatara
Rose Mocerino
Joe Rosen
Pete Webb, Alternate

Members Not Present:

Douglas Harvey, Alternate

3. Determination of a Quorum

4. Pledge of Allegiance

Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

There was nothing to be heard under this item.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P24-185 City of Port St. Lucie EAR-based Comprehensive Plan
Amendments 2046 (Charting PSL)[2026-572](#)

Location: N/A

Legal Description: N/A

This is a request to update the City's Comprehensive Plan per Chapter 163, Part II, Florida Statutes.

Planning & Zoning Director Mary Savage-Dunham provided an overview and introductions and noted that they had been working on this for over a year, and were also working on incorporating Council's comments.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Pat Tyjeski, Inspire PlaceMaking Collective, presented to the Board and discussed the timeline, reason for updating the Comprehensive Plan, population projections, community input timeline, summary of public input, overall changes, and holding capacity. The Board and applicant then discussed the projections.

Ms. Tyjeski continued the presentation and discussed the future land use and Ms. Savage-Dunham clarified that this was an amendment to an existing land use category and noted that Southern Grove was so successful that they were looking for the next area of economic development. Ms. Kean expressed agreement that they were establishing this so that they could use this plan in other areas outside of Southern Grove.

Ms. Tyjeski discussed Activity Center 1 which supports the Walton & One Master Plan, and Activity Center 2 which encourages redevelopment along major corridors such as US Hwy 1. She and the Board also discussed the updated mixed-use land use category, noting that this use had been offered in 2012, but developers did not utilize it.

Ms. Tyjeski then discussed new policies for voluntary annexations, transportation, and quality of service. She expressed that bike lanes had

become a priority. Lauren Rushing, Traffic Consultant, discussed the quality-of-service standards and stated that they had provided a baseline analysis.

Ms. Tyjeski continued the presentation with discussion on transportation concepts & increased accessibility, housing, infrastructure, conservation & coastal management, intergovernmental coordination, recreation & open space, economic development, capital improvements, and public schools. She stated there were no proposed changes to property rights. She then discussed the City Council directives from a Workshop and next steps. The Board and staff discussed the opportunities, growth, and redevelopment.

Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Reikenis moved to recommend approval of P22-298 Midway Glades Developers, LLC – Comprehensive Plan Amendment/Large Scale with revisions to the City Council. Mr. Previte seconded the motion which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

There was nothing to be heard under this item.

9. New Business

There was nothing to be heard under this item.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 7:30 p.m.

James Norton, Chair

Jasmin De Freese, Deputy City Clerk

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Jim Norton, Chair
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Joe Rosen, At-Large
Douglas Harvey, Alternate
Peter Webb, Alternate

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, July 7, 2026

6:00 PM

Council Chambers, City Hall

Addition of Item 8E

1. Meeting Called to Order

A Regular Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Norton at 6:00 PM, on July 7, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

James Norton, Chair

Peter Previte

Eric Reikenis

Joe Rosen

Douglas Harvey, Alternate, Voting Member

Peter Web, Alternate, Voting Member

Members Not Present:

Greg Pettibon, Vice Chair

Peter Spatara

Rose Mocerino

3. Determination of a Quorum

Chair Norton determined there was a quorum.

4. Pledge of Allegiance

Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - June 2, 2026

[2026-596](#)

There being no corrections, Board Member Reikenis moved to approve the minutes of the June 2, 2026, Planning and Zoning Board meeting. Board Member Rosen seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There were no Consent items to be heard.

7. Public Hearings - Non Quasi-Judicial

7.a P26-080 City of Port St. Lucie - Text Amendment to Section 158.138 - Reserved, Section 158.213 - Wireless

[2026-576](#)

Communication Antennas and Towers, 158.217 - Accessory Uses and Structures, Section 155.11 - Enforcement of the Sign Ordinance, Section 155.07 - Regulations for Temporary Signs, Section 154.03 - Landscape Design Standards, and Section 121.02 - Permitted Locations.

This is a request to update multiple sections of the Land Development Code to establish and implement a proposed Planned Industrial Park (PIP) zoning district.

Planner Bethany Grubbs provided a PowerPoint presentation on the City of Port St. Lucie Zoning Text Amendment (P26-080) Planned Industrial Park (PIP). She reviewed the background of the project and summary of request, analysis and supplemental development standards, access and administrative relief, and comprehensive plan consistency. She also discussed the updates to the proposed amendment, which included Sections 158.138, 158.217, 158.213, 154.03, 155.07, 155.11, and 121.02. Planner Grubbs concluded her presentation by stating the Planning and Zoning Department finds the proposed text amendment as depicted in Exhibit A to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Chair Norton noted that the City is the applicant.

Chair Norton opened the Public Hearing. There being no comments, he closed the Public Hearing.

The Board noted there was an error on the first slide of the presentation, as the project number is P26-080 and not P26-030.

There being no further discussion, Board Member Rosen moved to recommend approval of P26-080, City of Port St. Lucie - Text Amendment to Section 158.138 - Reserved, Section 158.213 - Wireless Communication Antennas and Towers, 158.217 - Accessory Uses and Structures, Section 155.11 - Enforcement of the Sign Ordinance, Section 155.07 - Regulations for Temporary Signs, Section 154.03 - Landscape Design Standards, and Section 121.02 - Permitted Locations, to the City Council. Board Member Webb seconded the motion which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial procedures into the record for items 8.a through 8.e. The Deputy City Clerk administered the Oath of Testimony to the Staff and applicants at this time.

8.a P25-001-A1 Wilson Groves -Sundance PSL Master Sign Program

[2026-600](#)

Location: The property is located east of Range Line Road and north of the C-23 Canal.

This is a request to amend the master sign program to change the size and number of temporary signs allowed in open space tracts and to clarify the required setbacks from road rights-of-way.

Chair Norton inquired if the Board had any ex-parte communication, to which each member responded in the negative.

Planner Marissa Da Breo-Latchman stated she was sworn in. She indicated the official packet was provided to the Clerk's Office at least five days prior to this meeting and requested that it be entered into the record.

Planner Da Breo-Latchman provided a PowerPoint presentation on the Sundance PSL Master Sign Program – 1st Amendment (P25-001-A1). She stated the owner is ACR Acquisition, LLC and the applicant is Haley Ward. Planner Da Breo-Latchman reviewed the summary of the request, Sundance Community (Wilson Grove DRI) Map, surrounding areas of the subject property, and summary of the project. She indicated the Site Plan Review Committee recommended approval of the Master Sign Program amendment at their May 27, 2026, meeting and that Staff finds the proposed Master Sign Program amendment to be consistent with the requirements of Section 155.03(H), City Sign Code, and recommends approval.

Applicant Brad Currie, Haley Ward, stated that he did not have a

presentation but was available to answer any questions.

Chair Norton opened the Public Hearing. There being no comments, he closed the Public Hearing.

There being no discussion, Board Member Rosen moved to recommend approval of P25-001-A1, Wilson Groves -Sundance PSL Master Sign Program, to the City Council. Board Member Reikenis seconded the motion which passed unanimously by voice vote.

8.b P26-046 Riverland-West Sports & Recreation Master Planned
Unit Development (MPUD) Rezoning

[2026-594](#)

Location: The subject property is generally located south of SW
Discovery Way, east of SW Sundance Vista Boulevard.

Legal Description: A portion of land lying in Sections 18 and 19,
Township 37 South, Range 39 East, St. Lucie County.

This is a request to rezone approximately 33.23 acres of land from the
St. Lucie County Agricultural (SLC AG-5) to the Riverland-West Sports &
Recreation MPUD.

Chair Norton inquired if the Board had any ex-parte communication, to
which each member responded in the negative.

Chair Norton opened the Public Hearing.

Planner Francis Forman stated he was sworn in. He indicated the file was
submitted to the City Clerk's Office five days prior to the meeting and
requested that it be entered into the record.

Planner Forman provided a PowerPoint presentation on the
Riverland-West Sports & Recreation MPUD Rezoning (P26-046)
application. He stated the owners are the City of Port St. Lucie &
Riverland/Kennedy II, LLC, and the applicant is Azlina Goldsten,
Riverland/Kennedy II, LLC.

Planner Forman reviewed the summary of the request to rezone
approximately 33.23 acres of land from St. Lucie County Agricultural to
Riverland-West Sport & Recreation MPUD. He showed the location of the
subject property and discussed the land use and zoning, surrounding uses,
project background, Conceptual Plan, and land use consistency. He
indicated the Site Plan Review Committee recommended approval of the
proposed MPUD regulation book at their June 10, 2026, meeting and the
Planning and Zoning Department finds the request to be consistent with
the direction and intent of the City's Land Development Regulations as well
as the policies of the Comprehensive Plan and recommends approval.

Chair Norton clarified with Staff that the City was a partial owner of the subject property.

Applicant Azlina Goldstein provided a PowerPoint presentation on the MPUD Application Riverland/Kennedy DRI, Riverland West Sports & Recreation MPUD. She reviewed and discussed the rezoning request, location maps of subject property, Conceptual Plan and access, Conceptual Development Program, and Trip Report. She asked that the Board approve the request.

Board Member Harvey expressed concern regarding the vast amount of development on 33 acres and inquired about the separation between the community and the park. Ms. Goldstein explained there would be a buffer and that the City was responsible for the park. Chair Norton and Mary Savage-Dunham, Director Planning & Zoning, discussed the landscaping requirements.

Board Member Previte inquired whether the park would be open to the public or just for Riverland residents, to which Ms. Goldstein explained it would be a mix. Ms. Savage-Dunham and Ms. Goldstein responded to the Board's questions and discussed the uses allowable within the MPUD.

Chair Norton called on those who wished to speak:

1. James Riordan, 13484 River Rock, inquired how the berm will be built up to mitigate the noise from the park.

Ms. Savage-Dunham stated the City will be looking at buffers and noise mitigation at the time of Site Plan. She clarified that the MPUD is south of the City park, as the RO Plant and City park are not part of the MPUD. Chair Norton asked why the City was considered an owner. Ms. Goldstein explained that it was part of the City's Parks Agreement from October 2022.

There being no further comments, Chair Norton closed the Public Hearing.

There being no further discussion, Board Member Reikenis moved to recommend approval of P26-046, Riverland-West Sports & Recreation Master Planned Unit Development (MPUD) Rezoning, to the City Council. Mr. Rosen seconded the motion which passed unanimously by voice vote.

8.c P26-052 Remade Church, Inc. - Special Exception Use

[2026-599](#)

Location: The property is generally located at the southwest corner of SW Kentwood Road and SW Kimball Circle.

Legal Description: The property is legally described as Port St. Lucie Section Forty One, Tract H and Block 2926, Lots 7, 8, 9, and 10, according to the Plat thereof, recorded in Plat Book 15, Page 35, 35A through 35L, inclusive, of the Public Records of St. Lucie County, Florida

The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in the Open Space Recreation (OSR) zoning district per Section 158.100(C)(4) of the Code of Ordinances.

Chair Norton inquired if the Board had any ex-parte communication, to which each member responded in the negative.

Chair Norton opened the Public Hearing.

Planner Francis Forman presented a PowerPoint presentation on the Remade Church, Inc., Special Exception Use (P26-052). He stated he was sworn in and that the official packet was submitted to the City Clerk's Office five days prior to this meeting. He requested that the file be entered into the record.

Planner Forman reviewed the request to allow an enclosed assembly area of over 3,000 square feet and stated the applicant is Robert Brown, Remade of Church, Inc. He discussed the location of the subject property, surrounding areas, future land use, zoning, Conceptual Site Plan, and SEU criteria.

Board Member Reikenis inquired about the legal status of the comments received on this item. Deputy City Attorney Fabien explained the comments provided and the concerns raised regarding the transfer of ownership are outside the purview of the City and would not be considered within a special exception application or as part of the testimony.

The Board and Staff discussed the transfer of ownership and HOA's at this time. Deputy City Attorney Fabien further explained the City's responsibility to verify ownership, etc., and clarified that any questions regarding the legality of the transfer of the property would be outside the scope of this special exception application, unless the City is unable to confirm ownership.

Board Member Harvey inquired about the zoning and requested that Staff's recommendation or condition be included in the motion. Ms. Savage-Dunham indicated that all SEU's require a full Site Plan and landscape plan, so the applicant will follow the current process. She

stated the applicant needs to obtain building permits if the Site Plan is approved, but that is not pertinent to this request.

Applicant Robert Brown, Remade Church, Inc., spoke to the email or message received by the Board, as it contained inaccurate information. He stated the Church has done its due diligence to purchase the property and responded to the Board's questions at this time.

Chair Norton called on those who wished to speak:

1. The Deputy City Clerk swore in Valerie Slack Laventure, Architect and Owner of Native Design Architecture, who stated they are working with Remade Church. She stated they are preparing to move forward with the Site Plan process, building plans, and permitting process to ensure compliance with the Florida Building Codes and PSL Land Development Codes.

There being no further comments, Chair Norton closed the Public Hearing.

There being no further discussion, Board Member Reikenis moved to recommend approval of P26-052, Remade Church, Inc. - Special Exception Use to the City Council with the following condition: A site plan application, with landscape and construction plans, shall be submitted and approved prior to issuance of any permits. The improvements shall be completed prior to proposed church use initiating within the building. Board Member Previte seconded the motion.

Board Member Reikenis expressed his concern with turning an old POA clubhouse into a church in the middle of a residential neighborhood. He stated he does not know if that limits their ability to restrict or deny the motion, which is why he recommended approval with the condition.

Board Member Rosen inquired if the applicant was okay with the condition if approved. Mr. Brown stated they were expecting the condition, as they would not be able to get a certificate of occupancy.

The Board voted and the motion passed unanimously by voice vote.

8.d

P26-054 Legacy Park North at Southern Grove Master

Planned Unit Development (MPUD) Amendment No. 3

Location: The subject property is generally located west of Interstate 95, east of south SW Village Parkway, and between Marshall Parkway and Hegener Drive.

Legal description: The legal description is Lots 1,2 3, WMT-1, WMT-2, and WMT-3, Southern Grove Plat No. 45 and Tract 7 and WMT-1,

[2026-598](#)

Southern Grove Plat No. 47.

This is a request to amend the MPUD document and concept plan for Legacy Park North at Southern Grove MPUD.

Chair Norton inquired if the Board had any ex-parte communication, to which each member responded in the negative, except Board Member Rosen disclosed he had ex-parte communication with Tim Donovan via the phone.

Planner Bridget Kean presented a PowerPoint presentation on the Legacy Park North at Southern Grove MPUD 3rd Amendment (P26-054). She stated she was sworn in and the file was submitted to the City Clerk's Office five days prior to the meeting. She requested that the file be entered into the record. Planner Kean stated the agent is Brad Wester, Driver McAfee Hawthorne & Diebenow, PLLC, and the applicant is Costco Wholesale Corporation.

Planner Kean reviewed the request, project background, location of subject property, and future land use map. She discussed the proposed amendment, additional changes, updated MPUD Concept Plan, land use consistency, and staff analysis. Planner Kean indicated the Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at their May 13, 2026, meeting, and that the Planning and Zoning Department finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planner Kean responded to Board Member Previte's questions regarding Lowe's, MPUD, parking, etc., at this time.

Applicant Brad Wester provided a PowerPoint presentation on Legacy Park North at Southern Grove MPUD Amendment No. 3. He reviewed the Costco team, location of the subject property, Southern Grove plat No. 52, Landscape Plan, Photometric Plan, and building elevation. Mr. Wester responded to Board Member Previte's questions and discussed the timeframe for completion.

Board Member Previte inquired about the lighting affecting nearby residential and requirements for maintaining the landscaping. Planner Kean explained the City has requirements for the lighting to be shielded and that any commercial development is required to maintain their landscaping.

Chair Norton opened the Public Hearing. There being no comments, he closed the Public Hearing.

There being no further discussion, Board Member Reikenis moved to recommend approval of Legacy Park North at Southern Grove Master Planned Unit Development (MPUD) Amendment No. 3 (P26-054) to the City Council. Board Member Rosen seconded the motion which passed unanimously by voice vote.

8.e P26-025 Darwin Square Pollo Tropical - Special Exception Use

[2026-595](#)

Location: The property is located at 3201 SW Port St. Lucie Boulevard

Legal Description: Lot A of the plat of Darwin Square, according to the plat thereof recorded and filed in Plat Book 34, Pages 30 and 30A, in the public records of St. Lucie County, Florida

This is a request for the approval of a Special Exception Use (SEU) to allow a standalone restaurant with drive-through service lanes in the General Commercial (CG) Zoning District, per Section 158.124(C)(14) of the Zoning Code.

Chair Norton inquired if the Board had any ex-parte communication, to which each member responded in the negative.

Chair Norton opened the Public Hearing.

Planner Cody Sisk provided a PowerPoint presentation on the Darwin Square – Pollo Tropical Special Exception Use (P26-025). He stated he was sworn in and the file was submitted to the City Clerk's Office five days prior to today's hearing. He requested that the file be entered into the record.

Planner Sisk stated the request is to allow a restaurant with drive-through service lanes in the General Commercial zoning district. He indicated the owner/applicant is PSL Darwin, Inc., and the agent is Daryle Johnson, Corporate Property Services, Inc.

Planner Sisk reviewed the location of the subject property, surrounding areas, proposed Conceptual Plan and Landscape Plan, elevations, and SEU Criteria.

Craig McDonald, Corporate Property Services, represented the applicant and provided a PowerPoint presentation. He discussed the site of the property, proposed Site Plan and landscape plan, queuing analysis, and elevations.

There being no further comments, Chair Norton closed the Public Hearing.

There being no further discussion, Board Member Reikenis moved to recommend approval of Darwin Square Pollo Tropical - Special Exception

Use (P26-025) to the City Council. Board Member Webb seconded the motion which passed unanimously by voice vote.

9. New Business

9.a Review of Quasi-Judicial Procedures, the Sunshine Law,
Public Records, Ethics and Roberts Rules of Order

[2026-391](#)

Deputy City Attorney Fabien provided a PowerPoint presentation and responded to the Board's questions. She discussed the following:

- Sunshine Law - gatherings not in the Sunshine, failure to comply, etc.
- Public Records - materials, official city business, compliance and AI, City responses, exemptions vs. confidential information, and failure to comply.
- Ethics - responsibilities and unacceptable conduct of public officers, voting conflicts.
- Robert's Rules of Order - Role of the Chairperson, City Rules and Regulations.
- Quasi-Judicial Hearings - standard of review/competent substantial evidence, public to be heard, and ex-parte communication. Mary Savage-Dunham also responded to the Board's questions regarding public to be heard and the decision-making process.

10. Old Business

There was no Old Business to be heard.

11. Public to be Heard

There were no comments from the public.

12. Adjourn

There being no further business, the meeting was adjourned at 8:19 PM.

James Norton, Chair

Jasmin De Freese, Deputy City Clerk

Typed By: Traci Mehl, Deputy City Clerk



Agenda Summary

2026-698

Agenda Date: 8/4/2026

Agenda Item No.: 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P26-096 City of PSL - Commerce Centre Drive North - Small-Scale Comprehensive Plan Amendment

Location: Southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive

Legal Description: A portion of Section 15, Township 36 South, Range 39 East, fully described in the quit claim deed recorded at OR Book 5250, Page 39, and as Parcel 1 in the special warranty deed recorded at OR Book 5385, Page 841, of the Official Records of St. Lucie County, Florida

This is request for small-scale future land use map amendment to change the future land use designation of approximately 2.74-acres from Recreation Open Space (OSR) to Conservation Open Space (OSC).

Submitted By: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Executive Summary: The City proposes changing the Future Land Use designation of two parcels (2.74 acres) from OSR to OSC to permanently preserve the property as part of the City's Conservation Lands Program.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the future land use map amendment.

Alternate Recommendation:

1. Move that the Board recommend denial of the future land use map amendment.

Background: The City acquired the surrounding +/- 94-acre natural area in 2009 and has since secured these two parcels that are the subject of this request, including a parcel that provided access to the overall Commerce Centre North site.

Issues/Analysis: This request supports the Conservation Lands and Acquisition Management Plan, which was adopted in 2009 and amended in 2015 through Ordinance 15-02, which identified the site as part of the City's inventory of large natural areas. The plan states that a future land use map amendment (FLUM) to change the future land use on the Reserve parcel from the current future land use designation of OSR to OSC. Following approval of the FLUM, the property will be rezoned to the Open Space Conservation (OSC) zoning classification. A concurrent rezoning application (P26-097) is under review.

Special Consideration: There is a concurrent application to rezone the properties to OSC.

Location of Project: The project is generally located southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive.

Attachments:

1. Staff Report
2. Application
3. Quit Claim Deed
4. Special Warranty Deed
5. Staff Presentation

City of PSL – Commerce Centre Drive North
Small-Scale Comprehensive Plan Amendment
Project No. P26-096



Location Map

SUMMARY

Applicant's Request:	A small-scale future land use map amendment to change the future land use designation of approximately 2.74-acres from Recreation Open Space (OSR) to Conservation Open Space (OSC).
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Location:	The property is location southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive.
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City of Port St. Lucie proposes a Future Land Use Map amendment for two parcels totaling 2.74 acres, located southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive. The request would change the Future Land Use designation from Recreation Open Space (OSR) to Conservation Open Space (OSC) to permanently preserve the property as part of the City's Conservation Lands Program. This amendment will complete the establishment of the 97.23-acre Commerce Centre North conservation tract, envisioned for passive recreation activities such as hiking, biking, fishing, and nature observation.

The City acquired the surrounding +/- 94-acre natural area in 2009 and has since secured the remaining two carve-out parcels that are the subject of this request, including a parcel that provided access to the overall Commerce Centre North site. The properties contain the natural area which is part of the upland habitat preservation requirements of the Reserve Development of Regional Impact (DRI) and must remain in its natural state.

This request supports the Conservation Lands and Acquisition Management Plan, which was adopted in 2009 and amended in 2015 through Ordinance 15-02, which identified the site as part of the City's inventory of large natural areas. The plan states that a future land use map amendment (FLUM) to change the future land use on the Reserve parcel from the current future land use designation of OSR to OSC. Following approval of the FLUM, the property will be rezoned to the Open Space Conservation (OSC) zoning classification. A concurrent rezoning application (P26-097) is under review.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the August 4, 2026, Planning & Zoning Board meeting.

Location and Site Information

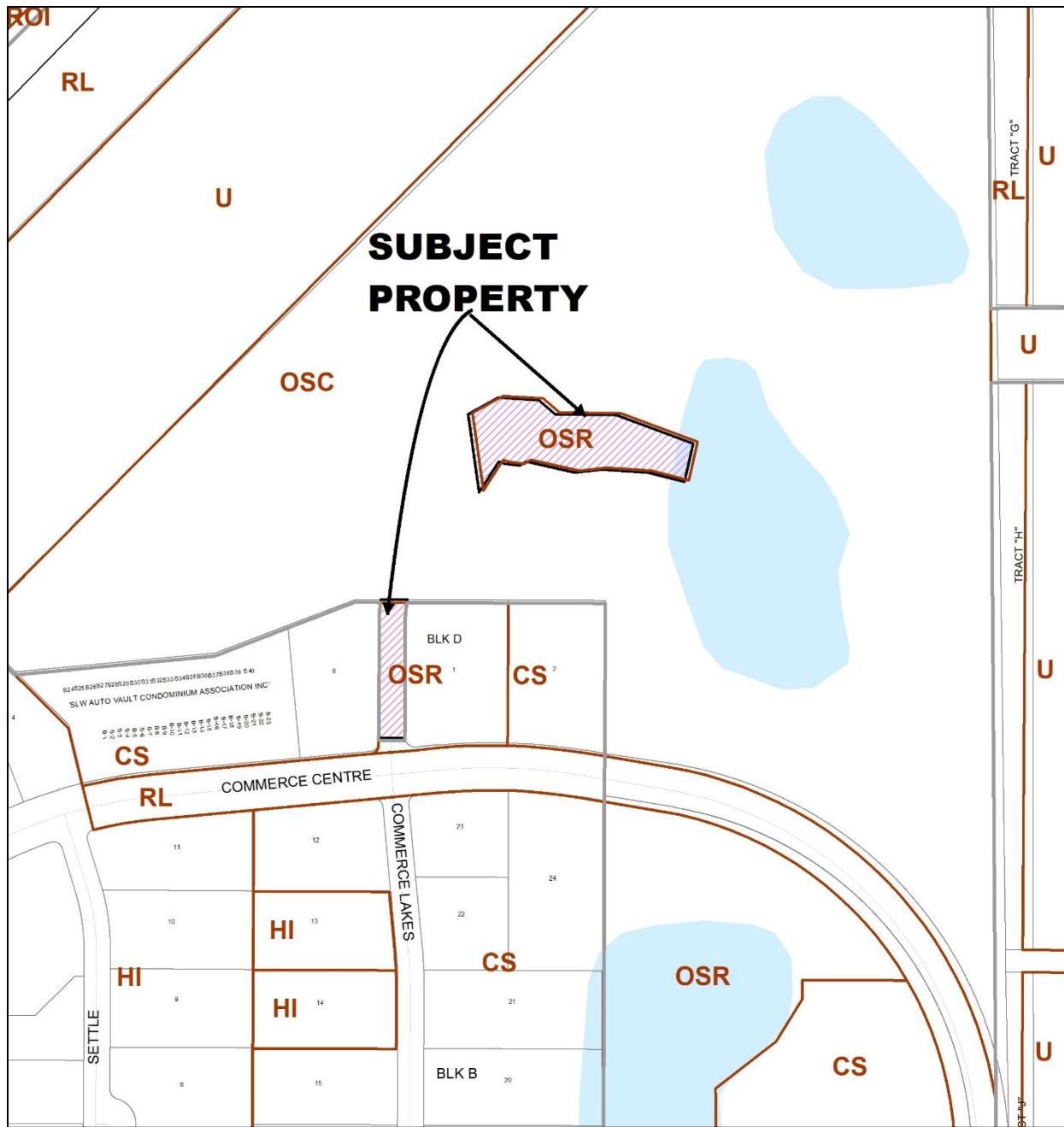
Parcel Number:	3315-424-0001-000-5, 3315-411-0001-000-5
Property Size:	2.74-acres (<i>overall</i>)
Legal Description:	See the attached deeds
Current Future Land Use:	Recreation Open Space (OSR)
Existing Zoning:	Industrial (IN) and Open Space Recreation (OSR)
Existing Use:	Vacant (undeveloped land)
Requested Future Land Use:	Conservation Open Space (OSC)
Requested Zoning:	Open Space Conservation (OSC)
Proposed Use:	Open Space

Surrounding Uses

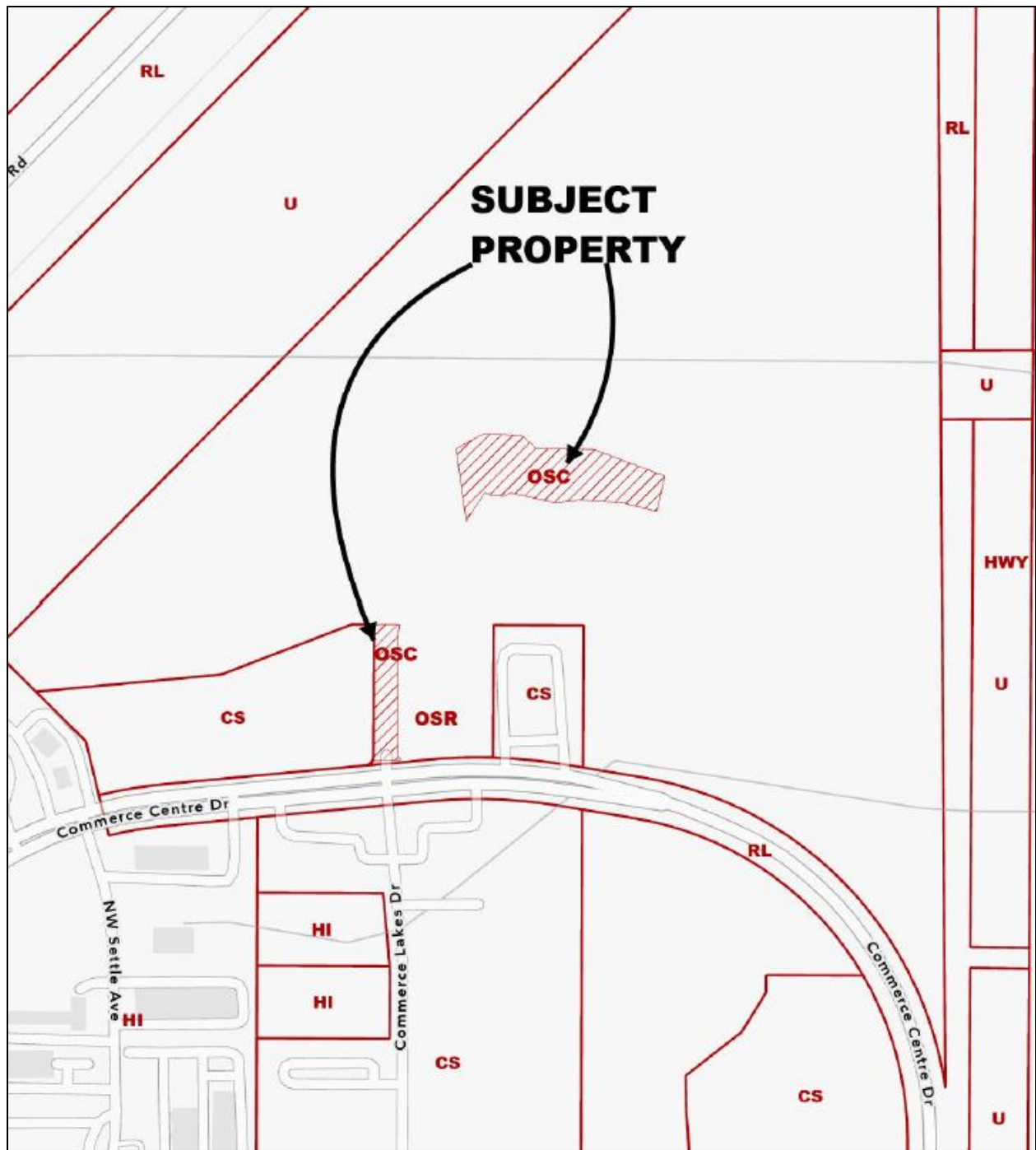
Direction	Future Land Use	Zoning	Existing Use
North	OSC	OSC	Vacant (undeveloped land)
South	CS, OSC	IN, CS	Right-of-way and Industrial buildings
East	OSR, OSC	IN, OSC	Vacant (undeveloped land)
West	CS, OSC	OSC, CS	Vacant (undeveloped land)

Land Use Designation: OSC – Conservation Open Space, CS – Commercial Service, OSR – Recreation Open Space

Zoning District: Open Space Conservation (OSC), IN – Industrial, CS – Service Commercial



Existing Land Use Map



Proposed Land Use Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Land Use Consistency (Policy 1.1.7.1): Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Y
Accommodate projected population or economic growth	N
Diversify the housing choices	N
Enhance or impede provision of services at adopted LOS Standards	Y
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	Y
Job creation within the targeted industry list	N

Policy 1.1.4.6 – Open Space Designations:

- **Open Space Conservation (OSC).** Conservation areas are comprised of lands that should, to the maximum reasonable extent, maintain the natural character of the land.
- **Open Space Recreation (OSR).** These areas are designated for existing or future parks.

Policy 5.2.5.2: Implement guidelines and recommendations in the adopted City of Port St. Lucie Conservation Lands Management and Acquisition Plan to allow for the purchase and management of preservation areas in the City.

Adequate Public Facilities Review (Objective 1.1.3):

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: With the change in Future Land Use designation from OSR to OSC, potable water demand is anticipated to result in a decrease in gallons per day (gpd), along with a corresponding decrease net change in wastewater demand. This evaluation is based on the most intensive potential use scenarios, comparing both existing and proposed land use categories and considering the total building coverage permitted under each designation.

Summary of Water Demand Rates:

Existing Future Land Use	Acreage	Maximum Development	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
OSR	2.74	35,806 SF (30% Coverage)	120 gpd (1,000 SF)	4,297 gpd	3,652 gpd
Total Existing FLU					
Proposed Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)

OSC	2.74	11,935 SF (10% Coverage)	120 gpd (1,000 SF)	1,432 gpd	1,217 gpd
Net Change in gpd (Decrease)				- 2,865	- 2,735

Transportation: Trip generation was evaluated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, for both the existing OSR designation and the proposed OSC designation. Under OSR, the maximum allowable development is approximately 35,806 square feet, compared to 11,935 square feet under OSC. Based on ITE average rates, the site would generate 1 daily trip and 0 p.m. peak-hour trips, resulting in an overall decrease in potential trips with the proposed Conservation Open Space designation.

Summary of Trip Generation Rates:

Existing Future Land Use	Acreage	Maximum Lot Coverage & Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
OSR	2.74	Public Park (Playground) 35,806 SF (30%)	411	1	0
Proposed Future Land Use	Acreage	Maximum Coverage & Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
OSC	2.74	Public Park (Passive) 11,935 SF (10%)	411	0	0
Net Difference				(-) 1	(+/-) 0

Source: ITE Trip Generation 12th Edition

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. This application is not expected to have any impact on the level of service for parks since the application is for non-residential land use.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. The proposed Conservation designation has no impact on solid waste capacity. There is adequate capacity available.

Public School Concurrency Analysis: Not applicable to non-residential land uses.

Environmental: Mesic Flatwoods are the predominant vegetation type on the site, along with wiregrass as groundcover. Also present are slash pine and saw palmetto. The site contains wetlands and two retention

ponds that were excavated as borrow pits during the construction of Interstate-95. Invasive vegetation has been removed and the area be restored with native plant communities and maintained to ensure the property remains in its natural condition.

Flood Zone: The flood map for the selected area is number 12111C0260J and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District Station 14 (300 NW California Boulevard) will provide service. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

RELATED PROJECTS

P26-097 - Commerce Centre Drive North Rezoning

P15-001 - City of PSL Conservation Lands Management and Acquisition Plan

STAFF RECOMMENDATION

The proposed Small-Scale Comprehensive Plan Amendment has been reviewed for consistency with the intent and direction of the City of Port St. Lucie Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council
- Motion to table

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

TYPE	STATUS	BUILDING TYPE	
CP	SUBMITTED		
ASSIGNED TO			
Bethany Grubbs			
ADDRESS			
NW Commerce Center Dr			
SECTION	BLOCK	LOT	
15	Sec15Twp36Rng39E		
LEGAL DESCRIPTION			
Section 15, Township 36 South, Range 39 East			
SITE LOCATION			
NW Commerce Center Dr			
PARCEL #			
3315-424-0001-000-5	3315-411-0001-000-5		
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
OSR	OSC	IN	OSC
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
2.74			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
0	0		
UTILITY PROVIDER			
CITY OF PORT ST. LUCIE			
DESCRIBE REQUEST			
FLU from OSR to OSC			
Primary Contact Email			
bgrubbs@cityofpsl.com			
AGENT/APPLICANT			
FIRST NAME	LAST NAME		
Anne	Cox		
Business Name			
City of Port St. Lucie			
ADDRESS			
121 SW Port St Lucie Blvd			
CITY	STATE	ZIP	
Port Saint Lucie	FL	34984	
EMAIL	PHONE		
annec@cityofpsl.com	7728715218		
AUTHORIZED SIGNATORY OF CORPORATION			
FIRST NAME	LAST NAME		
ADDRESS			
CITY	STATE	ZIP	

EMAIL		PHONE	
PROJECT ARCHITECT/ENGINEER			
FIRST NAME		LAST NAME	
Business Name			
ADDRESS			
CITY	STATE	ZIP	
EMAIL	PHONE		
PROPERTY OWNER			
Business Name			
City of Port St. Lucie			
ADDRESS			
121 SW Port St Lucie Blvd			
CITY	STATE	ZIP	
Port Saint Lucie	FL	34984	
EMAIL	PHONE		
annec@cityofpsl.com	(772) 871-5218		
FINAL PERMIT INSPECTION REQUIRED BY:			

This instrument was prepared by:

CITY OF PORT ST. LUCIE

City Attorney's Office

121 S.W. Port St. Lucie Boulevard

Port St. Lucie, FL 34984

Parcel ID # 3315-424-0001-000-5

(Space above this line reserved for recording office use only)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 10 day of December 2024, by RESERVE HOMES LTD., L.P., a Delaware limited partnership, whose address is 105 NE 1st St., Delray Beach, FL 33444 ("Grantor") to the CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose address is 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 ("Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant and quit claim unto the Grantee all of the Grantor's right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

SEE EXHIBIT "A" HERETO (the "Property")

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

TO HAVE AND TO HOLD the Property in fee simple forever.

While Grantee's acceptance of title to the Property is subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of Grantee's claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*, 414, So.2d 193 (Fla. 1982)

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

Signed, sealed and delivered in the presence of:

RESERVE HOMES LTD., L.P., a Delaware Limited Partnership

Dorothy Alper
Witness 1 Signature

Dorothy Alper
Witness 1 Print Name

105 NE 1st Ave, Delray Beach, FL 33444
Witness 1 Address

Witness 2 Signature

Stephanie Chiles Beauvais
Witness 2 Print Name

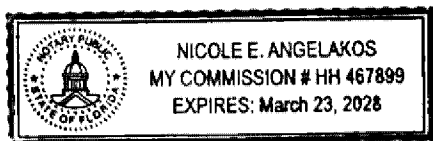
105 NE 1st Ave Delray Beach FL 33444
Witness 2 Address

By: *William Johnson*
William Johnson, Manager of THE KOLTER GROUP LLC that is Manager of KOLTER PROPERTY DEVELOPMENT, L.L.C. that is General Partner of, RESERVE HOMES LTD., L.P.

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of December 2024, by William Johnson, as Manager of THE KOLTER GROUP LLC that is Manager of KOLTER PROPERTY DEVELOPMENT, L.L.C. that is General Partner of, RESERVE HOMES LTD., L.P., and on behalf of RESERVE HOMES LTD., L.P., who is ☒ personally known to me, or who has ☐ produced the following identification

NOTARY SEAL/STAMP



Nicole Angelakos
Signature of Notary Public

Name: Nicole Angelakos

Notary Public, State of Florida
My Commission expires 3/23/2028

Exhibit "A"

Property Description:

15 36 39 THAT PART OF SEC MPDAF: FROM SE COR OF SEC RUN N 00 22 58 W 410.72 FT TO CURVE CONC SW, R OF 1050 FT, TH NWLY ALG ARC 1470.66 FT, TH N 80 37 58 W 171.58 FT TO E LI OF GO TEAM INDUSTRIAL PARK UNIT 3 (PB 26-2), TH N 00 13 28 E ALG E LI 419.72 FT, TH N 89 46 32 W 530.96 FT TO POB AND CURVE CONC E, R 215 FT, TH SLY ALG ARC 42.25 FT, TH S 00 13 28 W 327.64 FT, TH N 89 46 32 W 70 FT, TH N 00 13 28 E 327.64 FT TO CURVE CONC E, R 285 FT, TH NLY ALG ARC 42.14 FT, TH S 89 46 32 E 71.03 FT TO POB (0.72 AC) (MAP 33/15N&S) (OR 1140-1945)
Parcel ID: 3315-424-0001-000/5

Prepared by and return to:

Giovani Mesa, Esq.
Sachs Sax Caplan, P.L.
6111 Broken Sound Parkway NW, Ste. 200
Boca Raton, Florida 33487
561-994-4499
File No.: 7139.29

Parcel Identification Number: 3315-441-0001-010-1 and 3315-411-0001-000-5

This instrument is a conveyance from a Florida not-for-profit corporation to a governmental entity for no consideration and therefore only minimum documentary stamps are due.

[Space Above This Line For Recording Data]

Special Warranty Deed

THIS SPECIAL WARRANTY DEED made this 14th day of October, 2025, by and between **PGA Village Property Owners' Association, Inc., a Florida not for profit corporation**, whose post office address is 9200 One Putt Place, Port St. Lucie, FL 34986, Grantor, and **City of Port St. Lucie, a municipal corporation created and existing under the laws of the State of Florida**, whose post office address is 121 SW Port St. Lucie Blvd, Port St. Lucie, Florida 34984, Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida to-wit:

Please see **Exhibit "A"** attached hereto and made a part hereof (the "Property").

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without reimposing same.

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

TO HAVE AND TO HOLD, the same in fee simple forever; and

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said

Docusign Envelope ID: E39A6474-E713-4A8C-B4B4-319F5A46652A

land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of Grantee's claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*, 414, So.2d 193 (Fla. 1982).

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Signed by: Carlos Perez Jr
Printed Witness 1 Name: Carlos Perez Jr
Witness 1 Address: 7157 Narcoossee Rd #1578
Orlando, FL 32822

Signed by: Miriam Perez
Printed Witness 2 Name: Miriam Perez
Witness 2 Address: 7157 Narcoossee Rd #1578
Orlando, FL 32822

PGA Village Property Owners' Association, Inc., a
Florida not for profit corporation

Signed by: Mark S. Connolly
By: Mark Connolly
Its: President

Docusign Envelope ID: E39A6474-E713-4A8C-B4B4-319F5A46652A

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14th day of October, 2025, by Mark Connolly as President of PGA Village Property Owners' Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She:

- ☐ is personally known to me OR
☒ produced a Florida driver's license as identification OR
☐ produced _____ as identification.

MIRIAM PEREZ
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH447220
My Commission Expires 11/18/2027
ONLINE NOTARY

Signed by:
Miriam Perez
 830CABC5D3404DB...
 Notary Public
Miriam Perez
 Name typed, printed or stamped
 My Commission Expires: Nov. 18th, 2027

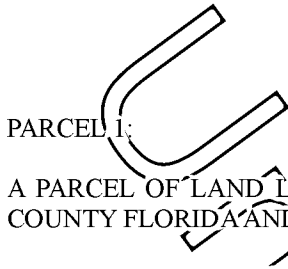


EXHIBIT "A"

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK "D" AS SHOWN ON THE PLAT OF G.O. TEAM INDUSTRIAL PARK UNIT THREE, AS RECORDED IN PLAT BOOK 26, PAGES 2 AND 2A, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY FLORIDA; THENCE NORTH 89 DEGREES 46 MINUTES 32 SECONDS WEST, A DISTANCE OF 530.96 FEET ALONG THE NORTH LINE OF LOTS 1 AND 2, BLOCK "D" OF G.O. TEAM INDUSTRIAL PARK UNIT THREE TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE CONTINUE NORTH 34 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 326.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 08 DEGREES 02 MINUTES 59 SECONDS WEST, A DISTANCE OF 210.82 FEET; THENCE NORTH 61 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF 92.63 FEET; THENCE SOUTH 86 DEGREES 43 MINUTES 05 SECONDS EAST, A DISTANCE OF 108.77 FEET; THENCE SOUTH 48 DEGREES 09 MINUTES 45 SECONDS EAST, A DISTANCE OF 57.35 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 164.68 FEET; THENCE SOUTH 69 DEGREES 27 MINUTES 13 SECONDS EAST, A DISTANCE OF 219.20 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 09 SECONDS WEST, A DISTANCE OF 104.78 FEET; THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST, A DISTANCE OF 102.50 FEET; THENCE NORTH 86 DEGREES 02 MINUTES 45 SECONDS WEST, A DISTANCE OF 121.88 FEET; THENCE SOUTH 82 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 72.99 FEET; THENCE NORTH 77 DEGREES 05 MINUTES 10 SECONDS WEST, A DISTANCE OF 132.69 FEET; THENCE SOUTH 60 DEGREES 19 MINUTES 42 SECONDS WEST, A DISTANCE OF 21.28 FEET; THENCE NORTH 83 DEGREES 35 MINUTES 10 SECONDS WEST, A DISTANCE OF 39.37 FEET; THENCE NORTH 69 DEGREES 36 MINUTES 17 SECONDS WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 32 DEGREES 45 MINUTES 23 SECONDS WEST, A DISTANCE OF 98.11 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 15, NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 455.39 FEET TO THE NORTHWEST CORNER OF LOT 112, ACCORDING TO THE PLAT OF MAIDSTONE, AS RECORDED IN PLAT BOOK 43, PAGES 11, 11A THROUGH 11C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 500.00 FEET; THENCE NORTH 19 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 209.85 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 430.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.





City of PSL - Commerce Centre North Small-Scale Comprehensive Plan Amendment P26-096

Planning and Zoning Meeting of August 4, 2026
Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Summary

Applicant's Request:	This is request for small-scale future land use map amendment to change the future land use designation of approximately 2.74-acres from Recreation Open Space (OSR) to Conservation Open Space (OSC).
Applicant/Property Owner:	City of Port St. Lucie
Location:	Generally located southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive.

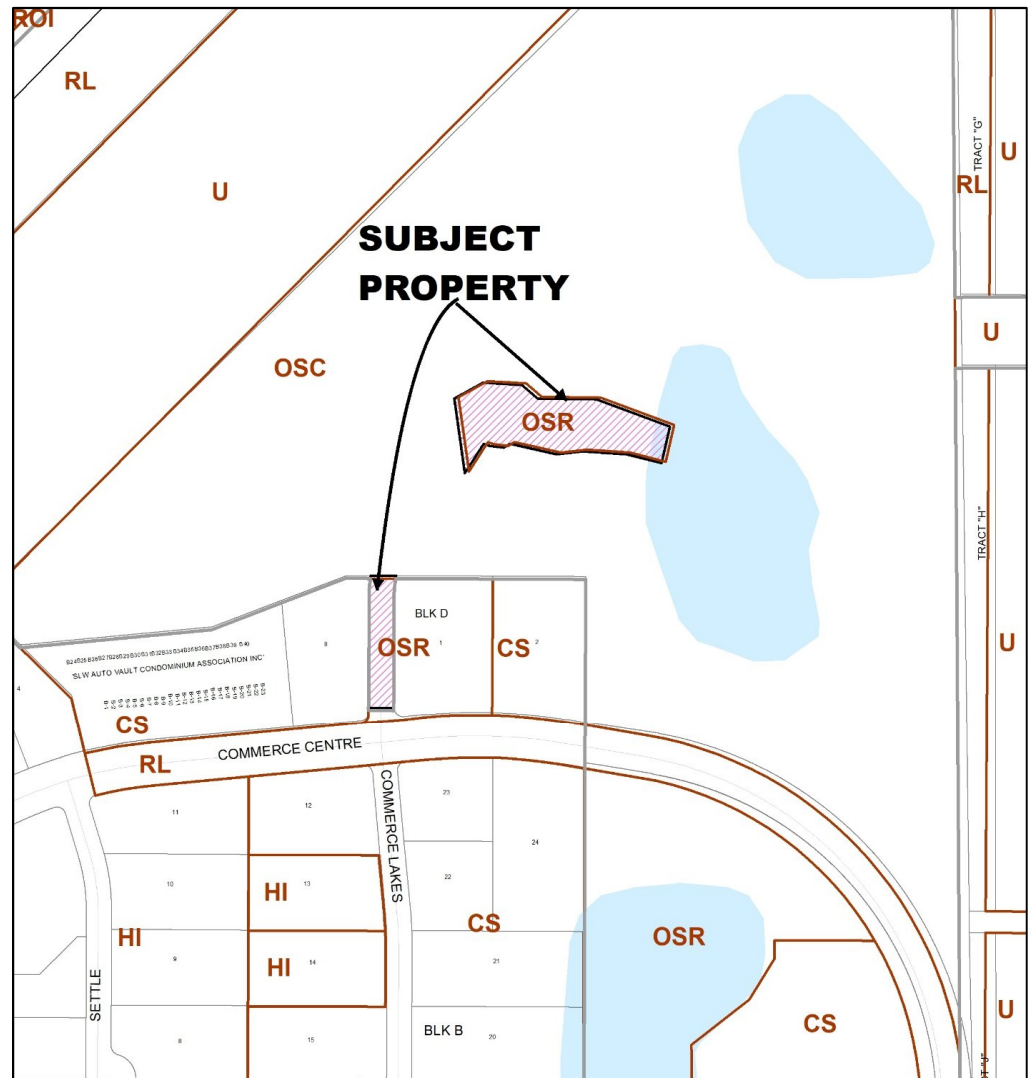
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	OSC	Vacant (undeveloped land)
South	CS, OSC	IN, CS	Right-of-way and Industrial buildings
East	OSR, OSC	IN, OSC	Vacant (undeveloped land)
West	CS, OSC	OSC, CS	Vacant (undeveloped land)



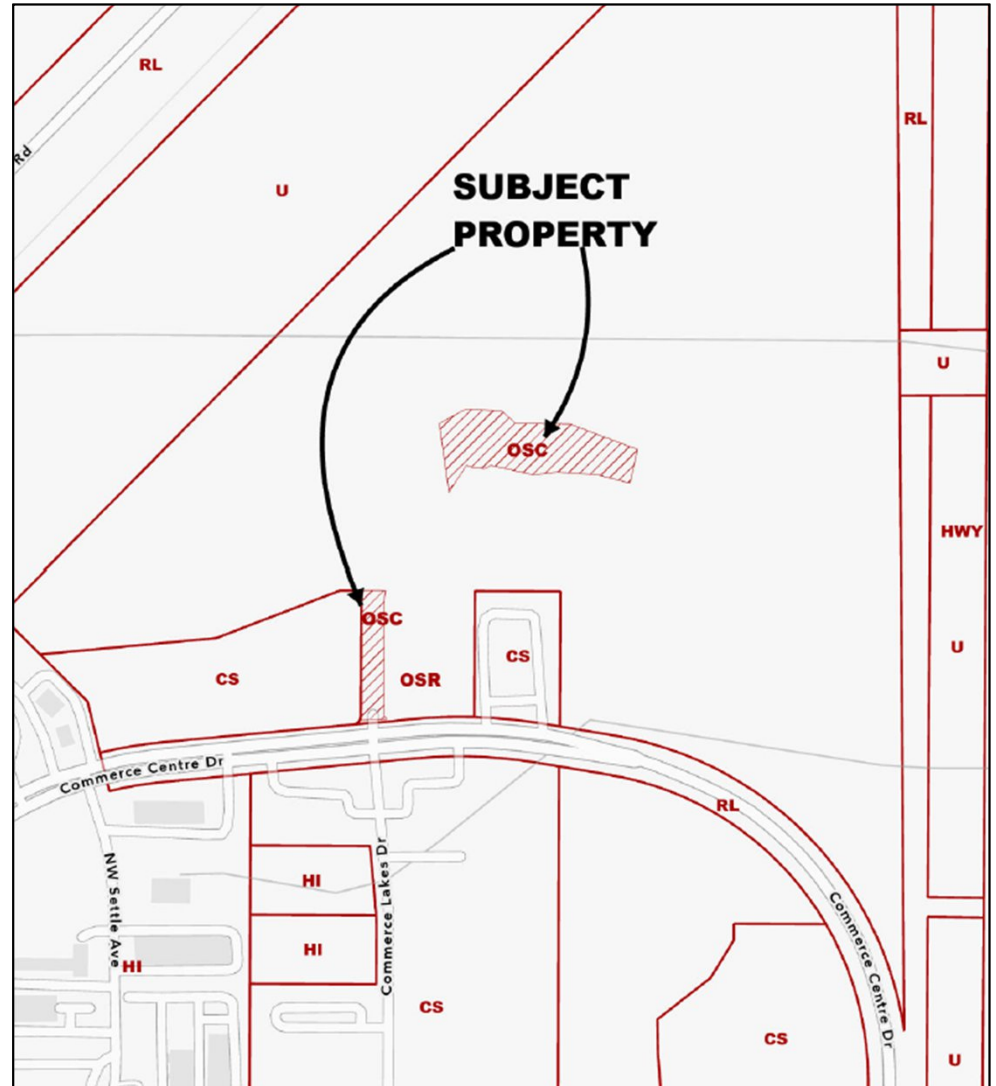
Existing Land Use

Recreation Open Space (OSR)



Proposed Land Use

Conservation Open Space (OSC)



Background

- City acquired +/-94 acres in 2009 as a preserved natural area.
- Two additional parcels (2.74 acres) were later obtained (subject of request).
- Conservation Lands & Acquisition Management Plan (2009 amended 2015) identified these properties for acquisition to add to the +/- 94-acre parcel as part of the overall area for the City's inventory of large natural areas.

Proposed Project

- Amend FLU designation for 2.74 acres from OSR to OSC
- Adds to the existing 94-acre OSC property
- Allow for passive recreation (hiking, biking, fishing, nature observation)

Justification

Policy 1.1.4.6 – Open Space Designations:

- Open Space Conservation (OSC). Conservation areas are comprised of lands that should, to the maximum reasonable extent, maintain the natural character of the land.
- Open Space Recreation (OSR). These areas are designated for existing or future parks.

Policy 5.2.5.2: Implement guidelines and recommendations in the adopted City of Port St. Lucie Conservation Lands Management and Acquisition Plan to allow for the purchase and management of preservation areas in the City.

Adequate Public Facilities

All public facilities, including water, wastewater, solid waste, parks, transportation, police, and fire services, have sufficient capacity to support the proposed Future Land Use Map amendment.

Environmental Analysis

- The site contains wetlands and two retention ponds originally excavated as borrow pits during I-95 construction
- Invasive vegetation has been removed and the area will be restored with native plant communities and maintained in its natural condition.
- Flood Zone X, area of minimal flood risk

Staff Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.



Agenda Summary

2026-410

Agenda Date: 8/4/2026

Agenda Item No.: 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P26-007 Verano South POD G- Planned Unit Development (PUD) Amendment No. 4

Location: The property is generally located south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.

Legal Description: A Parcel of Land Lying in a Portion of Sections 4, 5 and 6, Township 37 South, Range 39 East and Sections 29, 31, 32 and 33, Township 36 South, Range 39 East, in the City of Port St. Lucie, St. Lucie County, Florida.

This is a request to add permitted, special exception, and accessory uses as listed in Section 158.124.

Submitted By: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Executive Summary: This application seeks approval of the Fourth Amendment to the Verano South Pod G PUD to update commercial uses to match the General Commercial (CG) zoning district for the 8.03-acre parcel located at the northwest corner of Verano Parkway and Crosstown Parkway. The amendment revises the Site Information Chart, permitted and special exception uses, and development standards, including signage and drive-through provisions.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the PUD amendment to the City Council.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board recommend denial.

Background: The Site Plan Review Committee recommended approval of the proposed PUD amendment on January 28, 2026.

On April 13, 2026, through Ordinance 26-27, the City Council approved a Future Land Use Map amendment for approximately 8.03 acres, changing the designation from Residential Golf Course (RGC) to General Commercial (CG). The amendment was intended to support a broader range of commercial uses, including those of greater intensity.

Issues/Analysis: The applicant requests the Fourth Amendment to the Verano South POD G PUD for an 8.03-acre portion of POD G to align the zoning regulations with the General Commercial (CG) Future Land Use

designation. Key changes include updating the Site Information Chart to reflect the CG land use designation, revising the list of permitted and special exception uses to match the CG zoning district uses, and incorporating non-residential signage and drive-through provisions into the Development Uses and Standards.

This amendment does not expand the approved entitlements for the overall DRI or POD G.

The proposed PUD regulation document is attached as Exhibit "A". The changes are included in the PUD document and are shown as strike-through and underlined.

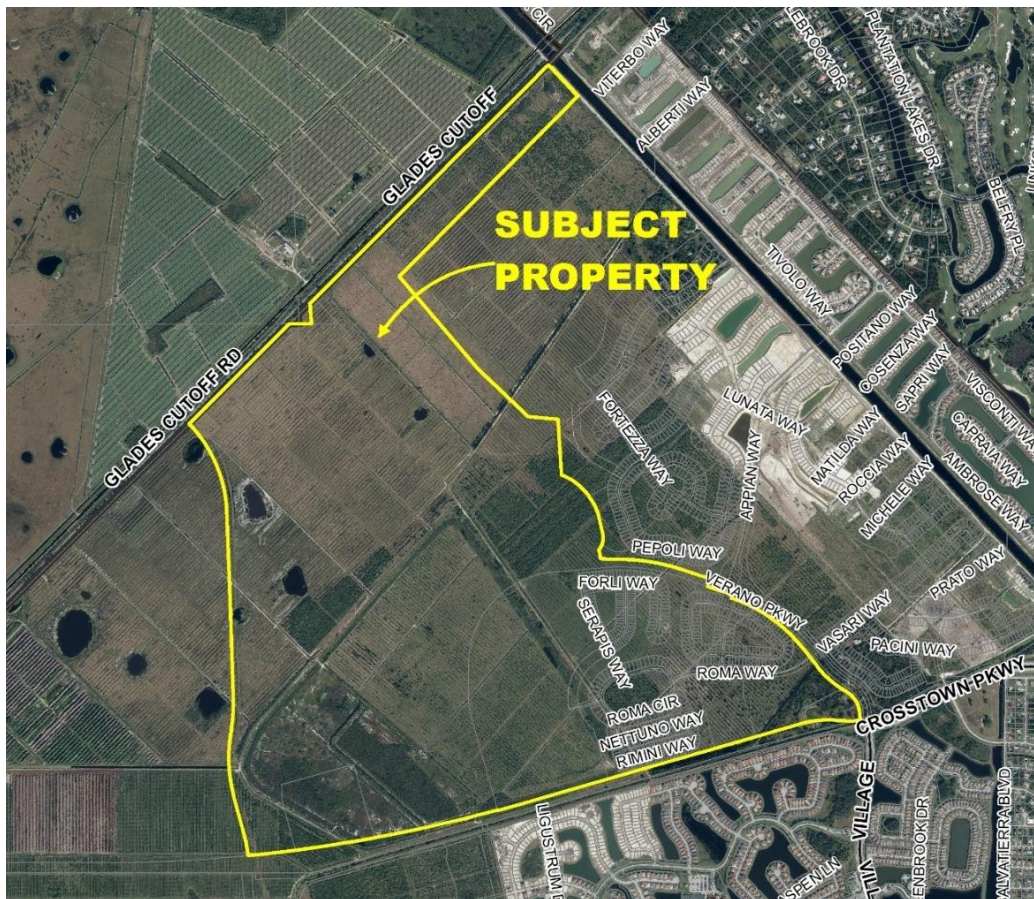
Special Consideration: N/A

Location of Project: The property is generally located south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.

Attachments:

1. Staff Report
2. Exhibit "A" - PUD Regulation Document
3. Application
4. Agent Authorization Letter
5. Special Warranty Deed
6. Staff Presentation

Verano South POD G PUD Amendment No. 4
Planned Unit Development Amendment
P26-007



Project Location Map

SUMMARY

Applicant's Request:	An application for the Fourth Amendment to the Verano South POD G Planned Unit Development (PUD) to revise the list of allowable uses within POD G so they are consistent with the uses permitted in the General Commercial (CG) Zoning District.
Agent:	Cotleur and Hearing, Inc.
Applicant/Property Owner:	Verano Development, LLC
Location:	This property is located within the Verano Development of Regional Impact (DRI) and is south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City of Port St. Lucie has received a request from Cotleur & Hearing, Inc., acting as the agent for Verano Development, LLC, to amend the Planned Unit Development (PUD) zoning regulation document for Verano South POD G. The application requests approval of the Fourth Amendment to the Verano South Pod G PUD, modifying the previously approved PUD regulation document (P25-077).

The Verano Development of Regional Impact (DRI), formerly known as the PGA Village/Montage DRI, encompasses approximately 3,000 acres and supports a range of residential, commercial, recreational, and open-space uses under the approved Development Order. Verano South Pod G consists of approximately 1,181.06 acres within the larger Verano DRI. Pod G is generally bounded by Verano Parkway to the east, Glades Cutoff Road to the north, and Crosstown Parkway to the south and west, with primary access provided by Sundance Vista Boulevard and Crosstown Parkway and secondary access available from Verano Parkway.

The amendment is applicable to the 8.03 acres of property within the PUD which is located at the northwest corner of Verano Parkway and Crosstown Parkway and is legally described at Parcels 1-4 of the Central Parkway Commercial Plat. On April 13, 2026, through Ordinance 26-27, the City Council approved a Future Land Use Map amendment for this area, changing the designation from Residential Golf Course (RGC) to General Commercial (CG). The current scope of the PUD amendment is intended to align the zoning regulations with the previously approved CG land use designation.



This amendment does not expand the approved entitlements for the overall DRI or POD G.

The proposed Fourth Amendment to the PUD includes the following changes:

- Updating the Site Information Chart to reflect the CG land-use designation and ensure consistency with the previously approved comprehensive plan amendment.
- Amending the list of permitted uses to reference the permitted principal uses in Section 154.124(B), General Commercial zoning district of the City Code.
- Adding a category for Special Exception Uses consistent with those allowed under Section 154.124(C), General Commercial zoning district.

- Revising the Development Uses and Standards to incorporate non-residential signage allowances, drive-through standards, and updated lot-coverage provisions consistent with Section 154.124(F), Sign Code.

A list of the proposed changes is included in the attached PUD document (Exhibit “A”) and the changes are shown as ~~strike through~~ and underlined.

Background

The Site Plan Review Committee (SPRC) recommended approval of the proposed PUD amendment on January 28, 2026.

Public Notice Requirements

Public notice was mailed to property owners within 750 feet of the subject site and included in the advertisement for the June 2, 2026, Planning & Zoning Board meeting.

Location and Site Information

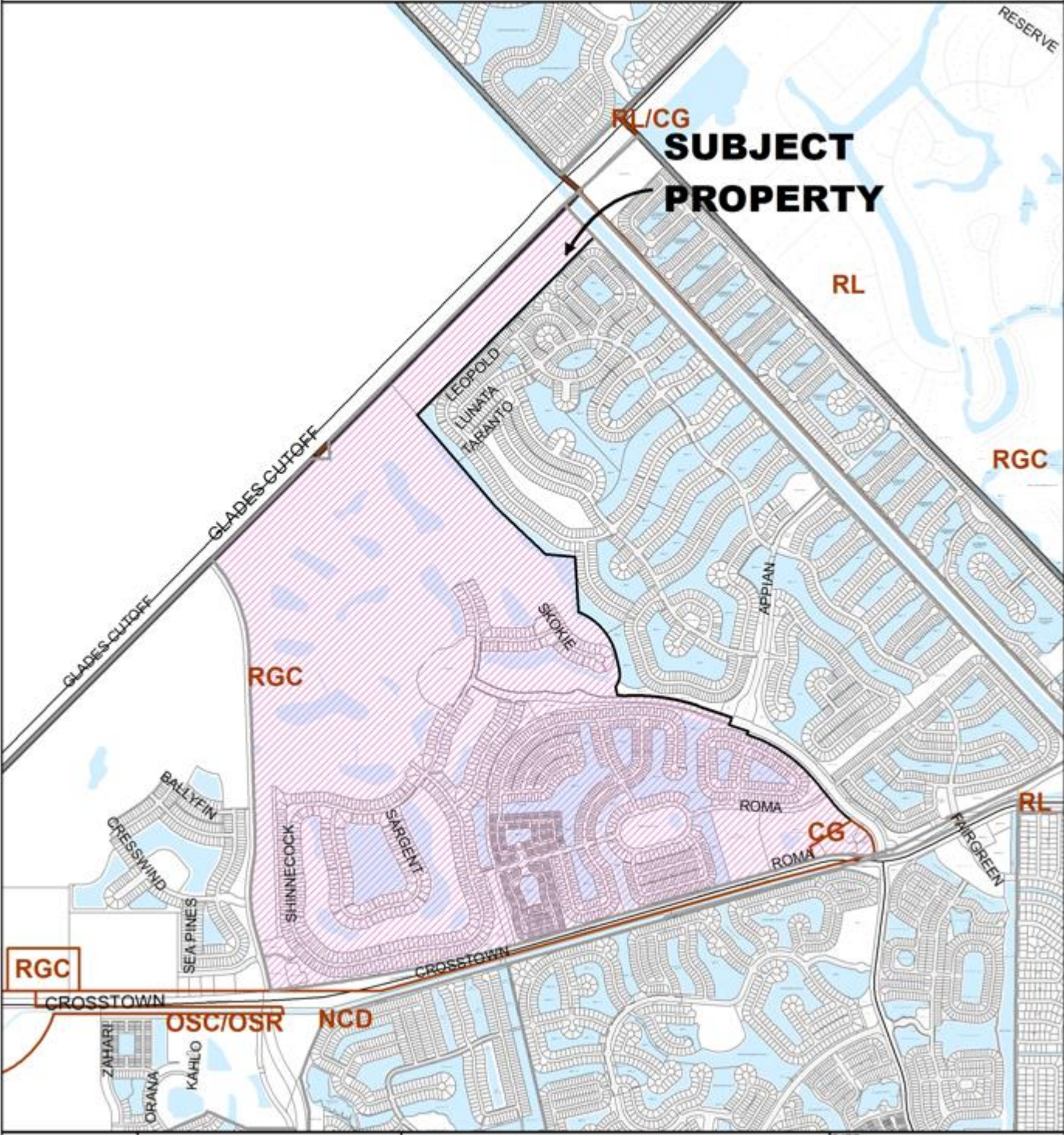
Property Size:	1,181.06 acres
Legal Description:	See attached legal description.
Future Land Use:	Residential Golf Course/General Commercial (RGC/CG)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Limited commercial uses
Proposed Use:	Commercial general uses

Surrounding Uses

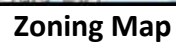
Direction	Future Land Use	Zoning	Existing Use
North	SLC-AG-5	SLC-AG-5	Vacant land
South	NCD	MPUD	Single-family residences
East	RGC	PUD	Single-family residences
West	RGC	PUD	Vacant commercial land; Single-family residences

RGC-Residential Golf Course, PUD-Planned Unit Development, SLC AG-5, St. Lucie County Agriculture 5 DU/AC, NCD-New Community District, MPUD-Master Planned Unit Development

FUTURE LAND USE



Future Land Use Map



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

This PUD amendment is consistent with the direction and goal of the Comprehensive Plan. GOAL 1.1 is to provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services. Policy 1.1.4.2 states that the Commercial General (CG) land use is intended to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses. The proposed amendment meets these criteria and provides appropriately scaled commercial uses in proximity to established residential areas, supporting the intended land use pattern.

Traffic Analysis

A Traffic Impact Statement was prepared by MacKenzie Engineering & Planning, Inc. and reviewed by the City. The overall PUD includes 2,867 dwelling units and 8.03 acres of general commercial. It is anticipated to generate 68,960 Average Daily, 5,302 AM Peak Hour and 6,410 PM Peak Hour trips. The proposed trips are consistent with the approved Verano DRI; therefore, no additional traffic mitigation will be required due to this amendment.

Related Projects

P26-008. Verano South POD G Small-Scale Comprehensive Plan Amendment

STAFF RECOMMENDATION

The Site Plan Review Committee (SPRC) reviewed the proposed PUD amendment at its meeting on January 28, 2026, and recommended approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: If the Board requires additional clarification or information from the applicant or staff, it may choose to *table* or *continue* the hearing or review to a future meeting.

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 AMENDMENT NO. ~~3~~ 4

Verano South Pod G

(FKA PGA Village/Montage)



~~June 26, 2025~~ July 27, 2026

City of Port St. Lucie Project No: ~~P25-077~~ P26-007

	Approval date	PSL Project No.:	Ord No.:
Original Base	3-11-19	P18-162	Ord 19-14
Amendment #1	1-11-21	P20-080	Ord 21-02
Amendment #2	11-8-2021	P21-071	Ord 21-106
Amendment #3	7-7-2025	P25-077	N/A
<u>Amendment #4</u>	<u>TBD</u>	<u>P26-007</u>	<u>TBD</u>

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

EXHIBIT B
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EXHIBIT C

LIST OF AMENDMENTS

The following changes to the previously approved Verano South Pod G PUD Amendment 3, City of Port St. Lucie Project Number (P25-077) are proposed in Amendment 4 (P26-007)

- Revised the PUD Amendment Application and checklist to align with the proposed Commercial General (GC) Future Land Use designation, current property owners, and all identified Parcel IDs within Verano South Pod G. Please refer to Exhibit 1, Pod G PUD Amendment Application, and Exhibit 2, PUD Rezoning Application Checklist.
- Provided updated Authorization Letters to reflect all current ownership within Verano South Pod G. Please refer to Exhibit 3, Letter of Authorization.
- Updated Exhibit 4 to reference “Statement of Unified Control and Binding PUD Agreement,” and provided the Statement of Unified Control and the Renewed Binding PUD Agreement, for entities with ownership in the Pod G Commercial Parcel. Please refer to Exhibit 4, Statement of Unified Control and Binding PUD Agreement.
- Updated the Site Information Chart to remove “N/A” and include the proposed Residential Golf Course (RGC) and General Commercial (CG) Land Use Designations. Please refer to Exhibit 5, Site Information.
- Updated Table 1. Development Uses and Standards to allow 40% maximum building lot coverage and added note, “***Maximum Building Coverage.” Please refer to Exhibit 6, Table 1.
- Updated permitted uses to include permitted uses under Section 154.124(B) of the City’s Code and included a new Item 2 “Special Exception Uses,” that specifically references Special Exception Uses allowed under Section 154.124(C) of the City’s Code. Please refer to Exhibit 6, Item 1, Permitted Principal Uses.
- Provided updated Warranty Deeds which now include owners of the Pod G Commercial Parcel. Please refer to Exhibit 7B, Warranty Deed.
- Updated the Traffic Statement to list the current development entitlements and corresponding trips. Please refer to Exhibit 12, Traffic Statement.

The following changes to the previously approved Verano South Pod G PUD Amendment 2 City of Port St. Lucie Project Number (P21-071) are proposed in Amendment 3 (P25-077)

- Amended the street tree requirement language in Exhibit 6, Item 12 Landscaping.

The following changes to the previously approved Verano South Pod G PUD Amendment 1 City of Port St. Lucie Project Number (P20-080) are proposed in Amendment 2 (P21-071):

- Updated the title on Exhibit A, Page 1
- Added revised total no. of acreages 1181.058 to exhibit D, Introduction on page no. 7
- Added revised total no. of acreage to Exhibit 1, PUD Amendment Application on page. 9
- Updated Exhibit 5 Site Information, Page 21

EXHIBIT C

LIST OF AMENDMENTS

- Updated Exhibit 6, Development Uses and Standards, lot width for townhomes from 20' to 16', minimum lot depth from 100' to 80 and to add 5' side setback for the side-entry townhome lots on page no. 24.
- Updated Exhibit 6, Development Uses and Standards to include minimum front setbacks for non-garage lot and to add word garage for the front-loaded lots on page no. 24.
- Removed language referring to the building separation for townhomes under table 1. Development Uses and Standards on page no. 24
- Updated Exhibit 6, Development Uses and Standards to update minimum rear setbacks for the rear-loaded villas and model home lots from 0' to 3' on page no. 24.
- Updated Exhibit 6, Development Uses and Standards to revise side setback for the corner lots from 13' to 15' to be consistent with lot exhibits.
- Revised language referring to notes on Exhibit 6, Development Uses and Standards.
- Updated Exhibit 6 (1), Permitted Principal Uses on page no. 25.
- Updated language referring to Exhibit 6 (2) Density on page no. 25.
- Added language referring to townhome parking requirements on page no. 25.
- Updated exhibit 6, (3) Parking requirement to provide alternative mechanism for approval of the parking which differs from the City Code on page no. 25-26.
- Updated language referring to the street design on exhibit 6 (4) on page no. 22.
- Revised language referring to the Maximum Building Height (page. 26) and Maximum Lots Size (Page.27).
- Revised language referring to Lot Sizes on exhibit 6 (6), page 2
- Removed word decorative from Exhibit 6 (8) Fence and Walls on page 28.
- Removed pool equipment and AC units from Exhibit 6 (9) Accessory Uses on page. 28.
- Revised language referring to Exhibit 6, (10) Landscaping on page no. 28-30.
- Removed (#13) future approvals from Exhibit 6, page. 31.
- Revised language referring to Exhibit 6 (14) Facade and Architectural Review Elevations on page no. 31.
- Revised language under Exhibit 6 (19) Single Family Rental Casitas on page no. 33.
- Removed language referring to exhibit 6, (20) Pod 2 Multi-Family on page no. 34.
- Added language referring to Golf Course Community and Cul-de-Sac, under exhibit 6 (21) Golf Course Community, Page no.34.

EXHIBIT C

LIST OF AMENDMENTS

- Added revised Legal Description to exhibit 7 (a) on page no.36-38.
- Added revised Location Map showing revised POD G Boundary on page no. 58.
- Added revised PUD Conceptual Master Plan, Exhibit 9 (a) on page. 60
- Added revised Water and Sewer Conceptual Master Plan., Exhibit 9(b), Page no.62.
- Added 40' Right-of-way to exhibit 10, Page no. 64.
- Updated setbacks and lot width in Exhibit 11, (Pages 72-73) Typical Townhome Lot.
- Removed dashed line on the internal lot drawing, Exhibit 11, (Pages 72) Typical Townhome Lot.
- Revised minimum width of the driveway from 8' to 9' on Exhibit 11, Typical Lots (Pages.72-77).
- Minimum side setback has been updated to 15' from 10' on Exhibit 11, Typical Lots (Pages.72-77).
- Added minimum lot area for all the lots, (Pages.72-77).
- Updated Exhibit 12, Traffic Statement Page (80-81).

The following changes were approved in Verano P.U.D (City of Port St. Lucie Project number (P20-080) in Amendment 1:

- Total acreage of Pod G has changed from 96.4 acres to 1256.2 acres.
- Added language and regulations for lots with rear loaded alleys.
- Updated site information chart.
- Added development standards chart.
- Added additional categories in site information table, including a commercial area, future development, and FPL easement.
- Added language to provide for single-car garages for villas and townhomes.
- Added language under Maximum Building Height to provide for multifamily residential structures and architectural elements related to the guard house.
- Added Section 14, Model Row and Sales Centers.
- Removed #6 Minimum Lot Size will now refer to Development Standards Chart.
- Removed #7 Maximum Building Coverage section will now refer to Development Standards Chart.
- Removed language referring to setbacks, as that information is not in Table 1.
- Removed #8 Maximum Impervious Coverage will now refer to Development Standards Chart.

EXHIBIT C

LIST OF AMENDMENTS

- Removed language referencing density.
- Removed language referring to the Property Owner's Association.
- Updated residential setback information as follows: front yard setback increased from 13' to 15', side setback reduced from 6' to 5', side street setback language added, rear setback reduced from 15' to 10', rear-loaded alley setback at 0' added.
- Added an upland preservation statement under Exhibit 5, #4 "Upland Preservation".
- Casitas
- Pod 2 Multi-Family
- Under #12, Landscaping, increased percentage of required trees on single-family lots from 25% to 50% in regard to Palm Trees.
- Under #12 Landscaping, no trees may be planted within 5 feet of any utility structure.
- Under #12 Landscaping, added language under Common Area Landscaping to provide for
- perimeter landscape buffers on internal parcels and to exempt lake edges and rights- of-way from buffer requirements.
- Added under #12 Landscaping, new section Crosstown Parkway Buffer and provided for regulations.
- Under #12 Landscaping, added section Commercial Area Landscaping and provided for regulations.
- Under #12 Landscaping, added section Street Trees for language regarding street tree compensation for townhome developments.
- Updated access to Pod G language in introduction.
- Under #13 Clubhouse/Recreation, added uses to permitted uses section, added section for Minimum Building Setbacks.
- Under #16 Utilities & Public Works, added language providing for pickup, removal, or disposal of litter within project limits.

EXHIBIT D
INTRODUCTION

The comprehensive area of the Verano DRI (formerly known as the PGA Village/Montage DRI) is approximately 3,000 acres. It is to be located southwest of the existing PGA Village/Reserve, west of I-95, and east of Glades Cut Off Road. The SFWMD C-24 Canal traverses directly through the northeastern section of the property. Verano as a whole is designed to include Multifamily and Single- Family Residences with Golf Courses, Commercial Development, Open Space, and Country Club amenities.

Verano South Pod G is a development consisting of approximately 1,181.058 acres. The Pod G site borders Verano Parkway to the east, Glades Cutoff Road to the north, Crosstown Parkway to the south and west. The site can best be described as a community under development. The total units for the Verano DRI as a whole shall not exceed 7,200 units per the Development Order. The Verano DRI allows a variety of land uses, such as office commercial, retail commercial, residential single family, residential multifamily, hotel, recreational vehicle park, golf course and open space. The residential component will be single- family, and multifamily developments.

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

Primary Access to Pod G will be provided by North South A Road and Crosstown Parkway. Verano Parkway is a secondary access for all of Verano South. Storm Water Management will be provided by an on-site system of lakes, meeting the requirements of the City and the South Florida Water Management District (SFWMD). A Conceptual Environmental Resource Permit (ERP) has been issued for the proposed project from South Florida Water Management District(SFWMD). The permit number is 50-01645- S.

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

EXHIBIT 1
PUD G AMENDMENT APPLICATION
(PLEASE SEE BELOW)

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: Clane@coteleur-hearing.com / Lheinzelmann@coteleur-hearing.com

PROPERTY OWNER: Verano Development LLC

Name: Darren Weimer

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

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

AGENT OF OWNER (if any)

Name: Coteleur & Hearing: Cristina Lane & Leah Heinzelmann

Address: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458

Telephone No. 561-405-1027 Email Clane@coteleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please see Exhibit 7A.
(Include Plat Book and Page)

Parcel I.D. Number: Please see attached Deed.

Current Zoning: PUD Proposed Zoning: N/A

Future Land Use Designation: RGC Acreage of Property: 1,726

Reason for amendment request: Amendment to the street tree language on page 30. Please see the attached cover letter.

1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).

2) All proposed additions must be underlined and deleted text must have a strikethrough.

3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

Cristina Lane
Signature of Owner

Cristina Lane
Hand Print Name

4/23/2025
Date

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

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

PUD AMENDMENT APPLICATION

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

FOR OFFICE USE ONLY

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

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

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

PROPERTY OWNER: There are multiple ownership entities within Verano South Pod G. Please refer to Exhibit 3, Letter of Authorization, for clarification.

Name: _____

Address: _____

Telephone No. 561-385-3311 Email Jseifel@brookfieldkolter.com

AGENT OF OWNER (if any)

Name: Coteleur & Hearing: Pete Hofheinz

Address: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458

Telephone No. 561-406-1012 Email Phofheinz@coteleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please refer to the attached Legal Description.

(Include Plat Book and Page) 3332-700-0002-000-2, 3332-700-0001-000-5, 3332-700-0029-000-7, 3332-700-0006-000-0, 3332-700-0007-000-7, 3332-700-0030-010-0

Parcel I.D. Number: 3332-700-0004-000-6, 3332-700-0003-000-9, 3332-800-0002-000-9, 4305-503-0008-000-8, 3332-800-0001-000-2, 3332-700-0005-000-3
3329-331-0001-000-3, 3332-701-0001-000-8, 3331-800-0001-000-9, 3332-702-0002-000-8, 3332-602-0001-000-4, 3332-800-0003-000-6

Current Zoning: PUD Proposed Zoning: N/A

Future Land Use Designation: RGC and CG Acreage of Property: 387.056

Reason for amendment request: Please refer to the attached Narrative.

1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).

2) All proposed additions must be underlined and deleted text must have a ~~strikethrough~~.

3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

Peter Hofheinz
Signature of Owner

Peter Hofheinz
Hand Print Name

3/11/2026
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.

The application is reviewed by the Site Plan Review Committee, Planning and Zoning Board and City Council. PUD zoning and amendments are adopted by ordinance. (Ord. No. 98-84, § 1, 3-22-99)

Changes in Conceptual Plans
Sec. 158.177

- Minor changes in conceptual plans approved as a part of the rezoning to PUD may be permitted. The City Council upon application by the developer or his successors in interest, without the filing of a new application for PUD rezoning, provided that any change does not result in any of the following:
 - An overall increase in number of dwelling units of over one (1%) percent.
 - A reduction of the area set aside for community open space or a relocation thereof of more than five (5%) percent.
 - An overall increase in proposed floor area of over five (5%) percent.
 - An overall increase by more than five (5%) percent of the total impervious surface area.
 - An increase in the number of floors of building or an increase in height.
 - A modification in original design concept, such as an addition of land use category, change in traffic pattern or access and egress, or an increase of traffic generation exceeding that previously submitted by more than ten (10%) percent.
 - Any increase or decrease of more than ten (10%) percent of the total land area occupying a particular land use.

To apply for a minor change in conceptual plans, the developer or his successors in interest shall submit the following information to the office of the Zoning Administrator.

- ✓ An up-to-date statement presenting evidence of unified control of the entire area within the PUD and a renewed agreement to all provisions set forth in subsection 158.175(A)(1).
- ✓ A written statement clearly setting forth all proposed changes in the conceptual plan, setting forth in comparable fashion all applicable plan data and for both the currently approved conceptual plan and the conceptual plan as proposed for change.
- ✓ Revised copy of the conceptual development plan containing all proposed changes.
- N/A A revised copy of all other documents or reports submitted as part of the original application and affected by the proposed changes.
- N/A Revised copies of any additional covenants, agreements, or stipulations made a part of the original approval action and affected by the proposed changes.

Any application for minor changes in conceptual plans shall be submitted to the site plan review committee and Planning and Zoning Board for review and recommendation, and the recommendations of the committee and board shall be entered into the official record of the application and shall be considered by the City Council prior to the taking of official action upon application. Any proposed change in conceptual plans which does not qualify as a minor change as set forth above shall be considered a major change and shall require a rezoning application meeting all applicable requirements of this chapter for PUD rezoning. (Ord. No. 98-84, § 1, 3-22-99)

EXHIBIT 2
PUD G AMENDMENT APPLICATION CHECKLIST
(PLEASE SEE BELOW)



CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2011

Project Name: Verano South POD G PUD Amendment 2

Project Number: P 21-071 New Submittal ☒ or Resubmittal ☐ (Check One)

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

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

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



CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2011

Project Name: Verano South Pod G PUD Amendment No. 3

Project Number: P 25-077 New Submittal _____ or Resubmittal ☒ (Check One)

Applicant Certification

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

Cristina Lane
(Signature of Applicant)

5/27/2025
(Date)

Planning and Zoning Department Representative

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

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

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

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

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

(Signature of Utility System Department Representative)

(Date)



CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2011

Project Name: Verano South Pod G PUD Amendment No. 4

Project Number: P 26-007 New Submittal ✓ or Resubmittal (Check One)

Applicant Certification

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

Peter Hofheinz
(Signature of Applicant)

3/11/2026

(Date)

Planning and Zoning Department Representative

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

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

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

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

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

(Signature of Utility System Department Representative)

(Date)

EXHIBIT 3
LETTER OF AUTHORIZATION
(PLEASE SEE BELOW)

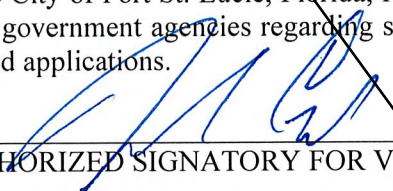
April 16, 2020

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.


AUTHORIZED SIGNATORY FOR VERANO DEVELOPMENT LLC

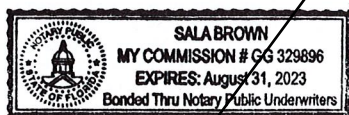
JOHN CSAPO
PRINTED NAME

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization this 17th day of APRIL, 2020, by
JOHN CSAPO who is personally known to me or has produced
as identification.

[NOTARIAL
SEAL]


NOTARY PUBLIC, State of Florida



**CERTIFICATE AS TO RESOLUTIONS OF
THE MANAGER OF THE KOLTER GROUP LLC**

THE UNDERSIGNED, being the Manager of THE KOLTER GROUP LLC, a Florida limited liability company (the "Company"), does hereby certify that the following is a true and complete copy of a Resolution adopted by Manager of said Company which Resolution has not been revoked, rescinded, cancelled or modified and remains in full force and effect.

RESOLVED, that the Company shall execute all contracts, documents, purchase agreements, affidavits, deeds, settlement statements, releases, agreements, instruments and all necessary papers and documents in connection with the leasing, acquisition, disposition and development of real property for sale; and

IT IS FURTHER RESOLVED, that the following individual, acting on behalf of the Company, is further authorized, empowered and directed to do singly, all such further acts, execute and deliver all such documents and otherwise take any action as may be necessary or appropriate in connection with the aforesaid transactions:

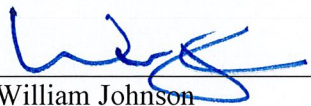
John Csapo

Authorized Signatory

I FURTHER CERTIFY that the Operating Agreement of the Company does not impair or restrict the Company's ability to execute and deliver the documents required to complete said development.

IN WITNESS WHEREOF, I have executed this certification of the Company this 1st day of March, 2018.

THE KOLTER GROUP LLC

By: 

William Johnson

Its: Manager

April 16, 2020

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 PSL Commercial Holdings, 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.

PSL COMMERCIAL HOLDINGS LLC

by

[Signature]

AUTHORIZED SIGNATORY

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization this 16th day of APRIL, 2020, by

JOHN CSAPO

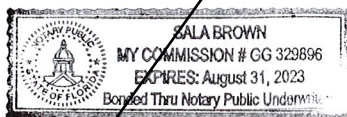
who is personally known to me or has produced

_____ as identification.

[NOTARIAL
SEAL]

[Signature]

NOTARY PUBLIC, State of Florida



February 24, 2026

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

RE: Letter of Authorization

To Whom it may Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Astor Creek Country Club Property Owners Association Inc within Verano South Pod G for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plan, PUD, and other similarly related applications.

For:


Authorized Person

2/25/26
Date

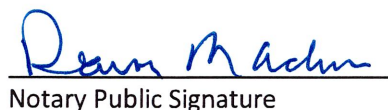
DARREN WEIMER
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF St Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 25 day of Feb, 2026, by Darren Weimer. He or she is personally known to me or has provided N/A as identification.


Notary Public Signature

Dawn Mackerman
Printed Name

State of Florida
 **DAWN MACKERMAN**
Commission # HH 528200
Expires September 7, 2028

February 24, 2026

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

RE: Letter of Authorization

To Whom it may Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Astor Creek Development LLC within Verano South Pod G for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plan, PUD, and other similarly related applications.

For:


Authorized Person

2/25/26
Date

William Johnson
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 25 day of February, 2026, by William Johnson. He or she is personally known to me or has provided _____ as identification.

Angela B. Mercado
Notary Public Signature

State of Florida at-large



Angela B. Mercado
Comm.: HH 437574
Expires: Aug. 24, 2027
Notary Public - State of Florida

Angela B. Mercado
Printed Name



February 24, 2026

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

RE: Letter of Authorization

To Whom it may Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area governed by Astor Creek Property Owners Association, Inc. within Verano South Pod G for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plan, PUD, and other similarly related applications.

For:

Darren Weimer

Authorized Person

2/25/26

Date

DARREN WEIMER

Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF St Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 25 day of Feb, 2026, by Darren Weimer. He or she is personally known to me or has provided N/A as identification.

Dawn M Ackerman

Notary Public Signature

Dawn M Ackerman

Printed Name

State of Florida at-large
DAWN M. ACKERMAN
Commission # HH 528200
Expires September 7, 2028





LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
☎ 561.747.6336 📠 561.747.1377

February 24, 2026

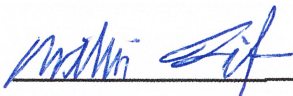
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

RE: Letter of Authorization

To Whom it may Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area governed by Central Park St. Lucie HOA, Inc. within Verano South Pod G for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plan, PUD, and other similarly related applications.

For:


Authorized Person

2-26-2026
Date

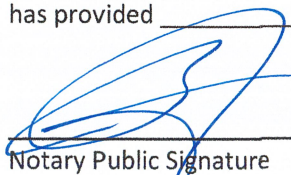
William Fife
Printed Name

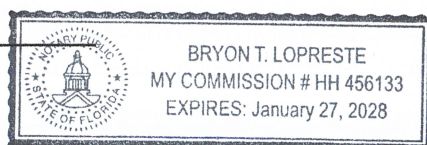
NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I hereby certify that the foregoing instrument was acknowledged before me this 26th day of FEBRUARY, 2026, by WILLIAM FIFE. He ~~or she~~ is personally known to me or has provided _____ as identification.


Notary Public Signature
State of Florida at-large



Bryon T. Lopreste
Printed Name

February 24, 2026

City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984**RE: Letter of Authorization**

To Whom it may Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by KMF Alton Central Park LLC within Verano South Pod G for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plan, PUD, and other similarly related applications.

For:


Authorized Person2/25/26
DateWilliam Johnson
Printed Name**NOTARY ACKNOWLEDGEMENT**

STATE OF FLORIDA

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 25 day of February, 2026, by William Johnson. He or she is personally known to me or has provided _____ as identification.

Angela B. Mercado
Notary Public Signature

State of Florida at-large

Angela B. Mercado
Comm.: HH 437574
Expires: Aug. 24, 2027
Notary Public - State of FloridaAngela B. Mercado
Printed Name



February 24, 2026

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

RE: Letter of Authorization

To Whom it may Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Verano 3 Community Development District within Verano South Pod G for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plan, PUD, and other similarly related applications.

For:



Authorized Person

3/2/2026

Date

JON SEIFEL

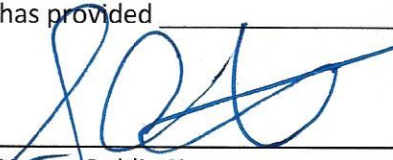
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 2nd day of March, 2026, by Jon Seifel He or she is personally known to me or has provided _____ as identification.

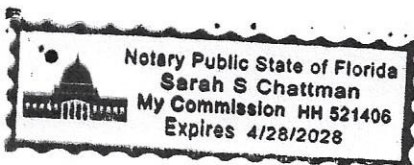


Notary Public Signature

State of Florida at-large

Sarah S. Chattman

Printed Name



February 24, 2026

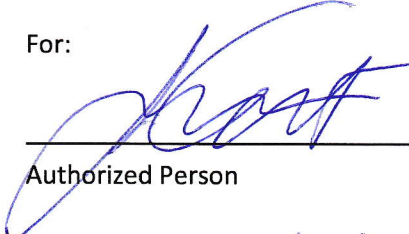
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

RE: Letter of Authorization

To Whom it may Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Verano #5 Community Development District within Verano South Pod G for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plan, PUD, and other similarly related applications.

For:



Authorized Person

2/27/26

Date

Josh Hoot

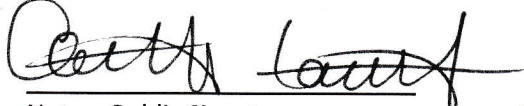
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 27th day of February, 2026, by Josh Hoot. He or she is personally known to me or has provided _____ as identification.

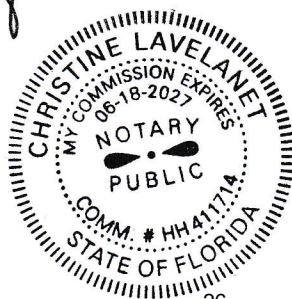


Notary Public Signature

State of Florida at-large

Christine Lavelanet

Printed Name





February 24, 2026

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

RE: Letter of Authorization

To Whom it may Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Verano Development LLC within Verano South Pod G for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plan, PUD, and other similarly related applications.

For:

[Signature]
Authorized Person

2/25/26
Date

William Johnson
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 25 day of February, 2026, by William Johnson. He or she is personally known to me or has provided _____ as identification.

Angela B. Mercado
Notary Public Signature

State of Florida at-large

Angela B. Mercado
Printed Name



Angela B. Mercado
Comm.: HH 437574
Expires: Aug. 24, 2027
Notary Public - State of Florida



February 24, 2026

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

RE: Letter of Authorization

To Whom it may Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Verano Property Owners Association Inc. within Verano South Pod G for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plan, PUD, and other similarly related applications.

For:

Darren Weimer

Authorized Person

2/25/26

Date

DARREN WEIMER

Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF St Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 25 day of Feb, 2026, by Darren Weimer. He or she is personally known to me or has provided NA as identification.

Dawn Mackerman

Notary Public Signature

Dawn Mackerman

Printed Name



State of Florida at-large
DAWN M. ACKERMAN
Commission # HH 528200
Expires September 7, 2028

February 10, 2026

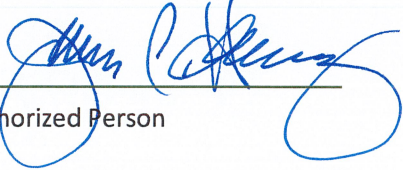
City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

RE: Letter of Authorization

To Whom it may Concern:

Please be advised that DK Central Park LLC is the owner of the parcel (4304-509-0002-000-1) located within Verano South Pod G in Port St. Lucie, Florida. The undersigned Authorized Person hereby gives consent to Cotleur & Hearing to act as agent for the purpose of obtaining approvals and permits from the local and state government agencies regarding application comprehensive plan amendment, planned unit development (PUD) amendment, and other related applications with the Planning and Zoning Department of the City of Port St. Lucie, Florida.

For:



Authorized Person

February 10, 2026

Date

James P. Harvey

Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I hereby certify that the foregoing instrument was acknowledged before me this 10th day of February, 2026, by James P. Harvey. He ~~or she~~ is personally known to me or has provided _____ as identification.

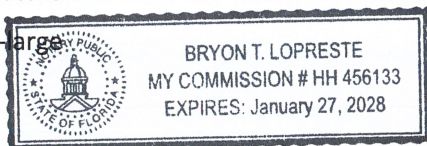


Notary Public Signature

Bryon T. LoPreste

Printed Name

State of Florida at-large



February 10, 2026

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984**RE: Letter of Authorization**

To Whom it may Concern:

Please be advised that Shops at Port St. Lucie, LLC is the owner of the parcel(s) (4304-509-0003-000-8), (4304-509-0001-000-4), and (4304-509-0004-000-5) located within Verano South Pod G in Port St. Lucie, Florida. The undersigned Authorized Person hereby gives consent to Cotleur & Hearing to act as agent for the purpose of obtaining approvals and permits from the local and state government agencies regarding application comprehensive plan amendment, planned unit development (PUD) amendment, and other related applications with the Planning and Zoning Department of the City of Port St. Lucie, Florida.

For:

Authorized PersonSanford P. Aron

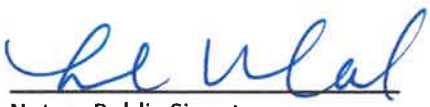
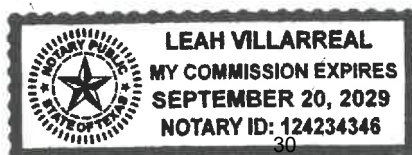
Printed Name2/10/26

Date**NOTARY ACKNOWLEDGEMENT**

STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that the foregoing instrument was acknowledged before me this 10 day of
February, 2026, by Sanford P. Aron. He or she is personally known to me
or has provided DL as identification.


Notary Public SignatureState of ~~Florida~~ at-large
Texas
Printed Name



March 23, 2026

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

RE: Letter of Authorization

To Whom it may Concern,

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Verano PO LLC within Verano South Pod G, parcel ID 3332-700-0031-000-4, for the purposes of obtaining approvals and permits from the City of Port St. Lucie City Council and Planning & Zoning Board regarding the Verano South Pod G PUD Amendment.

For:

Authorized Person

Date

Printed Name

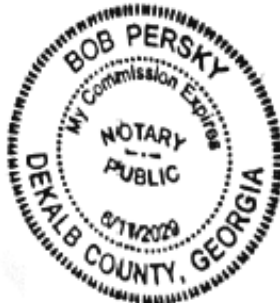
NOTARY ACKNOWLEDGEMENT

STATE OF ^{Georgia} ~~Florida~~

COUNTY OF Fulton

I hereby certify that the foregoing instrument was acknowledged before me this 27 day of March, 2026, by Jeffrey Golden. He or she is personally known to me or has provided Driver License as identification.

Notary Public Signature
State of ~~Florida~~ ^{Georgia}



Printed Name



LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
☎ 561.747.6336 📠 561.747.1377

February 24, 2026

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

RE: Letter of Authorization

To Whom it may Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area governed by Central Park Owner, LLC within Verano South Pod G for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plan, PUD, and other similarly related applications.

For:

Authorized Person

04/08/2026

Date

Michael Nunziata, VP

Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Broward

I hereby certify that the foregoing instrument was acknowledged before me this 8 day of April, 2026, by Michael Nunziata. He or she is personally known to me or has provided _____ as identification.

Notary Public Signature

State of Florida at-large

Lindsay Foster

Printed Name



Lindsay M Foster
Comm.: HH 406140
Expires: Sep. 27, 2027
Notary Public - State of Florida

EXHIBIT 4
STATEMENT OF UNIFIED CONTROL AND BINDING PUD AGREEMENT
(PLEASE SEE BELOW)

EXHIBIT 4
Binding PUD Agreement

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

See Attached

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

Verano Development LLC

By: _____

Print Name: JOHN CSAPO

Title: AUTHORIZED SIGNATORY

PSL Commercial Holdings LLC

By: _____

Print Name: JOHN CSAPO

Title: AUTHORIZED SIGNATORY

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of April, 2020,
by John CSAPO who is personally known to me or has produced
_____ as identification.

[NOTARIAL
SEAL]



NOTARY PUBLIC, State of Florida

City of Port St. Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

STATEMENT OF UNIFIED CONTROL & RENEWED BINDING AGREEMENT

Project Name(s): P26-007 - Verano South PUD 1 POD G 4th Amendment

The properties described on Exhibit “7a” of the application package for Verano South PUD 1 POD G 4th Amendment, more specifically described as Parcel IDs 4304-509-0004-000-5, 4304-509-0001-000-4, 4304-509-0003-000-8, and 4304-509-0002-000-1 (the “Properties”) are under unified control to the extent the Properties are subject to a Declaration of Unity of Control (“Unity of Control”) recorded in Book 5426, Page 110 of the Public Records of St. Lucie County, Florida and subject to the same City of Port St. Lucie site plan (“Site Plan”), approved by the City of Port St. Lucie City Council on February 23, 2026. Pursuant to 158.177, Changes in Conceptual Master Plans, City’s Code of Ordinances ("City Code"), major changes in a conceptual plan require "[a]n up-to-date statement presenting evidence of unified control of the entire area within the PUD and a renewed agreement to all provisions set forth in subsection 158.175(A)(1) and affected by the proposed changes."

The Properties are the only area within the Verano South PUD 1 POD G affected by the proposed changes.

All of the property within the Verano South PUD 1 POD G PUD remains subject to the regulations and conditions contained in the Verano South PUD 1 POD G Conceptual Plan and General Standards, all current and subsequent amendments thereto, and preexisting Binding P.U.D Agreements, including the original Binding PUD Agreement, Exhibit 4 of the Original Verano South PUD 1 POD approved through City Ordinance 19-14, which remains in full effect and is neither affected nor invalidated by execution of this statement and renewed agreement.

[SIGNATURES TO FOLLOW]

DK Central Park, LLC

[Signature]
Signature

Manager
Title

5/28/26
Date

William Johnson
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of** ☒ **physical presence or** ☐ **online notarization**, this 28 day of May, 2026, by William Johnson who is personally known to me.



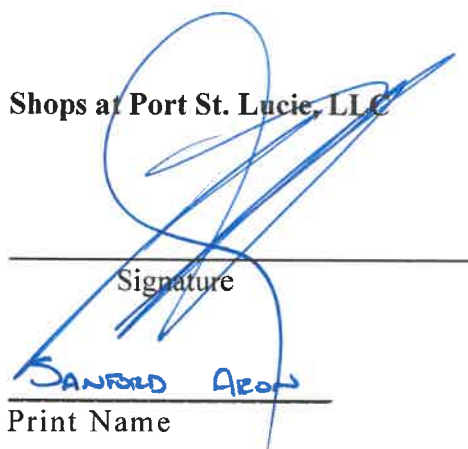
Angela B. Mercado
Comm.: HH 437574
Expires: Aug. 24, 2027
Notary Public - State of Florida

Angela B. Mercado
Signature of Notary Public

NOTARY SEAL/STAMP

Angela B. Mercado
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 08/24/2027

Shops at Port St. Lucie, LLC



Signature
SANFORD ARON

Print Name

MANAGER

Title

5/28/26

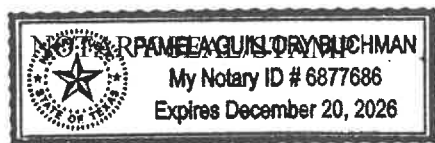
Date

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF ~~ST. LUCIE~~ HARRIS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May, 2026, by Sanford P. Aron, who is personally known to me.



Signature of Notary Public



Pamela Guillory Buchman

Print Name of Notary Public
Notary Public, State of Florida TEXAS
My Commission expires 12-20-2026

EXHIBIT 5
SITE INFORMATION
(PLEASE SEE BELOW)

EXHIBIT 5
SITE INFORMATION

	Existing	Proposed
Land Use Designation	RGC	N/A <u>RGC, CG</u>
Existing Zoning	PUD	N/A
Total Area		1,181.058 ac
Total Dwelling Units		2,867 du
Proposed Density		2.43 du/ac
Allowed Density	2.43 du/ac;	2,867 du
Residential Area (ac)		349.14 ac
		29.56%
Recreation including Golf Course (ac)		304.54 Acres
		25.79%
R/W (ac)		140.01 ac
		11.85%
Open Space (ac)		44.38 ac
		3.76%
Lakes (ac)		187.79 ac
		15.90%
General Commercial Area	8.03 ac	8.03 ac
		0.679%
FPL Easements		147.16 ac
		12.46%

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

1. TOTAL ACREAGE	1,181.05 ACRES
A. Residential	349.14 Acres
B. Open Space	44.38 Acres
C. Lakes	187.79 Acres
D. Road Rights-of-Way	140.01 Acres
E. Clubhouse/Recreation/ Golf Course	304.54 Acres
F. <u>General</u> Commercial	N/A 8.03 Acres
Area	147.16 Acres
G. FPL Easements	

2. UPLAND PRESERVATION:

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

3. PEDESTRIAN WAYS:

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

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

EXHIBIT 6
DEVELOPMENT USES AND STANDARDS
(PLEASE SEE BELOW)

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

Note:

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

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

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

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

***** Maximum Building Coverage:**

Forty (40%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

EXHIBIT 6 DEVELOPMENT USES AND STANDARDS

1. PERMITTED PRINCIPAL USES:

*Any use as listed in the approved Verano DRI.

1. Single Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Multifamily and Town Homes
3. Model Homes, Model Home Sales Center, Model Home Design Center
4. Temporary Construction Trailers
5. Lakes
6. Entry Gates and Guard House(s)
7. ~~Office Commercial~~
8. ~~Retail Commercial~~
7. Any permitted use as listed in Section 158.124 General Commercial Zoning District (CG), subsection B, as amended from time to time.
9. ~~8.~~ Open Space
10. ~~9.~~ Recreation Area and Clubhouses
11. ~~10.~~ Golf Course

2. SPECIAL EXCEPTION USES

*Special Exception Use as defined and listed in Section 158.124(C) General Commercial Zoning District (CG) as amended from time to time. Special Exception Uses are required to be approved consistent with Chapter 158, Article XIII. Special Exceptions of the City's Code of Ordinances.

2. 3. *DENSITY:

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

3. 4. *PARKING REQUIRED:

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

garage and two
(2) spaces in the driveway.

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

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

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

4. 5. STREET DESIGN:

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

An aspect of traditional neighborhood design has been incorporated into the design of some single-and multifamily dwellings in Pod G. Alley loaded garages and driveways are permitted in the rear of the lots. Typical lot sizes vary. A breakdown of each type of home with dimensions for rear-loaded alleys can be found in Table 1, Development Uses & Standards.

5. 6. MAXIMUM BLDG HEIGHT:

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

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

Lot sizes are not restricted to the typical lot plans illustrated in this PUD, provided they adhere to the minimum setback requirement detailed in Table 1, Development Uses &

Standards. And the minimum lot widths and minimum lot area requirements identified in Exhibit 1.

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

Single-family:

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

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

Villas/Townhomes:

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

Other Uses:

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

8. 9. FENCES / WALLS:

Single Family:

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

maximum height of three (3) feet.

Villas:

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

9. 10. ACCESSORY USES:

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

(B). Commercial Parcel(s): Any accessory uses as listed in Section 158.124 General Commercial Zoning District (CG), subsection D, as amended from time to time.

~~10.~~ 11. LANDSCAPING:

1. Single-family and Duplex Lots:

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

2. Easement and Utility Area Landscaping:

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

3. Perimeter Landscaping:

Trees and Shrubs are not required along the lake edges for amenity centers and model home sales centers. The minimum perimeter landscape buffer width for, amenity centers and model home sales centers is five (5) feet. Multifamily (townhomes and apartments), commercial,

office, and recreational uses are subject to the City Code, unless otherwise stated in this PUD document.

4. Crosstown Parkway Landscape Buffers:

1. When adjacent to a residential Pod:

- a. The buffer shall be fifty feet (50') in width with a landscape achieving a 90% opacity within two (2) years of growth after planting. with, at minimum, landscaping as required per the City Code. Or,
- b. A buffer twenty-five feet (25') in width with a six-foot (6') masonry wall and three-foot (3') berm with, at minimum, landscaping as required per the City Code.

2. When adjacent to a commercial tract:

Only perimeter landscape buffer (no wall) is required with minimum landscaping as required per the City Code.

5. Landscape Buffers:

Perimeter landscape buffers are not required along internal PUD collector or local roadway. All other landscape Buffer strips, to buffer incompatible landscape, shall be minimum ten (10) feet in width and shall contain at least one canopy tree per thirty (30) linear feet and continuous hedge row. Perimeter landscape buffer for the Multifamily need to remain.

6. North/South A Road Buffer:

1. 30' Landscape Buffers each side of Right-of-Way.
2. One (1) Tree every 30' with continuous hedge row.
3. Optional berm with fence/wall but not required.

7. Commercial Area Landscaping:

Landscaping within Pod G is subject to the regulations of the City of Port St. Lucie, Landscape Code, unless regulations are otherwise stated in this document.

8. Single-Family Landscaping:

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 of a unit may be substituted with street trees planted within the adjacent street right-of-way. Street trees will be planted at the time units are being built.

Street Trees:

40' R-O-W – Medium streets shall be provided on a basis of one (1) tree per fifty (50) linear feet. Where there are utility and/or driveway conflicts the spacing may differ and may exceed the fifty (50) feet, but the overall quantity required per street shall not be reduced and shall be provided on such street. Alternative location only with approval of Staff prior to placement may be proposed. Per the 40' R-O-W typical, one street tree will be planted on one side of the R-O-W and one tree will be planted in the residential front yard. Both shall count toward the street tree requirement.

60' R-O-W - Large street trees shall be provided on a basis of one (1) tree per fifty (50) linear feet. Where there are utility and/or driveway conflicts the spacing may differ and may exceed the fifty (50) feet, but the overall quantity required per street shall not be reduced and shall be provided on such street or an alternative location only with approval of Staff prior to placement. Street trees planted in front of residential lots may be counted towards the canopy tree requirements for lot.

~~11.~~ 12. CLUBHOUSE/ RECREATION:

Permitted Uses:

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

~~12.~~ 13. MODEL ROW AND SALES CENTERS:

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

~~13.~~ 14. FACADES AND ARCHITECTURAL REVIEW ELEVATIONS:

The Citywide Design Standards apply to commercial, office, institutional, multifamily

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

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

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

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

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

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

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

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

~~15.~~ 16. POLICE FACILITIES:

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

~~16.~~ 17. HURRICANE PREPAREDNESS:

The St. Lucie County Division of Emergency Management's Interactive Emergency Shelter Location Map provides three (3) emergency shelters within a three-mile radius of Pod G, which Verano Development residents may utilize during Hurricanes.

~~17.~~ 18. AFFORDABLE HOUSING:

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

~~18.~~ 19. SINGLE-FAMILY RENTAL CASITAS

The approximately 17-acre parcel located within Verano South Pod G is anticipated to accommodate rental single family and duplex units. The site plan conceptual design is envisioned architecturally and aesthetically as one and two-story cottage units. The total number of dwelling units shall not exceed 250.

Each rental casita development shall have a setback of fifteen (15) feet from the front yard and road rights of way, and ten (10) feet from side and rear property lines. Where two or more rental buildings are situated upon a parcel; any two buildings shall be separated by a minimum of ten (10) feet unless they share a common lot line (attached). Minimum living area is 480 SF. The minimum sidewalk width shall be three (3) feet. Sand set pavers may encroach into the landscape buffer up to five (5) feet of the property line.

19. 20. FUTURE DEVELOPMENT/GOLF COURSE COMMUNITY

The Golf Course Community may have Cul-de-Sacs of a maximum of two thousand (2000) Linear Feet. Consent from Florida Power and Light (FPL) to allow for the use, construction, and maintenance of an emergency access road through an existing FPL easement recorded at Book 348, Page 993 of the official Records of St. Lucie County, Florida must be provided prior to issuance of any plats, site plans or other permits reliant on such emergency access.

Any principal and accessory use shall be permitted as are commonly found associated with golf course play operations, maintenance, promotion and marketing, and a residential community which typically includes but is not limited to the practice facility, pro-shop, clubhouse, locker room, water station, bathrooms, maintenance facility and yard, home sites golf-cart barn, and pool shall be permitted under this PUD.

EXHIBIT 7a
LEGAL DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 4, 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTIONS 29, 31, 32 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.43°08'38"E., ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, A DISTANCE OF 660.46 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF FLORIDA POWER AND LIGHT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993, OF SAID PUBLIC RECORDS; THENCE S.44°46'02"W., ALONG SAID NORTHEASTERLY EXTENSION, A DISTANCE OF 3808.77 FEET; THENCE S.40°22'25"E., A DISTANCE OF 1836.88 FEET; THENCE S.46°45'48" E., A DISTANCE OF 1035.02 FEET; THENCE S.84°25'34"E., A DISTANCE OF 446.21 FEET; THENCE S.03°36'07"E., A DISTANCE OF 837.23 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 927.20 FEET AND A RADIAL BEARING OF S.21°03'30"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°47'35", A DISTANCE OF 902.88 FEET TO A POINT OF TANGENCY; THENCE S.13°08'55", A DISTANCE OF 233.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 290.66 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'31", A DISTANCE OF 269.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 342.74 FEET AND A RADIAL BEARING OF S.67°02'02"W., AT SAID INTERSECTION; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'56", A DISTANCE OF 123.82 FEET; THENCE S.84°01'55"E., A DISTANCE OF 144.37 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 3050.00 FEET AND A RADIAL BEARING OF S.02°23'37"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'44", A DISTANCE OF 1099.90 FEET TO A NON-TANGENT INTERSECTION; THENCE S.71°11'28"E., A DISTANCE OF 539.95 FEET; THENCE S.18°48'32"W., A DISTANCE OF 119.84 FEET; THENCE S.71°11'28"E., A DISTANCE OF 300.00 FEET; THENCE S.18°48'32"W., A DISTANCE OF 50.00 FEET; THENCE S.71°11'28"E., A DISTANCE OF 20.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2280.00; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1291.71 FEET TO A POINT OF TANGENCY; THENCE S.38°43'51"E., A DISTANCE OF 362.67 FEET TO A

POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF TANGENCY; THENCE S.04°37'46"E., A DISTANCE OF 115.59 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ACQUISITION PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 3569, PAGE 1177, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE: 1) S.76°11'52"W., A DISTANCE OF 119.74 FEET; 2) THENCE N.86°26'39"W., A DISTANCE OF 259.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1575.00 FEET; 3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'55", A DISTANCE OF 537.37 FEET TO A POINT ON THE NORTH LINE OF WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, OF SAID PUBLIC RECORDS; THENCE S.74°00'26"W., ALONG SAID NORTH LINE WEST VIRGINIA EXTENSION, A DISTANCE OF 4444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 22918.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE OF WEST VIRGINIA EXTENSION, THROUGH A CENTRAL ANGLE OF 10°28'12", A DISTANCE OF 4187.99 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1855.00 FEET AND A RADIAL BEARING OF S.84°34'21"W., AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY OF FUTURE NORTH-SOUTH A ROAD, THROUGH A CENTRAL ANGLE OF 09°49'01", A DISTANCE OF 317.83 FEET; THENCE THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY BOUNDARY OF FUTURE NORTH-SOUTH A ROAD: 1) N.15°14'40"W., A DISTANCE OF 603.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 2308.00 FEET; 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1037.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1958.00 FEET; 3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 426.72 FEET TO A POINT OF TANGENCY; 4) THENCE N.01°58'48"W., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1998.00 FEET; 5) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°04'24", A DISTANCE OF 1432.30 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N.44°46'01"E., A DISTANCE 2246.70 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE N.89°40'25"E., ALONG SAID NORTH LINE, A DISTANCE OF 312.01 FEET TO THE NORTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE N.04°13'20"W., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (1/4) OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST, A DISTANCE OF 258.80 FEET TO A POINT ON SAID SOUTHEASTERLY

RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N.44°46'01"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5069.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 51,446,868 SQUARE FEET OR 1,181.058 ACRES MORE OR LESS.

EXHIBIT 7b
WARRANTY DEEDS
(PLEASE SEE BELOW)

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 28th 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.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

RESERVE HOMES LTD., L.P., a Delaware
limited partnership

Allison Barra
Print Name: Allison Barra

By: Kolter Property Development, L.L.C.,
a Delaware limited liability company, its
General Partner

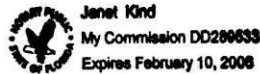
By: Michael Clarke
Michael Clarke, Manager

Vera Russell
Print Name: Vera Russell

STATE OF FLORIDA)
) s.s.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 28 day of February, 2006, by Michael Clarke, as Manager of Kolter Property Development, L.L.C., a Delaware limited liability company, the General Partner of RESERVE HOMES LTD., L.P., a Delaware limited partnership, on behalf of said limited liability company and limited partnership, who is: [x] personally known to me, or [] has produced _____ as identification.

(NOTARIAL SEAL)



Janet Kind
Print or Stamp Name: Janet Kind
Notary Public - State of Florida
My Commission Expires: 2-10-08
Commission Number: DD289533

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 aforescribed 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

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

Tax ID No.: 4305-000-0000-000-8

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 28th 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 **PSL Commercial Holdings 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.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

RESERVE HOMES LTD., L.P., a Delaware
limited partnership

Allison Barra
Print Name: Allison Barra

By: Kolter Property Development, L.L.C.,
a Delaware limited liability company, its
General Partner

Vera Russell
Print Name: VERA Russell

By: Michael Clarke
Michael Clarke, Manager

STATE OF FLORIDA)
) s.s.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 28 day of February, 2006, by Michael Clarke, as Manager of Kolter Property Development, L.L.C., a Delaware limited liability company, the General Partner of RESERVE HOMES LTD., L.P., a Delaware limited partnership, on behalf of said limited liability company and said partnership, who is: [X] personally known to me, or [] has produced _____ as identification.

(NOTARIAL SEAL)

Janet Kind
Print or Stamp Name: Janet Kind
Notary Public - State of Florida
My Commission Expires: 2-10-08
Commission Number: DD289533



EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTIONS 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 $14^{\circ}45'25''$ WEST, ALONG SAID EAST LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 789.36 FEET; THENCE CONTINUE NORTH $01^{\circ}58'48''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 235.96 FEET; THENCE NORTH $74^{\circ}05'51''$ EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 1124.39 FEET; THENCE SOUTH $15^{\circ}54'09''$ 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 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 $09^{\circ}37'34''$ WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}01'14''$, A DISTANCE OF 1208.23 FEET TO THE POINT OF BEGINNING.

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

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

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given as of the 24TH day of March, 2021, by **VERANO DEVELOPMENT LLC**, a Delaware limited liability company, having an address of 105 NE 1st Street, Delray Beach, Florida 33444 (the "Grantor"), to and in favor of **DK CENTRAL PARK LLC**, a Florida limited liability company, having an address of 105 NE 1st Street, Delray Beach, Florida 33444 (the "Grantee").

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

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

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

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

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

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

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

[Signature Page Follows]

**THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:**

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801

St. Lucie County Property Appraiser Parcel Identification (Folio) Numbers: : 4304-509-0004-000-5; 4304-509-0001-000-4; 4304-509-0003-000-8

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”) is executed as of the 27th day of January, 2026, by **DK CENTRAL PARK LLC**, a Florida limited liability company (“**Grantor**”), whose mailing address is 105 NE 1st Street, Delray Beach, Florida 33444, to **SHOPS AT PORT ST. LUCIE, LLC**, a Texas limited liability company (“**Grantee**”), whose mailing address is 3773 Richmond Avenue, Suite 800, Houston, Texas 77046.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee’s heirs, successors and assigns forever, the real property situate, lying, and being in St. Lucie County, Florida, and described in **Exhibit “A”** attached to this Deed (the “**Property**”).

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

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor covenants with Grantee that at the time of the delivery of this Deed, except as limited by the next sentence, the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good, right and lawful authority to sell and convey the Property, and the Property is free from all encumbrances, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise. The Property is being conveyed to Grantee subject only to those permitted exceptions listed in **Exhibit “B”** attached to this Deed. The Parties do not intend by the foregoing reference to reimpose any of the documents affecting title to the Property.

[Signature Page Follows]

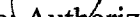
IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

DK CENTRAL PARK LLC, a Florida
limited liability company


Print Name: Darlene J. Miklos
Address: 14025 Riveredge Dr. # 175
Tampa, FL 33637

By: 
Print Name: James P. Harvey
Title: Authorized Signatory

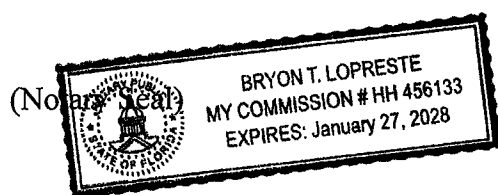
Tampa, FL 33637



Print Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. # 175
Tampa, FL 33637

STATE OF FLORIDA)
)ss.
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of January, 2026, by James P. Harvey, as Authorized Signatory of **DK CENTRAL PARK LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.



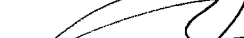

 Notary Public-State of Florida
 Print Name: Bryon T. LoPreste
 My Commission No: HH456133
 My Commission expires: 01/27/18

Exhibit "A"

Property

The Land referred to herein below is situated in the County of ST. LUCIE, State of Florida, and is described as follows:

Parcels 1, 3, and 4, CENTRAL PARK COMMERCIAL, according to the plat thereof as recorded in Plat Book 135, Pages 39 - 41, inclusive, of the Public Records of St. Lucie County, Florida.

Exhibit "B"**Permitted Exceptions**

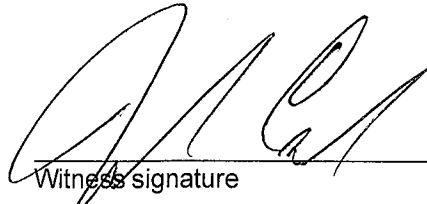
1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. Terms, provisions, covenants, conditions, restrictions, assessments, easements, options, liens, and other matters established by Club Verano Membership Plan, and recorded in Book 2803, Page 829, together with Certificate of Amendment and Restatement of Club Verano Membership Plan recorded in Book 2946, Page 2447, Second Amended and Restated Club Verano Membership Plan recorded in Book 3211, Page 246, Notice of Club Usage Agreement recorded in Book 3211, Page 397 and Corrective Amendment to Second Amended and Restated Club Verano Membership Plan recorded in Book 3233, Page 1233, Quit Claim Deeds recorded in Book 4001, Page 51 and Book 4001, Page 53, First Amendment to Second Amended and Restated Club Verano Membership Plan recorded in Book 4001, Page 55, Second Amendment to Second Amended and Restated Club Verano Membership Plan recorded in Book 4111, Page 1265, Third Amendment To Second Amended and Restated Club Verano membership Plan recorded in Book 4655, Page 2572, and Book 4982, Page 1934; as affected by Third Amended and Restated Club Verano Membership Plan as recorded January 16, 2024 in Book 5094, Page 2927; and First Amendment to same as recorded January 16, 2024 in Book 5094, Page 2927; as may be subsequently amended.
3. Terms, provisions, covenants, conditions, restrictions, assessments, easements, options, liens, and other matters established by Declaration for Verano, and recorded in Book 2803, Page 930, together with Certificate of Amendment to the By-Laws recorded in Book 2896, Page 1469 and Amendment to Declaration recorded in Book 3294, Page 718, First Amendment to Declaration for Verano recorded in Book 4111, Page 1268, as affected by Second Amendment as recorded in Book 4628, Page 2164; as may be subsequently amended.
4. Interlocal Agreement among the Verano Center Community Development District, the St. Lucie County Property Appraiser, and the St. Lucie Tax Collector, recorded in Book 3289, Page 1346.
5. Terms, provisions, covenants, conditions, restrictions, assessments, easements, options, liens, and other matters established by Community Declaration for Central Park St. Lucie, and recorded in Book 4674, Page 2906; Fist Amendment and First Supplemental Declaration to Community Declaration for Central Park St. Lucie as recorded December 1, 2022 in Book 4921, Page 1866; together with amendments.
6. Declaration Of Consent to Jurisdiction of The Verano #3 Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record, and Acknowledgment Regarding Financing Documents recorded in Book 4608, Page 89.
7. Grant of Easements in favor of Blue Stream Communications, LLC, a Delaware limited liability company recorded in Book 4797, Page 1939.
8. Notice of Establishment of the Montage Reserve #3 Community Development District recorded in Book 2336, Page 2625 (contains provisions for liens for taxes and assessments); as affected by Supplement to Notice of Establishment of the Montage Reserve #3 Community Development District, now known as Verano #3 Community Development District recorded in Book 2500, Page 1049; as affected by Second Supplement to Notice of Establishment of Montage Reserve #3 Community Development District, now known as Verano #3 Community Development District recorded in Book

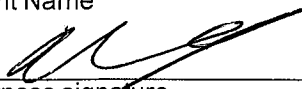
4656, Page 2015; Notice of Financing Plans as recorded April 22, 2025 in Book 5300, page 2486 and in Book 5300, Page 2601.

9. Amended and Restated District Interlocal Agreement recorded in Book 3733, Page 2535; as affected by First Supplement to Amended and Restated District Interlocal Agreement recorded in Book 3990, Page 2371; as affected by Collateral Assignment and Assumption of Development Rights Relating to Verano #3 Community Development District Phase 1 Assessment Area recorded in Book 4608, Page 94.
10. Declaration of Restrictive Covenants as recorded February 1, 2024 in Book 5102, Page 458.
11. Declaration of Restrictive Covenants as recorded February 1, 2024 in Book 5102, Page 462.
12. Utility Easement as recorded in Book 5195, Page 1427.
13. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CENTRAL PARK COMMERCIAL PLAT, as recorded in Plat Book 135, Page(s) 39, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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

WITNESSES

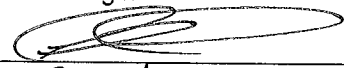

 Witness signature
 JOHN CASPER
 Print Name


 Witness signature
 Denise Yanes
 Print Name

GRANTOR

VERANO DEVELOPMENT LLC, a Delaware limited liability company

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

By: 
 Name: RYAN MOSHER
 Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of March, 2021, by Ryan Mosher, as Manager of The Kolter Group LLC, a Florida limited liability company, which is Manager of VERANO DEVELOPMENT LLC, a Delaware limited liability company, on behalf of said company, and who ☒ is personally known to me, or ☐ has produced _____ as identification.

(Seal)



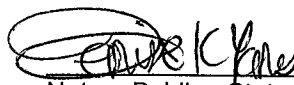

 Notary Public - State of Florida
 Print Name: Denise Yanes

EXHIBIT "A"

DESCRIPTION:

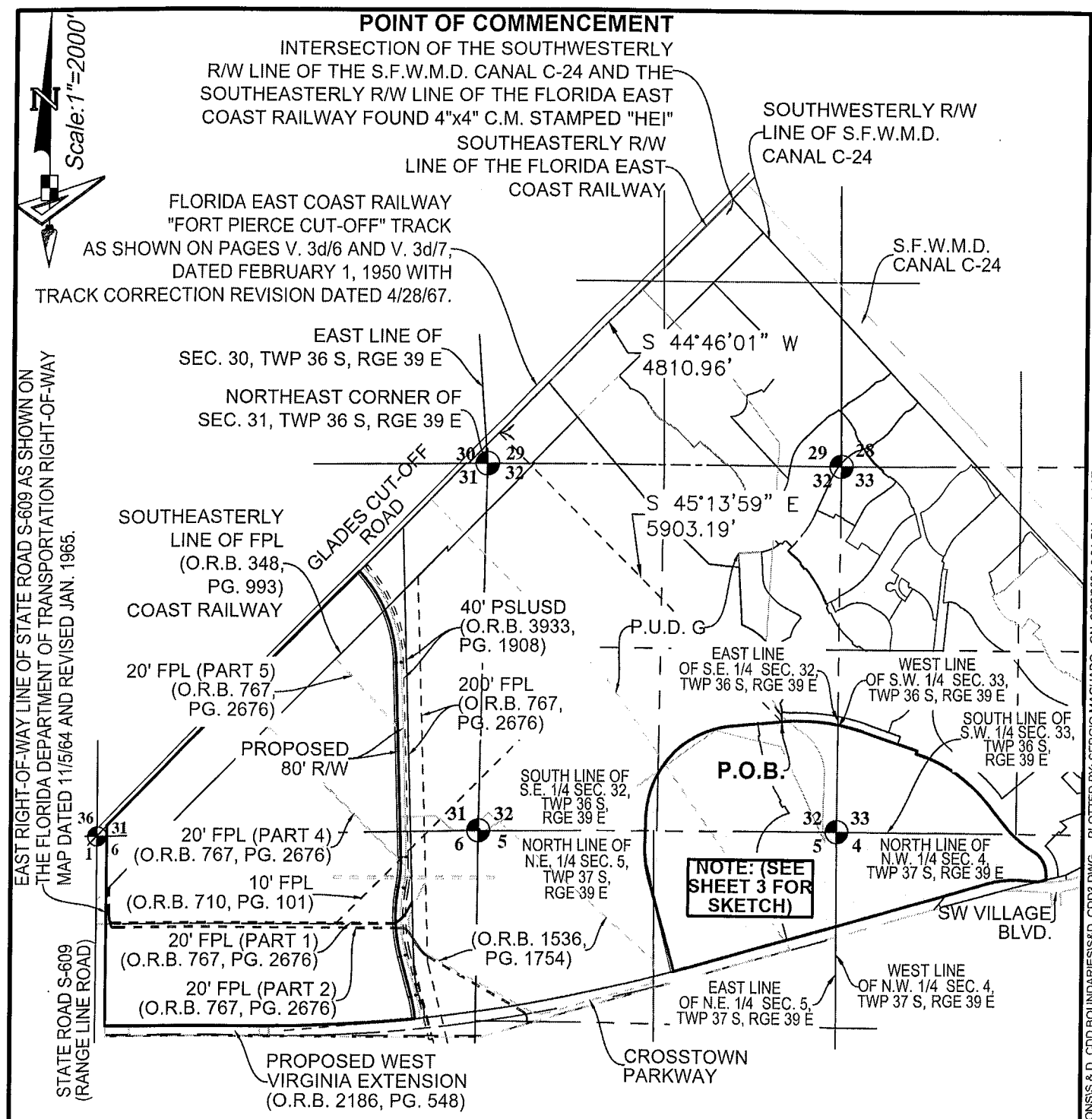
A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTIONS 32 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL NUMBER C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "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; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 4810.96 FEET; THENCE S.45°13'59" E., A DISTANCE OF 5903.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1885.20 FEET, AND A RADIAL BEARING OF S.06°14'12" E. AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING THE **POINT OF BEGINNING**; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'36", A DISTANCE OF 145.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 2930.00 FEET, AND A RADIAL BEARING OF S.02°24'18" E. AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A NON-TANGENT INTERSECTION; THENCE S.71°11'28" E., A DISTANCE OF 839.28 FEET; THENCE S.18°48'32" W., A DISTANCE OF 50.00 FEET; THENCE S.71°11'28" E., A DISTANCE OF 20.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2280.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1291.71 FEET TO A POINT OF TANGENCY; THENCE S.38°43'51" E., A DISTANCE OF 362.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF TANGENCY; THENCE S.04°37'46" E., A DISTANCE OF 115.59 FEET; THENCE S.76°11'52" W., A DISTANCE OF 119.74 FEET; THENCE N.86°26'39" W., A DISTANCE OF 259.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1575.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'55", A DISTANCE OF 537.37 FEET TO A POINT OF TANGENCY; THENCE S.74°00'26" W., A DISTANCE OF 4444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 22918.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°41'57", A DISTANCE OF 279.63 FEET TO A NON-TANGENT INTERSECTION; THENCE N.15°59'34" W., A DISTANCE OF 1409.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1500.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'44", A DISTANCE OF 461.09 FEET TO A POINT OF TANGENCY; THENCE N.01°37'10" E., A DISTANCE OF 429.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1381.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°01'29", A DISTANCE OF 2001.15 FEET TO A POINT OF TANGENCY; THENCE N.84°38'39" E., A DISTANCE OF 733.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 13,949,567 SQUARE FEET OR 320.238 ACRES, MORE OR LESS.

CDD 3 SKETCH AND DESCRIPTION

REVISIONS				Prepared For: COTLEUR AND HEARING	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
				SURVEYOR'S CERTIFICATE This certifies that this sketch and description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary Rager Digitally signed by Gary Rager DN: cn=Gary A. Rager, ou=GeoPoint Surveying, Inc., email=GaryR@geopointsurvey.com, c=US, st=Florida, o=GeoPoint Surveying, Inc., ou=Professional Surveyors and Mappers, cn=Gary Rager, email=GaryR@geopointsurvey.com Date: 2021.02.22 16:24:19 -0500 Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
Sheet No. 1 of 3 Sheets				GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 Drawn: SWM Date: 2/17/21 Data File: ~~~~ Check: GAR P.C.: ~~~~ Field Book: ~~~~ Sections: 4 & 5 Twn. 37S Rng. 39E / 32 & 33 Twn. 36S Rng. 39E Job #: S&D_CDD3	



**CDD 3
SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING
Last Date of Field Survey: N/A

GeoPoint
Surveying, Inc.

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Suite 105
Riviera Beach, FL 33404

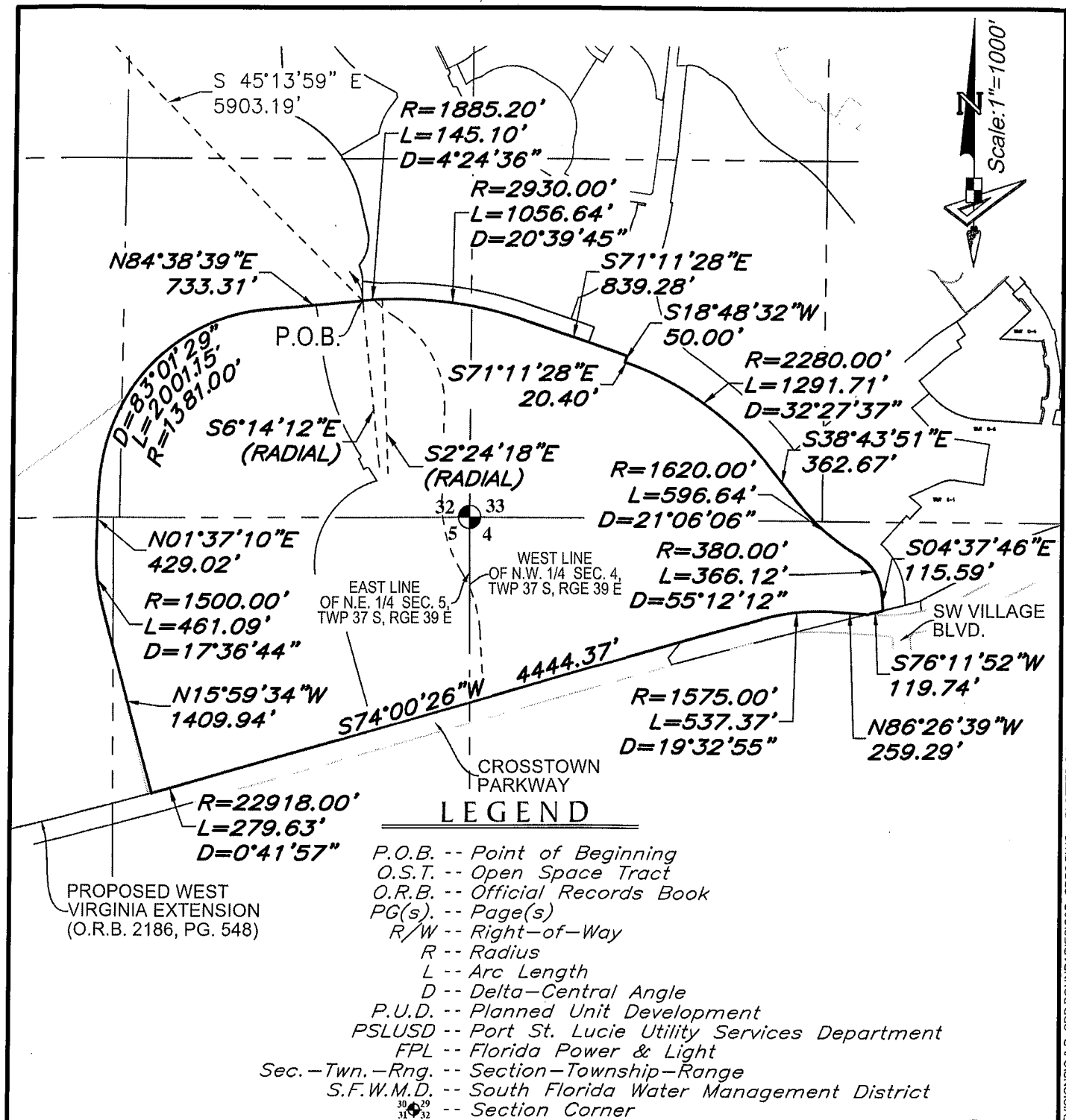
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Sheet No. 2 of 3 Sheets

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Check: GAR	P.C.: ~~~~	Field Book: ~~~~
Sections: 4 & 5 Twn. 37S Rng. 39E / 32 & 33 Twn. 36S Rng. 39E		Job #: S&D_CDD3

DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D_CDD BOUNDARIES\S&D_CDD3.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:31 PM LAST SAVED BY: SERGIOM ON: 2/22/2021 3:30 PM



CDD 3
SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING
 Last Date of Field Survey: N/A



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Drawn: SWM	Date: 2/17/21	Data File: ~~~~
Check: GAR	P.C.: ~~~~	Field Book: ~~~~

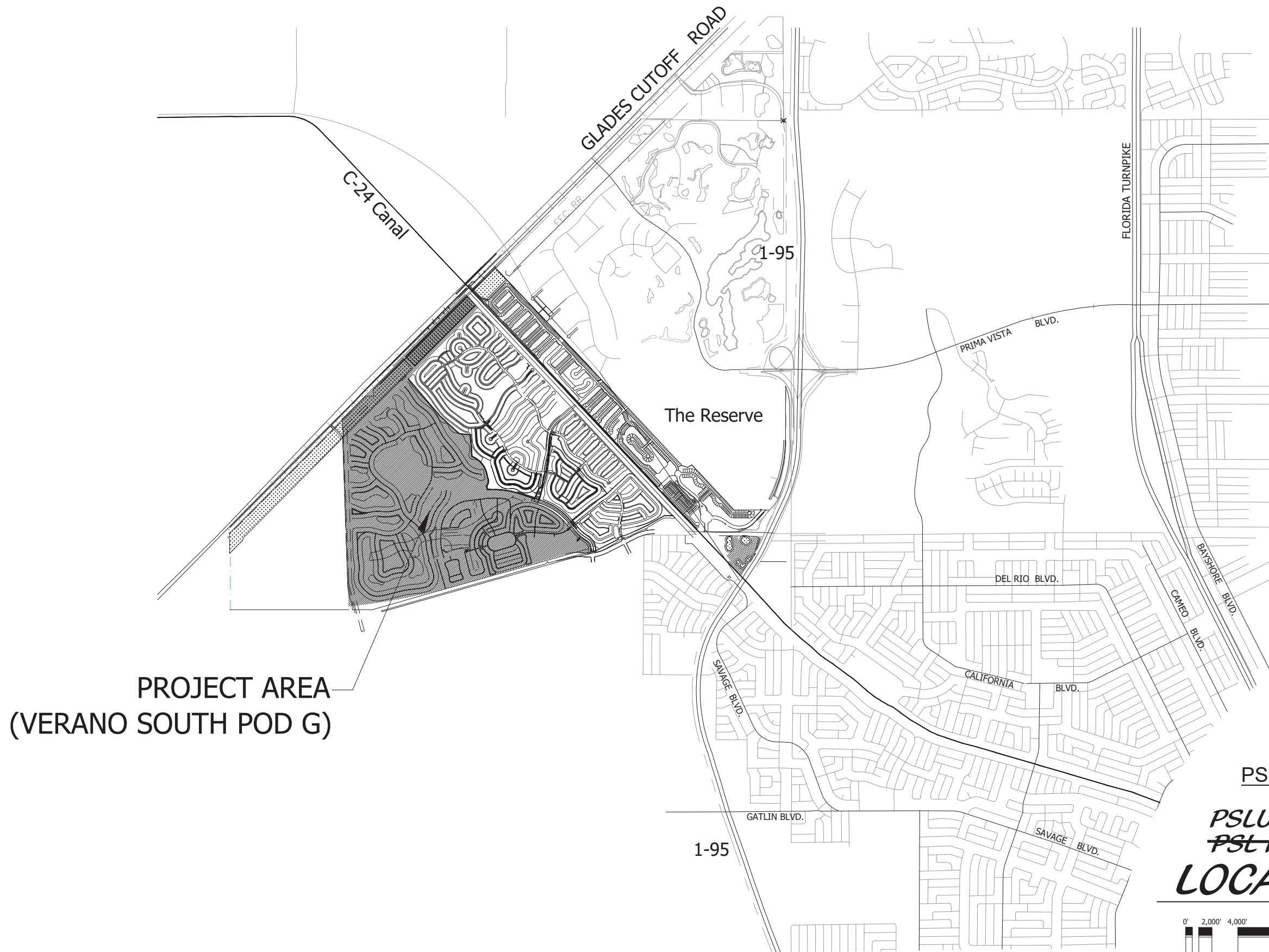
Sheet No. 3 of 3 Sheets

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 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sections: 4 & 5 Twn. 37S Rng. 39E / 32 & 33 Twn. 36S Rng. 39E
 Job #: S&D_CDD3

DWG NAME: W\VERANO\SURVEY\CDD BOUNDARY REVISIONS & D_CDD BOUNDARY REVISIONS & D_CDD3.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:31 PM LAST SAVED BY: SERGIO MACHADO ON: 2/22/2021 3:30 PM

EXHIBIT 8
LOCATION MAP
(PLEASE SEE BELOW)



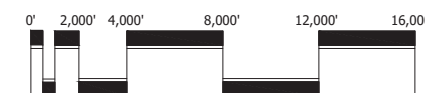
PROJECT AREA
(VERANO SOUTH POD G)

PSL PROJ# P26-007

PSLUSD #11-652-36

~~PSL PROJ# P21-071~~

LOCATION MAP



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



North



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VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-1003
DATE	05-06-20
REVISIONS	08-05-20
	10-21-20
	11-17-20
	10-06-20

08-05-21

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P26-007

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



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The diagram illustrates the spatial relationship between three key areas:

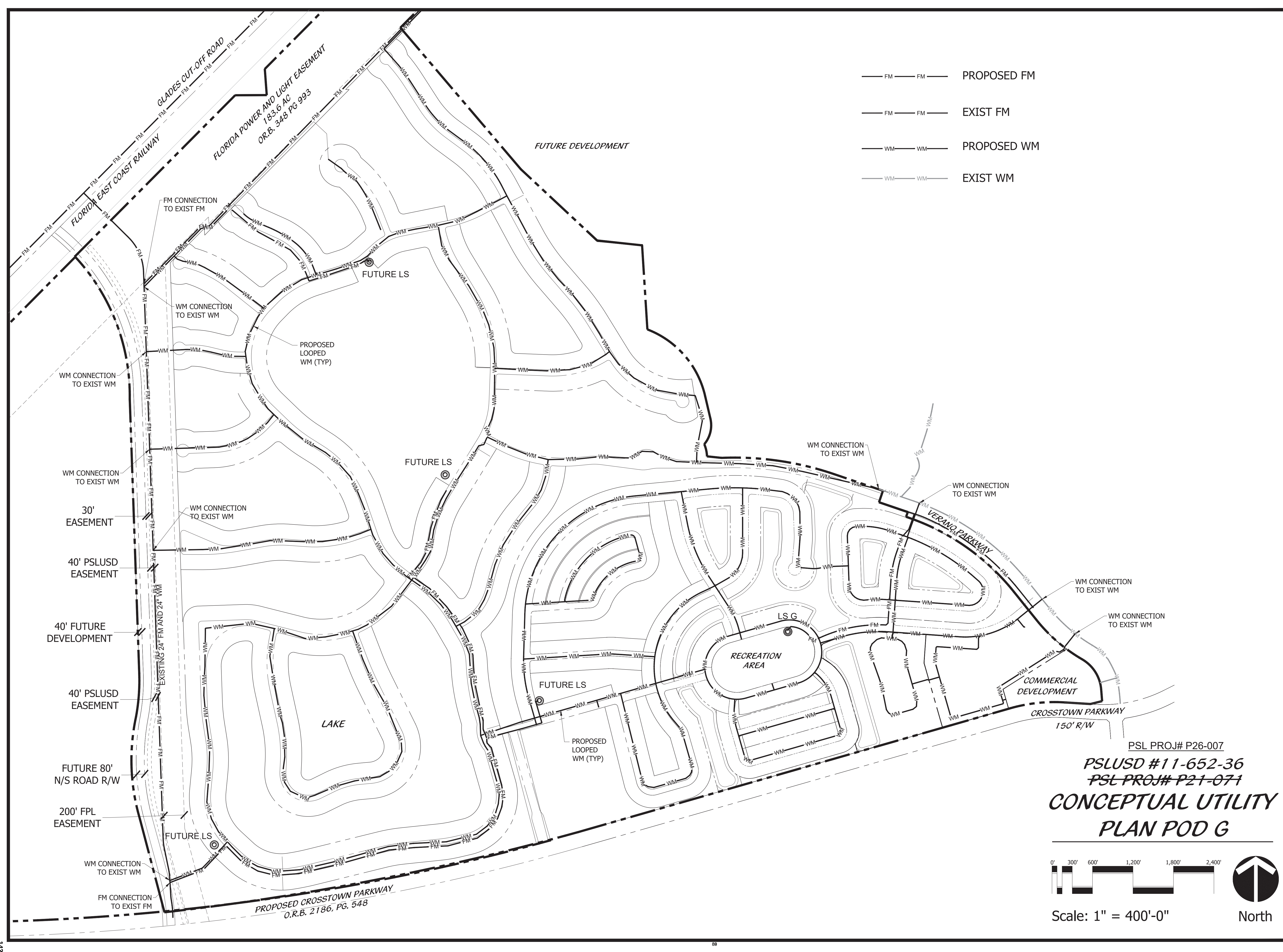
- FUTURE VERANO PUD G BOUNDARY:** Represented by a dashed horizontal line at the top.
- INGRESS/ EGRESS TO PUD/SITE:** Indicated by a solid black arrow pointing from the boundary line down towards the golf operations area.
- GOLF OPERATIONS:** Represented by a rectangular area filled with a pattern of small dots, located below the ingress/egress arrow.

CONCEPTUAL MASTER PLAN POD G



North

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



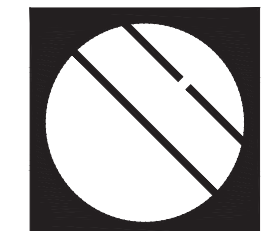
- FM — FM — PROPOSED FM
- FM — FM — EXIST FM
- WM — WM — PROPOSED WM
- WM — WM — EXIST WM

PSL PROJ# P26-007
PSLUSD #11-652-36
PSL PROJ# P21-071
**CONCEPTUAL UTILITY
PLAN POD G**

0' 300' 600' 1,200' 1,800' 2,400'

Scale: 1" = 400'-0"

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EXHIBIT 10
TYPICAL ROADWAYS
(PLEASE SEE BELOW)



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Port St. Lucie, Florida

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DRAWN _____	LAH
APPROVED _____	DTS
JOB NUMBER _____	18-1003
DATE _____	05-06-20
REVISIONS _____	08-05-20
10-21-20 _____	09-04-20
11-17-20 _____	10-06-20

08-05-21
09-08-21

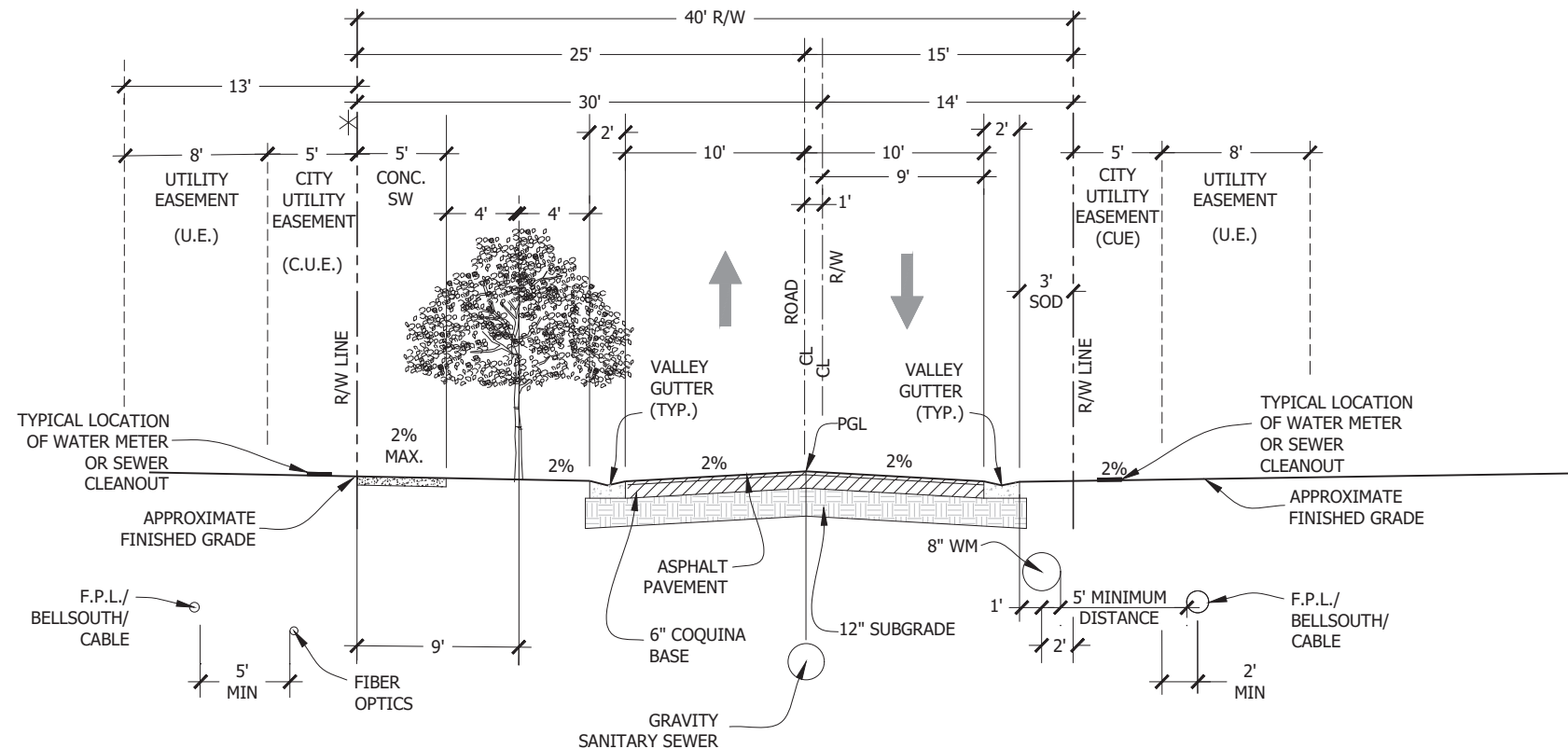
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145

LEGEND

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



40' RIGHT-OF-WAY
TOWNHOME COMMUNITY SECTION
POSTED SPEED 25 MPH

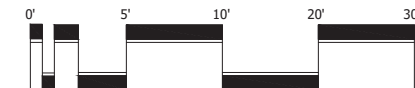
* NOTE:
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
PSLSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.
IT IS ANTICIPATED THIS SECTION WILL BE IN THE FUTURE MULTI-FAMILY PARCEL.

PSL PROJ# P26-007

PSLUSD #1 1-652-36

~~PSL PROJ# P21-071~~

*MULTIFAMILY TOWN HOME
COMMUNITY 40' ROW POD G*



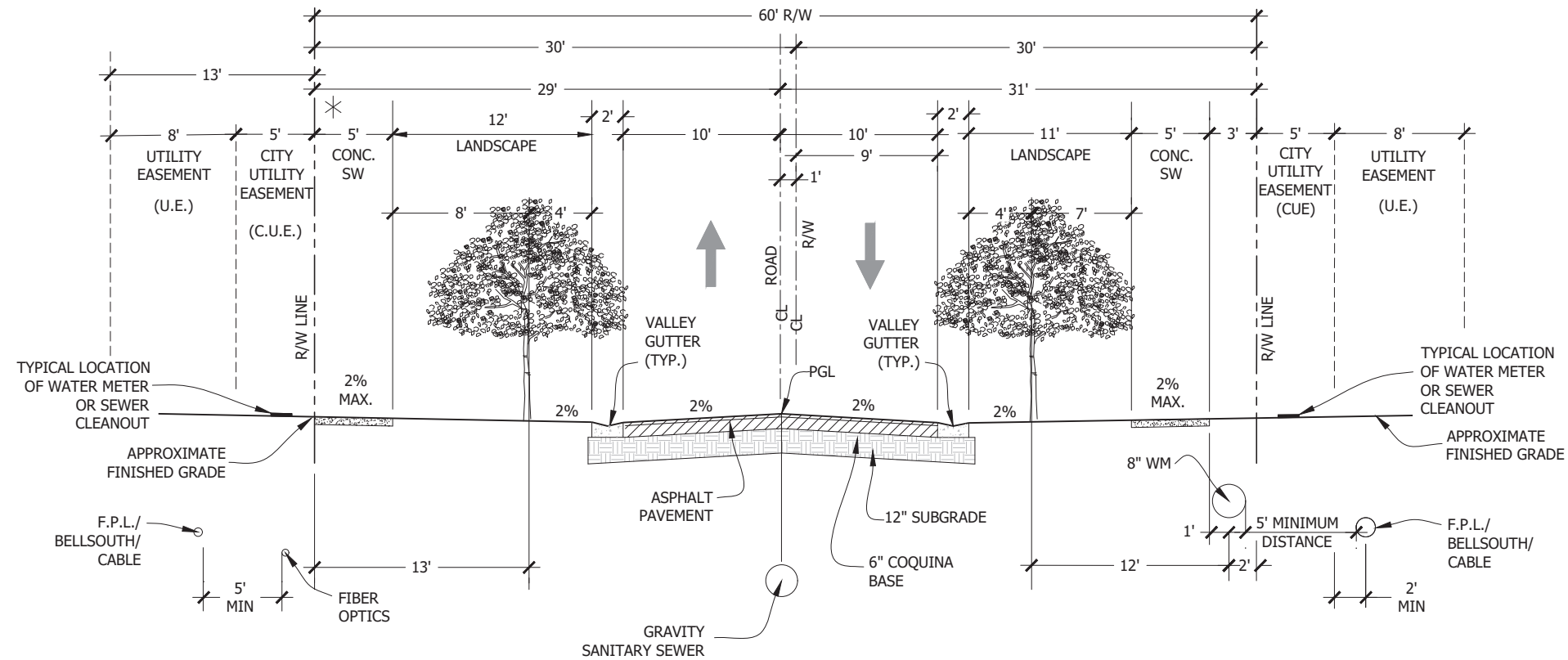
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North

LEGEND

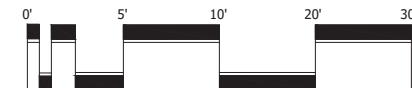
-  ASPHALT PAVING
-  CONCRETE
-  UTILITY EASEMENT
-  CENTERLINE
-  PROPOSED RIGHT-OF-WAY



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

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

PSL PROJ# P26-007
PSLUSD #11-652-36
~~PSL PROJ# P21-071~~
TYPICAL 60' ROW
POD G



Scale: 1" = 10'-0"



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VERANO SOUTH POD G

Kolter Homes
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	09-04-20
	11-17-20
	10-06-20

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APPROVED _____	D
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DATE _____	05-06-
REVISIONS _____	08-05-
10-21-20 _____	09-04-
11-17-20 _____	10-06-

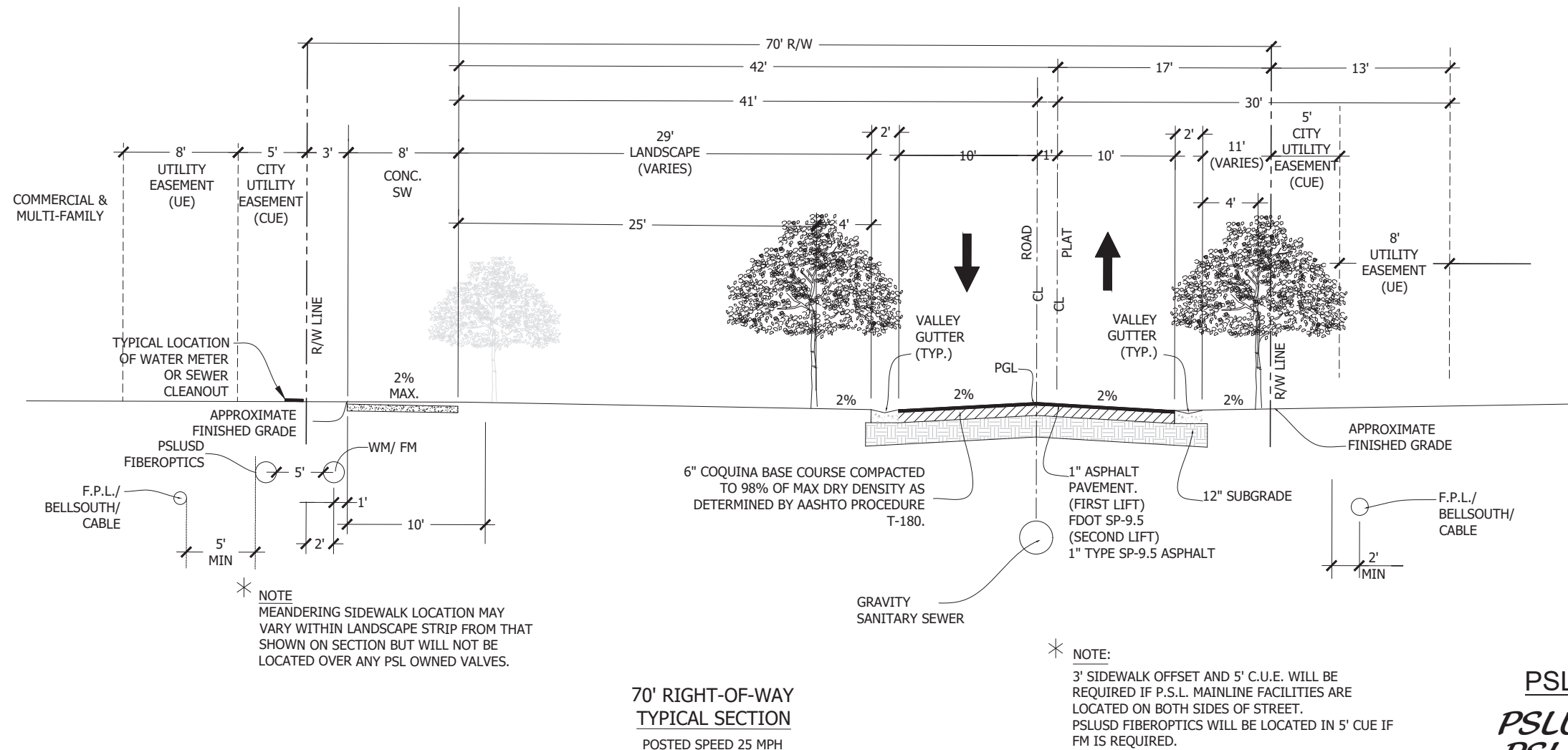
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 ASPHALT PAVING
 CONCRETE
 UTILITY EASEMENT
 CENTERLINE
 PROPOSED RIGHT-OF-WAY

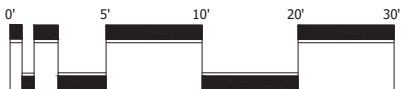


PSL PROJ# P26-007

PSLUSD #11-652-36

~~PSL PROJ# P21-071~~

*TYPICAL 70' ROW
POD G (A)*



Scale: 1" = 10'-0"



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	10-21-20 09-04-20
	11-17-20 10-06-20

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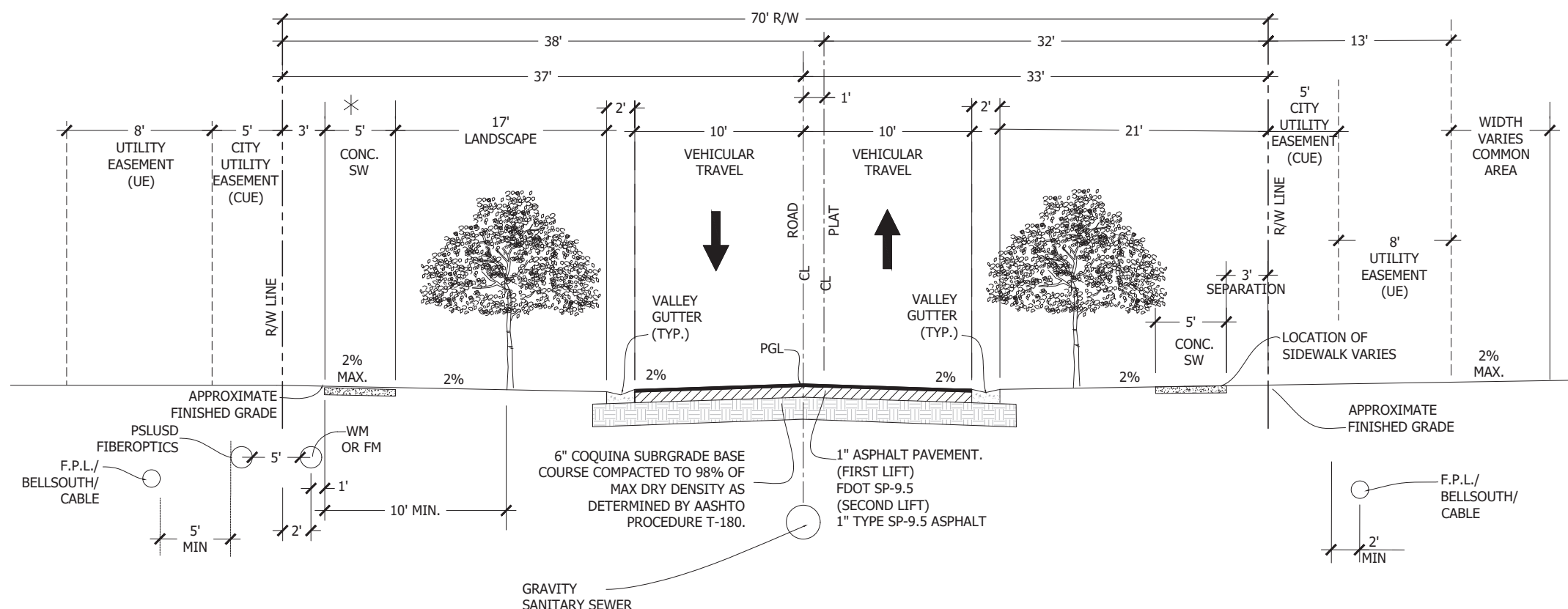
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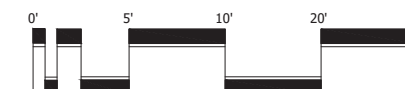
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



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

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

PSL PROJ# P26-007
~~PSL PROJ# P21-071~~
**TYPICAL 70' ROW
POD G (B)**



Scale: 1" = 10'-0"



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	10-06-20

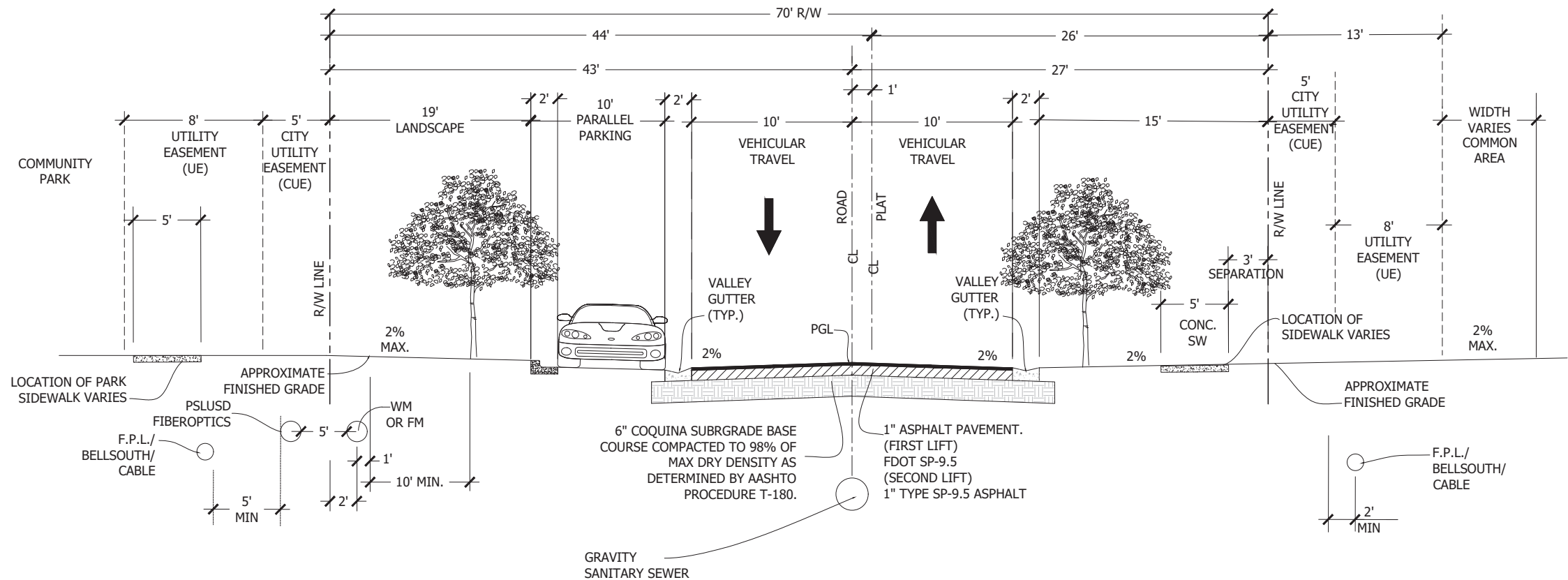
08-05-21

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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

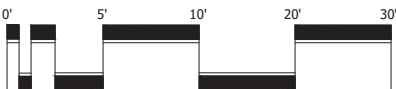
* NOTE:
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE
REQUIRED IF P.S.L. MAINLINE FACILITIES ARE
LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF
FM IS REQUIRED.

PSL PROJ# P26-007

PSLUSD #11-652-36

~~PSL PROJ# P21-071~~

**TYPICAL 70' ROW
POD G (C)**



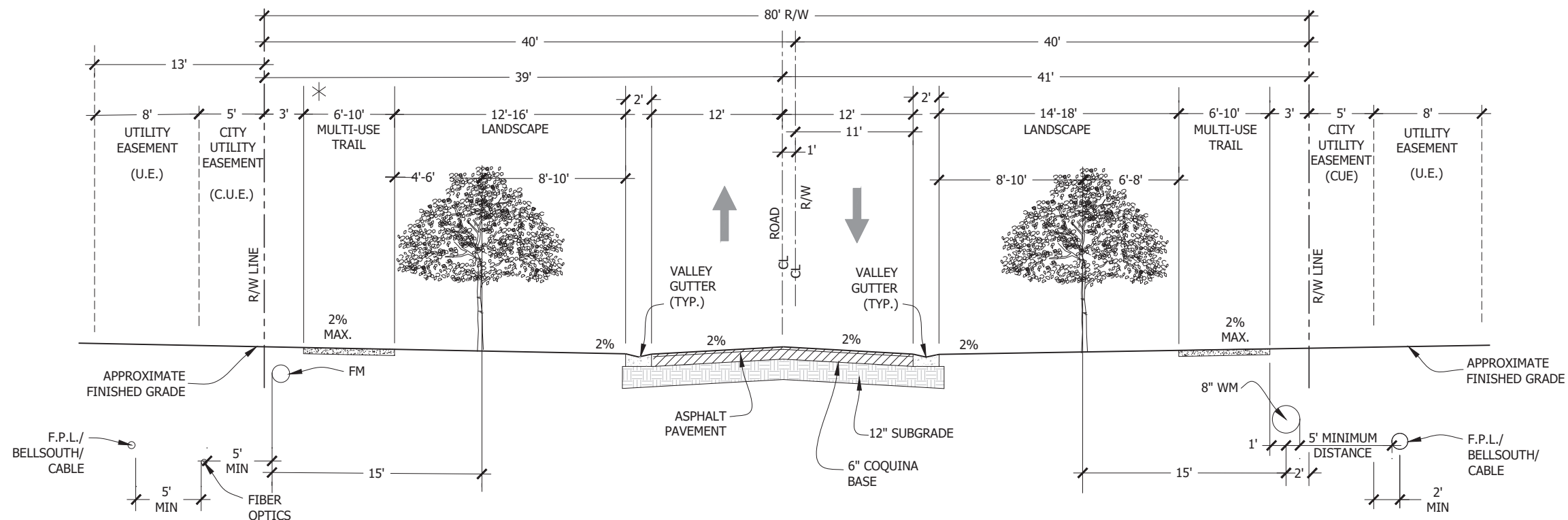
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North

LEGEND

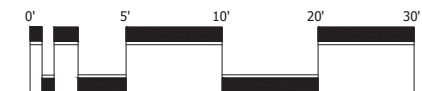
-  ASPHALT PAVING
-  CONCRETE
-  UTILITY EASEMENT
-  CENTERLINE
-  PROPOSED RIGHT-OF-WAY



80' RIGHT-OF-WAY
N/S A ROAD

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

PSL PROJ# P26-007
PSLUSD #11-652-36
~~PSL PROJ# P21-071~~
N/S A ROAD 80'
ROW POD G



Scale: 1" = 10'-0"



North



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VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-1003
DATE	05-06-20
REVISIONS	08-05-20
	10-21-20
	09-04-20
	11-17-20
	10-06-20

08-05-21

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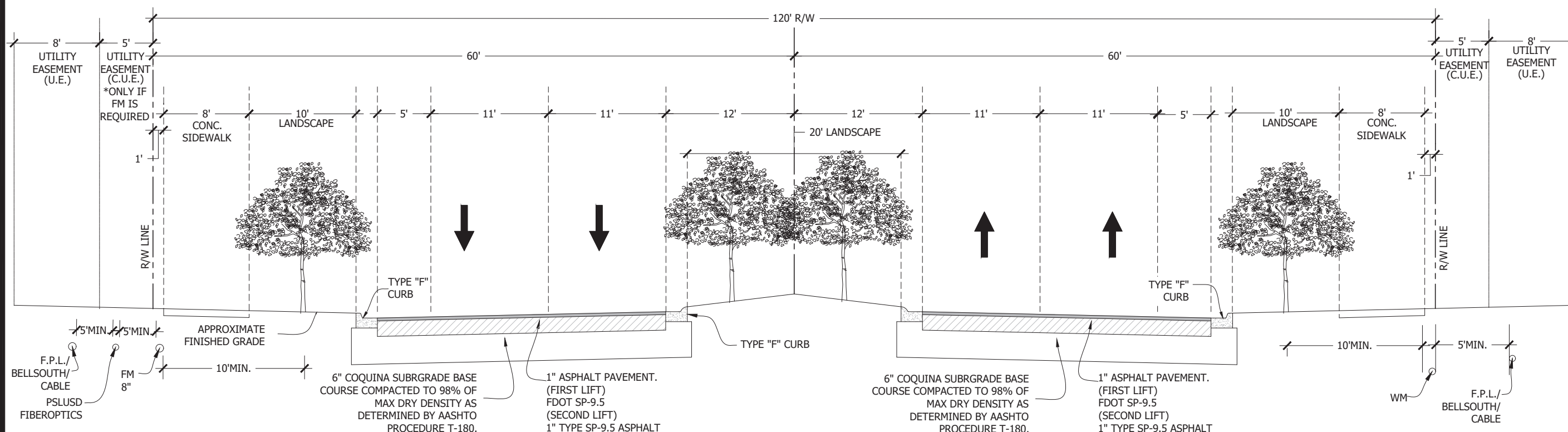
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LEGEND

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



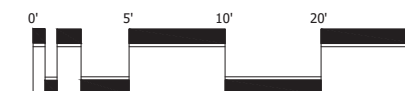
120' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

PSL PROJ# P26-007

PSLUSD #11-652-36

~~PSL PROJ# P21-071~~

TYPICAL 120' ROW
POD G

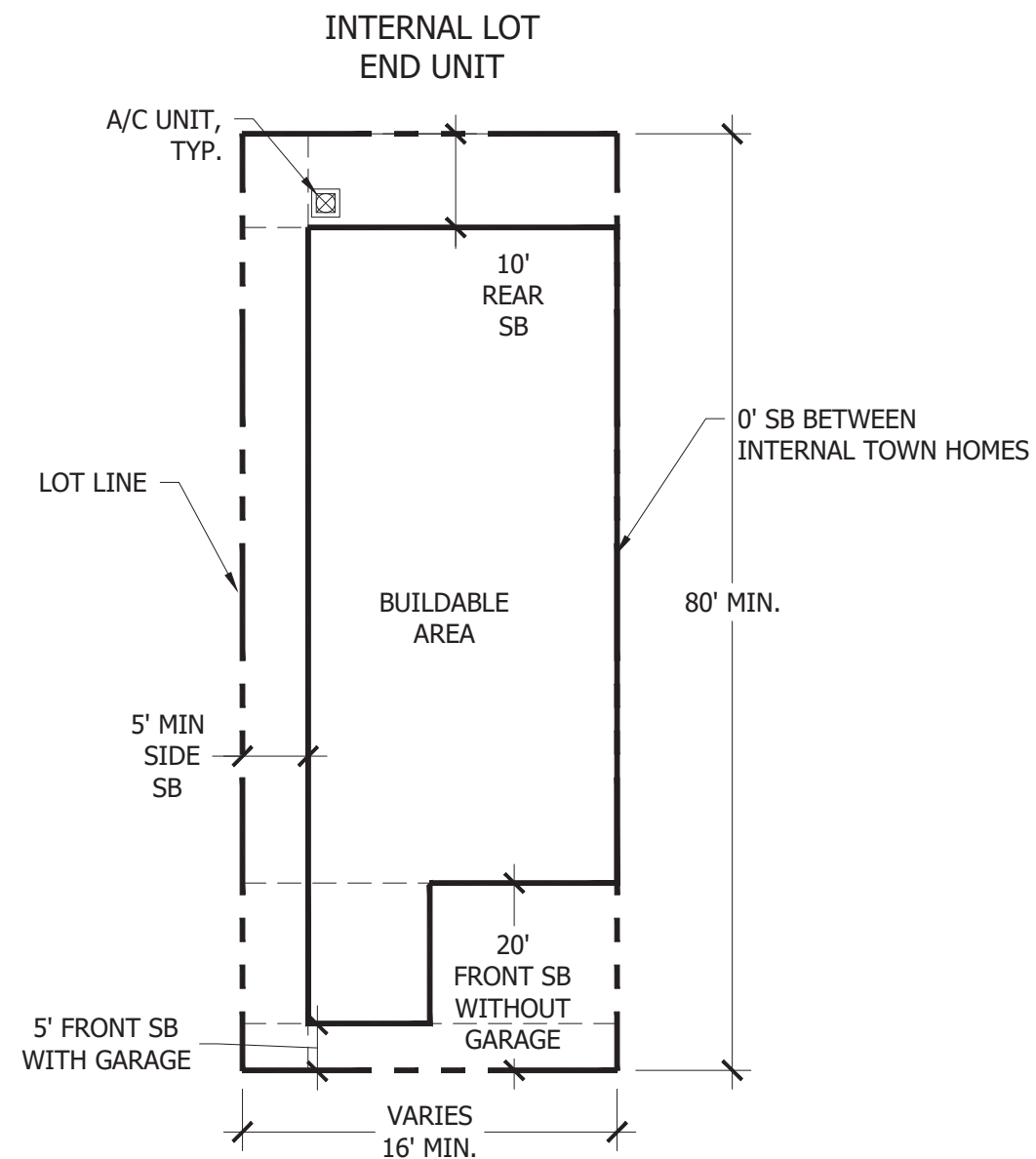


Scale: 1" = 10'-0"



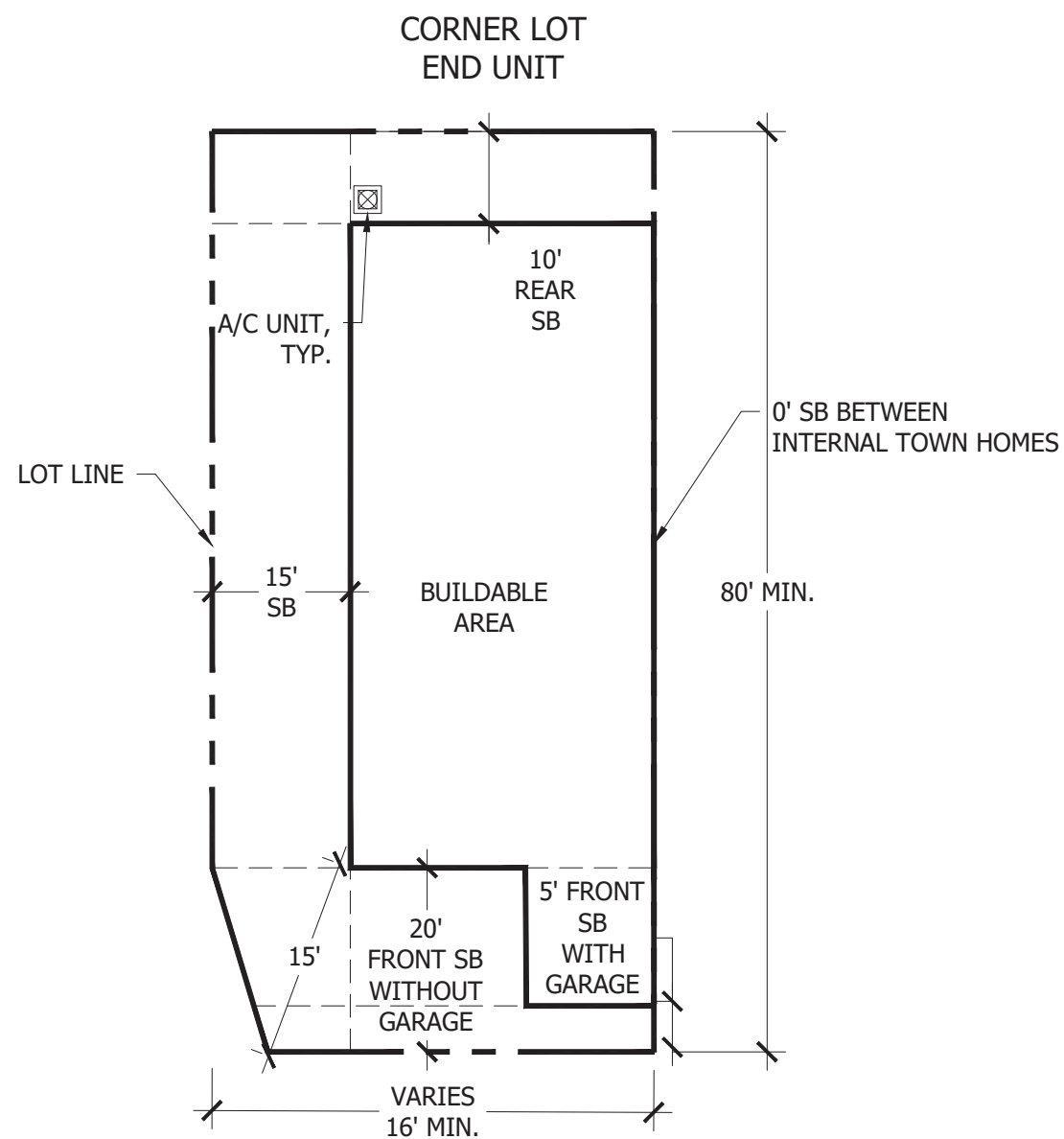
North

EXHIBIT 11
TYPICAL LOTS
(PLEASE SEE BELOW)



Notes:

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



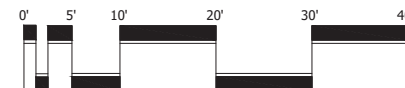
IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'. WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

PSL PROJ# P26-007

PSLUSD #11-652-36

~~PSL PROJ# P21-071~~

**TYPICAL TOWN
HOME LOT**



Scale: 1" = 20'-0"



North



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VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

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APPROVED	DTS
JOB NUMBER	18-1003
DATE	05-06-20
REVISIONS	08-05-20
	10-21-20
	09-04-20
	11-17-20
	10-06-20

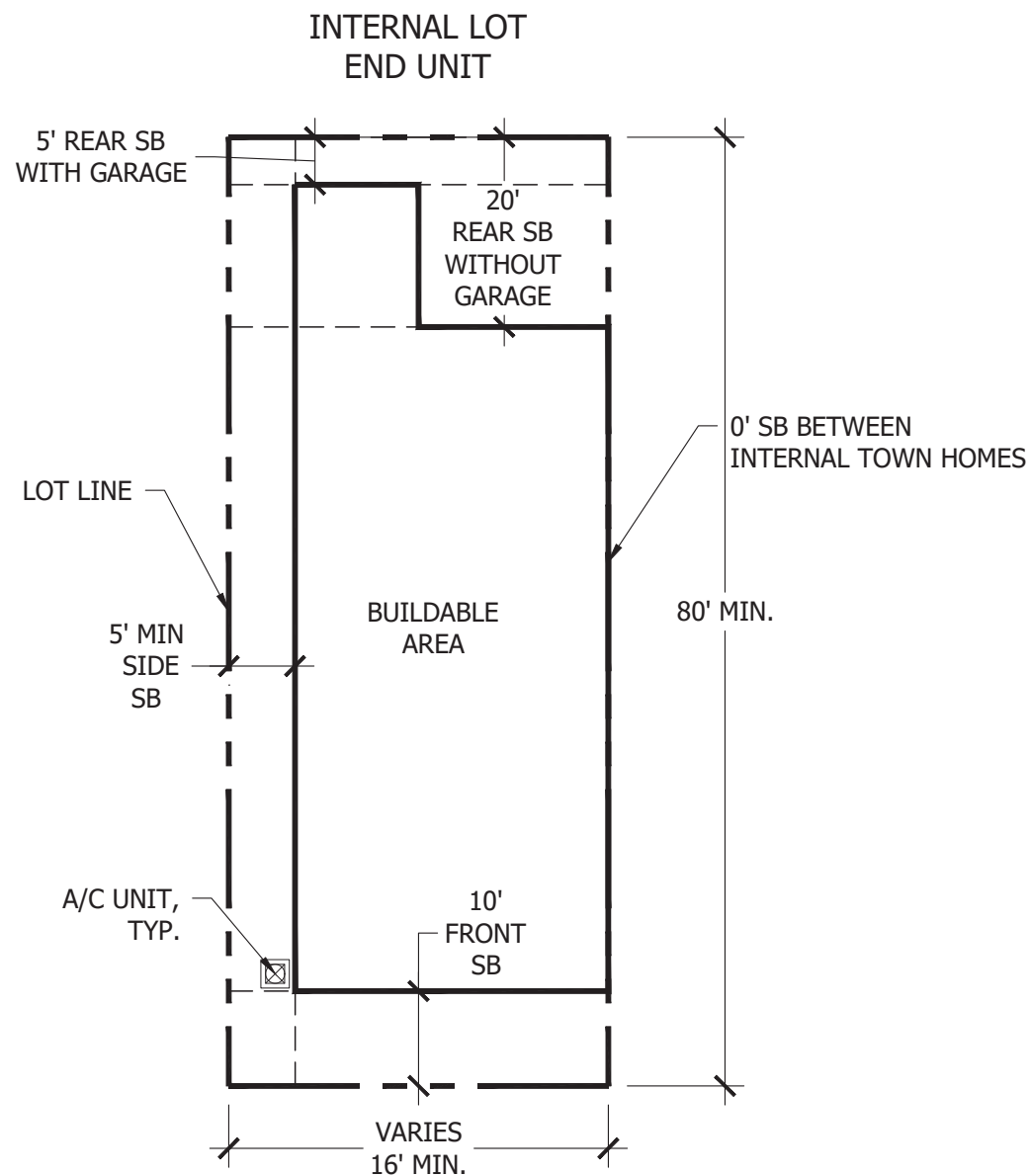
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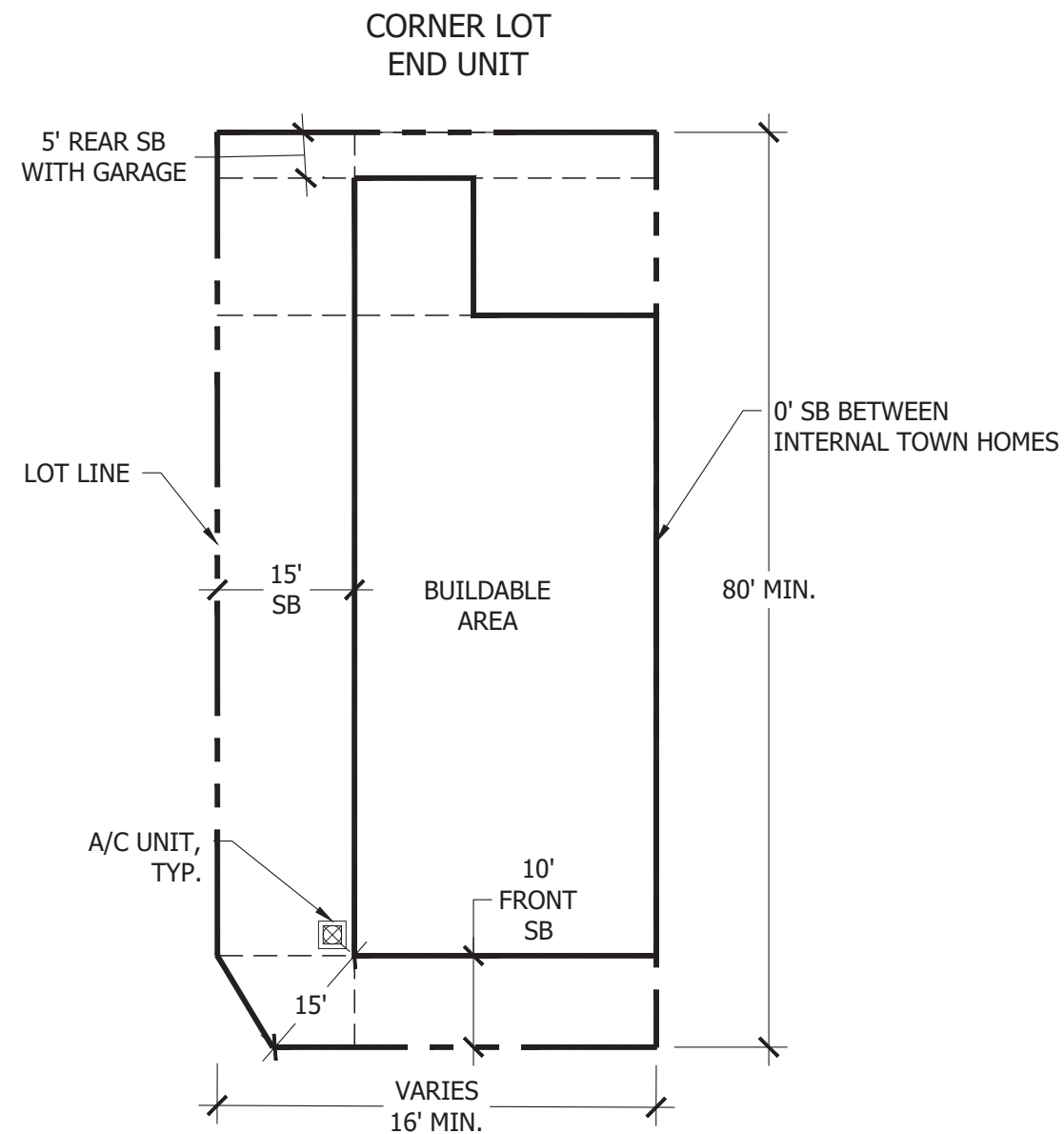
P26-007

153



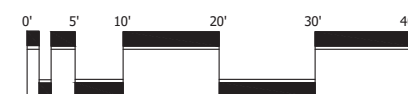
Notes:

1. ACCESSORY SETBACK IS 3' MIN. OR 0' IF ADJACENT TO OPEN SPACE OR LAKE.
2. IF NO GARAGE IS PROVIDED, THE SETBACK SHALL BE 20'.
3. IF A GARAGE IS PROVIDED, THE SETBACK SHALL BE 5'.
4. 10' MIN. SEPARATION BETWEEN BUILDINGS.
5. THE MINIMUM WIDTH OF THE DRIVEWAY IS 9'.
6. MINIMUM LOT AREA IS 1,280 SF.
7. AC IN REAR IS PERMITTED.
8. AC MUST BE SCREENED FROM RIGHT-OF-WAY WITH LANDSCAPE.



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

PSL PROJ# P26-007
 PSLUSD #11-652-36
~~PSL PROJ# P21-071~~
TYPICAL ALLEY
TOWN HOME LOT



Scale: 1" = 20'-0"



North



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VERANO SOUTH POD G

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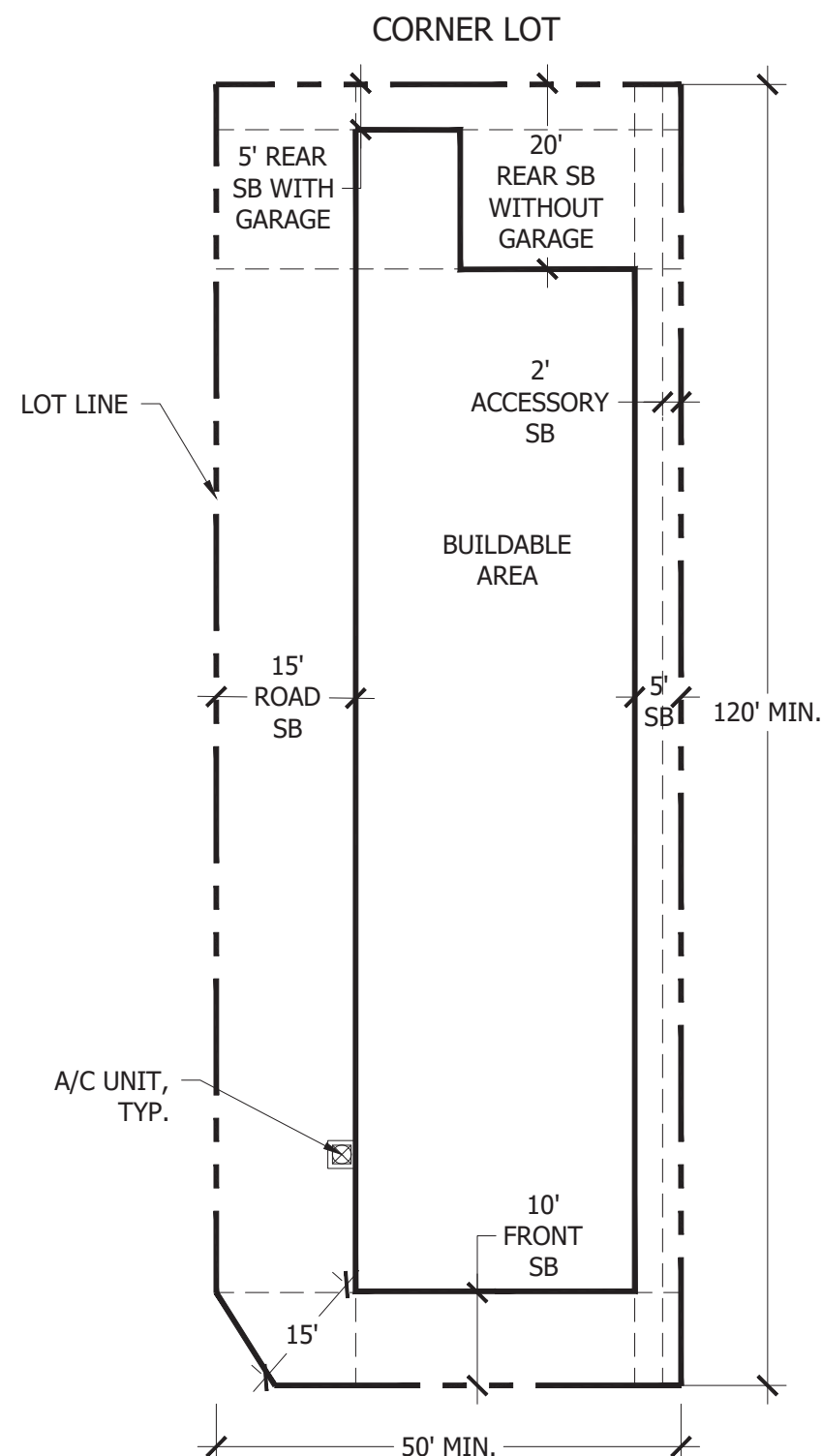
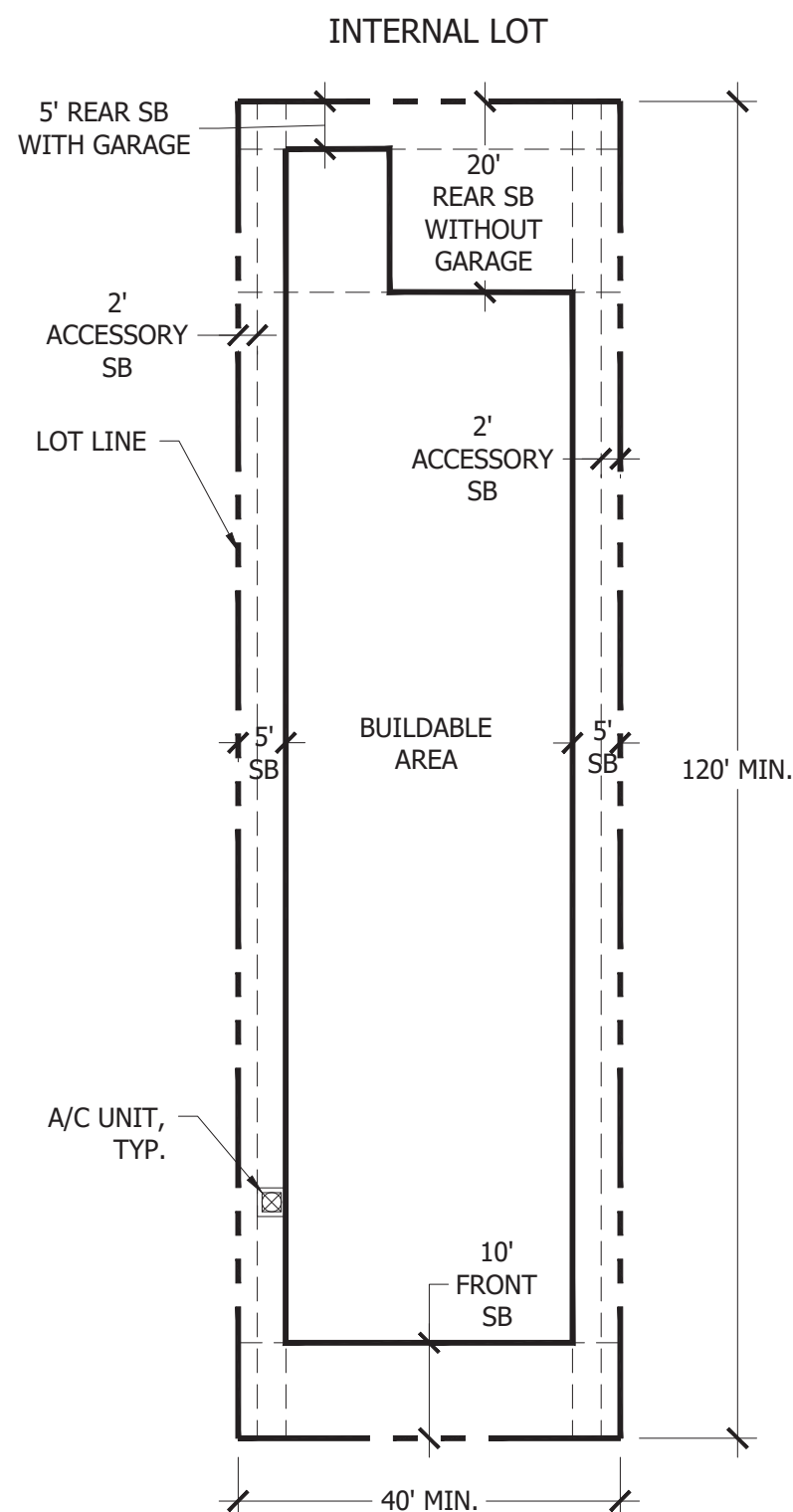
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SHEET 1 OF 1

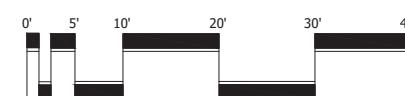
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IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'. WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

PSL PROJ# P26-007
PSLUSD #11-652-36
~~PSL PROJ# P21-071~~
TYPICAL ALLEY
SINGLE FAMILY LOT



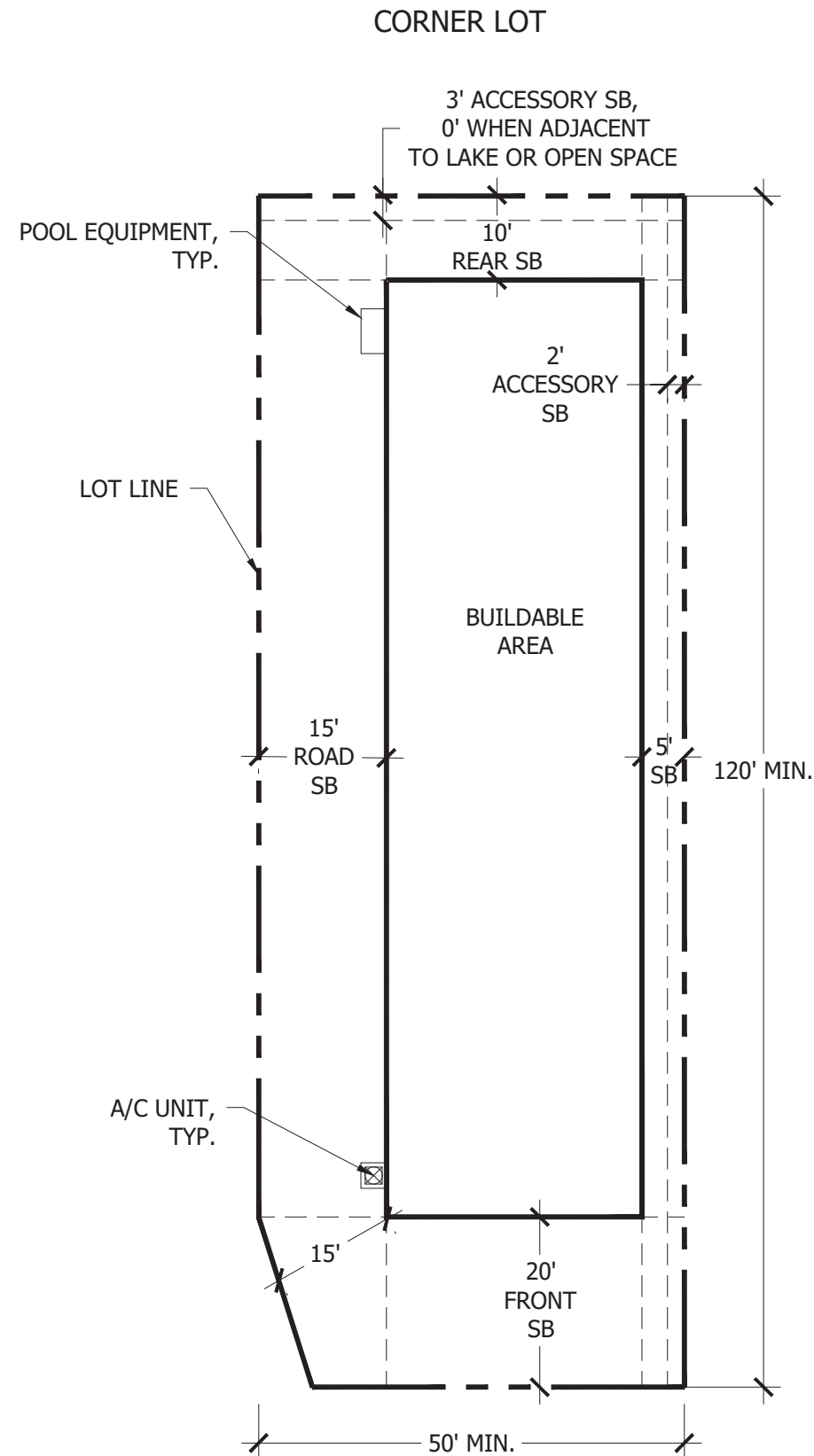
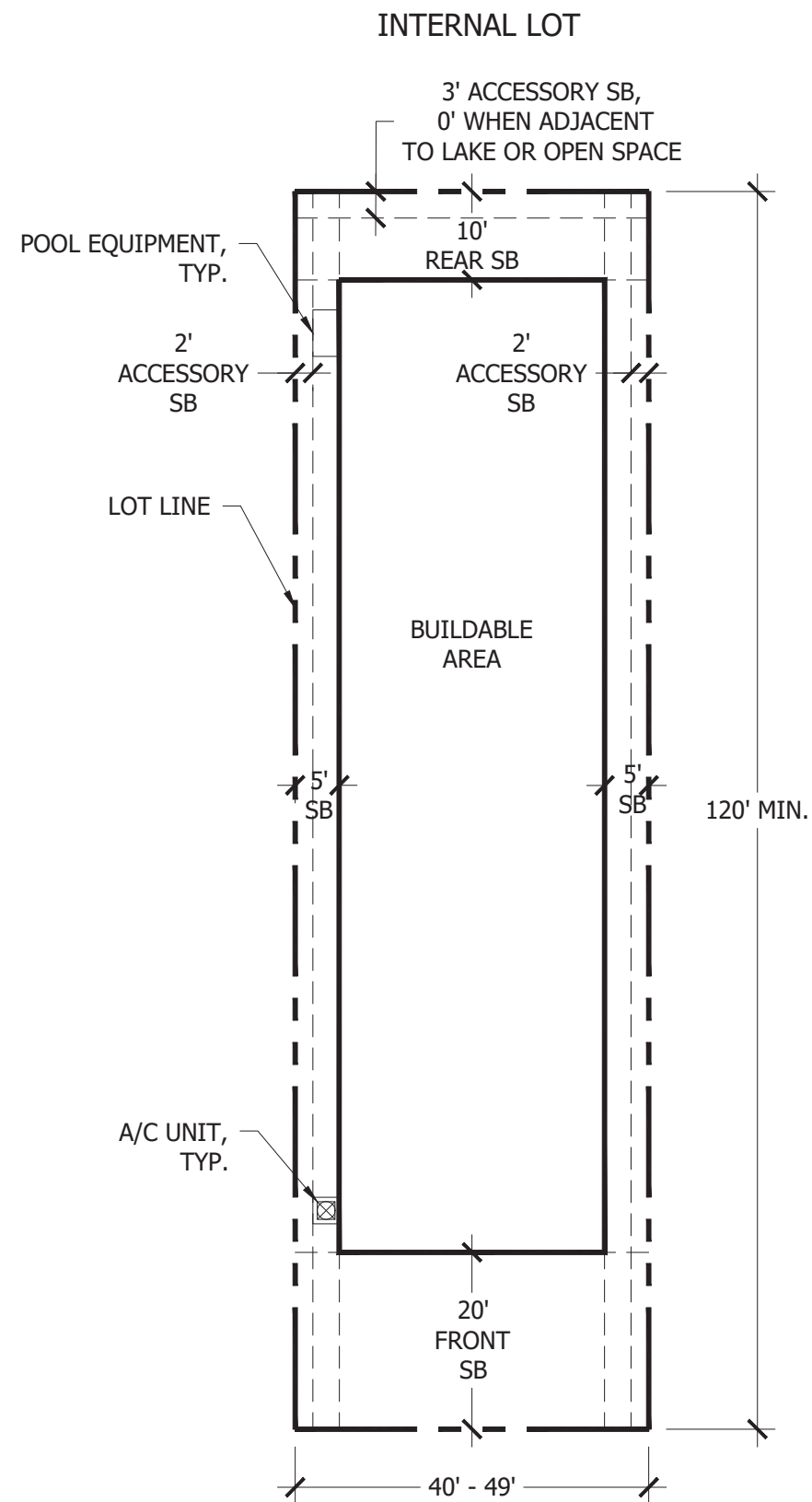
Scale: 1" = 20'-0"



North

Notes:

1. ACCESSORY SETBACK IS 3' MIN. OR 0' IF ADJACENT TO OPEN SPACE OR LAKE.
2. IF NO GARAGE IS PROVIDED, THE SETBACK SHALL BE 20'.
3. IF A GARAGE IS PROVIDED, THE SETBACK SHALL BE 5'.
4. THE MINIMUM WIDTH OF THE DRIVEWAY IS 9'.
5. MINIMUM LOT AREA IS 4,800 SF.

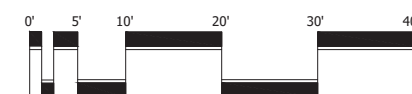


Notes:

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

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

PSL PROJ# P26-007
PSLUSD #11-652-36
~~PSL PROJ# P21-071~~
40' - 49'
TYPICAL LOT



Scale: 1" = 20'-0"



North



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VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
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APPROVED	DTS
JOB NUMBER	18-1003
DATE	05-06-20
REVISIONS	08-05-20
	10-21-20
	09-04-20
	11-17-20
	10-06-20

08-05-21
09-08-21

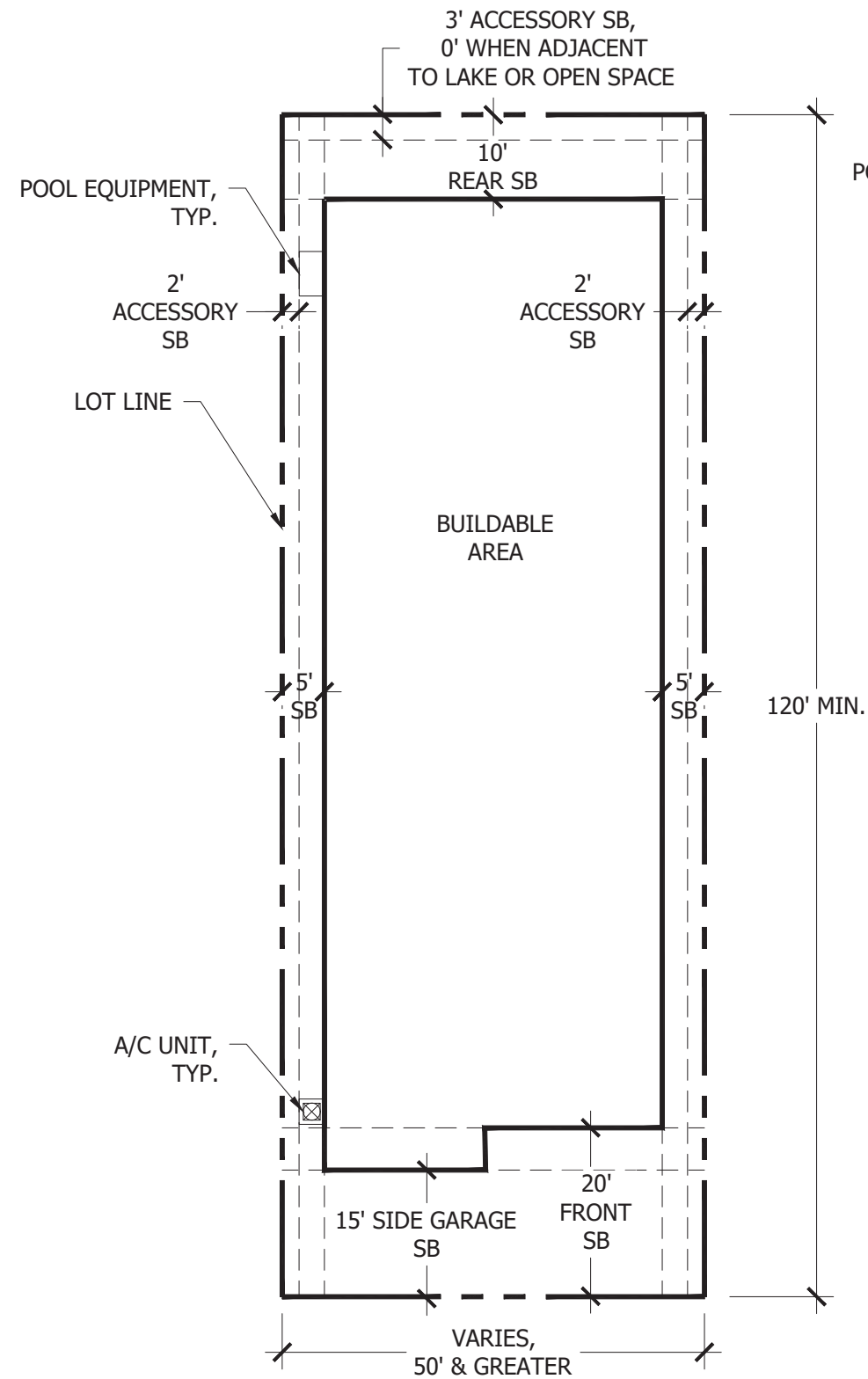
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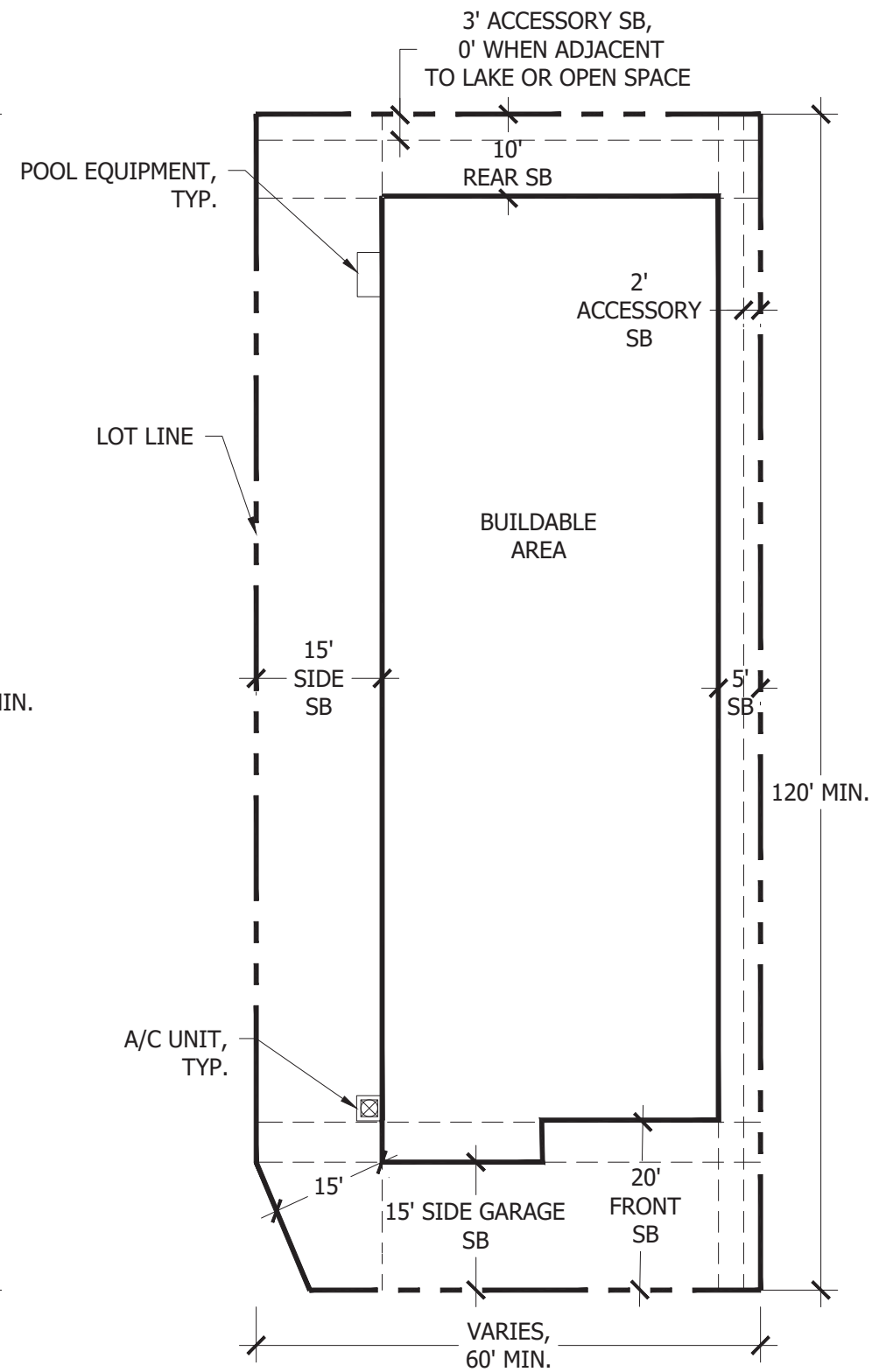
INTERNAL LOT



Notes:

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

CORNER LOT



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

PSL PROJ# P26-007

PSLUSD #11-652-36

~~PSL PROJ# P21-071~~

TYPICAL LOT
(50' & GREATER)



Scale: 1" = 20'-0"



North



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VERANO SOUTH POD G

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	10-06-20

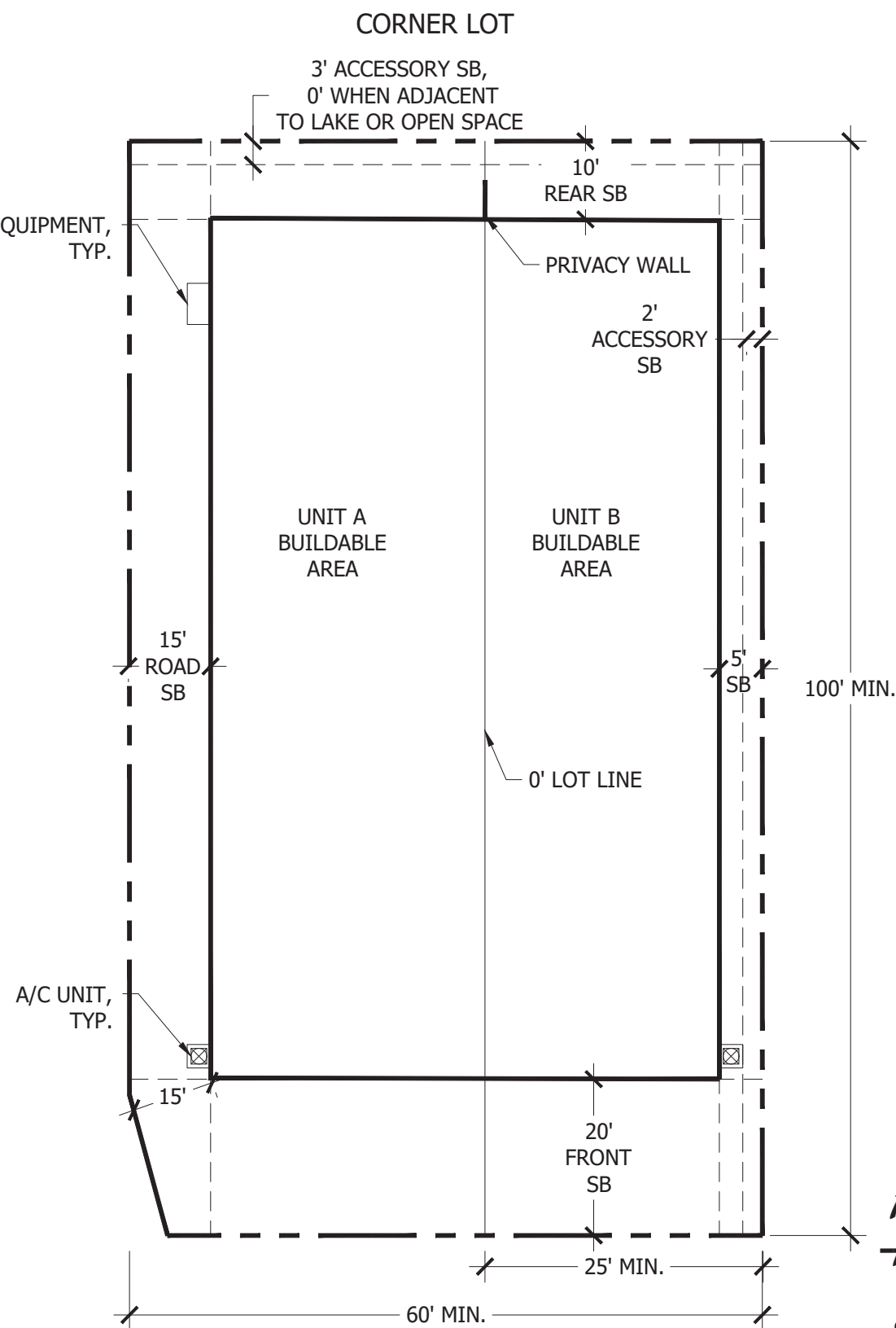
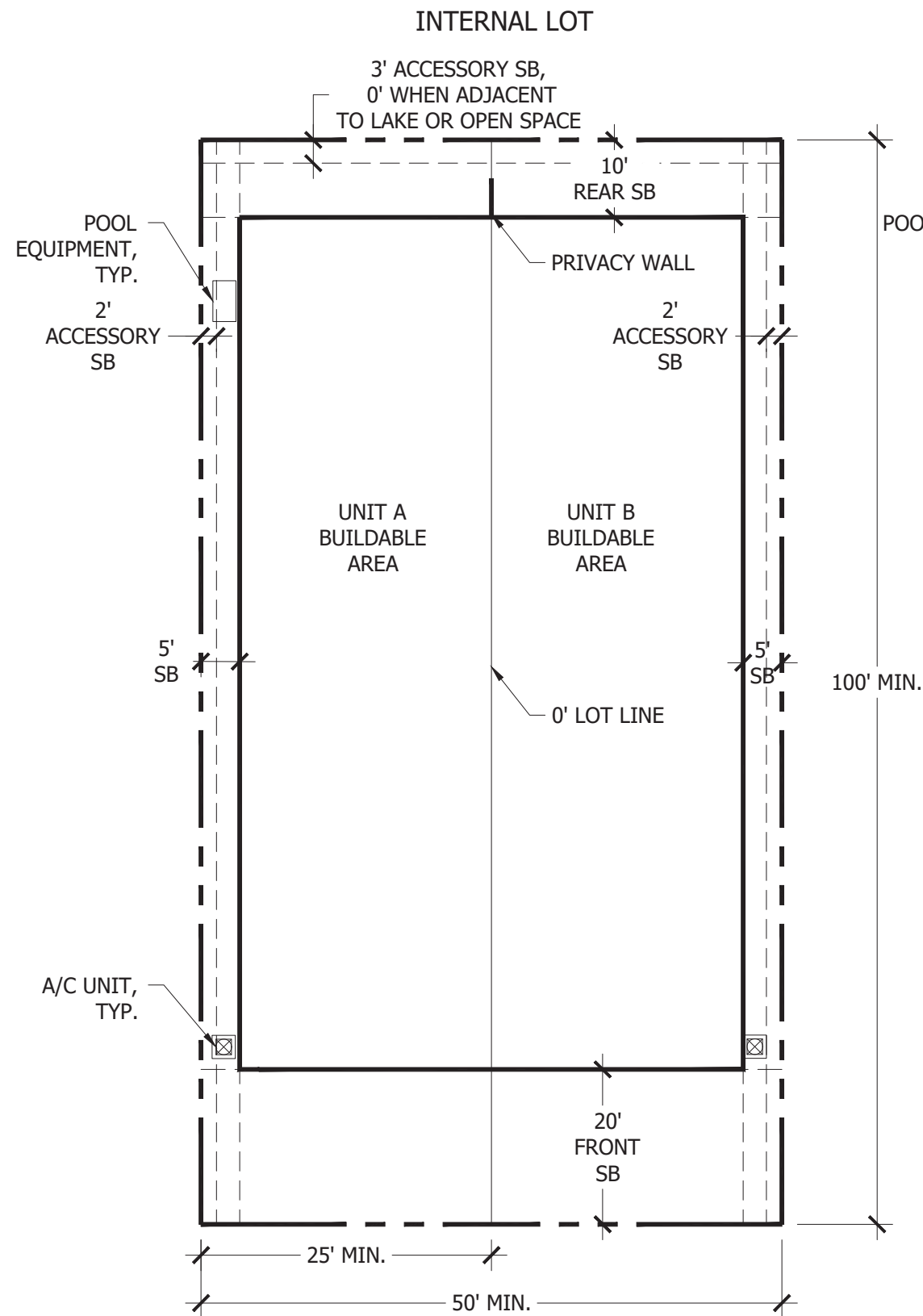
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Notes:

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

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

PSL PROJ# P26-007

PSLUSD #11-652-36

~~PSL PROJ# P21-071~~

**50' TYPICAL
VILLA LOT**



Scale: 1" = 20'-0"



North



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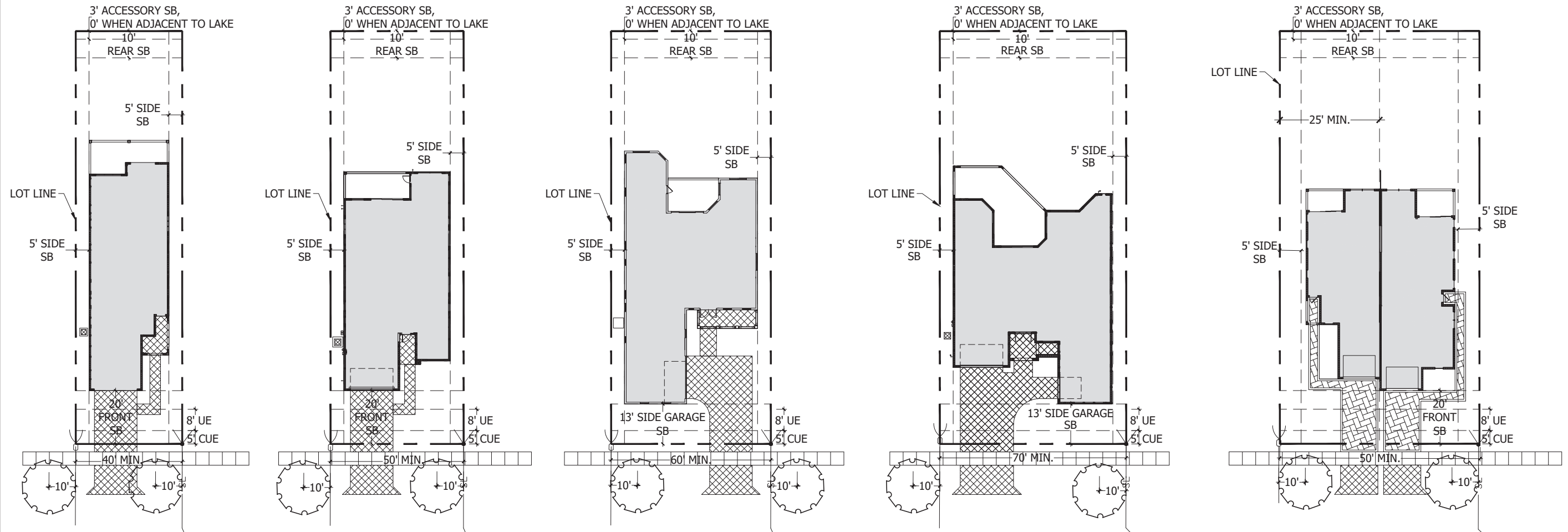
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VERANO SOUTH POD G

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40'-49' TYPICAL

50' & GREATER
FRONT LOAD

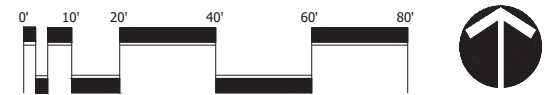
50' & GREATER
SIDE LOAD

50' & GREATER
FRONT & SIDE LOAD

VILLA TYPICAL
PSL PROJ# P26-007

PSLUSD #11-652-36
~~PSL PROJ# P21-071~~

TYPICAL DRIVEWAY LAYOUT



Scale: 1" = 40'-0"



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P26-007

EXHIBIT 12
TRAFFIC STATEMENT
(PLEASE SEE BELOW)

To: City of Port St. Lucie Planning Department
From: Shaun G. MacKenzie, P.E.
Date: March 17, 2021
Re: Verano Planned Unit Development (Pod G)
Amended 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 the remainder of the DRI's second, third, fourth phases (Phases II, III, and IV). The traffic impacts of this development were fully analyzed 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 Verano.

As a part of this Masterplan, Pod G is amended to 3,019 dwelling units (DUs) plus all other remaining entitlements.

Consistent with the Verano Development Order, the cumulative residential development potential is 7,200; Pod G also has the potential for development of the remainder of the non-residential uses in the development. Therefore, the trip generation potential at buildout is 88,540 daily, 6,382 AM peak hour (2,346 in, 4,036 out) and 8,230 PM peak hour (4,660 in, 3,570 out) total trips, based on the trip generation projection included in the ADA Traffic analysis.

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

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

Verano Phase	Development Area	Dwelling Units
1	Verano PUD (North of the C-24)	1,000
2	Verano South PUD 1, Pod A	350
2	Verano South PUD 1, Pod B	260
2	Verano South PUD 1, Pod C	450
2	Verano South PUD 1, Pod D	699
2	Verano South PUD 1, Pod E	222
2, 3, 4	Verano South PUD 1, Pod G	3,019
4	Verano South PUD 1, Pod H	1,200
	Total	7,200

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



Engineering & Planning, Inc.

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

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

To: City of Port St. Lucie Planning Department
From: Shaun G. MacKenzie, P.E.
Date: Revised April 29, 2026
Re: Verano Planned Unit Development (Pod G)
Amended Traffic Statement



Digitally signed
by Shaun G
MacKenzie
Date: 2026.04.29
14:07:41 -04'00'

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 the remainder of the DRI's second, third, and fourth phases (Phases II, III, and IV). The traffic impacts of this development were fully analyzed 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 Verano.

As a part of this Masterplan, Pod G is amended to 2,867 dwelling units (DUs) and 8.03 acres of general commercial.

Consistent with the Verano Development Order, the cumulative residential development potential is 7,200; Pod G also has the potential for development of the non-residential uses in the development. Therefore, the trip generation potential at buildout of the DRI is 88,540 daily, 6,382 AM peak hour (2,346 in, 4,036 out) and 8,230 PM peak hour (4,660 in, 3,570 out) total trips, based on the trip generation projection included in the ADA Traffic analysis.

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

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

Development Area	Dwelling Units
Verano South PUD 1, Pod G	2,867

Verano DRI includes 848,500 square feet of retail/service uses. The traffic study evaluated the retail/service uses as ITE Land Use 820, Shopping Center. Tenants within ITE's definition of Shopping Center include uses such as retail merchandising, offices, movie theaters, restaurants, post offices, banks, health clubs and recreational facilities.

The current PUD amendment and related FLU changes do not increase trips or impact traffic. However, the changes bring consistency to the land use designations that are already approved.

Therefore, no additional traffic mitigation or concurrency review is required as a result of the FLU amendments.

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

Table 1. Verano Trip Generation Summary

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Total Trips			88,540	6,382	2,346	4,036	8,230	4,660	3,570
Internal Capture	Daily	PM	15,944	978	489	489	1,482	741	741
	18.0%	18.0%							
Pass-by Capture	25.0%	16.7%	3,636	102	51	51	338	169	169
Driveway Volume			72,596	5,404	1,857	3,547	6,748	3,919	2,829
Net New External Trips			68,960	5,302	1,806	3,496	6,410	3,750	2,660

EXHIBITS

Exhibit 1. ITE Land Use 820 – Shopping Center Description

Land Use: 820

Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Depending on its specific size and tenants, various names can be assigned to a shopping center within this size range, including community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities, with common tenants including office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000-square-foot GLA threshold value between a community/regional shopping center and a shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Additional Data

The sites were surveyed in the 1990s, the 2000s, 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Florida, Georgia, Illinois, Kentucky, Maryland, Massachusetts, Minnesota, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels—peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points. These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

Source Numbers

365, 385, 404, 442, 446, 562, 629, 702, 715, 728, 868, 871, 880, 899, 912, 926, 946, 962, 974, 978, 1034, 1040, 1067, 1236, 1250, 1283

EXHIBIT 13
DRAINAGE STATEMENT
(PLEASE SEE BELOW)

DRAINAGE STATEMENT FOR

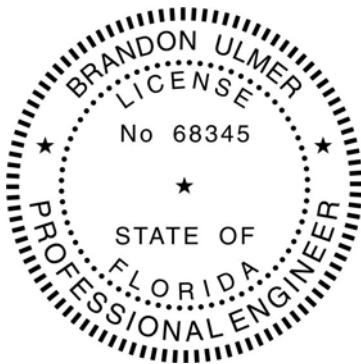
PUD G

April 17, 2020

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

The project is under an existing SFWMD conceptual permit #50-01645-S (application #170530-4). The Proposed Pod G is part of the master concept plan which encompasses basin 2 and basin 3 of the master overall conceptual SFWMD permit. Basin assumptions will follow the criteria set in the original conceptual permit for each basin respectively. The proposed drainage system throughout the PUD will consist of a network of pipes and catch basins interconnecting the roadways to the proposed onsite lakes. The neighborhoods will also provide for the required lake interconnect pipes which will be consistent with the SFWMD permit. Water quality will be achieved within the lake. Each basin will have a control structure which will be installed as the projects develops west and will be designed based on the conceptual assumptions provided in the overall conceptual SFWMD permit.

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



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

MEMORANDUM

TO: Bethany Grubbs, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

FROM: Marc Fils-Aime – Project Coordinator, Public Works

DATE: July 22, 2026

SUBJECT: P26-007 Verano South-PUD 1 POD "G" - Amendment No. 4
Traffic Generation, Stacking & Circulation Approval

CC
Digitally signed
by CC
Date:
2026.07.22
17:57:55-04'00'

MF

This application and Traffic Report prepared by Mackenzie Engineering & Planning, Inc. dated April 29, 2026 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, Public Works Policy 19-01pwd and the Verano DRI.

The proposed project includes 2,867 dwelling units and 8.03 acres of general commercial. It is anticipated to generate 68,960 Average Daily, 5,302 AM Peak Hour and 6,410 PM Peak Hour trips. The proposed trips are consistent with the approved Verano DRI; therefore, no additional traffic mitigation will be required due to this amendment.

PUD AMENDMENT APPLICATION

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: Phofheinz@cotleur-hearing.com

PROPERTY OWNER: _____

Name: PSL Land Investments LLC

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

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

AGENT OF OWNER (if any)

Name: Cotleur & Hearing: Pete Hofheinz

Address: 1934 Commerce Lane, Suite 1 Jupiter, Florida 33458

Telephone No. 561-406-1012 Email Phofheinz@cotleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please refer to the attached legal description
(Include Plat Book and Page)

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

Current Zoning: PUD Proposed Zoning: N/A

Future Land Use Designation: NCD and CG Acreage of Property: 387.056

Reason for amendment request: Please refer to the attached Narrative

1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).

2) All proposed additions must be underlined and deleted text must have a ~~strikethrough~~.

3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

Pete Hofheinz
Signature of Owner

Pete Hofheinz
Hand Print Name

12/30/2025
Date

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

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



December 31, 2025

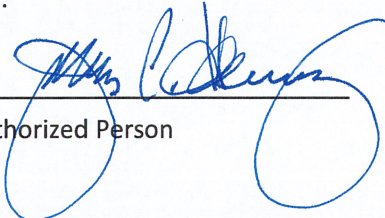
City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

RE: Letter of Authorization

To Whom it may Concern:

Please be advised that DK Central Park LLC is the owner of the parcel (4304-509-0001-000-4, 4304-509-0004-000-5, 4304-509-0003-000-8, and 4304-509-0002-000-1) located within Verano South Pod G in Port St. Lucie, Florida. The undersigned Authorized Person hereby gives consent to Cotleur & Hearing to act as agent for the purpose of obtaining approvals and permits from the local and state government agencies regarding application comprehensive plan amendment, planned unit development (PUD) amendment, and other related applications with the Planning and Zoning Department of the City of Port St. Lucie, Florida.

For:



Authorized Person

January 6, 2026

Date

James P. Harvey

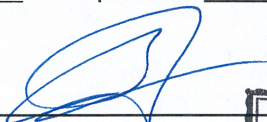
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

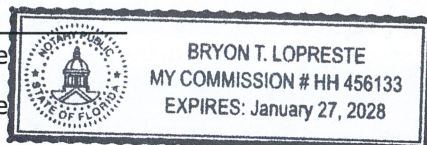
COUNTY OF HILLSBOROUGH

I hereby certify that the foregoing instrument was acknowledged before me this 6th day of January, 2026, by James P. Harvey. He ~~XXXX~~ is personally known to me or has provided _____ as identification.



Notary Public Signature

State of Florida at-large



Bryon T. LoPreste

Printed Name

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

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

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

(Space Reserved for Clerk of Court)

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

SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

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

[Signature Page Follows]

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

WITNESSES


 Witness signature
 JOHN CSAPO
 Print Name


 Witness signature
 Denise Yano
 Print Name

GRANTOR

VERANO DEVELOPMENT LLC, a Delaware limited liability company

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

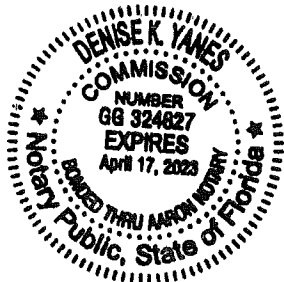
By: 
 Name: William Johnson
 Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

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

(Seal)




 Notary Public - State of Florida

Print Name: Denise Yano

EXHIBIT "A"

(See Attached)

DESCRIPTION:

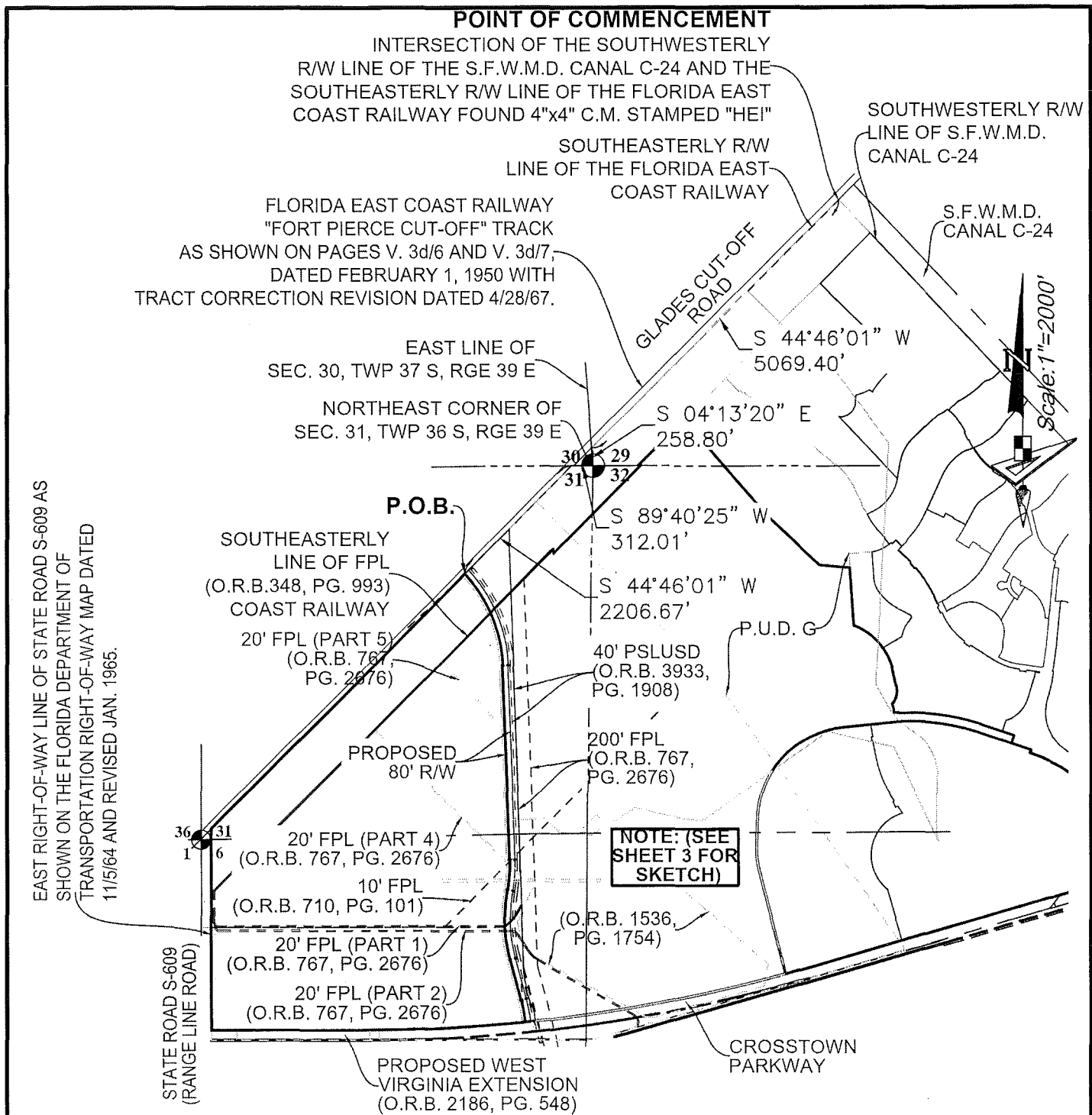
A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FORT PIERCE CUT-OFF" TRACT AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACT CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.40 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2206.67 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2038.00 FEET AND A RADIAL BEARING OF S.46°54'14"W., AT SAID INTERSECTION, ALSO BEING THE **POINT OF BEGINNING**; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'58", A DISTANCE OF 1462.50 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2

**VERANO WESTERN PARCEL
SKETCH AND DESCRIPTION**

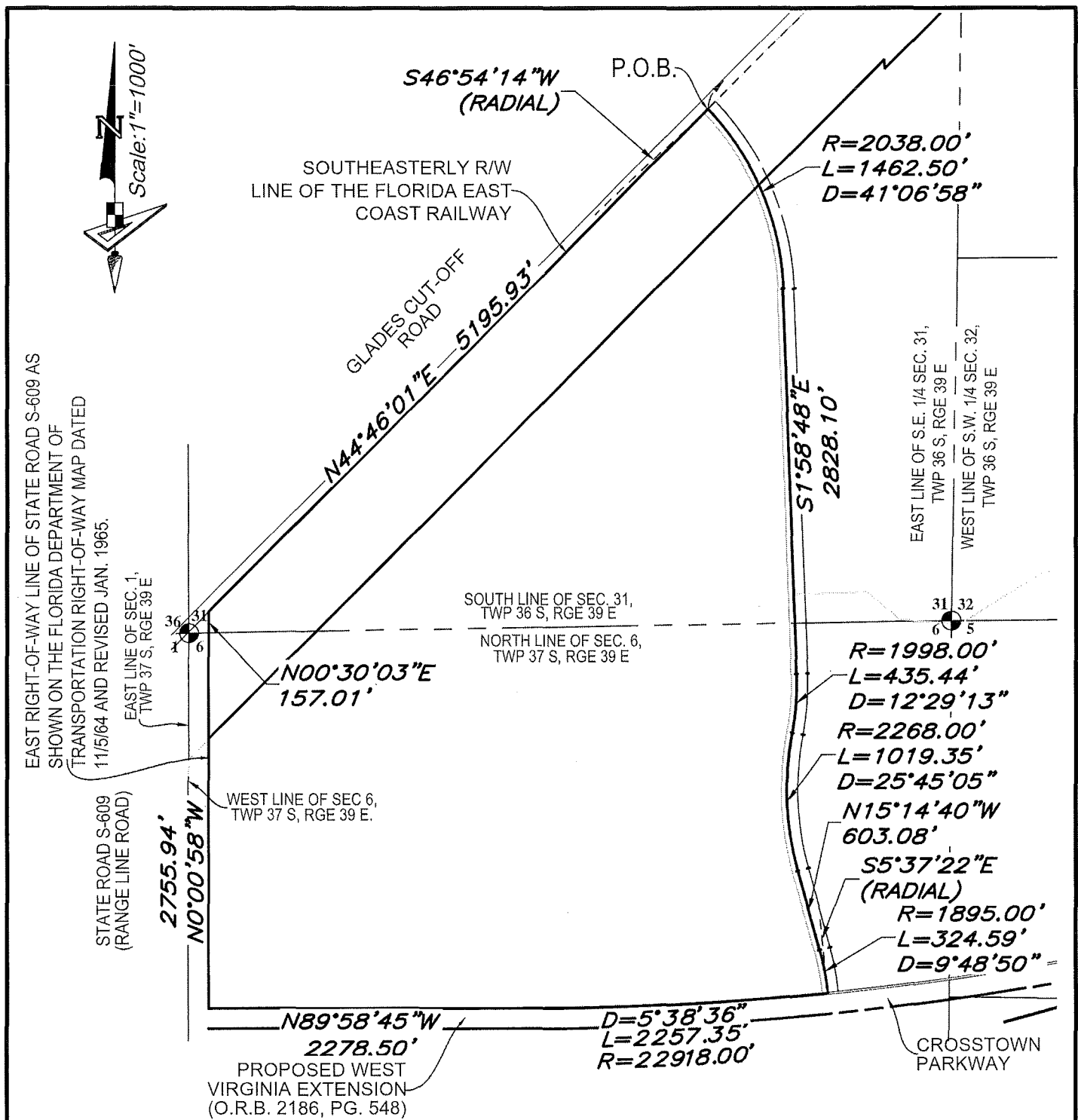
REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>Dwn.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				No.	Date	Description	Dwn.																																									Prepared For: COTLEUR AND HEARING Last Date of Field Survey: N/A SURVEYOR'S CERTIFICATE This certifies that this sketch and description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 Drawn: SWM Date: 1/27/21 Data File: ~~~~ Check: GAR P.C.: ~~~ Field Book: ~~~~ Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: S&D_CDD5	
No.	Date	Description	Dwn.																																																
Sheet No. 1 of 4 Sheets				DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY\REV\SS&D_V\VERANO WESTERN PARCEL.DWG PLOTTED BY: STEVE MCMAHON ON: 2/8/2021 11:10 AM LAST SAVED BY: STEVEN ON: 2/8/2021 11:09 AM																																															



VERANO WESTERN PARCEL SKETCH AND DESCRIPTION

REVISIONS				Prepared For: COTLEUR AND HEARING	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
Sheet No. 3 of 4 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
				Drawn: SWM Date: 1/27/21 Data File: ~~~~~ Check: GAR P.C.: ~~~~ Field Book: ~~~~~ Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: S&D_CDD5	

DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY REVISIONS & D_CDD BOUNDARIES\S&D_VERANO WESTERN PARCEL.DWG PLOTTED BY: STEVE MCMAHON ON: 2/8/2021 11:10 AM LAST SAVED BY: STEVE MCMAHON ON: 2/8/2021 11:09 AM



VERANO WESTERN PARCEL SKETCH AND DESCRIPTION

REVISIONS				Prepared For: COTLEUR AND HEARING	
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Sheet No. 4 of 4 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	



GeoPoint

Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
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DWG NAME: W:VERANO/SURVEY/CDD BOUNDARY REVISIONS & D_CDD BOUNDARIES/D_VERANO WESTERN PARCEL.DWG PLOTTED BY: STEVE MCMAHON ON: 2/8/2021 11:09 AM LAST SAVED BY: STEVE MCMAHON ON: 2/8/2021 11:09 AM



Verano South POD G
Planned Unit Development (PUD) Amendment #4
Planning & Zoning Board Meeting
August 4, 2026

Request Summary

Applicant's Request:	An application for the Fourth Amendment to the Verano South POD G Planned Unit Development (PUD) updating the permitted and special exception uses within POD G to be consistent with the uses allowed in the General Commercial (CG) Zoning District.
Applicant:	Cotleur & Hearing, Inc.
Property Owner:	Verano Development, LLC
Location:	This property is located within the Verano Development of Regional Impact (DRI), south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.

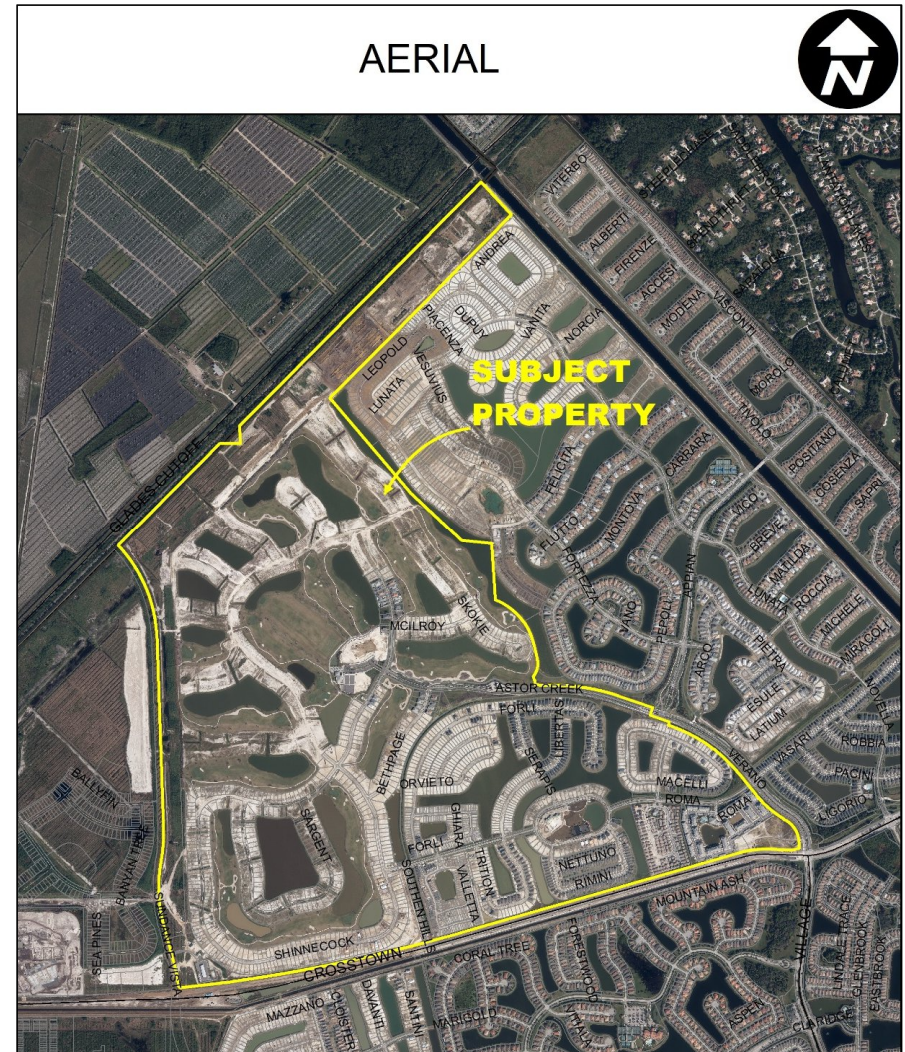
Purpose of Request

- Add CG uses for 8.03 acres
- Land Use changed from RGC to CG



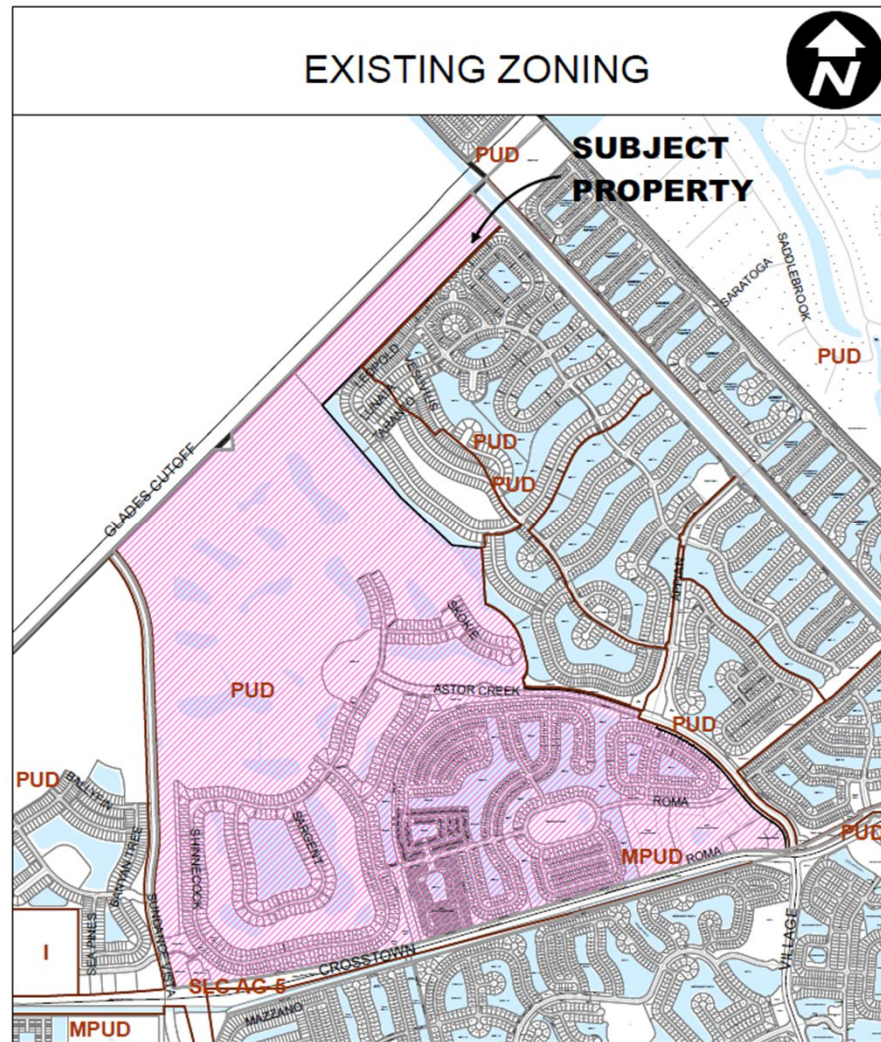
Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	SLC-AG-5	SLC-AG-5	Vacant land
South	NCD	MPUD	Single-family residences
East	RGC	PUD	Single-family residences
West	RGC	PUD	Undeveloped commercial land; Single-family residences





Existing Zoning Planned Unit Development (PUD)



Background

- Verano South Pod G is part of the larger Verano DRI, formerly the PGA Village/Montage DRI, and consists of 3,000 acres.
- Verano South POD G PUD consists of 1,181.05 acres, within the larger DRI.
- The applicant requests the Fourth Amendment to the Verano South POD G PUD to include General Commercial (CG) uses for an 8.03-acre parcel in POD G.

Request Summary

- Align commercial uses with an intensity compatible with the General Commercial (CG) zoning district.
- Updated Site Information Chart to reflect CG land use.
- Updated permitted uses to match CG zoning (Sec. 154.124(B)).
- Added Special Exception Uses per Sec. 154.124(C) with required approval process.
- Revised development standards: signage, drive-throughs, and lot coverage.

Comprehensive Plan Analysis

Land Use Consistency (Goal 1.1): *Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.*

Staff Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.



Agenda Summary

2026-699

Agenda Date: 8/4/2026

Agenda Item No.: 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P26-097 City of PSL - Commerce Centre Drive North - Rezoning

Location: Southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive

Legal Description: A portion of Section 15, Township 36 South, Range 39 East, fully described in the quit claim deed recorded at OR Book 5250, Page 39, and as Parcel 1 in the special warranty deed recorded at OR Book 5385, Page 841, of the Official Records of St. Lucie County, Florida

This is a request to rezone two (2) parcels totaling 2.74 acres from Open Space Recreation (OSR) to Open Space Conservation (OSC).

Submitted By: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Executive Summary: The City of Port St. Lucie, as the applicant and property owner, is requesting a rezoning of two (2) parcels. The subject properties are currently zoned Open Space Recreation (OSR). The proposed rezoning to the Open Space Conservation (OSC) Zoning District is consistent with the intended future land use and will support the preservation efforts of the site with uses limited to passive recreation.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the rezoning.

Alternate Recommendation:

1. Move that the Board recommend denial of the rezoning.

Background: The City acquired the surrounding +/- 94-acre natural area in 2009 and has since secured these two parcels that are the subject of this request, including a parcel that provided access to the overall Commerce Centre North site.

Issues/Analysis: This request supports the Conservation Lands and Acquisition Management Plan, which was adopted in 2009 and amended in 2015 through Ordinance 15-02, which identified the site as part of the City's inventory of large natural areas. The plan states that a future land use map amendment (FLUM) to change the future land use on the Reserve parcel from the current future land use designation of OSR to OSC. A concurrent future land use amendment application (P26-096) is under review.

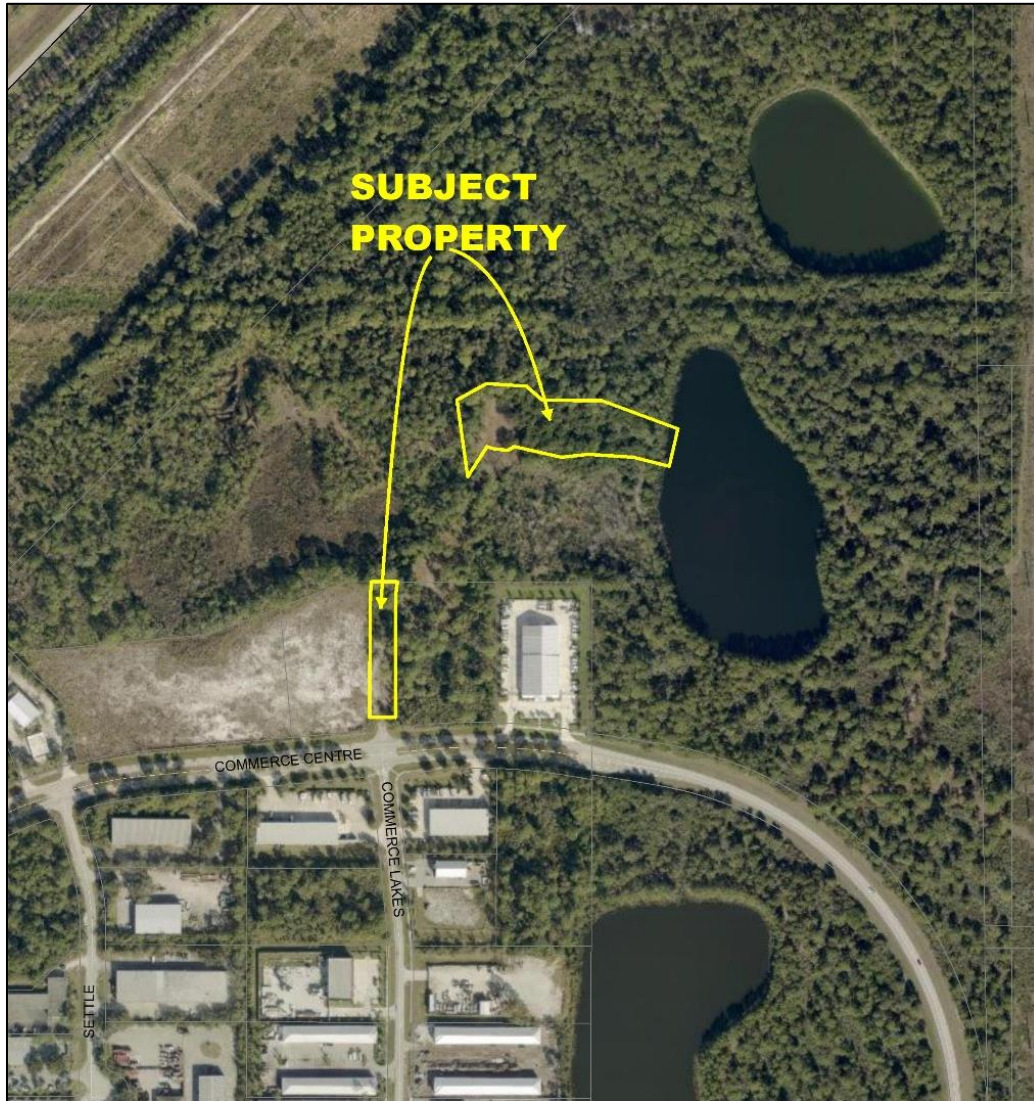
Special Consideration: N/A

Location of Project: The project is generally located southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive.

Attachments:

1. Staff Report
2. Quit Claim Deed
3. Special Warranty Deed
4. Staff Presentation

**City of PSL-Commerce Center Drive North
Rezoning
P26-097**



Project Location

SUMMARY

Applicant's Request:	A request to rezone two (2) parcels totaling 2.74 acres from the Open Space Recreation (OSR) Zoning District to Open Space Conservation (OSC).
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Location:	The property is location southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City of Port St. Lucie proposes to rezone two parcels totaling 2.74 acres, located southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive. The request would change the zoning from Industrial (IN) and Open Space Recreation (OSR) to Open Space Conservation (OSC) with the intent to permanently preserve the property as part of the City's Conservation Lands Program. This amendment will complete the establishment of the 97.23-acre Commerce Centre North conservation tract, envisioned for passive recreation activities such as hiking, biking, fishing, and nature observation.

The City acquired the surrounding 94.49-acre natural area in 2009 and has since secured the remaining two parcels that are the subject of this request, including a parcel that provided access to the overall Commerce Centre North site. This property is part of the native habitat preservation required by the Reserve Development of Regional Impact (DRI) and must remain in its natural state.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the August 4, 2026, Planning & Zoning Board meeting.

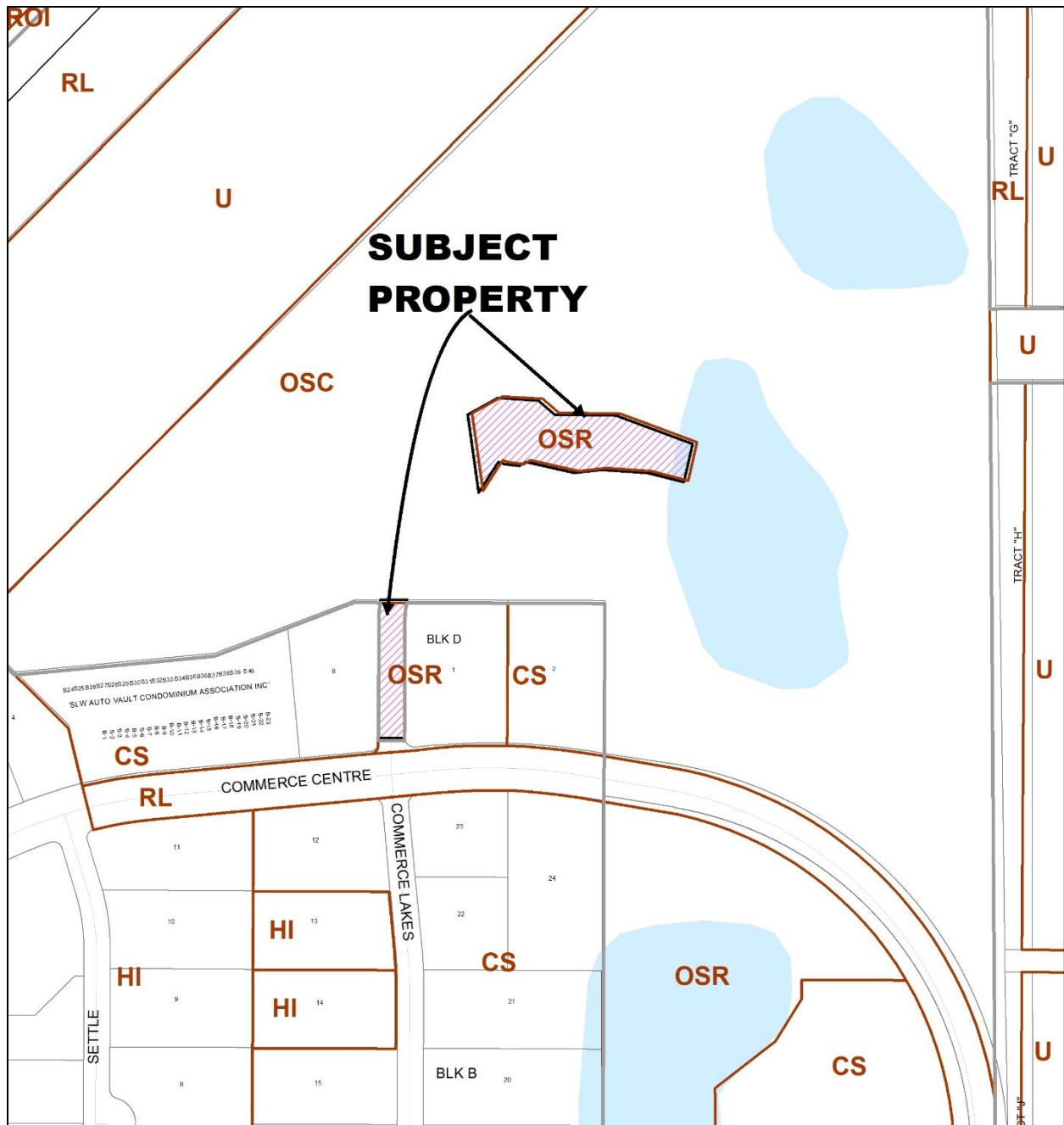
Location and Site Information

Parcel Number(s):	3315-424-0001-000-5, 3315-411-0001-000-5
Property Size:	2.74-acres (<i>overall</i>)
Legal Description:	See the attached deeds
Existing Future Land Use:	Recreation Open Space (OSR)
Proposed Future Land Use:	Conservation Open Space (OSC)
Existing Zoning:	from Industrial (IN) and Service Commercial (CS)
Existing Use:	Vacant (undeveloped land)
Requested Zoning:	Open Space Conservation (OSC)
Proposed Use:	Open Space

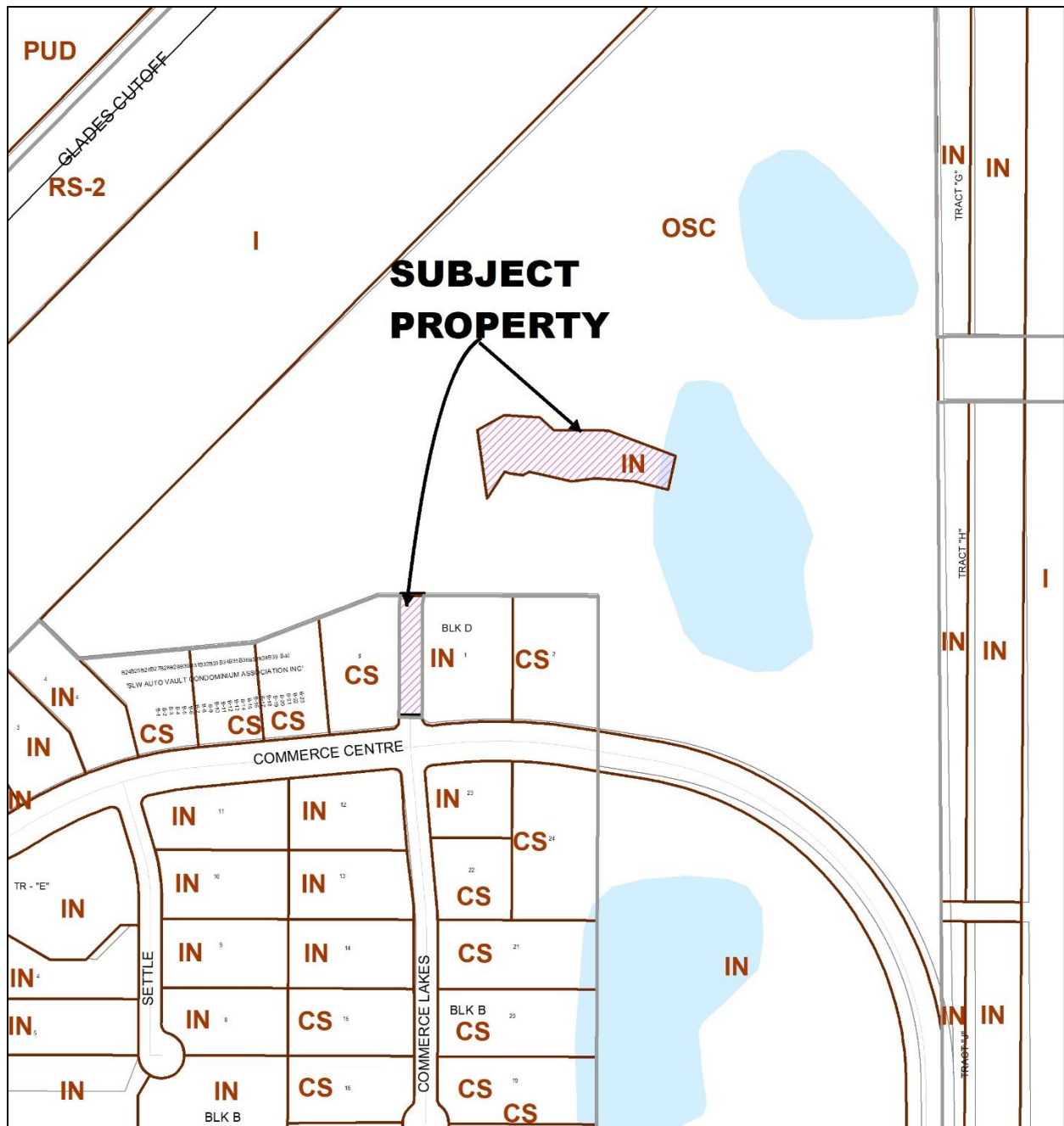
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	OSC	Vacant (undeveloped land)
South	CS, OSC	IN, CS	Right-of-way and Industrial buildings
East	OSR, OSC	IN, OSC	Vacant (undeveloped land)
West	CS, OSC	OSC, CS	Vacant (undeveloped land)

Land Use Designation: OSC – Conservation Open Space, CS – Commercial Service, OSR – Recreation Open Space
Zoning District: Open Space Conservation (OSC), IN – Industrial, CS – Service Commercial



Existing Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning to Open Space Conservation (OSC) is consistent with Policy 1.1.4.13 of the Future Land Use Element and aligns with the proposed Conservation Open Space (OSC) future land use designation that is concurrently under review.

It is also consistent with Policy 5.2.5.2, which states that the City should implement guidelines and recommendations in the adopted City of Port St. Lucie Conservation Lands Management and Acquisition Plan to allow for the purchase and management of preservation areas in the City.

ZONING REVIEW

Staff Analysis: This request supports the Conservation Lands and Acquisition Management Plan, which was adopted in 2009 and amended in 2015 through Ordinance 15-02, which identified the site as part of the City's inventory of large natural areas. The plan states that a future land use map amendment (FLUM) to change the future land use on the Reserve parcel from the current future land use designation of OSR to OSC. Following approval of the FLUM, the property will be rezoned to the Open Space Conservation (OSC) zoning classification. A concurrent future land use amendment application (P26-096) is under review.

ENVIRONMENTAL REVIEW

The site contains wetlands and two retention ponds that were excavated as borrow pits during the construction of Interstate-95. Invasive vegetation has been removed, and the area will be restored with native plant communities and maintained to ensure the property remains in its natural condition.

RELATED PROJECTS

P26-096 Commerce Centre Drive North – Small-Scale Comprehensive Plan Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

This instrument was prepared by:

CITY OF PORT ST. LUCIE

City Attorney's Office

121 S.W. Port St. Lucie Boulevard

Port St. Lucie, FL 34984

Parcel ID # 3315-424-0001-000-5

(Space above this line reserved for recording office use only)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 10 day of December 2024, by RESERVE HOMES LTD., L.P., a Delaware limited partnership, whose address is 105 NE 1st St., Delray Beach, FL 33444 ("Grantor") to the CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose address is 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 ("Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant and quit claim unto the Grantee all of the Grantor's right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

SEE EXHIBIT "A" HERETO (the "Property")

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

TO HAVE AND TO HOLD the Property in fee simple forever.

While Grantee's acceptance of title to the Property is subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of Grantee's claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*, 414, So.2d 193 (Fla. 1982)

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

Signed, sealed and delivered in the presence of:

RESERVE HOMES LTD., L.P., a Delaware Limited Partnership

Dorothy Alper
Witness 1 Signature

Dorothy Alper
Witness 1 Print Name

105 NE 1st Ave, Delray Beach, FL 33444
Witness 1 Address

Witness 2 Signature

Stephanie Chiles Beauvais
Witness 2 Print Name

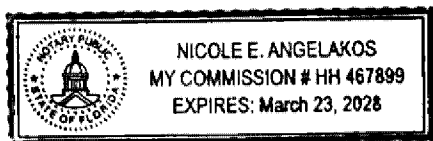
105 NE 1st Ave Delray Beach FL 33444
Witness 2 Address

By: *William Johnson*
William Johnson, Manager of THE KOLTER GROUP LLC that is Manager of KOLTER PROPERTY DEVELOPMENT, L.L.C. that is General Partner of, RESERVE HOMES LTD., L.P.

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of December 2024, by William Johnson, as Manager of THE KOLTER GROUP LLC that is Manager of KOLTER PROPERTY DEVELOPMENT, L.L.C. that is General Partner of, RESERVE HOMES LTD., L.P., and on behalf of RESERVE HOMES LTD., L.P., who is ☒ personally known to me, or who has ☐ produced the following identification

NOTARY SEAL/STAMP



Nicole Angelakos
Signature of Notary Public

Name: Nicole Angelakos

Notary Public, State of Florida
My Commission expires 3/23/2028

Exhibit "A"

Property Description:

15 36 39 THAT PART OF SEC MPDAF: FROM SE COR OF SEC RUN N 00 22 58 W 410.72 FT TO CURVE CONC SW, R OF 1050 FT, TH NWLY ALG ARC 1470.66 FT, TH N 80 37 58 W 171.58 FT TO E LI OF GO TEAM INDUSTRIAL PARK UNIT 3 (PB 26-2), TH N 00 13 28 E ALG E LI 419.72 FT, TH N 89 46 32 W 530.96 FT TO POB AND CURVE CONC E, R 215 FT, TH SLY ALG ARC 42.25 FT, TH S 00 13 28 W 327.64 FT, TH N 89 46 32 W 70 FT, TH N 00 13 28 E 327.64 FT TO CURVE CONC E, R 285 FT, TH NLY ALG ARC 42.14 FT, TH S 89 46 32 E 71.03 FT TO POB (0.72 AC) (MAP 33/15N&S) (OR 1140-1945)
Parcel ID: 3315-424-0001-000/5

Prepared by and return to:

Giovani Mesa, Esq.
Sachs Sax Caplan, P.L.
6111 Broken Sound Parkway NW, Ste. 200
Boca Raton, Florida 33487
561-994-4499
File No.: 7139.29

Parcel Identification Number: 3315-441-0001-010-1 and 3315-411-0001-000-5

This instrument is a conveyance from a Florida not-for-profit corporation to a governmental entity for no consideration and therefore only minimum documentary stamps are due.

[Space Above This Line For Recording Data]

Special Warranty Deed

THIS SPECIAL WARRANTY DEED made this 14th day of October, 2025, by and between **PGA Village Property Owners' Association, Inc., a Florida not for profit corporation**, whose post office address is 9200 One Putt Place, Port St. Lucie, FL 34986, Grantor, and **City of Port St. Lucie, a municipal corporation created and existing under the laws of the State of Florida**, whose post office address is 121 SW Port St. Lucie Blvd, Port St. Lucie, Florida 34984, Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida to-wit:

Please see **Exhibit "A"** attached hereto and made a part hereof (the "Property").

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without reimposing same.

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

TO HAVE AND TO HOLD, the same in fee simple forever; and

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said

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land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of Grantee's claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*, 414, So.2d 193 (Fla. 1982).

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Signed by: Carlos Perez Jr
Printed Witness 1 Name: Carlos Perez Jr
Witness 1 Address: 7157 Narcoossee Rd #1578
Orlando, FL 32822

Signed by: Miriam Perez
Printed Witness 2 Name: Miriam Perez
Witness 2 Address: 7157 Narcoossee Rd #1578
Orlando, FL 32822

PGA Village Property Owners' Association, Inc., a
Florida not for profit corporation

Signed by: Mark S. Connolly
By: Mark Connolly
Printed Name: Mark Connolly
It's: President

Docusign Envelope ID: E39A6474-E713-4A8C-B4B4-319F5A46652A

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14th day of October, 2025, by Mark Connolly as President of PGA Village Property Owners' Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She:

- ☐ is personally known to me OR
☒ produced a Florida driver's license as identification OR
☐ produced _____ as identification.

MIRIAM PEREZ
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH447220
My Commission Expires 11/18/2027
ONLINE NOTARY

Signed by:
Miriam Perez
830CABC5D3404DB...
Notary Public
Miriam Perez
Name typed, printed or stamped
My Commission Expires: Nov. 18th, 2027

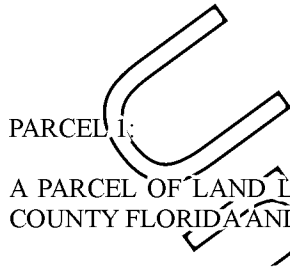


EXHIBIT "A"

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK "D" AS SHOWN ON THE PLAT OF G.O. TEAM INDUSTRIAL PARK UNIT THREE, AS RECORDED IN PLAT BOOK 26, PAGES 2 AND 2A, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY FLORIDA; THENCE NORTH 89 DEGREES 46 MINUTES 32 SECONDS WEST, A DISTANCE OF 530.96 FEET ALONG THE NORTH LINE OF LOTS 1 AND 2, BLOCK "D" OF G.O. TEAM INDUSTRIAL PARK UNIT THREE TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE CONTINUE NORTH 34 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 326.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 08 DEGREES 02 MINUTES 59 SECONDS WEST, A DISTANCE OF 210.82 FEET; THENCE NORTH 61 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF 92.63 FEET; THENCE SOUTH 86 DEGREES 43 MINUTES 05 SECONDS EAST, A DISTANCE OF 108.77 FEET; THENCE SOUTH 48 DEGREES 09 MINUTES 45 SECONDS EAST, A DISTANCE OF 57.35 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 164.68 FEET; THENCE SOUTH 69 DEGREES 27 MINUTES 13 SECONDS EAST, A DISTANCE OF 219.20 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 09 SECONDS WEST, A DISTANCE OF 104.78 FEET; THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST, A DISTANCE OF 102.50 FEET; THENCE NORTH 86 DEGREES 02 MINUTES 45 SECONDS WEST, A DISTANCE OF 121.88 FEET; THENCE SOUTH 82 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 72.99 FEET; THENCE NORTH 77 DEGREES 05 MINUTES 10 SECONDS WEST, A DISTANCE OF 132.69 FEET; THENCE SOUTH 60 DEGREES 19 MINUTES 42 SECONDS WEST, A DISTANCE OF 21.28 FEET; THENCE NORTH 83 DEGREES 35 MINUTES 10 SECONDS WEST, A DISTANCE OF 39.37 FEET; THENCE NORTH 69 DEGREES 36 MINUTES 17 SECONDS WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 32 DEGREES 45 MINUTES 23 SECONDS WEST, A DISTANCE OF 98.11 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 15, NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 455.39 FEET TO THE NORTHWEST CORNER OF LOT 112, ACCORDING TO THE PLAT OF MAIDSTONE, AS RECORDED IN PLAT BOOK 43, PAGES 11, 11A THROUGH 11C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 500.00 FEET; THENCE NORTH 19 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 209.85 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 430.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.





City of PSL - Commerce Centre North

Rezoning Application

P26-097

Planning and Zoning Meeting of August 4, 2026
Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Summary

Applicant's Request:	This is request to rezone two (2) parcels totaling 2.74 acres from the Open Space Recreation (OSR) Zoning District to the Open Space Conservation (OSC) Zoning District.
Applicant/Property Owner:	City of Port St. Lucie
Location:	Generally located southeast of Glades Cut-Off Road, west of Interstate 95, and north of Commerce Centre Drive.

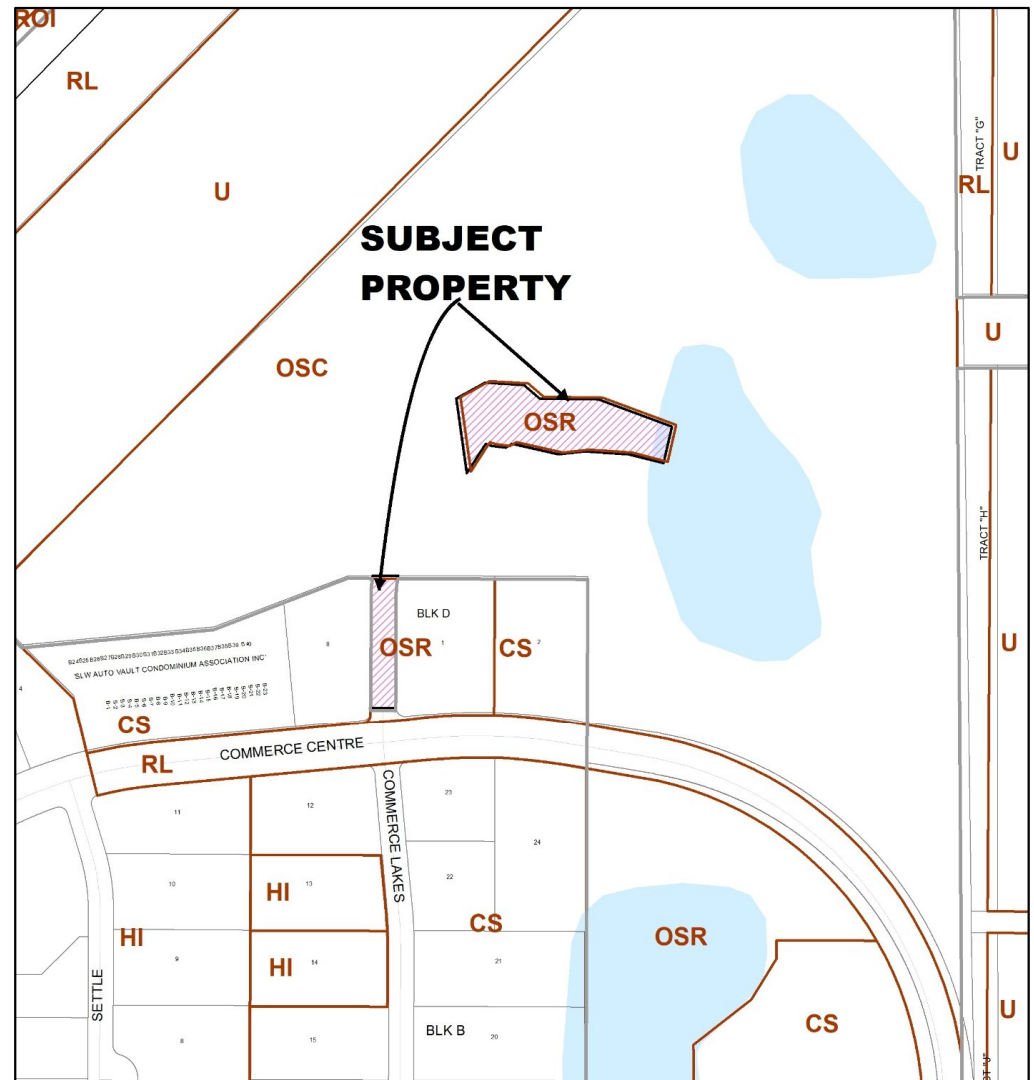
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	OSC	Vacant (undeveloped land)
South	CS, OSC	IN, CS	Right-of-way and Industrial buildings
East	OSR, OSC	IN, OSC	Vacant (undeveloped land)
West	CS, OSC	OSC, CS	Vacant (undeveloped land)



Existing Land Use

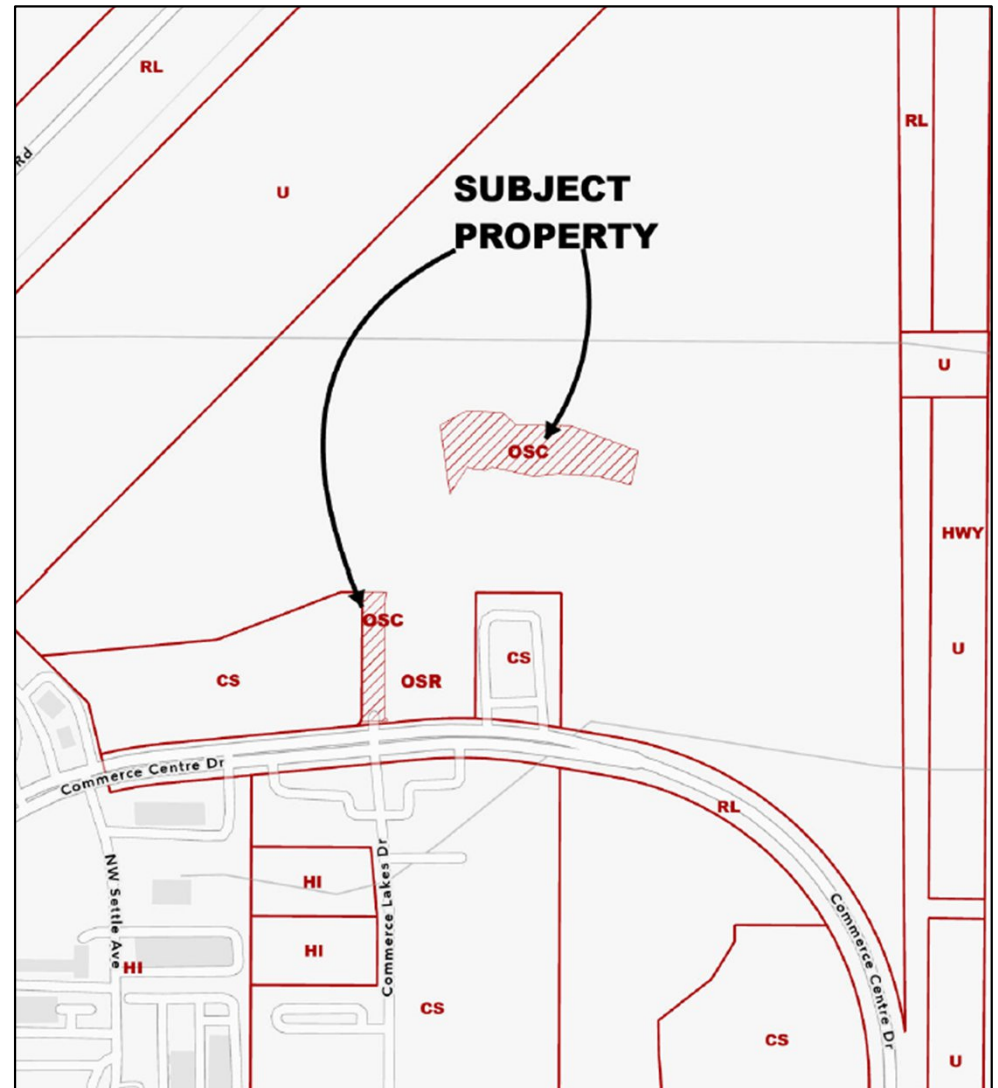
Recreation Open Space (OSR)



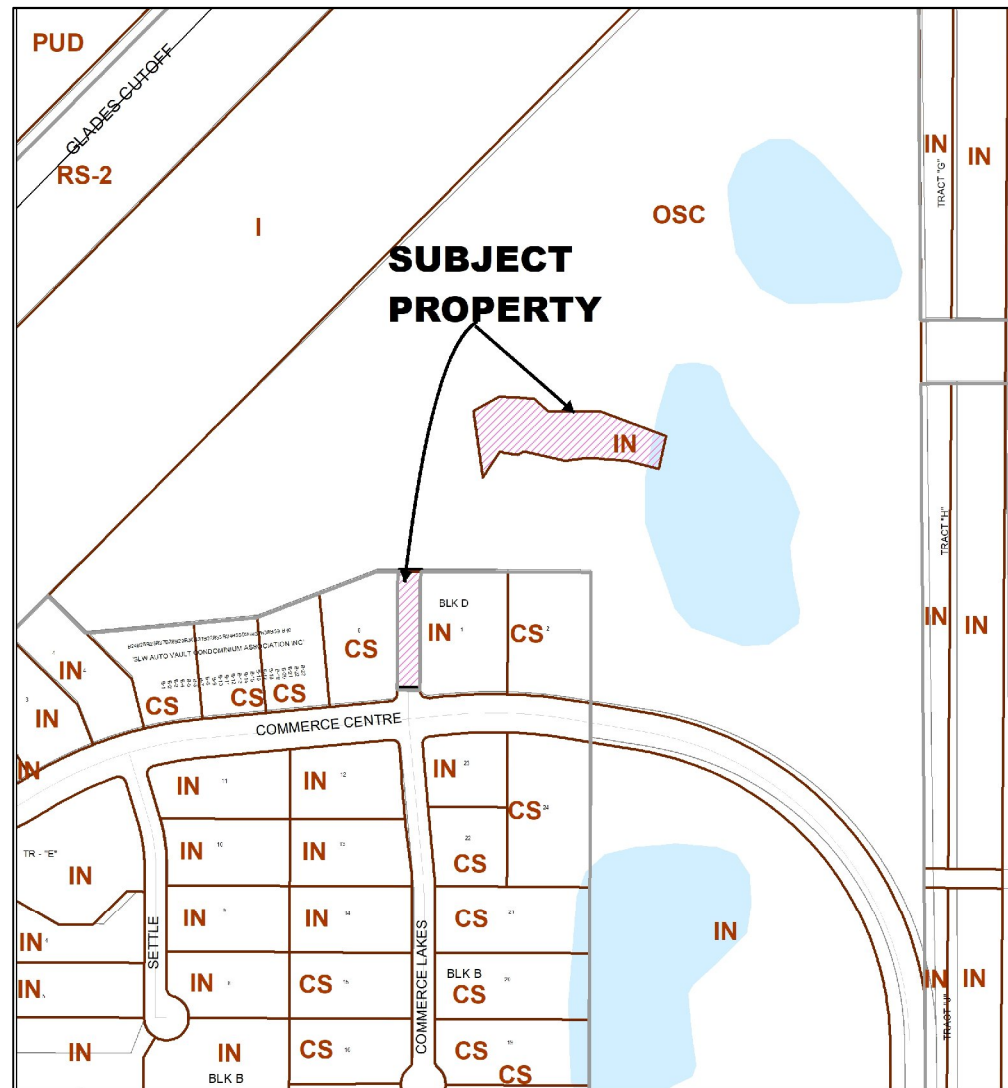
Proposed Land Use

Conservation Open Space (OSC)

**Concurrent application*



Existing Zoning



Background

- City acquired 94.49 acres in 2009 as a preserved natural area.
- Two additional parcels (2.74 acres) were later obtained (subject of request).
- Conservation Lands & Acquisition Management Plan (2009 amended 2015) identified these properties for acquisition to add to the 94.49-acre parcel as part of the overall area for the City's inventory of large natural areas.

Proposed Project

- Amend zoning designation for 2.74 acres from IN and OSR to OSC
- Adds to the existing 94-acre OSC property
- Allow for passive recreation (hiking, biking, fishing, nature observation)

Justification

The proposed rezoning to the Open Space Conservation (OSC) Zoning District is consistent with the Open Space Conservation Future Land Use designation and supports the goals and policies of the Comprehensive Plan, including Policy 5.2.5.2, which states that the City should implement guidelines and recommendations in the adopted City of Port St. Lucie Conservation Lands Management and Acquisition Plan to allow for the purchase and management of preservation areas in the City.

Staff Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.