

EXHIBIT A

Presented to:
City of Port St. Lucie Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

PLANNED UNIT DEVELOPMENT APPLICATION

Verano South Pod C PUD 1

(FKA PGA Village/Montage)



Amendment Number ~~1~~ 2
~~March 12, 2019~~

City of Port St. Lucie Project No: ~~P19-020~~ P23-205

	Approval date	PSL Prj No.:	Ord No.:
Original Base	01/08-2018	P17-035	Ord 18-05
Amendment #1	06/10/2019	P19-020	Ord 19-32
<u>Amendment #2</u>	<u>Pending</u>	<u>P23-205</u>	<u>Pending</u>

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

Verano Pod C PUD 1

Amendment Number ~~1~~2

City of Port St. Lucie Project No.: ~~P19-020~~ P23-205

The following changes to the previously approved Verano P.U.D (City of Port St. Lucie project number P19-020) are proposed in Amendment Number 2:

- To reduce number of units

The following changes to the previously approved Verano P.U.D (City of Port St. Lucie project number P17-035) are ~~proposed~~ in Amendment Number 1:

- To make minor formatting changes throughout the PUD document to enhance and further facilitate the flow of the information presented (such as center and underline exhibit headings and change spacing between sections of exhibits to better fit on pages).
- To amend Exhibit A to provide more information in a clearer manner (page 5).
- To amend Exhibits 1, 3, and 4 to show the new property owner and updated signatures (pages 6-7, 9-11).
- To amend Exhibit 5 to fit in one page and show updated information (page 12).
- To amend Exhibit 6 to correct information and include additional information about landscaping, model row, utilities, and architectural reviews (pages 13-17).
- To update Exhibits 7a and 7b to the latest Legal Description and Warranty Deeds (pages 18-32)
- To update Exhibit 8 to show latest Verano location map (page 33)
- To amend Exhibits 9a and 9b to show the latest conceptual plans (pages 34-35)
- To update Exhibit 10 and 11 to show latest right-of-way and lot typicals (pages 36-40)
- To amend Exhibit 12 to show new traffic calculations (page 41)

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LIST OF EXHIBITS

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

INTRODUCTION

The comprehensive area of the **Verano DRI** (formerly known as the PGA Village/Montage DRI) is approximately 3,000 acres. It is located southwest of the existing PGA Village/Reserve, west of I-95, and east of Glades Cut Off Road. The SFWMD C-24 Canal traverses directly through the northeastern section of the property. Verano as a whole is designed to include Multifamily and Single-Family Residences with Championship Golf Courses, Commercial Development, Open Space, and Country Club amenities. The overall average density of the Verano DRI shall not exceed 2.2 du/ac.

PUD 1 of Verano South Pod C is to be a Single-Family Residential development consisting of approximately 125.748 acres. The proposed Pod C PUD 1 site borders the C-24 Canal to the north and vacant land owned by KLP Crosstown LLC to the south. The site can best be described as a residential community under development. Although the average density for the Verano DRI as a whole shall not exceed 2.2 du/ac, Pod C PUD 1 is designed with a maximum residential density of 3.6 du/ac. The Verano DRI may include a variety of land uses including office commercial, retail commercial, residential single-family, residential multifamily, light industrial, upland preserve, golf course and open space. Pod C PUD 1 is to be mainly residential with a Sales/Design Center and Model Row. The residential component will be single-family detached lots.

Pod C PUD 1 will be supplied with water and wastewater services by the City of Port St. Lucie Utilities Department and will comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such service. Wastewater services will be provided by the Glades Wastewater Treatment Plant upon completion and startup. By utilizing a combination of the various available service options to meet the wastewater needs at each phase of development, sufficient service will be available from these entities for the entire proposed development.

Access to Pod C PUD 1 will be provided along Crosstown Parkway. There are two points of access planned along Crosstown Parkway for the development of PUD C. One access is existing at the intersection of Crosstown and Fairgreen Rd. The secondary access is proposed north of the intersection of Village Blvd. and Crosstown Parkway. A temporary access is provided across the C-24 bridge as shown on the masterplan until both Crosstown access locations are constructed. The secondary access to Crosstown is proposed per the request of the St. Lucie County Fire District and the City of Port St. Lucie Engineering Department. There will be at a minimum two access points into the Pod at all times: one (1) primary access and one (1) emergency access.

Storm Water Management will be provided by an on-site system of lakes, currently under review by the South Florida Water Management District (SFWMD). A Conceptual Environmental Resource Permit (ERP) has been issued for the proposed project from South Florida Water Management District (SFWMD). The permit number is 50-01645-S. A conceptual drainage design was included as part of the application. Although Pod C PUD 1 does not contain significant upland preserve, all upland preservation, recreation, and open space requirements of the PUD will be met within the comprehensive Verano DRI requirements.

EXHIBIT 1

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772)871-5212 FAX:(772)871-5124

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 can not be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

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

PROPERTY OWNER:

Name: KLP Crosstown LLC

Address: 701 S Olive Ave, Suite 104, West Palm Beach, FL 33401

Telephone No. _____ FAX No. _____

AGENT OF OWNER (if any)

Name: Daniel T. Sorrow (Cotleur & Hearing)

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

Telephone No. 561-747-6336 Fax No. 561-747-1377

PROPERTY INFORMATION

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

Parcel I.D. Number: See attached.

Current Zoning: PUD

Proposed Zoning: PUD

Future Land Use Designation: RGC Acreage of Property: 125.748 AC

Reason for rezoning request: _____
See attached cover letter.


Signature of Owner

DANIEL T. SORROW
Hand Print Name

2-19-19
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.

H:\PZ\SHARED\APPLCTN\PUD-REZONE (06/23/11)

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772)871-5212 FAX:(772)871-5124

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

PROPERTY OWNER:

Name: Crosstown Commons Community Association, Inc
Address: 14205 Riveredge Dr, Suite 175, Tampa, FL 33637
Telephone No. _____ FAX No. _____

AGENT OF OWNER (if any)

Name: Daniel T. Sorrow (Cotleur & Hearing)
Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458
Telephone No. 561-747-6336 Fax No. 561-747-1377

PROPERTY INFORMATION

Legal Description: See attached.
(Include Plat Book and Page)
Parcel I.D. Number: See attached.
Current Zoning: PUD
Proposed Zoning: PUD
Future Land Use Designation: RGC Acreage of Property: 125.748 AC
Reason for rezoning request: _____
See attached cover letter.

 _____ DANIEL T SORROW _____ 2.19.11
Signature of Owner Hand Print Name Date

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

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

H:\PZ\SHARED\APPLCTN\PUD-REZONE (06/23/11)

EXHIBIT 2

P.U.D. APPLICATION CHECKLIST

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

EXHIBIT 3

LETTER OF AUTHORIZATION

February 19, 2019

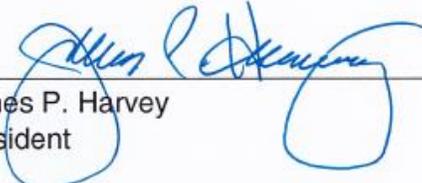
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

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 Crosstown Commons Community Association, Inc. 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 the site plan, signage plan, subdivision plat, PUD, and other similarly related applications.

CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC.
A Florida corporation

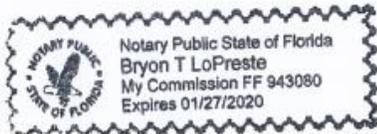
By: 
James P. Harvey
President

Date: FEBRUARY 19, 2019

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that the foregoing instrument was acknowledged before me this 19th day of February, 2019 by James P. Harvey, President of Crosstown Commons Community Association, Inc., a Florida corporation. He is personally known to me or has produced _____ as identification.


Notary Public



Bryon T LoPreste
Printed, Typed or Stamped Name

My Commission Expires: 01-27-20

February 19, 2019

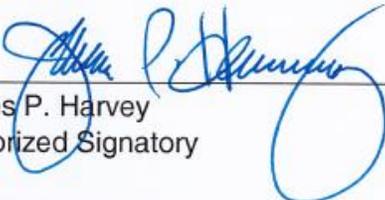
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

Re: Letter of Authorization

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Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by KLP Crosstown 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 the site plan, signage plan, subdivision plat, PUD, and other similarly related applications.

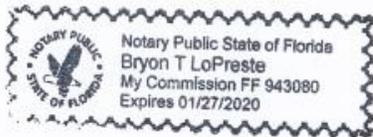
KLP CROSSTOWN LLC
A Florida limited liability company

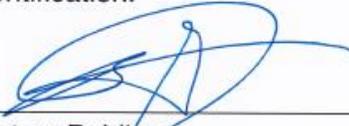
By: 
James P. Harvey
Authorized Signatory

Date: FEBRUARY 19, 2019

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that the foregoing instrument was acknowledged before me this 19th day of February, 2019 by James P. Harvey, Authorized Signatory of KLP Crosstown LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.




Notary Public

Bryon T. LoPreste
Printed, Typed or Stamped Name

My Commission Expires: 01-27-20

EXHIBIT 4
BINDING PUD AGREEMENT

Binding PUD Agreement

The undersigned acknowledges that the area of the Verano South Pod C PUD 1, described as follows:

See attached

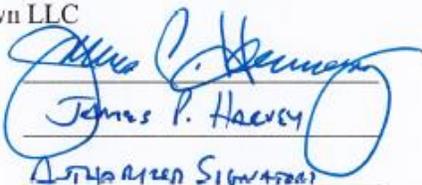
Is subject to an existing Planned Unit Development approval and is under the unified control of the undersigned petitioner(s) who agree to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations; and (2) provide such agreements, contracts, 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.

KLP Crosstown LLC

By:

Print Name:

Title:

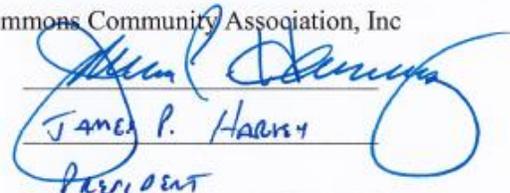

James P. Harvey
Authorized Signature

Crosstown Commons Community Association, Inc

By:

Print Name:

Title:


James P. Harvey
President

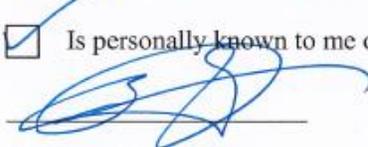
NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF HILLSBOROUGH

I hereby certify that the foregoing instrument was acknowledged before me this 19th day of February, 2019 by James P. Harvey. He ~~or she~~

Is personally known to me or has produced _____ as identification.


Notary public signature

Printed name

State of Florida at-large

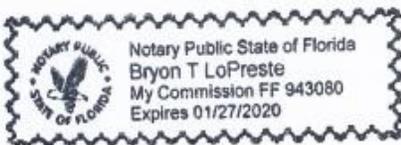


EXHIBIT 6

PROPOSED DEVELOPMENT USES/STANDARDS

1. PERMITTED PRINCIPAL USES

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

1. Single Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Temporary Construction Trailers
3. Model Homes
4. Lakes
5. Recreation Facility and Maintenance Facility
6. Entry Gates and Guard House.
7. Temporary Sales and Design Center
8. ~~Hotel (as defined in PGA/Verano DRI)~~
9. ~~Retail (as defined in PGA/Verano DRI)~~
10. ~~Conference Center~~
11. ~~Institutional (as defined in PGA Village/Verano DRI)~~
12. Temporary Sales and Design Center

2. DENSITY:

~~3.6 du/ac.~~ 3.51 du/ac

3. PARKING REQUIRED:

RGC Land Use:

Single Family and Villas: Two (2) parking spaces per residential unit and guest parking. All units shall have at least 2-car garages. At least two exterior parking spaces in the driveway shall be provided for each unit for residents and guests. On-street parking is allowed for these units.

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

4. STREET DESIGN:

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

5. MAXIMUM BLDG HEIGHT:

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

6. MINIMUM LOT SIZES:

Single Family	Min. Width: 42 feet	Max. Width: 100 feet
	Min. Depth: 120 5 feet	Max. Depth: 155 feet

(See Exhibit 11 – Typical Lots)

7. MAXIMUM BUILDING COVERAGE:

For Whole DRI:	30%
Residential:	60%

8. MAXIMUM IMPERVIOUS COVERAGE:

For Whole DRI:	50%
Residential:	75%

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

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

Front Yard:

Each lot shall have a front yard with a building setback line of thirteen (13) feet for dwellings living area or a side entry garage, and of twenty (20) feet for dwellings to a front entry garage.

Side Yards:

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

Rear Yard:

Each lot shall have a rear yard with a building setback line of fifteen (15) feet. There shall be 5 ft. setback requirements for accessory uses. If adjacent to a lake, the setback requirement for accessory uses is 3 ft.

10. FENCES / WALLS:

Single Family:

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

11. ACCESSORY USES:

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

12. LANDSCAPING:

Overall:

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

Easement and Utility Area Landscaping:

All trees may be planted within five (5) feet of any existing utility pole, guy wire, and pad mounted transformer. No protective barriers will be required.

Landscape Buffer Strips:

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

Common Area Landscaping:

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

Single Family:

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

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

Street Trees:

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

~~requirement of 1 tree per fifty linear feet. This provides for enough additional trees to compensate for trees counted towards the canopy tree requirements for the lots.~~

13. CLUBHOUSE/RECREATION:

Permitted Uses:

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

Minimum Building Setbacks:

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

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

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

Landscape:

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

14. MODEL ROW AND SALES CENTERS:

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

15. FACADES:

No two same facades shall be adjacent to each other. This applies to residential units. This does not apply to facades across the street.

16. UTILITIES AND PUBLIC WORKS:

All construction shall be in accordance with the City of Port St. Lucie Utility Systems Department's Technical Specifications and Construction Standards, latest revision, and with all applicable Florida Department of Environmental Protection rules and regulations.

The subject PUD will be supplied with Water and/or Wastewater Services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all the applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such services.

The Applicant acknowledges that the City may require reuse water to be utilized for irrigation, equal to the amount of wastewater generated by the project.

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

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

No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing or proposed water/wastewater utility lines.

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

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

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

All landscaping within PSLUSD 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).

EXHIBIT 7a

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

ALL OF VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA TOGETHER WITH A PORTION OF UNPLATTED LANDS LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF VERANO SOUTH P.U..D 1 – POD B PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 43°08'38" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL AS SHOWN ON THE RIGHT-OF-WAY MAP FOR CANAL C-24, CHECKED DATED 11/25/58 AND REVISED 2/23/59, A DISTANCE OF 2,115.98 FEET; THENCE ALONG THE NORTH LINE OF THE O.L PEACOCK CANAL PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA THROUGH THE FOLLOWING SEVEN (7) COURSES, NORTH 89°08'58" WEST, A DISTANCE OF 318.77 FEET; THENCE SOUTH 60°24'31" WEST, A DISTANCE OF 793.61 FEET; THENCE SOUTH 65°05'51" WEST, A DISTANCE OF 762.00 FEET; THENCE SOUTH 70°42'47" WEST, A DISTANCE OF 440.53 FEET; THENCE SOUTH 43°58'29" EAST, A DISTANCE OF 57.68 FEET; THENCE SOUTH 62°44'35" WEST, A DISTANCE OF 967.89 FEET; THENCE SOUTH 76°11'52" WEST, A DISTANCE OF 108.04 FEET; THENCE NORTH 04°37'46" WEST, A DISTANCE OF 88.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 529.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 534.03 FEET; THENCE NORTH 38°43'51" WEST, A DISTANCE OF 312.46 FEET; THENCE NORTH 51°16'22" EAST, A DISTANCE OF 1,210.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,349.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'26", A DISTANCE OF 76.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,151.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°31'43", A DISTANCE OF 171.33 FEET; THENCE NORTH 56°32'39" EAST, A DISTANCE OF 180.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 849.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°41'15", A DISTANCE OF 143.55 FEET; THENCE NORTH 46°51'23" EAST, A DISTANCE OF 1,036.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 314.16 FEET; TO A

POINT ON THE SOUTHWEST LINE OF TRACT "CA17" OF SAID VERANO SOUTH P.U..D 1 – POD B PLAT NO. 1; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 21.66 FEET; THENCE NORTH 46°51'22" EAST, ALONG THE SOUTHEAST LINE OF SAID TRACT "CA17", A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 125.748 ACRES, MORE OR LESS.

EXHIBIT 7b
WARRANTY DEED

See the following pages.

This instrument prepared by:

K Title Company, LLC
4880 Donald Ross Road, Suite 125
Palm Beach Gardens, FL 33418

306768653

-----{SPACE ABOVE THIS LINE FOR RECORDING DATA}-----

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$29,890.00 are being paid on consideration of \$4,270,000.00 in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

Parcel Identification Number(s): 3328-702-0003-000-2; 3328-702-0002-000-5; 3333-344-0001-000-6; 3328-702-0001-000-8; and 3328-702-0004-000-9

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is given this 20th day of March, 2018, by **VERANO DEVELOPMENT LLC**, a Delaware limited liability company ("Grantor"), whose post office address is 701 S. Olive Avenue, Suite 104, West Palm Beach, Florida 33401, to and in favor of **KLP CROSSTOWN LLC**, a Florida limited liability company ("Grantee"), whose address is 701 S. Olive Avenue, Suite 104, West Palm Beach, Florida 33401.

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (US \$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property (collectively referred to as the "Property"), located in St. Lucie County, Florida, more particularly described as:

See Exhibit "A"

TOGETHER WITH all of Grantor's interest in and to all licenses, approvals, tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the same unto Grantee, its heirs, successors and assigns, in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Property; (3) that Grantor does hereby agree to warrant and forever defend the right and title to the Property unto Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise; and (4) that the Property is free of all encumbrances except real estate taxes and assessments for 2018 and subsequent years, but is subject to the covenants, easements and restrictions of record as set forth in **Exhibit "B"** attached hereto and made a part hereof (collectively, "Permitted Exceptions"),

5

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name by its undersigned duly authorized agent as of the day and year first above written.

Signed, sealed and delivered in the presence of:

VERANO DEVELOPMENT LLC, a Delaware limited liability company

[Signature]
Printed Name: SALA BROWN

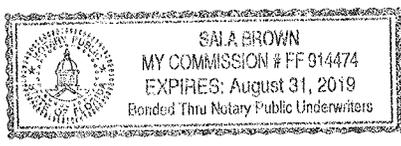
By: The Kolter Group LLC, a Florida limited liability company, its sole manager

[Signature]
Printed Name: Charlotte R Feinberg

By: [Signature]
John Csapo, Authorized Signatory

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 20th day of March, 2018, by John Csapo, as Authorized Signatory of The Kolter Group LLC, a Florida limited liability company, as the sole manager of Verano Development LLC, a Delaware limited liability company, on behalf of the company, / X / who is personally known to me or / / who produced a valid driver's license as identification.



[Signature]
Signature of Notary Public
Print Name: Sala BROWN
My Commission Expires: 8/31/2019
Commission Number: FF 914474
[Notary Stamp or Seal]

Exhibit "A" – Legal Description

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF VERANO MASTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW VACATED; THENCE ALONG THE NORTH LINE OF THE O.L PEACOCK CANAL PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA THROUGH THE FOLLOWING SIX (6) COURSES NORTH 89°08'58" WEST, A DISTANCE OF 318.77 FEET; THENCE SOUTH 60°24'31" WEST, A DISTANCE OF 793.61 FEET; THENCE SOUTH 65°05'51" WEST, A DISTANCE OF 762.00 FEET; THENCE SOUTH 70°42'47" WEST, A DISTANCE OF 440.53 FEET; THENCE SOUTH 43°58'29" EAST, A DISTANCE OF 57.68 FEET; THENCE SOUTH 62°44'35" WEST, A DISTANCE OF 275.71 FEET; THENCE NORTH 25°16'25" WEST, A DISTANCE OF 113.86 FEET; THENCE SOUTH 64°43'35" WEST, A DISTANCE OF 319.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 336.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°37'51", A DISTANCE OF 466.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 641.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°44'16", A DISTANCE OF 288.17 FEET; THENCE NORTH 61°22'51" WEST, A DISTANCE OF 26.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 228.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 129°24'10", A DISTANCE OF 514.94 FEET; THENCE NORTH 21°58'41" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 68°01'19" EAST, A DISTANCE OF 236.36 FEET; THENCE NORTH 66°21'27" EAST, A DISTANCE OF 96.04 FEET; THENCE NORTH 60°53'18" EAST, A DISTANCE OF 57.02 FEET; THENCE NORTH 52°35'12" EAST, A DISTANCE OF 61.17 FEET; THENCE NORTH 49°40'37" EAST, A DISTANCE OF 55.84 FEET; THENCE NORTH 43°58'17" WEST, A DISTANCE OF 236.66 FEET; THENCE SOUTH 51°16'22" WEST, A DISTANCE OF 762.47 FEET; THENCE NORTH 38°43'38" WEST, A DISTANCE OF 317.00 FEET; THENCE NORTH 51°16'22" EAST, A DISTANCE OF 1,058.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,349.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'26", A DISTANCE OF 76.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,151.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°31'43", A DISTANCE OF 171.33 FEET; THENCE NORTH 56°32'39" EAST, A DISTANCE OF 180.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 849.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°41'15", A DISTANCE OF 143.55 FEET; THENCE NORTH 46°51'23" EAST, A DISTANCE OF 1,036.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 314.16 FEET; THENCE NORTH 46°51'22" EAST, A DISTANCE OF 22.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL AS SHOWN ON THE RIGHT-OF-WAY MAP FOR CANAL C-24, CHECKED DATED 11/25/58 AND REVISED 2/23/59; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,137.64 FEET TO THE POINT OF BEGINNING.

Exhibit "B" – Permitted Exceptions

1. Permanent Easement Circuit Court Minutes Book 24, Page 478.
2. Terms, conditions, and provisions of ingress and egress as contained in Warranty Deed, recorded in Official Records Book 369, Page 1166.
3. Reservoir Access Easement Agreement, recorded in Official Records Book 1536, Page 1754.
4. Annexation and Development Agreement, recorded in Official Records Book 1648, Page 2879.
5. Designation Agreement, recorded in Official Records Book 1745, Page 2036.
6. Access Easement Agreement recorded in Official Records Book 1745, Page 1913.
7. Access Easement Agreement, recorded in Official Records Book 1745, Page 1868.
8. Access Easement Agreement, recorded in Official Records Book 1745, Page 1881.
9. Restrictions, covenants, conditions and easements as set forth in that Reservoir Restrictive Covenant and Access Easement Agreement recorded in Official Records Book 1745, Page 2002.
10. Restrictions, covenants, conditions and easements as set forth in that Declaration of Restrictive Covenant recorded in Official Records Book 1745, Page 2061.
11. RIF 04-002 Road Impact Fee Credit Agreement Number One recorded in Official Records Book 1966, Page 2164.
12. South Florida Water Management District Environmental Resource Permit Notice recorded in Official Records Book 2082, Page 945.
13. Educational Facilities Impact Fee Credit Agreement recorded in Official Records Book 2307, Page 1498.
14. Notice of Establishment of the Montage Reserve #2 Community Development District, recorded in Official Records Book 2336, Page 2622, together with Supplement recorded in Official Records Book 2500, Page 1047.
15. Notice of Establishment of the Montage Reserve #3 Community Development District, recorded in Official Records Book 2336, Page 2625, together with Supplement recorded in Official Records Book 2500, Page 1049.
16. Notice of Establishment of the Montage Reserve #4 Community Development District, recorded in Official Records Book 2336, Page 2628, together with Supplement recorded in Official Records Book 2500, Page 1051.
17. Notice of Establishment of the Montage Reserve #5 Community Development District, recorded in Official Records Book 2336, Page 2631, together with Supplement recorded in Official Records Book 2500, Page 1053.
18. City of Port St. Lucie Utility Systems Department Water and Wastewater Service Agreement / Permit to Connect, recorded in Official Records Book 2402, Page 1476, together with Amendment recorded in Official Records Book 2887, Page 1582.
19. City of Port St. Lucie Utility Systems Department Water and Wastewater Service Agreement / Permit to Connect, recorded in Official Records Book 2448, Page 1058.
20. District Interlocal Agreement recorded in Official Records Book 2457, Page 247.
21. Notice of Adoption of Development Order for the PGA Village (a/k/a Verano) Development of Regional Impact recorded in Official Records Book 2528, Page 1210.
22. Declaration of Consent to Imposition of Special Assessments recorded in Official Records Book 2541, Page 2344.
23. Interlocal Agreement to Provide Maintenance of Stormwater Management System and Verano Community Development Districts recorded in Official Records Book 2682, Page 2441.
24. Impact Fee Pre-Payment Agreement, recorded in Official Records Book 2773, Page 636.
25. Terms, provisions, covenants, conditions, restrictions, assessments, easements, options, liens, and other matters established by Club Verano Membership Plan, and recorded in

- Official Records Book 2803, Page 829, together with Certificate of Amendment and Restatement of Club Verano Membership Plan recorded in Official Records Book 2946, Page 2447, Second Amended and Restated Club Verano Membership Plan recorded in Official Records Book 3211, Page 246, Notice of Club Usage Agreement recorded in Official Records Book 3211, Page 397 and Corrective Amendment to Second Amended and Restated Club Verano Membership Plan recorded in Official Records Book 3233, Page 1233, as may be subsequently amended.
26. Terms, provisions, covenants, conditions, restrictions, assessments, easements, options, liens, and other matters established by Declaration for Verano, and recorded in Official Records Book 2803, Page 930, together with Certificate of Amendment to the By-Laws recorded in Official Records Book 2896, Page 1469 and Amendment to Declaration recorded in Official Records Book 3294, Page 718, as may be subsequently amended.
 27. Terms, provisions, covenants, conditions, restrictions, assessments, easements, options, liens, and other matters established by Declaration for Village Emilia, and recorded in Official Records Book 2803, Page 1190, together with amendments, as recorded in Official Records Book 3294, Page 723; and Official Records Book 3693, Page 743, as may be subsequently amended.
 28. Amended and Restated Fire/EMS Development Agreement for Tradition Development of Regional Impact and Verano (f/k/a PGA Village, f/k/a Montage Reserve) Development of Regional Impact, recorded in Official Records Book 2833, Page 2770.
 29. Access, Ingress/Egress and Utility Easement Agreement, recorded in Official Records Book 3074, Page 956.
 30. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded in Official Records Book 3144, Page 2540.
 31. Access, Ingress/Egress and Utility Easement Agreement, recorded in Official Records Book 3156, Page 1262.
 32. Interlocal Agreement among the Verano Center Community Development District, the St. Lucie County Property Appraiser, and the St. Lucie Tax Collector, recorded in Official Records Book 3289, Page 1346.
 33. Notice of Adoption of Subsequent Amendment to an Adopted Development Order pursuant to Florida Statutes Section 380.06(15)(f) recorded in Official Records Book 3451, Page 435.
 34. Amended and Restated Utility Service Agreement by and between the City of Port St. Lucie and Verano Development, LLC, a Delaware limited liability company recorded in Official Records Book 3457, Page 538.
 35. Resolution No. 12-R102 to Amend the PGA Village Development of Regional Impact (DRI) now known as the Verano Development of Regional Impact recorded in Official Records Book 3506, Page 1539.
 36. Ordinance 13-46 approving the Road Impact Fee Agreement between the City of Port St. Lucie, Florida and Verano Development, LLC, recorded September 10, 2013 in Official Records Book 3557, Page 552.
 37. Road Impact Fee Credit Agreement between St. Lucie County, Florida, Reserve Homes Ltd. and Verano Development, LLC, in consideration for Transportation Mitigation and Improvements required by the Development Orders for the Reserve and Verano Developments of Regional Impact recorded in Official Records Book 3589, Page 213 and re-recorded in Official Records Book 3593, Page 2708.
 38. Utility Service Agreement by and between the City of Port St. Lucie and Verano Development LLC, a Delaware limited liability company recorded March 6, 2014 in Official Records Book 3609, Page 2982.
 39. Utility Service Agreement by and between the City of Port St. Lucie and Verano Development LLC, a Delaware limited liability company recorded April 1, 2014 in Official Records Book 3617, Page 768.

40. Perpetual Access Road and Maintenance Agreement by Verano Development LLC, a Delaware limited liability company; Verano Property Owners Association, Inc.; and the South Florida Water Management District recorded in Official Records Book 3650, Page 1971.
41. Perpetual Access Road and Maintenance Agreement by Verano Development LLC, a Delaware limited liability company; Verano Property Owners Association, Inc.; and the South Florida Water Management District recorded in Official Records Book 3684, Page 2171.
42. Utility Service Agreement by and between the City of Port St. Lucie and Verano Development LLC, a Delaware limited liability company recorded January 22, 2015 in Official Records Book 3709, Page 1557.
43. Amended and Restated Utility Service Agreement by and between the City of Port St. Lucie and Verano Development LLC, a Delaware limited liability company recorded January 22, 2015 in Official Records Book 3709, Page 1623.
44. Amended and Restated District Interlocal Agreement recorded April 9, 2015 in Official Records Book 3733, Page 2535.
45. Utility Service Agreement by and between the City of Port St. Lucie and Verano Development LLC, a Delaware limited liability company recorded April 22, 2015 in Official Records Book 3738, Page 1300 for the Proposed Plat of Verano P.U.D., No. 1, Plat 15.
46. Agreement to Dedicate and Complete-Public Infrastructure by and between Verano Development LLC, a Delaware limited liability company and Verano #1 Community Development District recorded June 30, 2015 in Official Records Book 3762, Page 2389 and re-recorded in Official Records Book 3765, Page 606.
47. True-Up Agreement by and between Verano Development LLC, a Delaware limited liability company; Verano #1 Community Development District; and the Verano Center Community Development District recorded June 30, 2015 in Official Records Book 3762, Page 2407 and re-recorded in Official Records Book 3765, Page 625.
48. Declaration of Consent to Jurisdiction of the Verano #2 Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record, and Acknowledgment Regarding Financing Documents 2017 District #2 Project Areas recorded December 22, 2017 in Official Records Book 4078, Page 2284.
49. Collateral Assignment and Assumption of Development Rights Relating to the 2017 District #2 Project Areas by and between Verano #2 Community Development District and Verano Development, LLC, a Delaware limited liability company, recorded December 22, 2017 in Official Records Book 4078, Page 2295.
50. Temporary Emergency Access Easement recorded in Official Records Book 4098, Page 376.
51. Prescriptive easement rights of ingress and egress, if any, in favor of the property described in Warranty Deed conveyed to T.S. Murphy Holdings Limited Partnership, recorded January 26 13, 2018 in Official Records Book 4091, Page 56.

Prepared by and return to:
Joya Lippard
K Title Company, LLC
8301 Holley Tree Trail
Port St. Lucie, FL 34986

File Number: PR18705

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 17th day of January, 2019, between T.S. Murphy Holdings Limited Partnership, a Florida limited partnership whose post office address is Post Office Box 13896, Ft. Pierce, FL 34979, grantor, and KLP Crosstown LLC, a Florida limited liability company whose post office address is 701 S. Olive Avenue, Ste. 104, West Palm Beach, FL 33401, 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 NO/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 the St. Lucie County, Florida, to-wit:

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

Commence at the point of intersection of South line of Section 34, Township 36 South, Range 39 East, 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 Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence N 43°08'38" W, along said right-of-way, a distance of 2992.80 feet, to a point hereinafter referred to as Point "A"; thence S 02°40'10" 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 a central angle of 49°30'25"; thence S 46°50'15" W a distance of 2041.23 feet to a point hereinafter referred to as Point "B" and the Point of Beginning of the following described parcel:

Thence N 43°58'20" W a distance of 214.57 feet; thence S 51°16'22" W a distance of 913.19 feet; thence N 68°01'19" E a distance of 698.53 feet; thence N 66°21'27" E a distance of 96.04 feet; thence N 60°53'18" E a distance of 57.02 feet; thence N 52°35'12" E a distance of 61.17 feet; thence N 49°40'37" E a distance of 55.86 feet; thence N 43°58'20" W a distance of 22.09 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress from Canal C-24 right-of-way to the aforescribed parcel, 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°40'10" 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°30'25"; thence S 46°50'15" W a distance of 2041.23 feet to the Northwesterly boundary of the aforescribed parcel and the point of termination of easement.

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 "B"; thence South 51°44'32" West a distance of 54.21 feet; thence South 53°39'27" West a distance of 56.61 feet; thence South 61°05'22" West a distance of 56.94 feet; thence South 66°36'43" West a distance of 64.67 feet to the beginning of a curve concave to the Southeast having a radius of 15.00 feet; thence Southerly along the arc of said curve 20.79 feet through a central angle of 79°24'19"; thence south 12°47'36" West a distance of 13.74 feet to the Southeasterly boundary of the aforescribed parcel and the point of termination of easement.

Parcel Identification Number: 3333-431-0001-000/3

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 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 land; that the grantor hereby fully warrants the title to said

Warranty Deed - Page 1

land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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:

Joy Lippard
Witness Name: Joy Lippard

Susan L. Price
Witness Name: Susan L. Price

T.S. Murphy Holdings Limited Partnership,
a Florida limited partnership

By: River Country Management, Inc., a
Florida corporation, its General Partner

By: Travis E. Murphy, Jr.
Travis E. Murphy, Jr. President

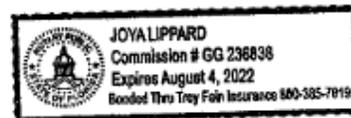
State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 16 day of January, 2019, by Travis E. Murphy, Jr., President of River Country Management, Inc., a Florida corporation, general partner for T.S. Murphy Holdings Limited Partnership, a Florida limited partnership who has produced Drivers License as identification.

Joy Lippard
Notary Public

Printed Name: _____

My Commission Expires: _____



THIS INSTRUMENT PREPARED BY/
RETURN TO:
Joya L. Lippard
K Title Company LLC
8301 Holley Tree Trail
Port St. Lucie, FL 34986

CERTIFICATE OF GENERAL PARTNER RESOLUTION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

TRAVIS E. MURPHY, JR., as President of RIVER COUNTRY MANAGEMENT, INC., a Florida corporation, General Partner of T.S. HOLDINGS LIMITED PARTNERSHIP, a Florida limited partnership, being duly sworn, before the undersigned authority, states as follows:

1. The following constitute all of the owners of partnership interests ("Partners") in T.S. HOLDINGS LIMITED PARTNERSHIP, a Florida limited partnership ("Partnership"):

RIVER COUNTRY MANAGEMENT, INC., a Florida corporation, General Partner

2. On or before this date, the Partners of the Partnership, by written consent adopted the following resolution:

RESOLVED that the Partnership ratify and it hereby ratifies the actions of TRAVIS E. MURPHY, JR., as President of RIVER COUNTRY MANAGEMENT, INC., a Florida corporation, General Partner of T.S. HOLDINGS LIMITED PARTNERSHIP, a Florida limited partnership in negotiating the terms to sell that property ("Property") more particularly described as:

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

Commence at the point of intersection of South line of Section 34, Township 36 South, Range 39 East, 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 Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence N 43°08'38" W, along said right-of-way, a distance of 2992.80 feet, to a point hereinafter referred to as Point "A"; thence S 02°40'10" 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 a central angle of 49°30'25"; thence S 46°50'15" W a distance of 2041.23 feet to a point hereinafter referred to as Point "B" and the Point of Beginning of the following described parcel:

Thence N 43°58'20" W a distance of 214.57 feet; thence S 51°16'22" W a distance of 913.19 feet; thence N 68°01'19" E a distance of 698.53 feet; thence N 66°21'27" E a distance of 96.04 feet; thence N 60°53'18" E a distance of 57.02 feet; thence N 52°35'12" E a distance of 61.17 feet; thence N 49°40'37" E a distance of 55.86 feet; thence N 43°58'20" W a distance of 22.09 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress from Canal C-24 right-of-way to the aforescribed parcel, 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°40'10" 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°30'25"; thence S 46°50'15" W a distance of 2041.23 feet to the Northwesterly boundary of the aforescribed parcel and the point of termination of easement.

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 "B"; thence South 51°44'32" West a distance of 54.21 feet; thence South 53°39'27" West a distance of 56.61 feet; thence South 61°05'22" West a distance of 56.94 feet; thence South 66°36'43" West a distance of 64.67 feet to the beginning of a curve concave to the Southeast having a radius of 15.00 feet; thence Southerly along the arc of said curve 20.79 feet through a central angle of 79°24'19"; thence south 12°47'36" West a distance of 13.74 feet to the Southeasterly boundary of the aforescribed parcel and the point of termination of easement.

Parcel Identification Number: 3333-431-0001-000/3

and that TRAVIS E. MURPHY, JR., as President of RIVER COUNTRY MANAGEMENT, INC., a Florida corporation, General Partner of T.S. HOLDINGS LIMITED PARTNERSHIP, a Florida limited partnership, without joinder by any other Partner is authorized, empowered and directed to negotiate, execute and deliver any and all documents necessary or desirable to close upon the sale of the Property as the binding act of the Partnership.

FURTHER RESOLVED, that these resolutions shall continue in full force and effect and may be relied upon by Old Republic National Title Insurance Company and until receipt of written notice of any change in these resolutions.

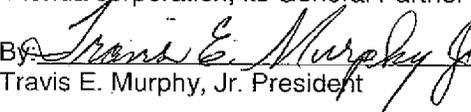
3. The Partnership is currently in existence and in good standing. None of the Partners nor the Partnership have been in bankruptcy during the existence of the Partnership and no natural person has died or been adjudicated as incompetent.

4. The above resolutions having been adopted by T.S. HOLDINGS LIMITED PARTNERSHIP, a Florida limited partnership, and are incorporated into the Partnership records and remain unaltered, unamended and in full force and effect.

Further Affiant sayeth not.

T.S. Murphy Holdings Limited Partnership,
a Florida limited partnership

By: River Country Management, Inc., a
Florida corporation, its General Partner

By: 
Travis E. Murphy, Jr. President

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 16 day of January, 2019, by Travis E. Murphy, Jr., President of River Country Management, Inc., a Florida corporation, general partner for T.S. Murphy Holdings Limited Partnership, a Florida limited partnership who has produced Drivers License as identification.

Joyal Lippard
Notary Public

Printed Name: _____

My Commission Expires: _____

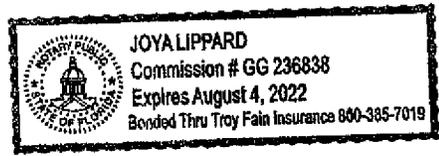
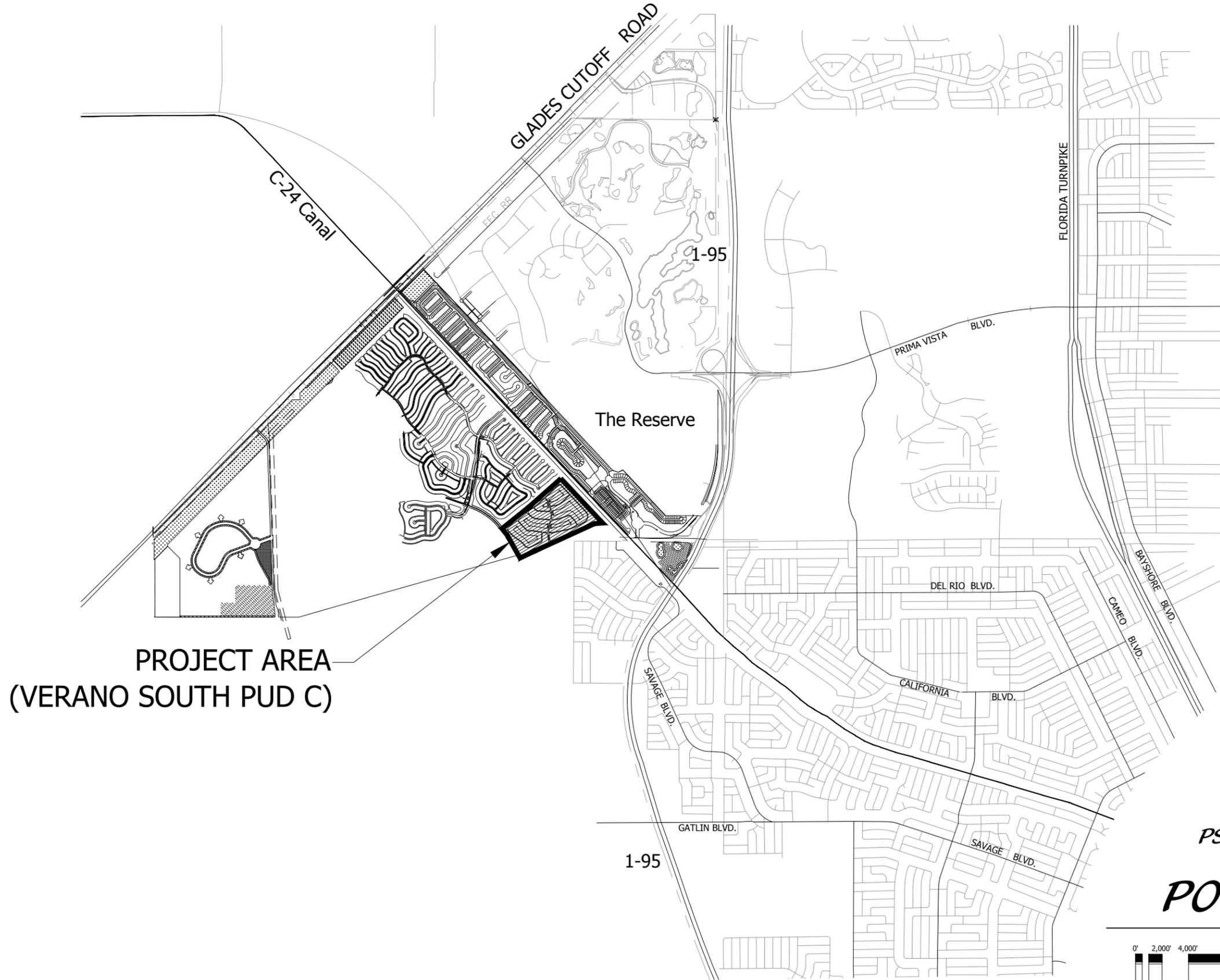
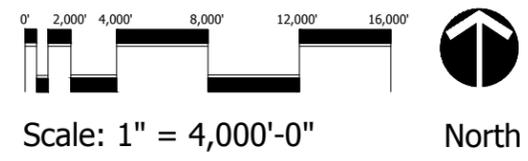


EXHIBIT 8



**PROJECT AREA
(VERANO SOUTH PUD C)**

*PSL PROJ# P19-020
LOCATION MAP
POD C PUD 1*



Cotleur & Hearing

Landscape Architects
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

VERANO SOUTH
Kolter Land Acquisition LLC.
Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	02-19-19
REVISIONS	03-12-19

March 12, 2019 2:58:42 p.m.
CONCEPTUAL MASTER PLAN C_02-18-19.DWG

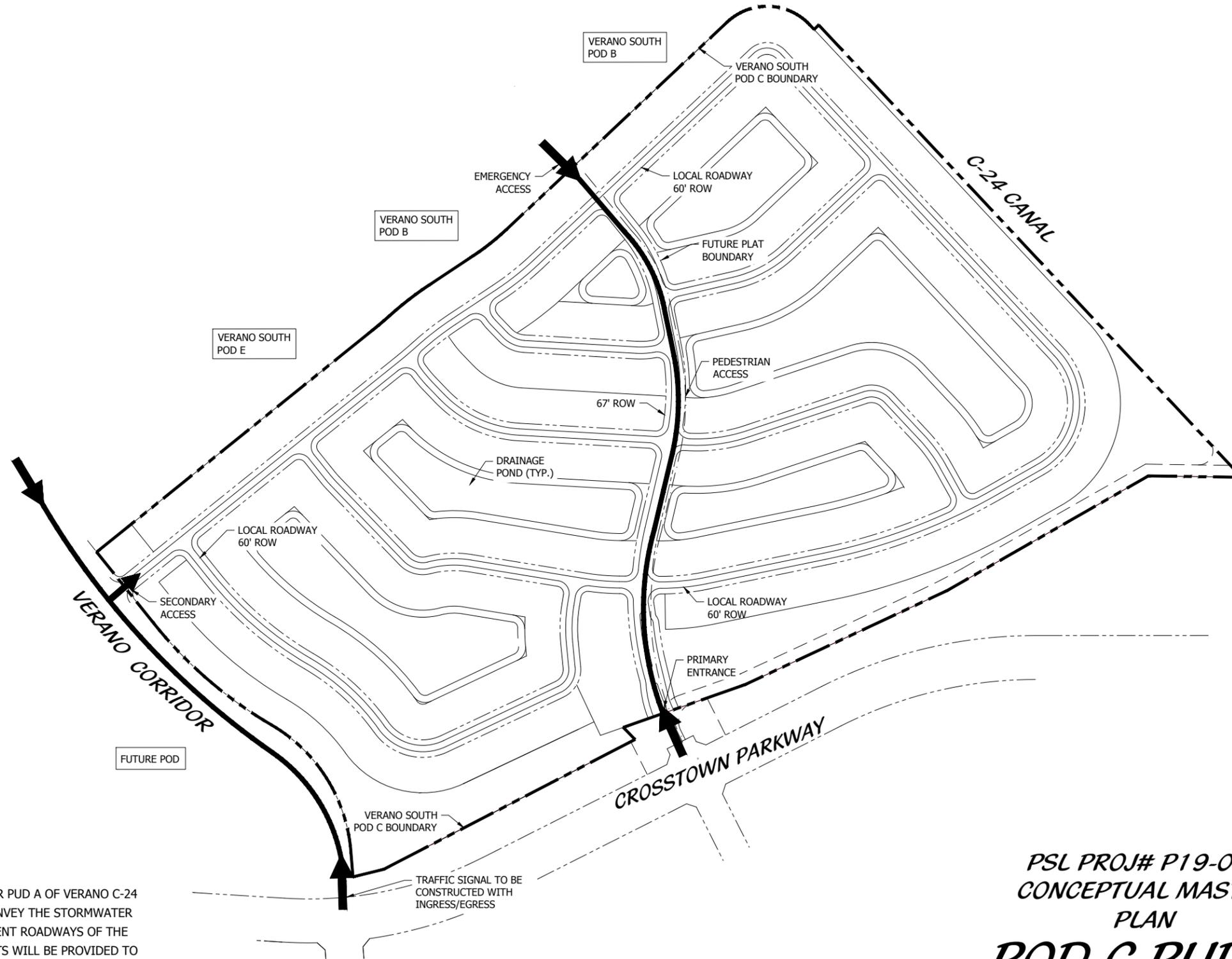
SHEET 1 OF 1

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EXHIBIT 9a

LEGEND

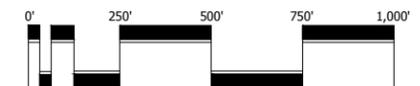
- PEDESTRIAN ACCESS
- PLAT BOUNDARY
- BUFFER
- ➔ INGRESS/ EGRESS TO PUD/SITE



Notes:

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

PSL PROJ# P19-020
 CONCEPTUAL MASTER PLAN
 PLAN
POD C PUD 1



Scale: 1" = 250'-0"



North



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 Lic# LC-C000239

VERANO SOUTH
 Kolter Land Acquisition LLC.
 Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	02-19-19
REVISIONS	03-12-19

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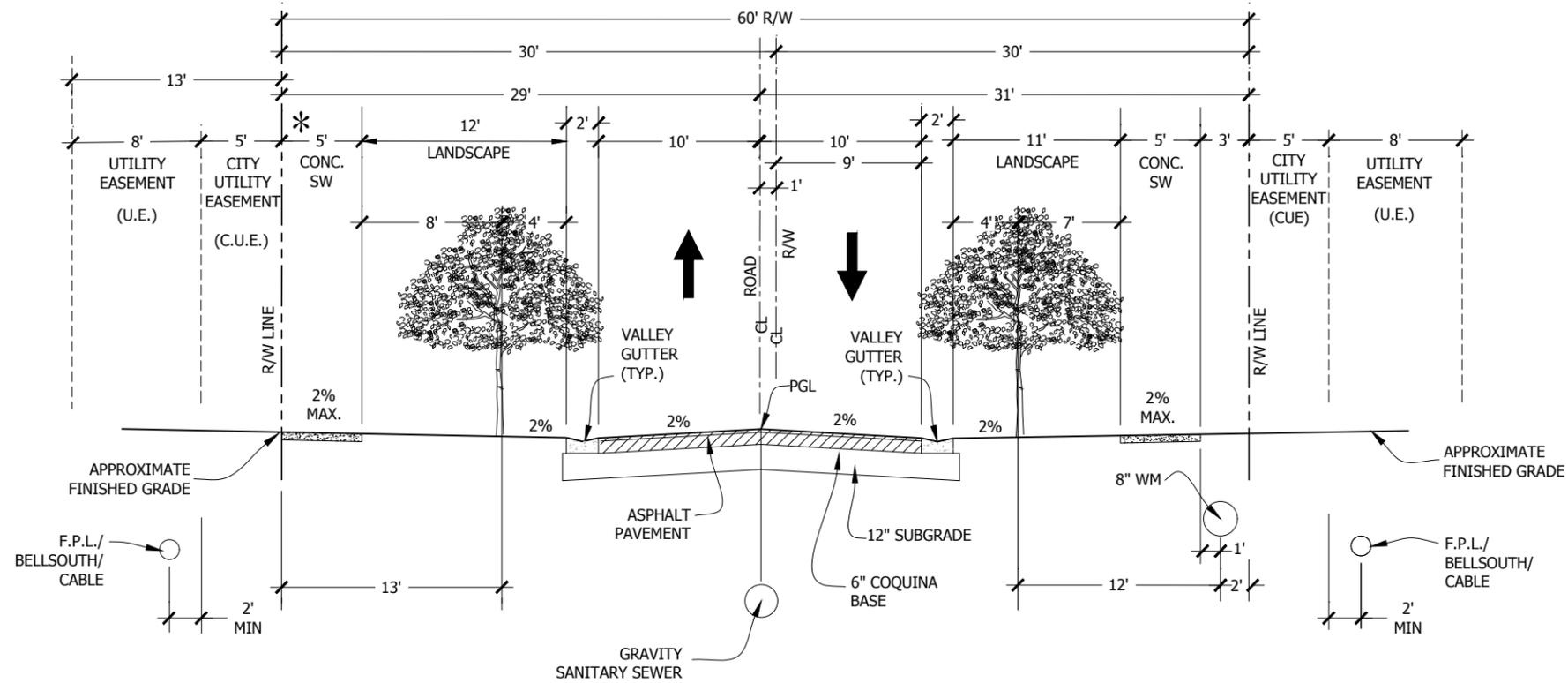
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EXHIBIT 10

LEGEND

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



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

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

PSL PROJ# P19-020
TYPICAL 60' ROW
POD C PUD 1



Scale: 1" = 10'-0"



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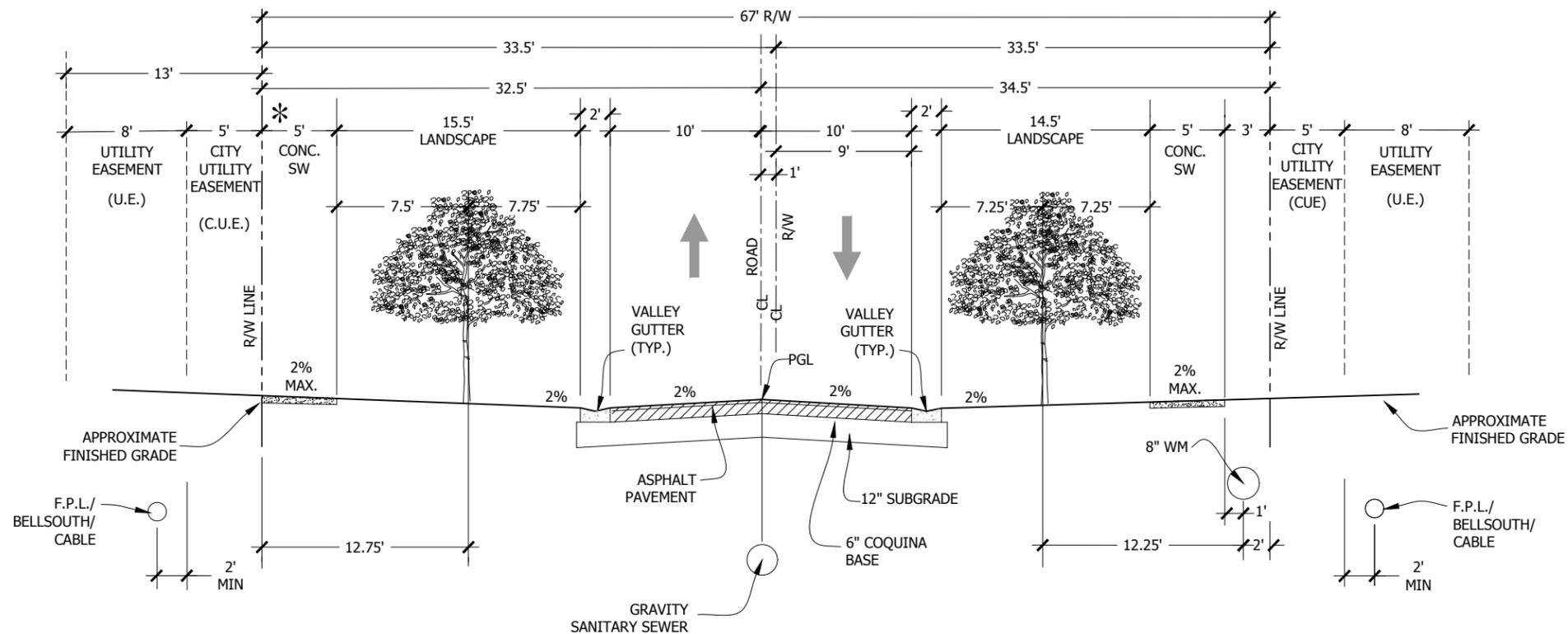
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LEGEND

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



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

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

**PSL PROJ# P19-020
TYPICAL 67' ROW
POD C PUD 1**



Scale: 1" = 10'-0"



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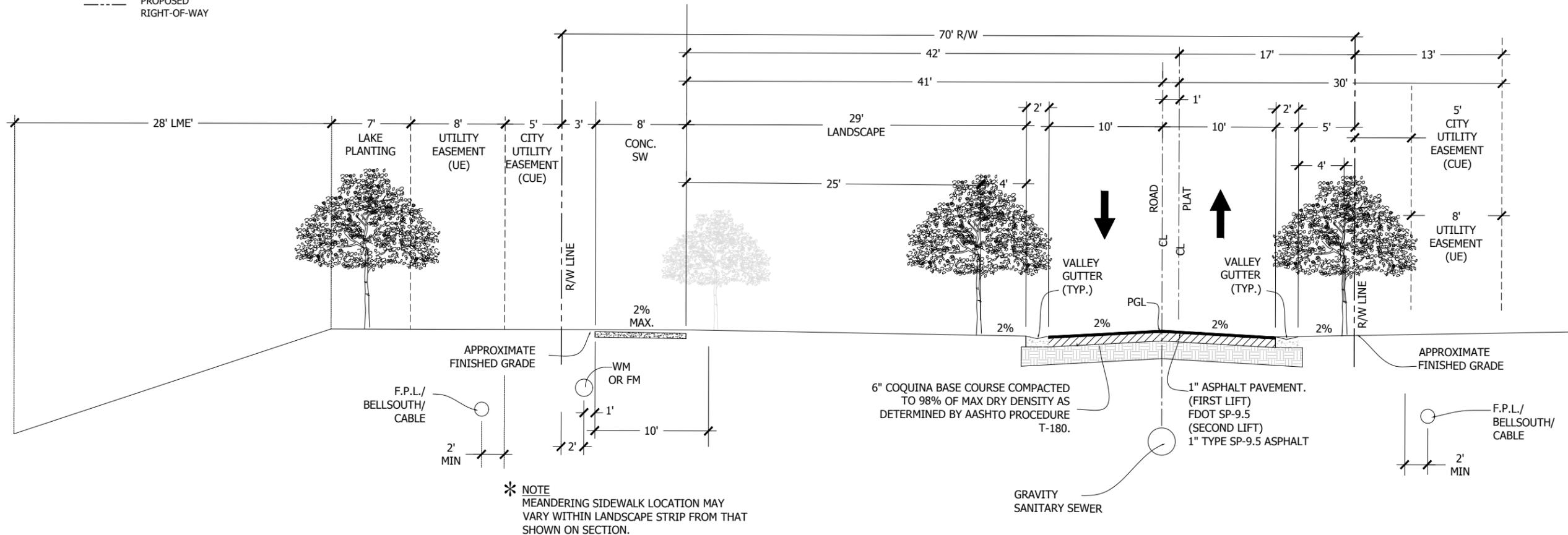
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LEGEND

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



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

PSL PROJ# P19-020
TYPICAL 70' ROW
POD C PUD 1

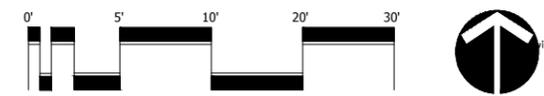
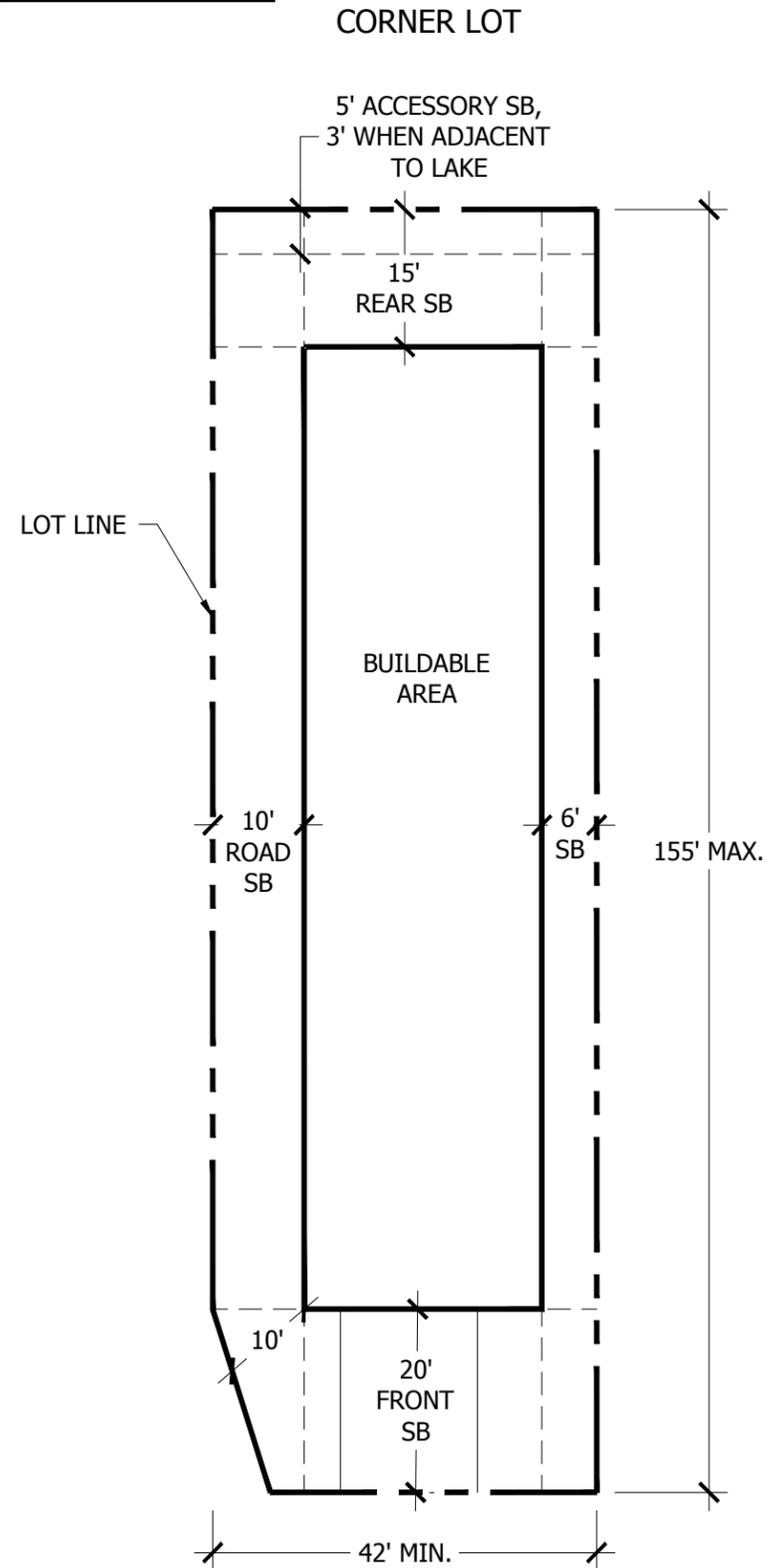
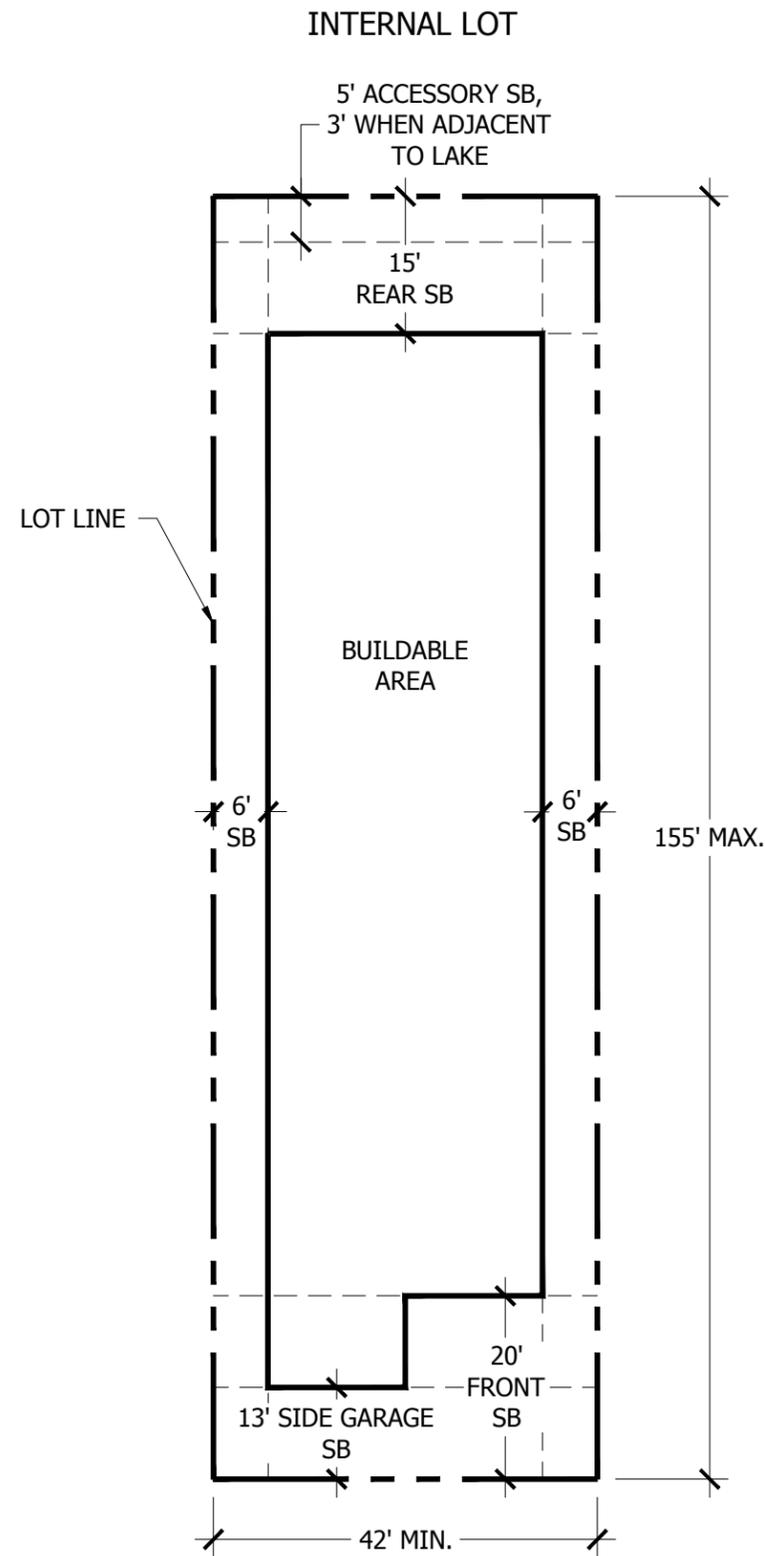


EXHIBIT 11



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

PSL PROJ# P19-020
42' TYPICAL LOT
POD C PUD 1



Scale: 1" = 20'-0"



North



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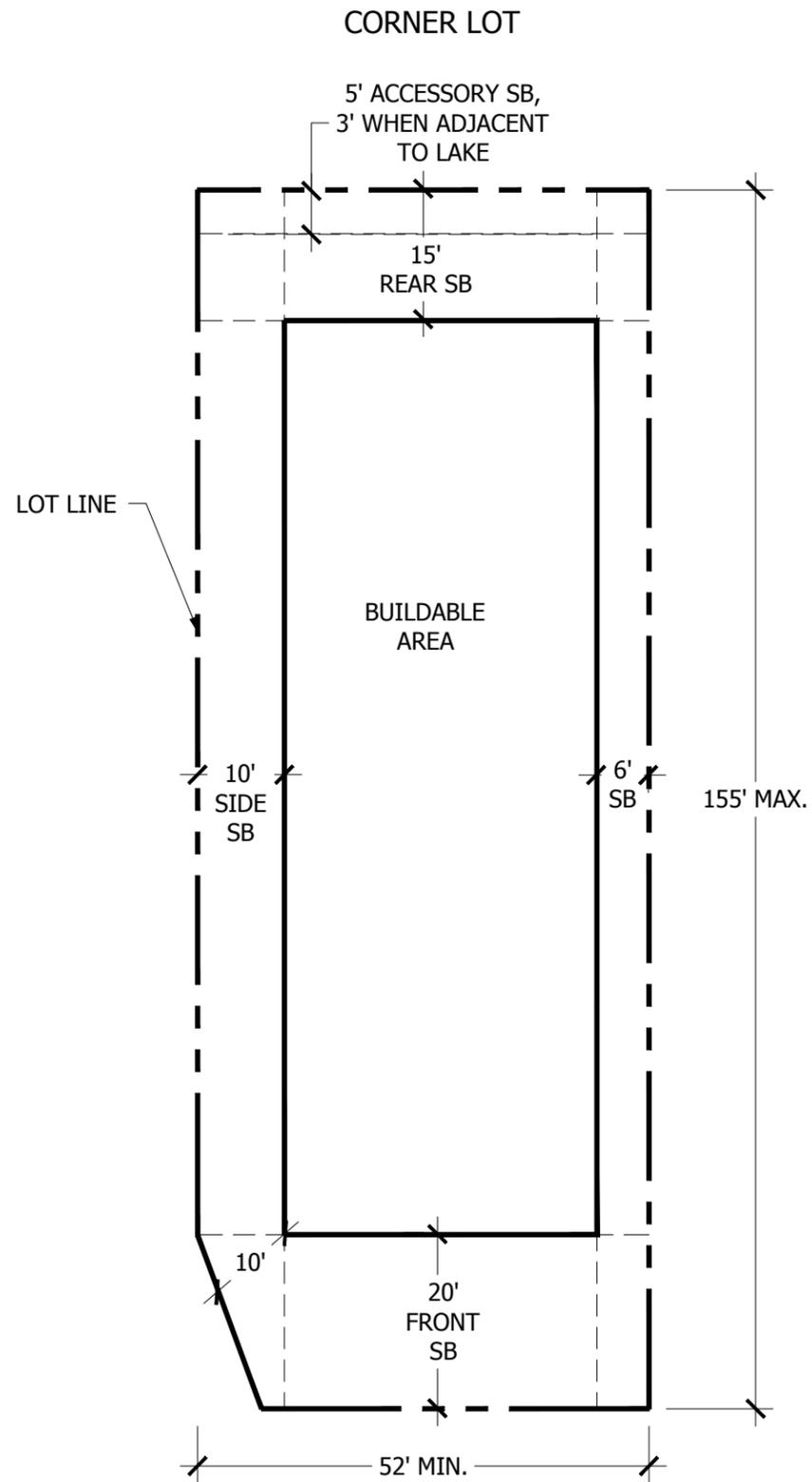
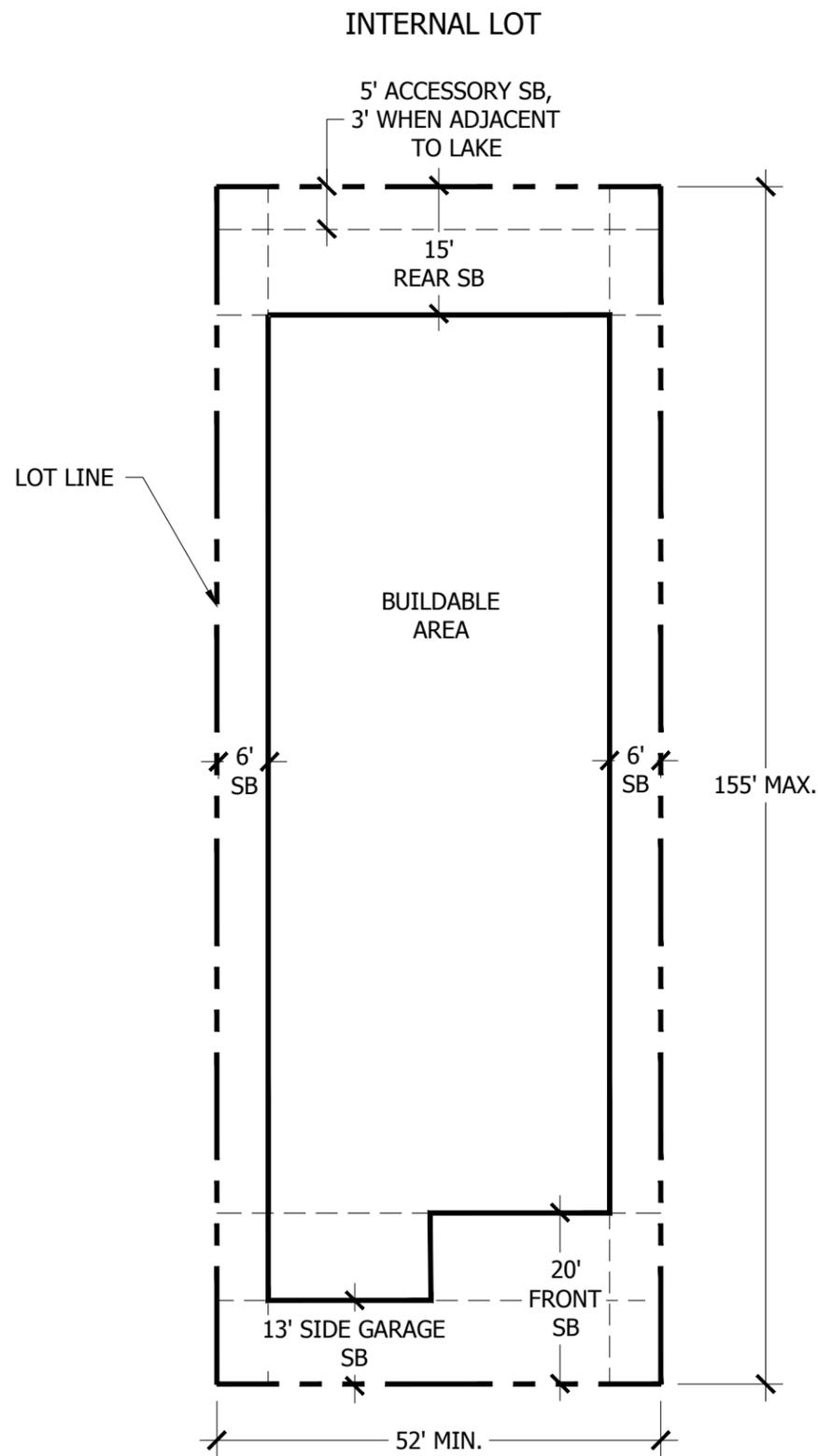
VERANO SOUTH
Kolter Land Acquisition LLC.
Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	02-19-19
REVISIONS	03-12-19

March 12, 2019 2:58:42 p.m.
CONCEPTUAL MASTER PLAN C_02-18-19.DWG

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PSL PROJ# P19-020
52' TYPICAL LOT
POD C PUD 1



Scale: 1" = 20'-0"



North

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



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VERANO SOUTH
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Port St. Lucie, Florida

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APPROVED	DTS
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SHEET 1 OF 1

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EXHIBIT 12

TRAFFIC STATEMENT



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: February 20, 2019
Re: Verano Planned Unit Development (Pod C)
Traffic Statement



Digitally signed by
Shaun G MacKenzie
Date: 2019.02.20
10:35:30 -05'00'

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 a portion of the DRI's second phase (Phase II).

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

As a part of this Masterplan, Pod C PUD 1 proposes 450 dwelling units.

As previously reported to the City, the Phase I and II cumulative development potential is 3600 residential units; the Trip Generation potential for Phase II buildout is 55,518 daily, 3,860 AM peak hour (1,586 in, 2,274 out) and 5,117 PM peak hour (2,859 in, 2,258 out) trips, based on the trip generation projection included in the ADA Traffic analysis.

After internal capture with other uses within the DRI and pass-by capture, Phase II will generate the following net new external trips: 40,686 daily, 3,041 AM peak-hour (1,176 in, 1,865 out) and 3,750 PM peak-hour (2,175 in, 1,575 out) trips.

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

Verano Phase	Development Area	Dwelling Units
1	Verano PUD (North of the C-24)	1,200
2	Verano South PUD 1, Pod A	286
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	307
2	Verano South PUD 1, Pod G	200
2	Total to Date	3,402

EXHIBIT 13

DRAINAGE STATEMENT



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

DRAINAGE STATEMENT FOR PUD 1 March 15, 2017

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

The project is under an existing SFWMD conceptual permit #50-01645-S. Basin assumptions will follow the criteria set in the original conceptual permit. The proposed drainage system throughout the proposed PUD's will consist of a network of pipes and catch basins interconnecting the roadways to the proposed onsite lakes. The neighborhoods will also provide for the required lake interconnect pipes which will be consistent with the SFWMD permit. Water quality will be achieved within the lake.

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



Brandon Ulmer
Florida P.E. License # 68345