

EXHIBIT A

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

VERANO SOUTH POD E

PLANNED UNIT DEVELOPMENT
AMENDMENT APPLICATION



Amendment Number 3

Application Submitted for Review: NOVEMBER 4, 2020
City of Port St. Lucie Project No: P20-219
Port St. Lucie Utilities Department Project No: 11-652-34

	APPROVED	PROJECT NO.	ORD. NO
ORIGINAL BASE	February 11, 2019	P18-147	19-10
AMENDMENT 1	March 9, 2020	P19-217	20-16
AMENDMENT 2	August 10, 2020	P20-061	20-39
AMENDMENT 3	TBD	P20-219	TBD

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

City of Port St. Lucie Project No.: P20-061

The following changes to the previously approved Verano South Pod E PUD (City of Port St. Lucie project number P20-061) are proposed in Amendment Number 3: (P20-219).

- To update Exhibit 9a, the PUD Concept Plan, to match the latest design on the Phasing Plan.

The following changes ~~to the previously approved~~ were approved in Verano South Pod E PUD ~~are proposed~~ in Amendment Number 2: (P20-061).

- To amend Site Information and change side setbacks from 6' to 5' for the Single-Family lot types larger than 50' and typical Villa lots.
- The addition of a Villa Lot Size with a 25' minimum (Typical Villa Lot 50' and greater). We propose an amendment to the minimum lot width of the Villa Lot Size from 37.5' to 25'. The proposed reduction in minimum width requirements would result in a 50' lot structure (half the Villa on a 25' lot, the other half on the other 25' lot with a shared center lot line) for Villas.
- Condensing the number of lot typicals to show the 40' lot as typical minimum, as long as 5' setback is met. We propose an amendment to the minimum lot width of the Single Family Residential lots from 42' to 40', as long as the 5' setback is met.
- Amending language to clarify that Air Conditioning, Pool Equipment, and Generators are necessary support equipment rather than accessory uses, and as such are allowed in the setback area.
- Formatting minor changes throughout the document, such as centering and underlining headings and refitting text on pages.
- Updated the PUD Amendment Application to reflect the new address of the Owner, Verano Development LLC.
- We are not looking to amending anything that was previously approved, we are asking to approve a new villa product with single car garages, which would require one parking space in the garage. The necessary parking for single car garages requires only one tandem parking space in driveway. This not a proposed reduction in parking, rather a proportional parking requirement depending on size of garage. A parking justification from the traffic engineer has been provided to support this new Villa product.

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 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. The overall average density of the Verano DRI shall not exceed 2.2 du/ac.

Verano South Pod E is to be a residential development of single- family homes and attached villas, and consists of approximately 105.54 acres. The Pod E site borders the C-24 Canal to the north and vacant land owned by Verano Development LLC to the south. The site can best be described as a residential community under development. Although the average density for the Verano DRI as a whole shall not exceed 2.2 du/ac, Pod E is designed with a maximum residential density of 3.01 du/ac. The Verano DRI will 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 E is to be residential development. The residential component will be single-family detached lots and single-family attached villas.

Pod E 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 E will be provided with a connection from Crosstown Parkway and a connection to Appian Way located in Pod B. Appian Way, is the primary access for all of Verano South via the C-24 bridge. Future internal connections will be implemented throughout the DRI, and there will be at a minimum two access points into the Pod at all times: one (1) primary access and one (1) emergency access.

Storm Water Management will be provided by an on-site system of lakes, currently under review by the South Florida Water Management District (SFWMD). A Conceptual Environmental Resource Permit (ERP) has been issued for the proposed project from South Florida Water Management District (SFWMD). The permit number is 50-01645-S. A conceptual drainage design was included as part of the application. Although Pod E 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
APPLICATION FOR P.U.D. AMENDMENT
(PLEASE SEE PAGE 6)

PUD AMENDMENT APPLICATION.

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

Verano Pod E PUD

FOR OFFICE USE ONLY

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

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

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

PROPERTY OWNER: _____

Name: Verano Development c/o Robert Fromm

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

Telephone No. 772.349.8065 Email rfromm@kolter.com

AGENT OF OWNER (if any)

Name: Cotleur & Hearing / Daniel Sorrow

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

Telephone No. 561.747.6336 Email dsorrow@cotleur-hearing.com

PROPERTY INFORMATION

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


Parcel I.D. Number: See attached

Current Zoning: PUD Proposed Zoning: PUD (no proposed change)

Future Land Use Designation: RGC Acreage of Property: 105.54 AC

Reason for amendment request: See list of amendments on Exhibit C pg. 3

- 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 ~~prevail~~.


Signature of Owner

DANIEL T. SORROW
Hand Print Name

10-27-2020
Date

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

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

EXHIBIT 2
CHECKLIST FOR P.U.D. AMENDMENT
(PLEASE SEE PAGE 8)



CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Verano Pod E PUD Amendment #3

Project Number: P _____ _ 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		
X	Sufficiency Checklist: One original completed and signed by applicant.			
X	2 CD's with all application materials			
X	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
NA	Written Response to Comments: Sixteen copies. For resubmittals only.			
X	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
X	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
X	Application Fees: Refer to each department's fee schedule.			
X	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):			
X	Sixteen sets of 11" x 17" concept plans			
X	Show traffic access points			
X	Show drainage discharge locations			
X	Show proposed water and sewer connection points			
X	Evidence of unified control and binding PUD agreement			
X	Density statement			
X	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) 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 development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans - either a recorded site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: VERANO SOUTH POD E PUD AMENDMENT #3

Project Number: P _____ New Submittal _____ or Resubmittal X (Check One)

Applicant Certification

I, DANIEL T. Sorflow (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.

[Signature]
(Signature of Applicant)

10.29.2020
(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 PAGE 11)

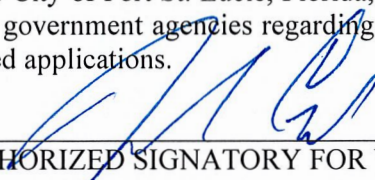
April 16, 2020

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 1-95 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

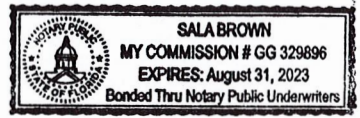
The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization this 17th day of APRIL, 2020, by
JOHN CSAPO who is personally known to me or has produced

as identification.

[NOTARIAL
SEAL]



NOTARY PUBLIC, State of Florida



**CERTIFICATE AS TO RESOLUTIONS OF
THE MANAGER OF VERANO DEVELOPMENT LLC**

THE UNDERSIGNED, being the Manager of VERANO DEVELOPMENT LLC, a Delaware 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, 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 contracts, listing agreements, deeds, affidavits, settlement statements, purchase and sale agreements, papers, leases, documents, instruments and agreements 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.

VERANO DEVELOPMENT LLC

By: THE KOLTER GROUP LLC

Its: Manager

By: _____


William Johnson

Its: Manager

EXHIBIT 4
BINDING P.U.D. AGREEMENT
(PLEASE SEE PAGE 14)

EXHIBIT 4
BINDING PUD AGREEMENT

Binding PUD Agreement

The undersigned acknowledges that the area of the Verano South Pod E 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.

Verano Development LLC

By:

Print Name:

JOHN CSAPO

Title:

AUTHORIZED SIGNATORY

NOTARY ACKNOWLEDGMENT

STATE OF

Florida

COUNTY OF

Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this

11th day of October, 2018, by John CSAPO

He or she

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

Sala Brown
Notary public signature

Sala Brown
Printed name

State of Florida at-large



EXHIBIT 5
SITE INFORMATION
(PLEASE SEE PAGE 16)

EXHIBIT 5
SITE INFORMATION

	Existing	Proposed	Change	Recommendation
Land Use Designation	RGC	N/A	N/A	
Existing Zoning	PUD	N/A	N/A	
Proposed Zoning	NA	N/A	N/A	
Total Area	105.54 ac	N/A	N/A	
Total Dwelling Units	307	317	N/A	
Density	3.01 du/ac	N/A	N/A	
Residential Area (ac)	50.13	N/A	N/A	
	47.5%	N/A	N/A	
Recreation (ac)	1.2	N/A	N/A	
	1.14%	N/A	N/A	
R/W (ac)	29	N/A	N/A	
	27.48%	N/A	N/A	
Open Space (ac)	17.45	N/A	N/A	
	16.53%	N/A	N/A	
Lakes (ac)	7.76	N/A	N/A	
	7.35%	N/A	N/A	

1. TOTAL ACREAGE: 105.54 acres

A. Residential	50.13 acres
B. Open Space	17.45 acres
C. Water Management Tracts	7.76 acres
D. Road Right-Of-Ways	29 acres
F. Clubhouse/Recreation	1.2 acres
Totals	105.54 acres

2. ALLOWABLE DENSITY 2.2 du./ac Max. Density (For overall Verano DRI)

3. PROPOSED DENSITY 3.01 du./ac Proposed Density

4. UPLAND PRESERVATION As indicated in Section 6B of Resolution 12-R102 the Verano DRI.

5. PEDESTRIAN WAYS The system of pedestrian movement will consist of Multiuse paths adjacent to streets within the residential neighborhoods as well as a pathway along the C-24 Canal as exhibited on Exhibit 8 & 11.

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

EXHIBIT 6
PROPOSED DEVELOPMENT USES/STANDARDS
(PLEASE SEE PAGE 18)

EXHIBIT 6

PROPOSED DEVELOPMENT USES/STANDARDS

1. PERMITTED PRINCIPAL USES

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

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

2. DENSITY:

3.01 du/ac.

3. PARKING REQUIRED:

RGC Land Use:

Units with single car garages will have parking for one (1) space in garage and one tandem space in driveway. Units with two or more car garages will provide two (2) tandem parking spaces in the driveway for guests.

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

Driveways will be up to 20' wide at the right-of-way. Past the right-of-way, driveways can extend up to 30' in width to accommodate larger garages.

4. STREET DESIGN:

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

5. MAXIMUM BLDG HEIGHT:

Maximum height of residential structures shall not exceed thirty-five feet (35') above finished grade.

Architectural elements related to guardhouse may not exceed seventy-five feet (75') above finished grade.

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

Lot sizes are not restricted to the typical plans, provided they adhere to the requirement of this section.

Single-Family: Min. 40 feet
Width: Min. 125 feet Max Depth: 175 feet
Depth:

Villas: Min. Width: 25 feet
Min. Depth: 125 feet Max Depth: 175 feet

7. MAXIMUM BUILDING COVERAGE:

For Whole DRI: 30%

Residential: 60%

8. MAXIMUM IMPERVIOUS COVERAGE:

For Whole DRI: 50%

Residential: 75%

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

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

Front Setback:

Each lot shall have a front setback of thirteen feet (13’) from a dwelling’s living area or a side entry garage, and eighteen feet (18’) to a front entry garage.

Side Setback:

Side setbacks apply to building and accessory structures. Each lot shall have a side setback of five feet (5’). A side setback of zero feet (0’) shall be allowed on a zero-lot- line provided that a minimum building separation of ten feet (10’) is maintained between units. Accessory structures are allowed within the side setback and shall have a minimum setback of two feet (2’) from the lot line. Any accessory structure placed within the side setback must be landscaped to be shielded from surrounding neighbors and the right-of-way.

Side Street Setback:

A side street setback of fifteen feet (15’) shall be provided adjacent to rights- of-way. If adjacent to an open space tract fifteen feet (15’) in width or greater, the side corner lot setback can be reduced to five feet (5’). Accessory structures are allowed within the side

setback and shall have a minimum setback of five feet (5') from the lot line.

Rear Setback:

Each lot shall have a rear setback of ten feet (10'). There shall be a three foot (3') setback requirement for accessory structures. If adjacent to a lake, open space, or common area tract, the setback requirement for accessory structures is zero-feet (0').

Notwithstanding the foregoing, sand set pavers may encroach into the setbacks up to the property line provided that all other requirements have been met or waived.

Villas: Minimum setbacks shall be as stated below unless otherwise indicated. Roofs are allowed to overhang into building setbacks, but not to exceed 24 inches (24").

Front Setback:

Each lot shall have a front setback of eighteen feet (18').

Side Setback:

Each lot shall have a side setback of five feet (5'). A minimum of ten feet (10') shall be maintained between buildings. Accessory structures are allowed within the side setback and shall have a minimum setback of three feet (3'). Any accessory structure placed within the side setback must be landscaped to be shielded from surrounding neighbors and the right of way.

Side Street Setback:

A side street setback of ten feet (10') shall be provided adjacent to rights-of way. Accessory structures are allowed with the side setback and shall have a minimum setback of five feet (5') from the lot line.

Rear Setback:

Each lot shall have a rear setback of ten feet (10'). There shall be a three foot (3') setback for accessory structures. If adjacent to a lake, open space, or common area tract, the setback for accessory structures is zero feet(0').

Notwithstanding the foregoing, sand set pavers may encroach into the setbacks up to the property line provided that all other requirements have been met or waived.

10. FENCES / WALLS:

Single-Family:

Fences and walls, ~~both decorative and non-decorative~~, 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 feet (7'). Notwithstanding the foregoing, the front and side setback of the lot which extend past the front of the building may allow a ~~decorative~~ fence with a maximum height of three feet (3').

Villas:

Fences and walls, ~~both decorative and non-decorative~~, 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 feet (7'). Notwithstanding the foregoing, the front and side setback of the lot which extend past the front of the building may allow a ~~decorative~~ fence with a maximum height of three feet (3').

11. ACCESSORY USES (See Section 9, above, for principle and accessory use setbacks)

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 and building coverage. Such approved uses or structures include but are not limited to patios, outdoor cooking areas, gazebos, and screen enclosures. Air Conditioning Units, Pool Equipment, and Generators are necessary support equipment rather than accessory uses, and as such are allowed anywhere in the setback area.

12. LANDSCAPING:

Overall:

No more than 50% of the required trees on single-family lots 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:

No trees may be planted within five feet (5') of any existing utility pole, guy wire, and/or pad mounted transformer. No protective barriers are required. No trees shall be planted within 10' of all PSLUSD Facilities.

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 feet (5') from property line. Street trees will be provided, but landscaping on all common areas 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 of a unit may be substituted with street trees to be planted within the adjacent right-of-way. Street trees will be planted at the time units are built. Perimeter landscaping along lakes for residential homes is not required for approval but may be provided.

Street Trees:

Large Canopy Street trees shall be provided on a basis of one (1) tree per forty (40) linear feet of roadway per side. Tree spacing can be adjusted as necessary but shall not exceed fifty (50) feet on center as per City ~~landscape~~ Subdivision Code. 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 one (1) tree per fifty linear feet. This provides for enough additional trees to compensate for trees counted toward 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, Fire Pits, Outdoor Cooking.

Minimum Building Setbacks:

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

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

Rear Setback: The minimum rear setbacks for amenity centers and clubhouses shall be of six feet (10').

Landscape:

Screening amenity centers with perimeter landscaping and providing Vehicular Use Area (VUA) landscaping will be subject to the approval of the Site Plan Review Committee on a case by case basis. A minimum average of five feet (5') is required for most perimeter landscaping. One (1) tree per parking island will also be required. Parking islands will be provided to facilitate a landscape design that is in keeping with the desired community aesthetic. Certain vistas to lakes, open space, and natural area 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 bufferlength.

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. Temporary trap fences are permitted in model row. These trap fences intend to prohibit vehicular

access within model row but will allow access to emergency vehicles through an emergency lock. Street furniture and shade sails are also allowed within model row per site plan application, including within rights-of-way, so long as they do not unreasonably interfere with traffic. This will enhance the pedestrian experience while visiting model row. Street furniture and shade sails may remain after models have been sold as single-family homes.

15. FACADES ELEVATIONS:

~~No two same residential elevations shall be adjacent to each other on the same side of the street. A same or similar elevation is permissible across the street.~~ Townhouses, apartments, multifamily (excluding duplexes), commercial, office, and institutional uses will follow the Citywide Design Standards. Single-family, Villa (duplex), model homes, residential amenity centers, clubhouses, and guardhouses are not required to follow the Citywide Design Standards.

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 (PSLUSD) and will abide and comply with all the applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such services.

Pump Stations will be designed to serve neighboring parcels to maximize the benefit to the system and minimize maintenance costs to the City.

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

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

Trees shall not be planted within 10 feet (10') of any PSLUSD mains or appurtenances.

Fiber Optics necessary for communication to the lift station and reuse metering stations will be required. Fiber Optics must be installed a minimum of five feet (5') separation from all other mains and utilities.

All other utilities shall be a minimum of five feet 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-aregenerally 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 five-foot 5' radius maintenance area of any above ground PSLUSD appurtenance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, or fiber optic pull boxes.

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

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

EXHIBIT 7A
LEGAL DESCRIPTION
(PLEASE SEE PAGE 27)

LEGAL DESCRIPTION

BEING A PORTION OF TRACT "CA6", VERANO SOUTH – P.U.D. 1 – POD C – PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING PORTIONS OF SECTIONS 33, 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 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 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/26/67; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.44 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 43°08'38" EAST; ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 5,155.15 FEET; THENCE SOUTH 46°51'24" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 879.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°55'36", A DISTANCE OF 229.68 FEET; THENCE SOUTH 37°18'07" WEST, A DISTANCE OF 32.72 FEET; THENCE SOUTH 19°10'52" WEST, A DISTANCE OF 87.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°52'58", A DISTANCE OF 16.39 FEET; THENCE SOUTH 23°03'50" WEST, A DISTANCE OF 92.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO NORTHEAST, HAVING A RADIUS OF 615.90 FEET, THE RADIUS POINT BEARS OF SAID CURVE BEARS NORTH 26°22'55" EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°51'19", A DISTANCE OF 19.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°29'13", A DISTANCE OF 35.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,035.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°46'59", A DISTANCE OF 68.34 FEET RADIAL TO THE POINT OF BEGINNING.

THENCE SOUTH 77°45'43" EAST, A DISTANCE OF 70.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 965.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 77°45'43" EAST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°39'54", A DISTANCE OF 112.26 TO A POINT OF TANGENCY; THENCE SOUTH 05°34'23" WEST, A DISTANCE OF 369.33 FEET; THENCE NORTH 85°36'15" EAST, A DISTANCE OF 82.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 198.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°33'12", A DISTANCE OF 185.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°48'51", A DISTANCE OF 6.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 415.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'26", A DISTANCE OF 255.61 TO A POINT OF TANGENCY; THENCE SOUTH 31°21'58" EAST, A DISTANCE OF 134.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 835.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°42'37", A DISTANCE OF 374.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°04'34" EAST, A DISTANCE OF 110.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,165.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°13'27", A DISTANCE OF 350.22 TO A POINT OF TANGENCY; THENCE SOUTH 39°51'07" EAST, A DISTANCE OF 330.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 868.50 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°18'47", A DISTANCE OF 398.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°09'53" EAST, A DISTANCE OF 285.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°21'04", A DISTANCE OF 49.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°48'50" EAST, A DISTANCE OF 369.45 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 849.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°15'05" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°47'08", A DISTANCE OF 41.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 56°32'39" WEST, A DISTANCE OF 180.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,151.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°31'43", A DISTANCE OF 171.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,349.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'26", A DISTANCE OF 76.69 FEET TO A POINT

OF TANGENCY; THENCE SOUTH 51°16'22" WEST, A DISTANCE OF 1,160.41 FEET; THENCE SOUTH 38°43'51" EAST, A DISTANCE OF 121.00 FEET; THENCE SOUTH 51° 16'22" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 38°43'51" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 51°16'22" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 38°43'51" EAST, A DISTANCE OF 121.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,400.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 515.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°36'42", A DISTANCE OF 498.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 146.48 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°11'29" EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°45'21", A DISTANCE OF 209.01 TO A POINT OF NON-TANGENT INTERSECTION ON THE NORTH LINE OF THE O.L. PEACOCK CANAL PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 62°44'35" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 102.40 FEET; THENCE SOUTH 76°11'52" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 280.26 FEET; THENCE NORTH 04°37'46" WEST, A DISTANCE OF 115.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 380.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,620.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°43'51" WEST, A DISTANCE OF 362.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS POINT OF 2,280.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1,291.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 71°11'28" WEST, A DISTANCE OF 20.40 FEET; THENCE NORTH 18°48'32" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 71°11'28" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 18°48'32" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 71°11'28" WEST, A DISTANCE OF 182.79 FEET; THENCE NORTH 18°48'32" EAST, A DISTANCE OF 166.46 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RAIDUS OF 485.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 17°02'56" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°38'09", A DISTANCE OF 487.88 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 483.37 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 71°27'05" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°35'30", A DISTANCE OF 21.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 16°50'17" EAST; A DISTANCE OF 241.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE,

CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 256.03 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 63°12'23" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'59", A DISTANCE OF 84.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 07°55'26" EAST, A DISTANCE OF 28.92 FEET; THENCE SOUTH 82°04'34" EAST, A DISTANCE OF 59.18 FEET; THENCE NORTH 07°55'26" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 19°59'08" EAST, A DISTANCE OF 71.58 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 07° 55'26" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°05'32", A DISTANCE OF 39.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 07°49'54" EAST, A DISTANCE OF 305.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 965.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°15'31", A DISTANCE OF 38.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°34'23" EAST, A DISTANCE OF 968.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1035.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°39'54", A DISTANCE OF 120.40 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 4,597,317 SQUARE FEET OR 105.54, ACRES MORE OR LESS

EXHIBIT 7B
WARRANTY DEED
(PLEASE SEE PAGE 32)

WARRANTY DEED

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.

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.

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, along the 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 $44^{\circ}45'38''$ 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 $43^{\circ}34'29''$ 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 $43^{\circ}09'01''$ 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 $45^{\circ}11'03''$ East, along the east line of said plat, a distance of 0.99 feet; thence South $43^{\circ}08'40''$ East, departing said east line, a distance of 52.97 feet; thence South $43^{\circ}09'00''$ East, a distance of 331.07 feet; thence South $43^{\circ}08'32''$ East, a distance of 3671.33 feet; thence South $72^{\circ}42'41''$ 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 $61^{\circ}51'31''$ East, along said northwesterly line, a distance of 188.61 feet to the northerly corner of said certain parcel of land; thence South $43^{\circ}08'30''$ 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 $89^{\circ}52'17''$ 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 $50^{\circ}24'45''$ West; thence southwesterly, departing said north line and parallel line, along the arc of said curve through a central angle of $03^{\circ}00'41''$, a distance of 108.27 feet to the point of tangency; thence South $42^{\circ}35'56''$ 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 $07^{\circ}36'31''$, 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 $19^{\circ}59'18''$, a distance of 571.96 feet; thence South $89^{\circ}56'01''$ 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 $43^{\circ}08'36''$ 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.

EXHIBIT "A"

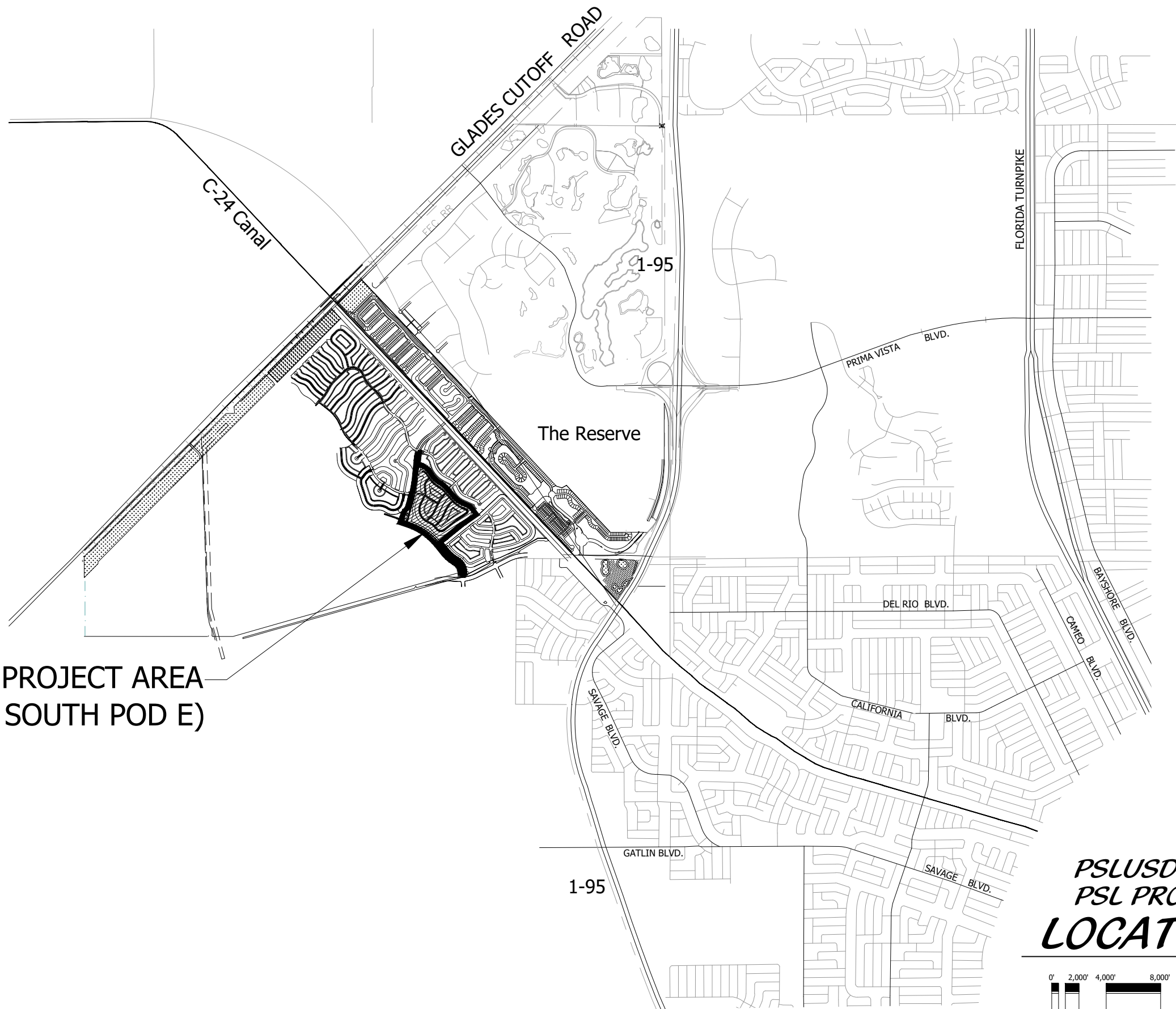
PARCEL 5

RECORDED MONTAGE PLAT

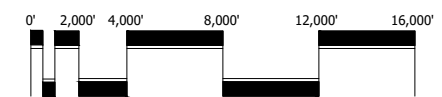
All of the Plat of Montage PUD No. 1, according to the Plat thereof as recorded in Plat Book 49, Page 23, Public Records of St. Lucie County, Florida, LESS AND EXCEPT the Commercial Tract.

EXHIBIT 8
LOCATION MAP
(PLEASE SEE PAGE 47)

PROJECT AREA
(VERANO SOUTH POD E)



PSLUSD #11-652-34
PSL PROJ# P20-219
LOCATION MAP



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



North



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Land Planners
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Lic# LC-C000239

VERANO SOUTH POD E

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0906
DATE	10-30-20
REVISIONS	12-04-20

October 30, 2020 3:37:35 p.m.
Drawing: 18-0906_CONCEPTUAL MASTER PLAN E_05-20-20 1.DWG

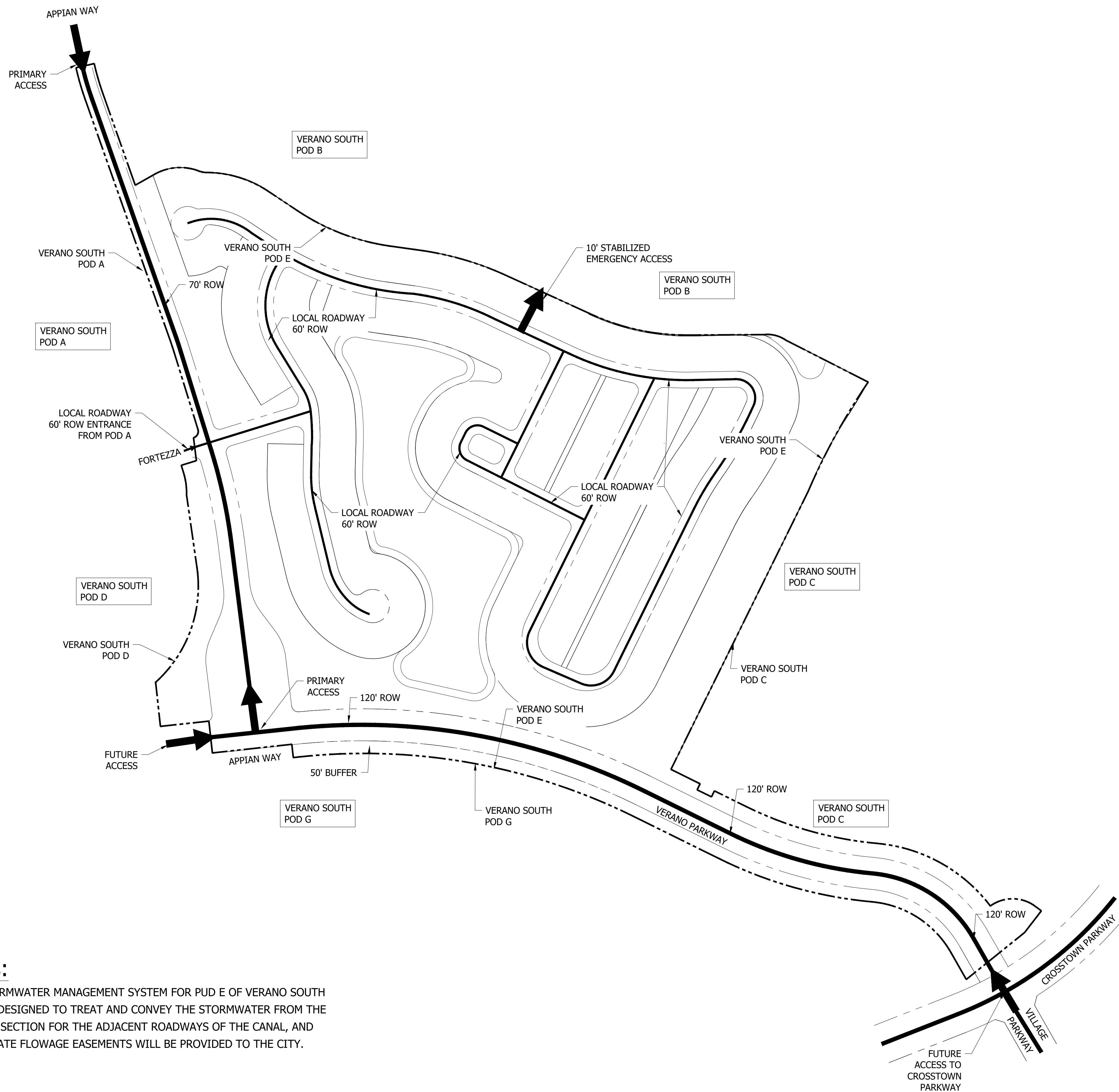
SHEET 1 OF 1

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P20-219

PSLUSD #11-652-34

EXHIBIT 9A
P.U.D CONCEPTUAL MASTER PLAN
(PLEASE SEE PAGE 49)



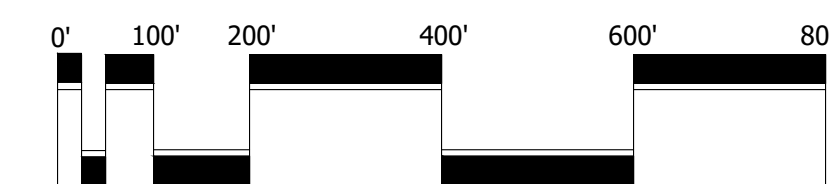
LEGEND

- FUTURE VERANO PUD B BOUNDARY
- ➔ INGRESS/ EGRESS TO PUD/SITE

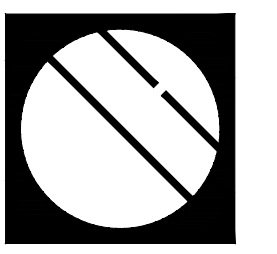
Notes:

1. THE STORMWATER MANAGEMENT SYSTEM FOR PUD E OF VERANO 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 USD# 11-652-34
 PSL PROJ# P20-219
POD E



Scale: 1" = 200'-0"



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 Land Planners
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VERANO SOUTH POD E

Kolter Homes
 Port St. Lucie, Florida

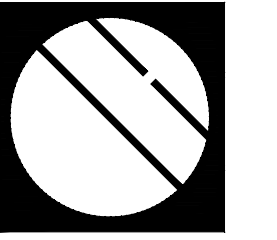
DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0906
DATE	10-30-20
REVISIONS	12-04-20
	12-21-20

December 21, 2020 1:54:37 p.m.
 CONCEPTUAL MASTER PLAN E - 12-21-20.DWG

SHEET 1 OF 1

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EXHIBIT 9B
CONCEPTUAL WATER AND SEWER MASTER PLAN
(PLEASE SEE PAGE 51)



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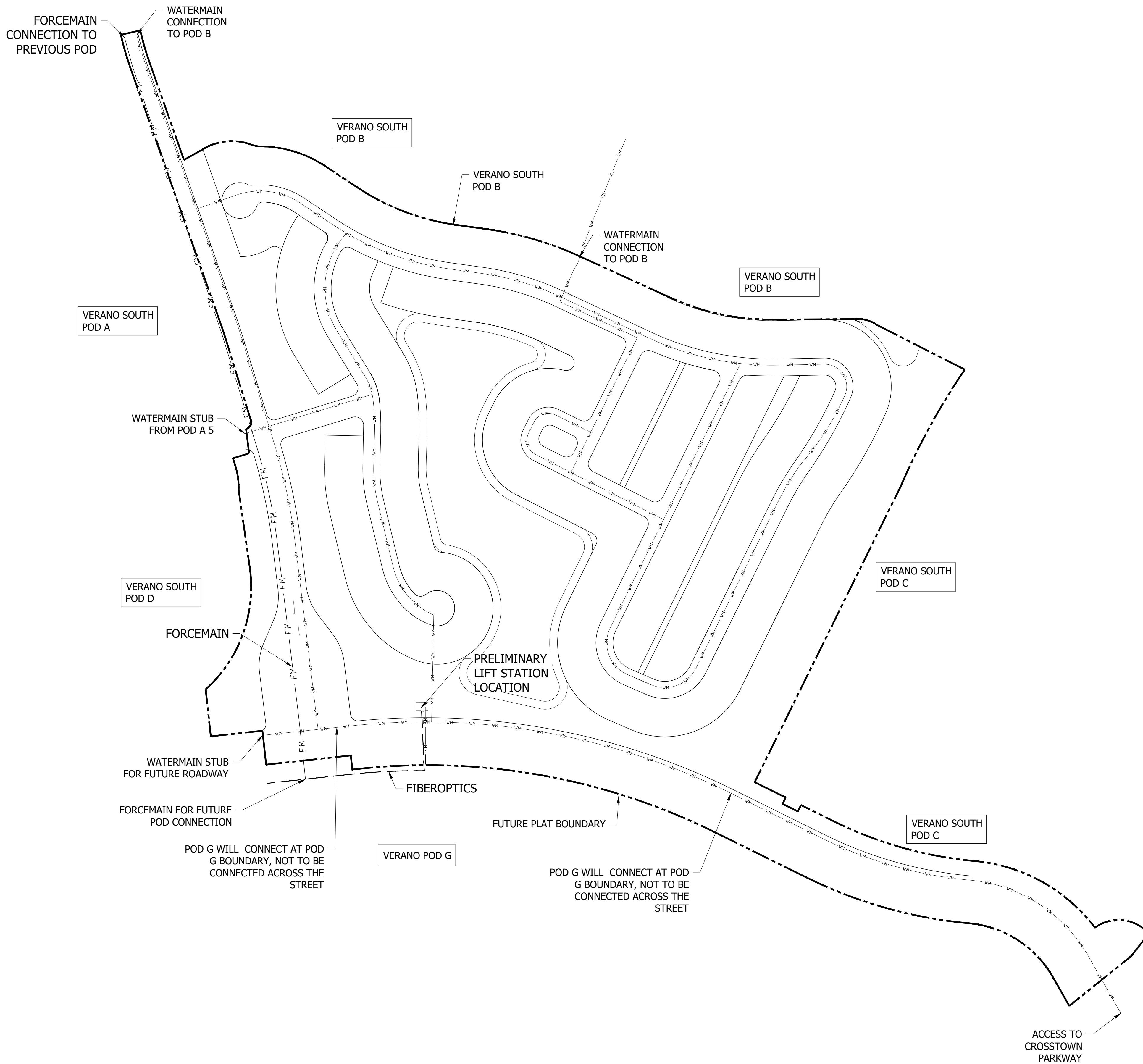
VERANO SOUTH POD E

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0906
DATE	11-02-20
REVISIONS	12-08-20
	12-21-20

December 21, 2020 12:00:11 p.m.
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SHEET 1 OF 1
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LEGEND

— WM — WM — WM — WM — PROPOSED WATERMAIN

— FM — FM — FM — FM — PROPOSED FORCEMAIN

- - - - - PROPOSED FIBEROPTICS

CONCEPTUAL WATER AND SEWER MASTER PLAN
 PSL USD# 11-652-34
 PSL PROJ# P20-219
POD E PUD 1

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

EXHIBIT 10
TYPICAL RIGHT-OF-WAY SECTIONS
(PLEASE SEE PAGE 53)



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Land Planners
Environmental Consultants

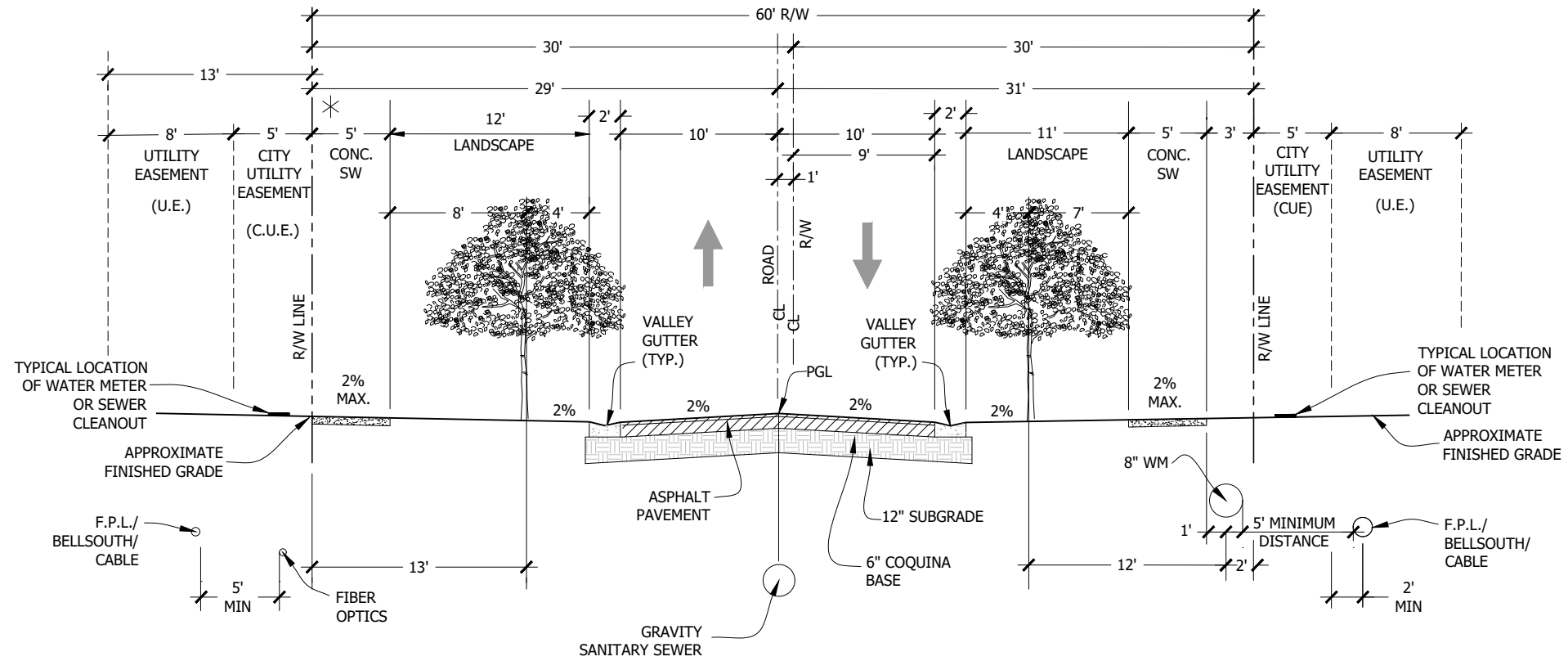
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VERANO SOUTH POD E

Kolter Homes
Port St. Lucie, Florida

LEGEND

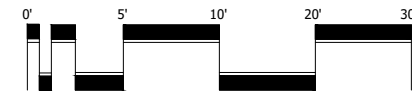
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- R/W



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.

PSLUSD #11-652-34
PSL PROJ# P20-219
TYPICAL 60' ROW
POD E



Scale: 1" = 10'-0"



North

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0906
DATE	10-30-20
REVISIONS	12-04-20
	12-21-20

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CONCEPTUAL MASTER PLAN E _12-21-20.DWG

SHEET 1 OF 1

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P20-219



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VERANO SOUTH POD E

Kolter Homes
Port St. Lucie, Florida

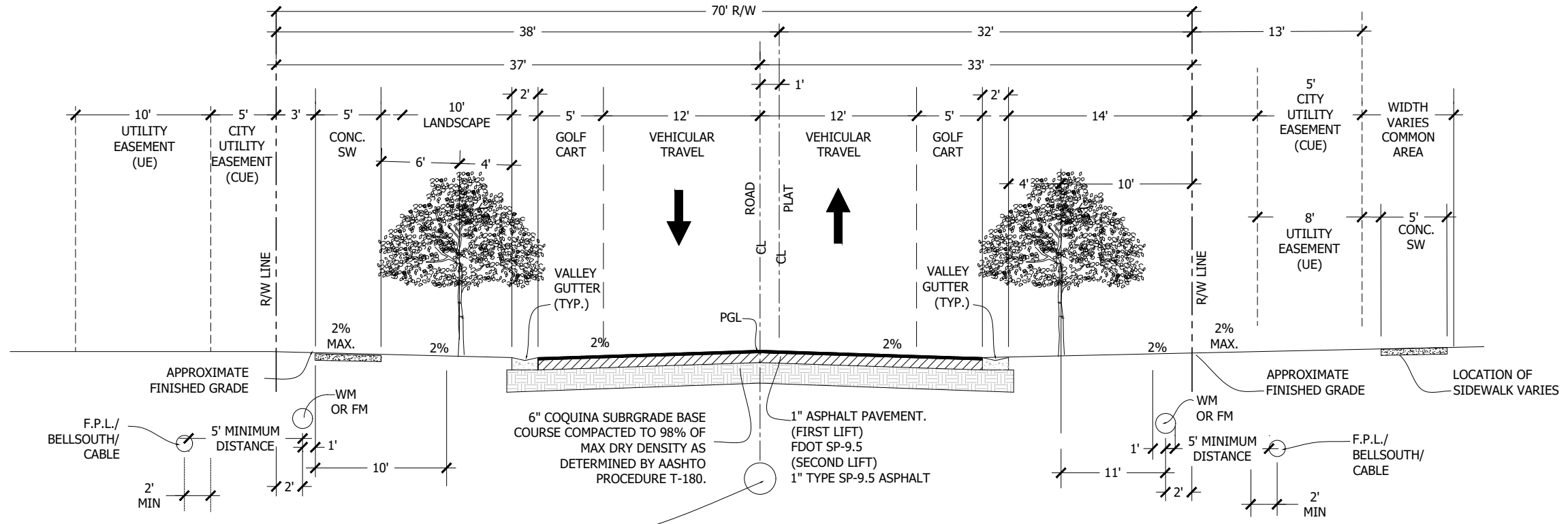
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JOB NUMBER	18-0906
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LEGEND

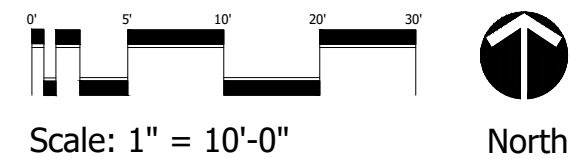
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- R/W



**70' RIGHT-OF-WAY
APPIAN WAY 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 #11-652-34
PSL PROJ# P20-219
TYPICAL 70' ROW
APPIAN WAY POD E



Scale: 1" = 10'-0"



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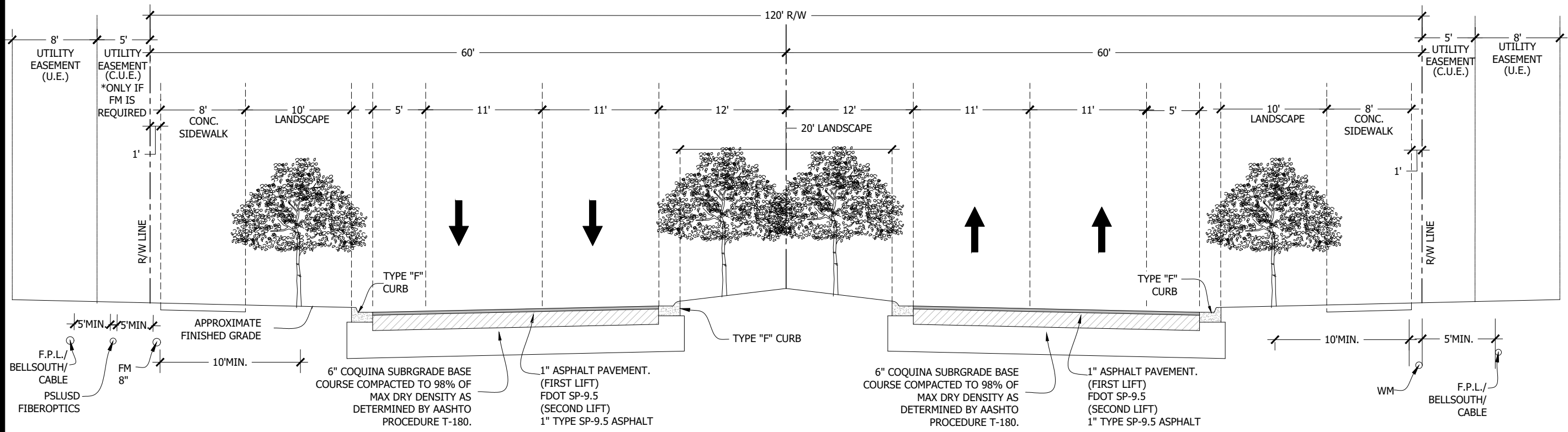
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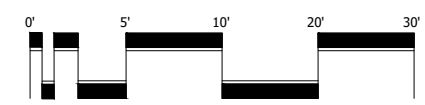
LEGEND

- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- R/W



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

PSLUSD #11-652-34
PSL PROJ# P20-219
**TYPICAL 120' ROW
POD E**



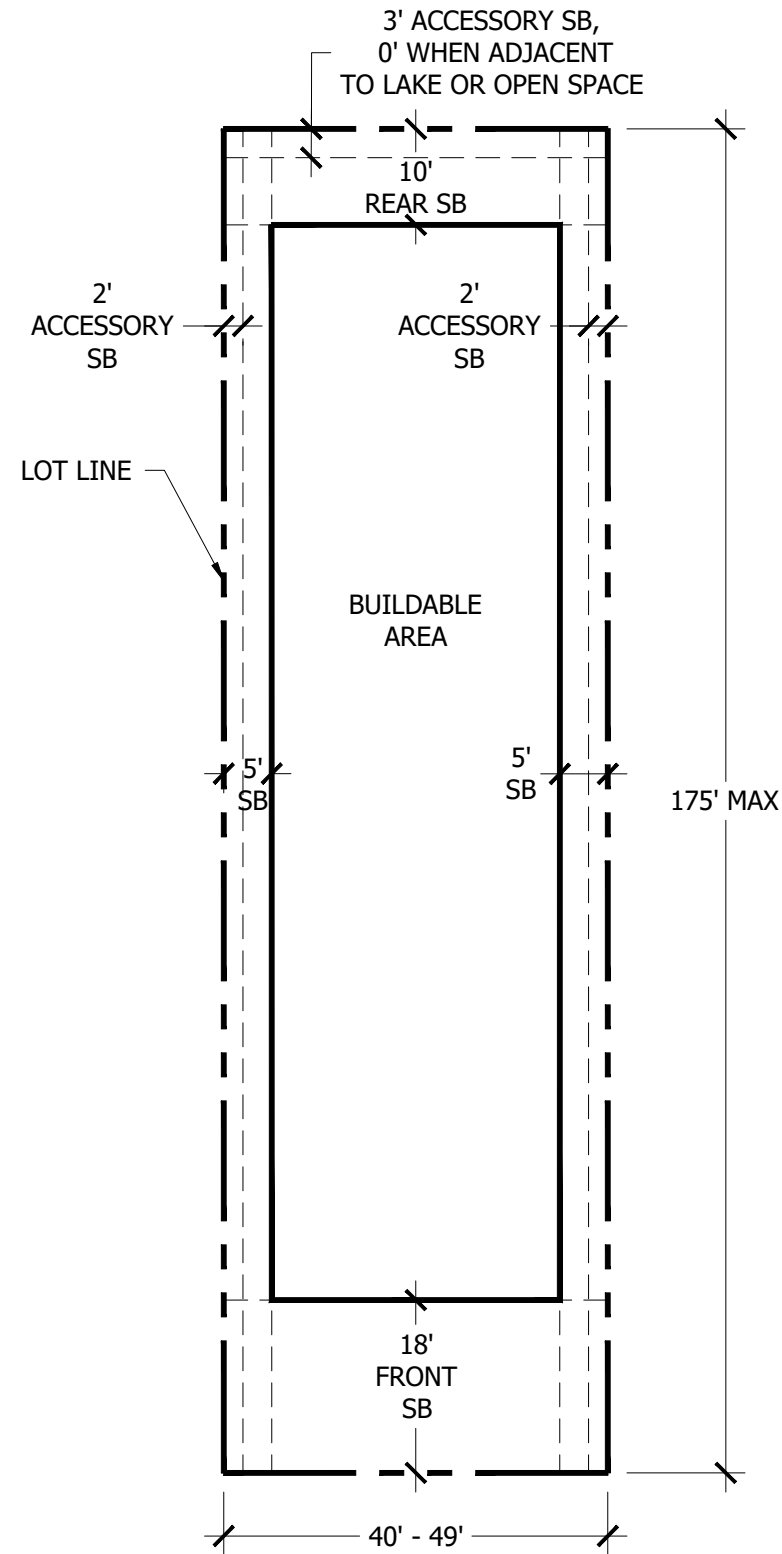
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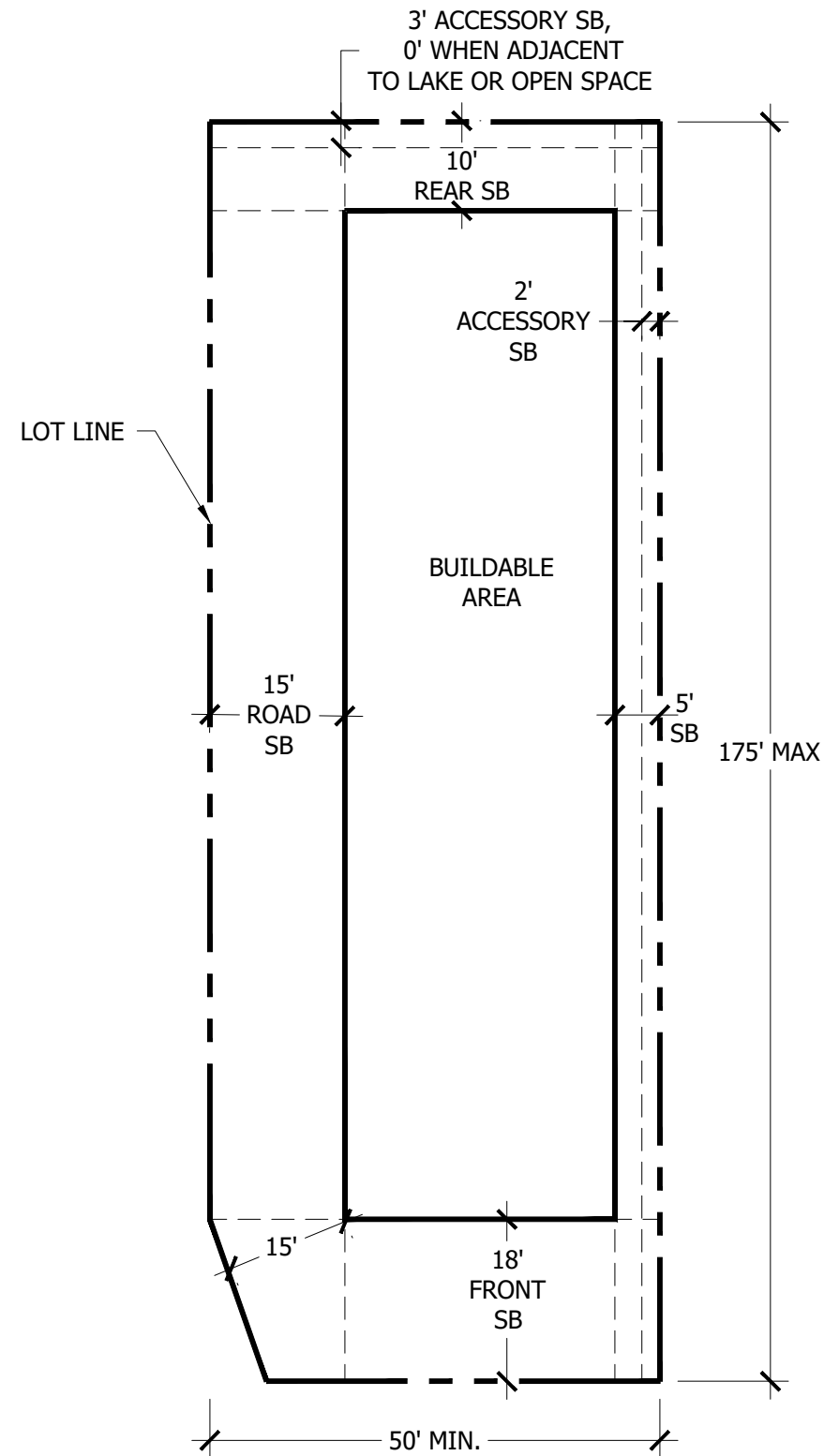
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EXHIBIT 11
TYPICAL LOTS
(PLEASE SEE PAGE 57)

INTERNAL LOT



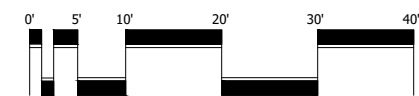
CORNER LOT



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.

PSLUSD #11-652-34
PSL PROJ# P20-219

40' - 49'
TYPICAL LOT



Scale: 1" = 20'-0"



North

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.



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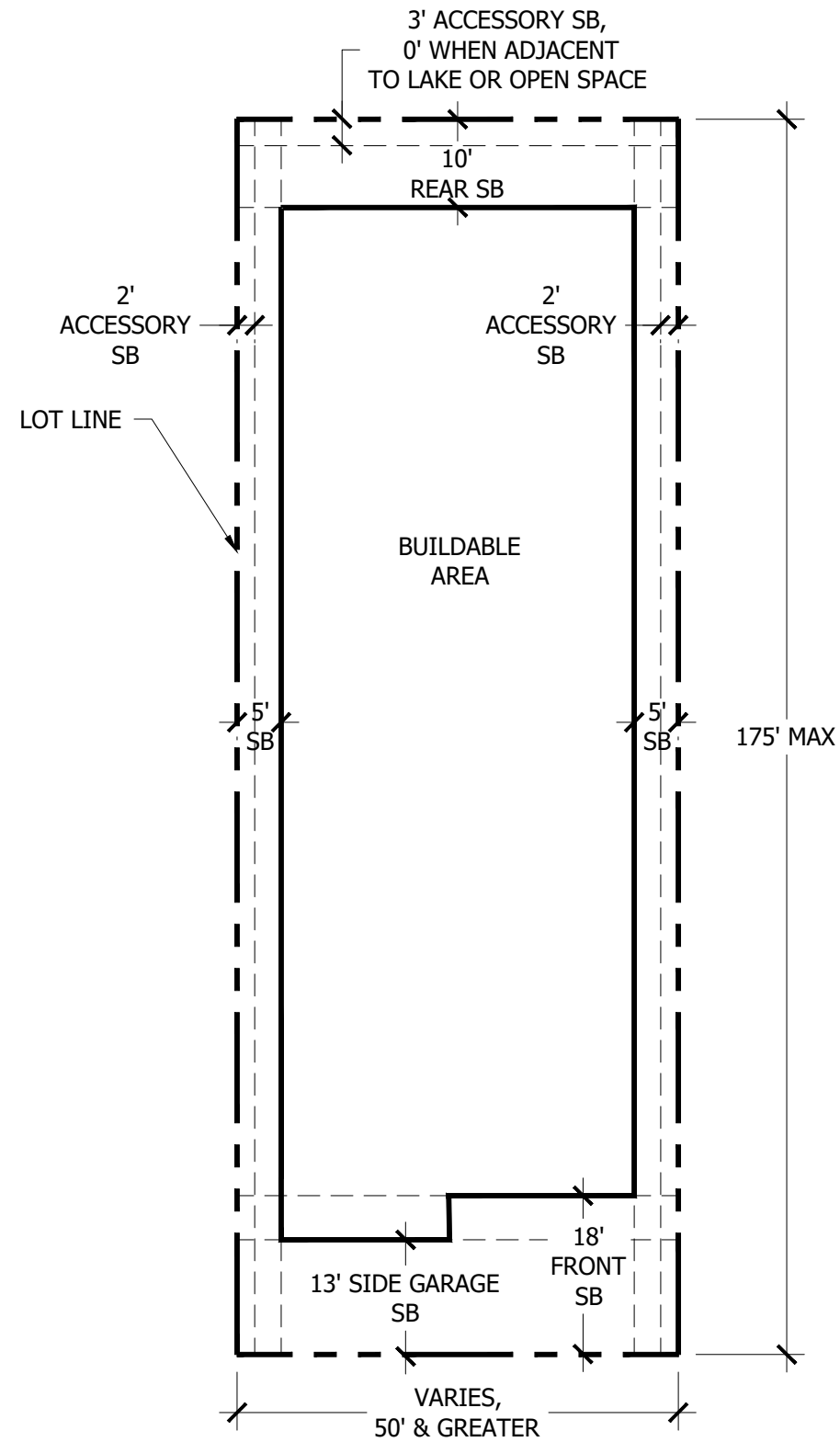
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DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0906
DATE	10-30-20
REVISIONS	12-04-20

October 30, 2020 3:37:35 p.m.
Drawing: 18-0906_CC-CONCEPTUAL MASTER PLAN E _05-20-20 1.DWG

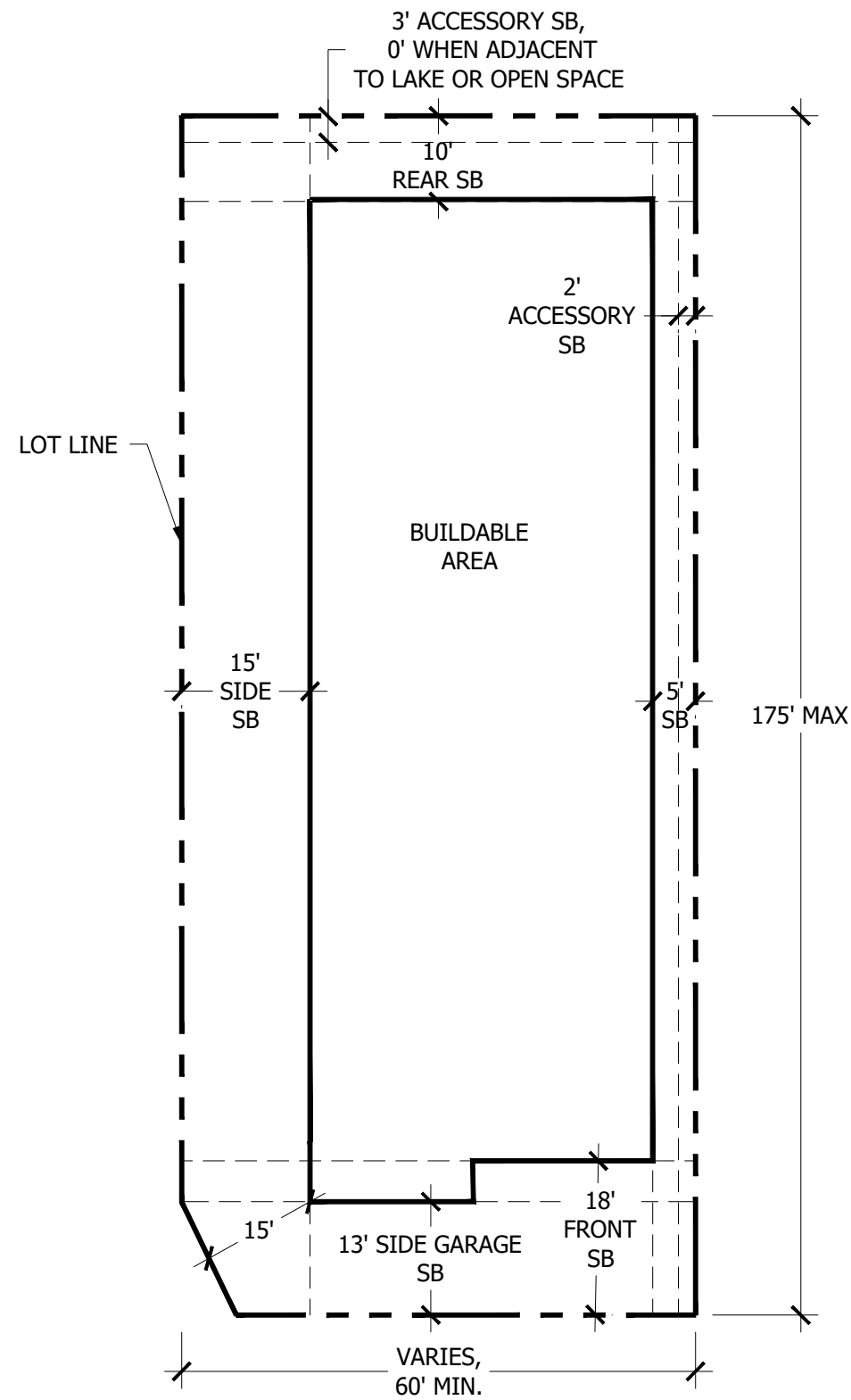
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INTERNAL LOT



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 10' ON STREET SIDE.

PSLUSD #11-652-34
PSL PROJ# P20-219
TYPICAL LOT
(50' & GREATER)



Scale: 1" = 20'-0"



North

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.



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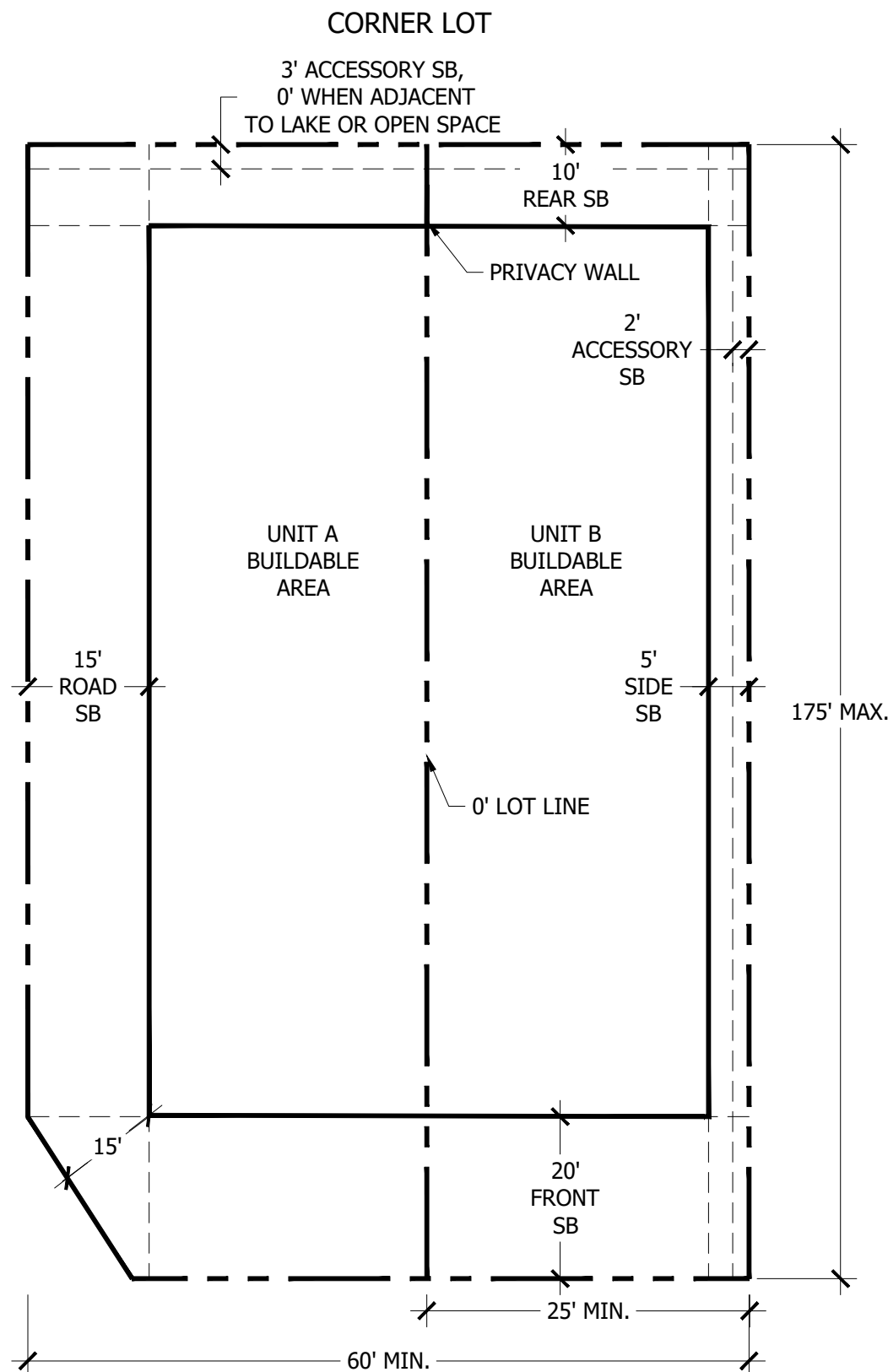
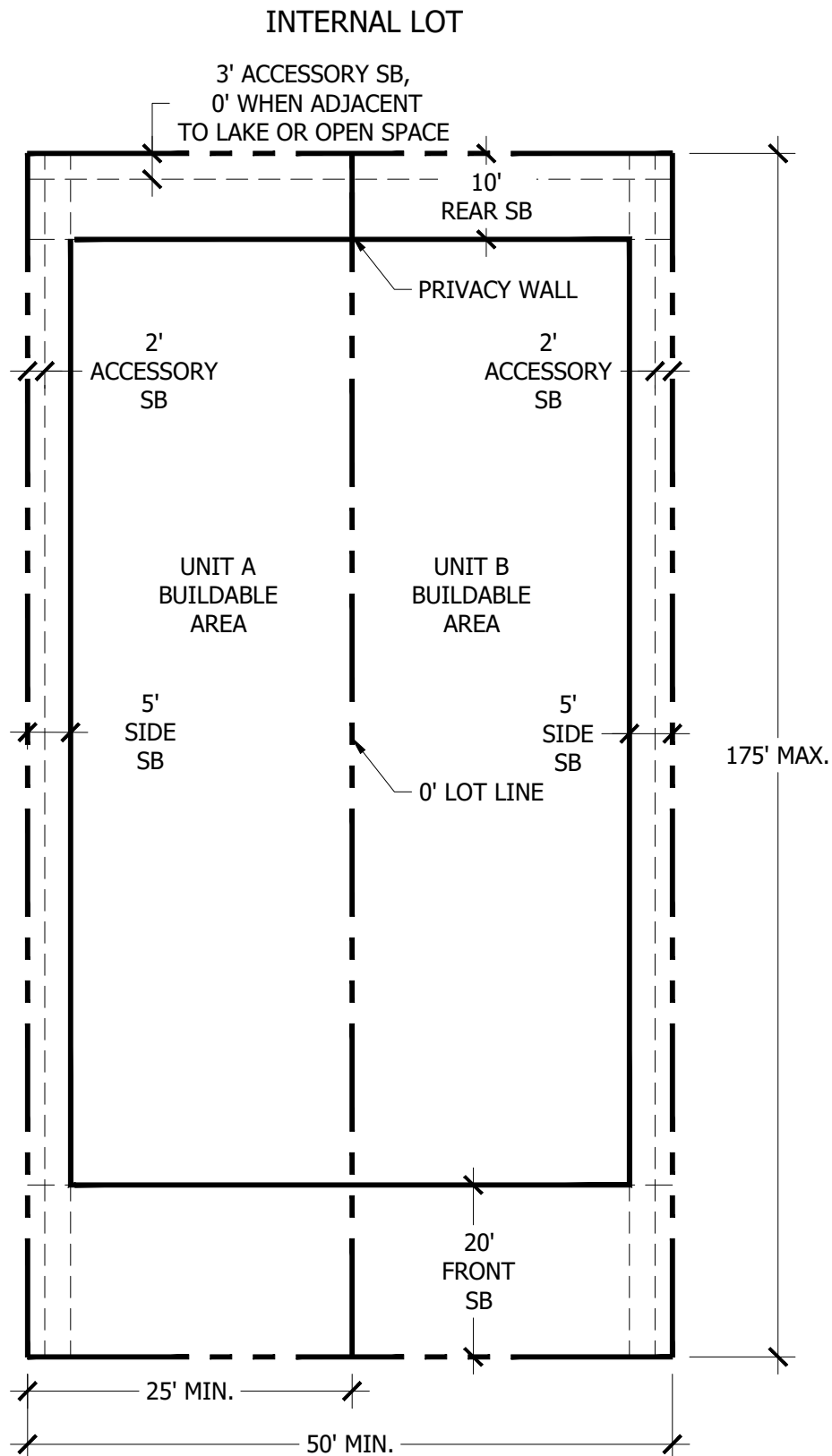
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APPROVED	DTS
JOB NUMBER	18-0906
DATE	10-30-20
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October 30, 2020 3:37:35 p.m.
Drawing: 18-0906_CC-CONCEPTUAL MASTER PLAN E _05-20-20 1.DWG

SHEET 1 OF 1

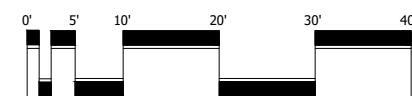
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IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'. WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

PSLUSD #11-652-34
PSL PROJ# P20-219

50' TYPICAL VILLA LOT



Scale: 1" = 20'-0"



North

Notes:

1. REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.
2. THERE WILL BE A 10' SEPARATION BETWEEN BUILDINGS



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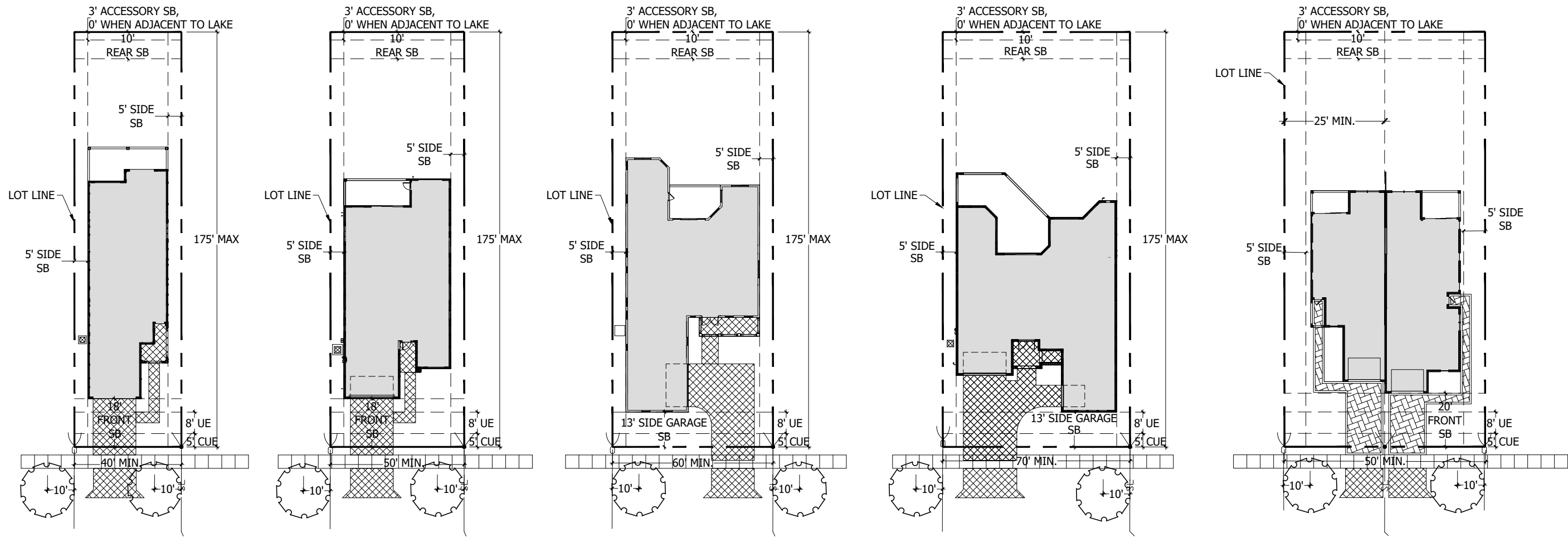
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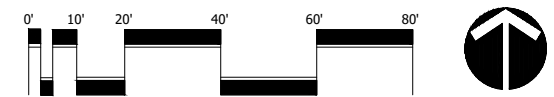
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PSLUSD #11-652-34
PSL PROJ# P20-219

**TYPICAL
DRIVEWAY LAYOUT**



Scale: 1" = 40'-0"

North

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EXHIBIT 12
TRAFFIC STATEMENT
(PLEASE SEE PAGE 62)

To: City of Port St. Lucie Planning Department
From: Shaun G. MacKenzie, P.E.
Date: April 21, 2020
Re: Verano Planned Unit Development (Pod G)
Traffic Statement Update

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 proposes 4,002 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)	1,200
2	Verano South PUD 1, Pod A	286
2	Verano South PUD 1, Pod B	260
2	Verano South PUD 1, Pod C	446
2	Verano South PUD 1, Pod D	699
2	Verano South PUD 1, Pod E	307
2, 3, 4	Verano South PUD 1, Pod G	4,002
	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.

EXHIBIT 13
DRAINAGE STATEMENT
(PLEASE SEE PAGE 65)

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 D and E October 16, 2018

The proposed project is a portion of the overall Verano DRI, we are proposing the next two 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 proposed PUD's are just north and west of existing PUD A and B.

The project is under an existing SFWMD conceptual permit #50-01645-S (application #170530-4). 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
Florida Business CA # 27528

Brand
n Ulmer

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Ulmer
DN: cn=Brandon Ulmer,
o=Thomas Engineering Group,
ou,
email=bulmer@thomaseg.com,
c=US
Date: 2018.10.16 11:22:58 -04'00'