

EXHIBIT A

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

PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION NO. 2

Verano South Pod G

(FKA PGA Village/Montage)



September 23, 2021

City of Port St. Lucie Project No: 21-071

	Approval date	PSL Project No.:	Ord No.:
Original Base	3-11-19	P18-162	Ord 19-14
Amendment #1	01-11-21	P20-080	Ord 21-02
Amendment #2	<u>Pending</u>	<u>P21-071</u>	<u>Pending</u>

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

EXHIBIT B
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EXHIBIT C
LIST OF AMENDMENTS

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

- Updated the title on Exhibit A, Page 1
- Added revised total no. of acreages 1181.058 to exhibit D, Introduction on page no. 7
- Added revised total no. of acreage to Exhibit 1, PUD Amendment Application on page. 9
- Updated Exhibit 5 Site Information, Page 21
- Updated Exhibit 6, Development Uses and Standards, lot width for townhomes from 20' to 16', minimum lot depth from 100' to 80 and to add 5' side setback for the side-entry townhome lots on page no. 24.
- Updated Exhibit 6, Development Uses and Standards to include minimum front setbacks for non-garage lot and to add word garage for the front-loaded lots on page no. 24.
- Removed language referring to the building separation for townhomes under table 1. Development Uses and Standards on page no. 24
- Updated Exhibit 6, Development Uses and Standards to update minimum rear setbacks for the rear-loaded villas and model home lots from 0' to 3' on page no. 24.
- Updated Exhibit 6, Development Uses and Standards to revise side setback for the corner lots from 13' to 15' to be consistent with lot exhibits.
- Revised language referring to notes on Exhibit 6, Development Uses and Standards.
- Updated Exhibit 6 (1), Permitted Principal Uses on page no. 25.
- Updated language referring to Exhibit 6 (2) Density on page no. 25.
- Added language referring to townhome parking requirements on page no. 25.
- Updated exhibit 6, (3) Parking requirement to provide alternative mechanism for approval of the parking which differs from the City Code on page no. 25-26.
- Updated language referring to the street design on exhibit 6 (4) on page no. 22.
- Revised language referring to the Maximum Building Height (page. 26) and Maximum Lots Size (Page.27).
- Revised language referring to Lot Sizes on exhibit 6 (6), page 27.

- Removed word decorative from Exhibit 6 (8) Fence and Walls on page 28.
- Removed pool equipment and AC units from Exhibit 6 (9) Accessory Uses on page. 28.
- Revised language referring to Exhibit 6, (10) Landscaping on page no. 28-30.
- Removed (#13) future approvals from Exhibit 6, page. 31.
- Revised language referring to Exhibit 6 (14) Facade and Architectural Review Elevations on page no. 31.
- Revised language under Exhibit 6 (19) Single Family Rental Casitas on page no. 33.
- Removed language referring to exhibit 6, (20) Pod 2 Multi-Family on page no. 34.
- Added language referring to Golf Course Community and Cul-de-Sac, under exhibit 6 (21) Golf Course Community, Page no.34.
- Added revised Legal Description to exhibit 7 (a) on page no.36-38.
- Added revised Location Map showing revised POD G Boundary on page no. 58.
- Added revised PUD Conceptual Master Plan, Exhibit 9 (a) on page. 60
- Added revised Water and Sewer Conceptual Master Plan., Exhibit 9(b), Page no.62.
- Added 40' Right-of-way to exhibit 10, Page no. 64.
- Updated setbacks and lot width in Exhibit 11, (Pages 72-73) Typical Townhome Lot.
- Removed dashed line on the internal lot drawing, Exhibit 11, (Pages 72) Typical Townhome Lot.
- Revised minimum width of the driveway from 8' to 9' on Exhibit 11, Typical Lots (Pages.72-77).
- Minimum side setback has been updated to 15'from 10' on Exhibit 11, Typical Lots (Pages.72-77).
- Added minimum lot area for all the lots, (Pages.72-77).
- Updated Exhibit 12, Traffic Statement Page (80-81).

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

- Total acreage of Pod G has changed from 96.4 acres to 1256.2 acres.
- Added language and regulations for lots with rear loaded alleys.
- Updated site information chart.
- Added development standards chart.
- Added additional categories in site information table, including a commercial area, future development, and FPL easement.
- Added language to provide for single-car garages for villas and townhomes.
- Added language under Maximum Building Height to provide for multifamily residential structures and architectural elements related to the guard house.
- Added Section 14, Model Row and Sales Centers.
- Removed #6 Minimum Lot Size will now refer to Development Standards Chart.
- Removed #7 Maximum Building Coverage section will now refer to Development Standards Chart.
- Removed language referring to setbacks, as that information is not in Table 1.
- Removed #8 Maximum Impervious Coverage will now refer to Development Standards Chart.
- Removed language referencing density.
- Removed language referring to the Property Owner's Association.
- Updated residential setback information as follows: front yard setback increased from 13' to 15', side setback reduced from 6' to 5', side street setback language added, rear setback reduced from 15' to 10', rear-loaded alley setback at 0' added.
- Added an upland preservation statement under Exhibit 5, #4 "Upland Preservation".
- Casitas
- Pod 2 Multi-Family
- Under #12, Landscaping, increased percentage of required trees on single-family lots from 25% to 50% in regard to Palm Trees.

EXHIBIT C
LIST OF AMENDMENTS (cont.)

- Under #12 Landscaping, no trees may be planted within 5 feet of any utility structure.
- Under #12 Landscaping, added language under Common Area Landscaping to provide for perimeter landscape buffers on internal parcels and to exempt lake edges and rights-of-way from buffer requirements.
- Added under #12 Landscaping, new section Crosstown Parkway Buffer and provided for regulations.
- Under #12 Landscaping, added section Commercial Area Landscaping and provided for regulations.
- Under #12 Landscaping, added section Street Trees for language regarding street tree compensation for townhome developments.
- Updated access to Pod G language in introduction.
- Under #13 Clubhouse/Recreation, added uses to permitted uses section, added section for Minimum Building Setbacks.
- Under #16 Utilities & Public Works, added language providing for pickup, removal, or disposal of litter within project limits.

EXHIBIT D
INTRODUCTION

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

Verano South Pod G is a development consisting of approximately ~~4,256.2~~ 1,181.058 acres. The Pod G site borders Verano Parkway to the east, Glades Cutoff Road to the north, Crosstown Parkway to the south and west. The site can best be described as a community under development. The total units for the Verano DRI as a whole shall not exceed 7,200 units per the Development Order. The Verano DRI allows a variety of land uses, such as office commercial, retail commercial, residential single family, residential multifamily, hotel, recreational vehicle park, golf course and open space. The residential component will be single-family, and multifamily developments.

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

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

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

EXHIBIT 1
PUD G AMENDMENT APPLICATION
(PLEASE SEE BELOW)

PUD AMENDMENT APPLICATION

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

FOR OFFICE USE ONLY

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

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

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

PROPERTY OWNER: _____

Name: Verano Development LLC and PSL Commercial Holding, LLC.

Address: 105 NE 1st St, Delray Baech, FL 33444

Telephone No. 772-349-8065 Email rfromm@kolter.com

AGENT OF OWNER (if any)

Name: Daniel T. Sorrow

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

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

PROPERTY INFORMATION

Legal Description: Please see Legal Description Exhibit 7a, Page 31-34
(Include Plat Book and Page)

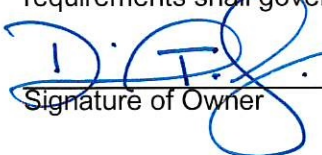
Parcel I.D. Number: 3328-322-0001-000-2

Current Zoning: PUD Proposed Zoning: N/A

Future Land Use Designation: RGC Acreage of Property: 1,181.058 AC

Reason for amendment request: Please see Exhibit C, the list of Amendments is attached.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a strikethrough.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.



Signature of Owner

DANIEL T. SORROW

Hand Print Name

2.26.21

Date

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

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

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

Changes in Conceptual Plans
Sec. 158.177

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

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

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

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

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



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Verano South POD G PUD Amendment 2

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

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

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

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



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Verano South POD G PUD Amendment 2

Project Number: P 21-071 New Submittal [checked] or Resubmittal (Check One)

Applicant Certification

I, DANIEL T. SORROW (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.

[Handwritten signature of Daniel T. Sorrow]

2-26-21

(Signature of Applicant)

(Date)

Planning and Zoning Department Representative

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

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

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

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

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

(Signature of Utility System Department Representative)

(Date)

EXHIBIT 3
LETTER OF AUTHORIZATION
(PLEASE SEE BELOW)

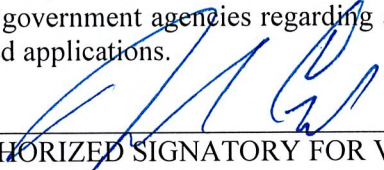
April 16, 2020

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

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Verano Development LLC in the Verano project , located at Crosstown Parkway and 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

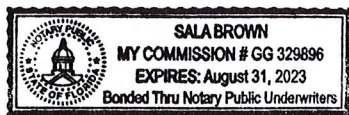
The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization this 17th day of APRIL, 2020, by
JOHN CSAPO who is personally known to me or has produced

as identification.

[NOTARIAL
SEAL]



NOTARY PUBLIC, State of Florida



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

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

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

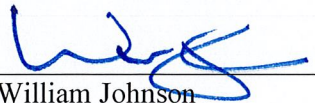
IT IS FURTHER RESOLVED, that the following individual, acting on behalf of the Company, is further authorized, empowered and directed to do singly, all such further acts, execute and deliver all such documents and otherwise take any action as may be necessary or appropriate in connection with the aforesaid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

John Csapo Authorized Signatory

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

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

THE KOLTER GROUP LLC

By: 
William Johnson
Its: Manager

April 16, 2020

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

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by PSL Commercial Holdings, LLC in the Verano project, located at Crosstown Parkway and I-95 in the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plat, PUD, and other similarly related applications.

PSL COMMERCIAL HOLDINGS LLC

by [Signature]

AUTHORIZED SIGNATOR

STATE OF FLORIDA
COUNTY OF *Palm Beach*

The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization this *16th* day of *APRIL*, 20*20*, by
JOHN CSAPO *who is personally known to me* or has produced
_____ as identification.

[NOTARIAL
SEAL]

[Signature]

NOTARY PUBLIC, State of Florida

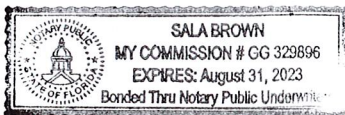


EXHIBIT 4
BINDING PUD AGREEMENT
(PLEASE SEE BELOW)

EXHIBIT 4
Binding PUD Agreement

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

See Attached

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

Verano Development LLC

By: _____

Print Name: JOHN CSAPO

Title: AUTHORIZED SIGNATORY

PSL Commercial Holdings LLC

By: _____

Print Name: JOHN CSAPO

Title: AUTHORIZED SIGNATORY

STATE OF FLORIDA
COUNTY OF Palm Beach

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

[NOTARIAL
SEAL]



NOTARY PUBLIC, State of Florida

EXHIBIT 5
SITE INFORMATION
(PLEASE SEE BELOW)

EXHIBIT 5
SITE INFORMATION

	Existing	Proposed
Land Use Designation	RGC	N/A
Existing Zoning	PUD	N/A
Total Area	1,256.2 ae	<u>1,181.058</u> ac
Total Dwelling Units	1,122 du	<u>2,867</u> du
Proposed Density	0.89 du/ae	<u>2.43</u> du/ac
Allowed Density	2.43 du/ac; 3,037 du	<u>2,867</u> du
Residential Area (ac)	161.63 ae	<u>349.14</u> ac
	12.915%	<u>29.56%</u>
Recreation including Golf Course (ac)	10.0 ae	<u>304.54</u> Acres
	0.8%	<u>25.79%</u>
R/W (ac)	37.8 ae	<u>140.01</u> ac
	3.021%	<u>11.85%</u>
Open Space (ac)	24.5 ae	<u>44.38</u> ac
	1.958%	<u>3.76%</u>
Lakes (ac)	56.9 ae	<u>187.79</u> ac
	4.546%	<u>15.90%</u>
Commercial Area	8.03 ac	8.03 ac
	0.642%	<u>0.679%</u>
FPL Easements	115.43 ae	<u>147.16</u> ac
	9.224%	<u>12.46%</u>

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

1. TOTAL ACREAGE	1,256.2 ACRES	<u>1,181.05</u> ACRES
A. Residential	161.63 Acres	<u>349.14</u> Acres
B. Open Space	24.5 Acres	<u>44.38</u> Acres
C. Lakes	56.9 Acres	<u>187.79</u> Acres
D. Road Rights-of-Ways	37.8 Acres	<u>140.01</u> Acres
E. Clubhouse/ Recreation/Golf Course	10 Acres	<u>304.54</u> Acres
F. Commercial Area	N/A	8.03 Acres
G. FPL Easements	115.43 Acres	<u>147.16</u> Acres

2. UPLAND PRESERVATION:

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

3. PEDESTRIAN WAYS:

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

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

EXHIBIT 6
DEVELOPMENT USES AND STANDARDS
(PLEASE SEE BELOW)

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

Note:

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

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

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

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

EXHIBIT 6
DEVELOPMENT USES AND STANDARDS

1. PERMITTED PRINCIPAL USES

*Any use as listed in the approved Verano DRI.

1. Single Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Multifamily and Town Homes
3. Model Homes, Model Home Sales Center, Model Home Design Center
4. Temporary Construction Trailers
5. Lakes
6. Entry Gates and Guard House(s)
7. Office Commercial
8. Retail Commercial
9. Open Space
10. Recreation Area and Clubhouses
11. Golf Course

2. DENSITY:

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

3. PARKING REQUIRED:

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

Driveways will be a ~~m~~Minimum of 9' wide for a one car garage and 18' 46' wide for a two cars garage. Past the right-of-way, Single Family Home driveways can extend up to 30' in width to accommodate Single-Family Homes with larger garages.

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

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

4. STREET DESIGN:

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

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

5. MAXIMUM BLDG HEIGHT:

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

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

Lot sizes are not restricted to the typical lot plans illustrated in this PUD, provided they adhere to the minimum setback requirement detailed in Table 1, Development Uses & Standards. And the minimum lot widths and minimum lot area requirements identified in Exhibit 11.

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

Single-family:

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

~~provided that all other requirements have been met or waived.~~

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

Villas/Townhomes:

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

Other Uses:

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

8. FENCES / WALLS:

Single Family:

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

Villas:

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

9. ACCESSORY USES:

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

10. LANDSCAPING:

1. ~~Overall:~~ Single-family and Duplex Lots:

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

2. Easement and Utility Area Landscaping:

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

publication will be provided consistent with plat construction drawings.

3. Perimeter Landscaping:

Trees and Shrubs are not required along the lake edges for amenity centers and model home sales centers. The minimum perimeter landscaping ~~ing~~ buffer width for ~~common areas, amenity centers and model home sales centers is will be minimum~~ five (5) feet. Multifamily (townhomes and apartments), commercial, office, and recreational uses are subject to the City Code, unless otherwise stated in this PUD document.

4. Crosstown Parkway Landscape Buffers:

1. When adjacent to a residential Pod:

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

2. When adjacent to a commercial tract:

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

5. Landscape Buffers:

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

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

7. Commercial Area Landscaping:

Landscaping within Pod G is subject to the regulations of the City of Port St. Lucie, Landscape Code of Ordinances, Chapter 154, unless regulations are otherwise stated in this document.

8. Single-Family Landscaping:

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

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

9. 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 ~~the~~ City 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.~~ Townhome and villa's developments that cannot achieve street trees that are forty feet (40') on center will provide equal compensation along the right of way, within the distances less than forty (40) feet.

11. CLUBHOUSE/ RECREATION:

Permitted Uses:

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

12. MODEL ROW AND SALES CENTERS:

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

~~13. FUTURE APPROVAL:~~

~~Concurrent with any subdivision plat, a conceptual plan showing the proposed area must be included on a previously approved PUD or may trigger a PUD Amendment. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including location of open spaces, Lakes, roads, and residential tracts.~~

13. FACADES AND ARCHITECTURAL REVIEW ELEVATIONS:

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

14. UTILITIES AND PUBLIC WORKS:

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

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

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

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

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

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

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

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

15. POLICE FACILITIES:

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

16. HURRICANE PREPAREDNESS:

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

17. AFFORDABLE HOUSING:

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

18. SINGLE-FAMILY RENTAL CASITAS:

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

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

19. ~~POD 2 MULTI-FAMILY:~~

~~The approximately 21.5 acre parcel located within Verano South POD G. Total dwelling units is not to exceed (Maximum Gross Density) 15 DU/AC. Uses permitted, detached Garages, amenity center, Multi-family, dwellings, and pools. Maximum Building Coverage shall be 40%. Maximum Impervious Surface shall be 60%. and Maximum Building height shall be forty five. (45) feet.~~

19. FUTURE DEVELOPOMENT/ GOLF COURSE COMMUNITY:

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

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

EXHIBIT 7a
LEGAL DESCRIPTION

DESCRIPTION:

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

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

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

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

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

EXHIBIT 7b
WARRANTY DEEDS
(PLEASE SEE BELOW)

WARRANTY DEED

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2809341 OR BOOK 2502 PAGE 1008, Recorded 03/07/2006 at 12:06 PM
Doc Tax: \$353070.90

Prepared by and return to:
Paul K. Hines, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive
Suite 500E
West Palm Beach, FL 33401

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 28th day of FEBRUARY, 2006, by and between **Reserve Homes, Ltd., L.P.**, a Delaware limited partnership, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantor") and **Verano Development LLC**, a Delaware limited liability company, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its successors and assigns forever, the following described real property (the "**Property**"), situated in St. Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO:

1. Real estate taxes and assessments for the year 2006 and subsequent years.
2. Restrictions, reservations, limitations, easements of record, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting said property, if any.

TO HAVE AND TO HOLD the said Property in fee simple forever, together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor warrants the title to said Property and will defend the same against the lawful claims of any persons whomsoever claiming by, through or under Grantor.

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

Signed, sealed and delivered in the presence of:

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

Allison Barra
Print Name: Allison Barra

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

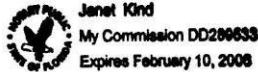
Vera Russell
Print Name: Vera Russell

By: Michael Clarke
Michael Clarke, Manager

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

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

(NOTARIAL SEAL)



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

EXHIBIT "A"

PARCEL 1

WESTERN GROVE

TRACT ONE

A parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East; and Section 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run South 44°46'01" West along said Southeasterly right-of-way line of the Florida East Coast Railway Co., a distance of 5069.40 feet to the West line of said Section 29; thence South 04°13'20" East, along said West line, a distance of 258.80 feet to the Northeast corner of said Section 31; thence South 89°40'25" West, along the North line of said Section 31, a distance of 312.03 feet to the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence South 44°46'01" West, along said right-of-way line, a distance of 728.74 feet to the POINT OF BEGINNING; Thence, departing said right-of-way line, South 45°07'48" East, a distance of 3688.39 feet; thence South 34°54'59" East, a distance of 4767.41 feet to the northerly top of bank of the O. L. Peacock Canal; Thence along the northerly top of bank of said O.L. Peacock Canal South 74°05'51" West, a distance of 4714.77 feet; thence North 89°58'45" West, a distance of 5508.96 feet East right-of-way line of State Road S-609 as shown on the Florida Department of Transportation right-of-way map dated 11/5/64 and revised January 1965; Thence along said right-of-way line North 00°01'15" East, a distance of 2906.07 feet to the intersection with the South line of said Section 31; thence continue along said easterly right-of-way, North 00°08'55" West, a distance of 156.88 feet to the intersection with the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence North 44°46'01" East, along said Southeasterly right-of-way line of the Florida East Coast Railway Co. a distance of 6673.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPT Being a parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East and Sections 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows: COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°50'39" East, a distance of 50.98 feet to the POINT OF BEGINNING; Thence North 61°20'02" West, a distance of 1685.86 feet; Thence North 58°57'12" West, a distance of 127.57 feet; Thence North 49°19'49" West, a distance of 93.34 feet; Thence North 32°18'49" West, a distance of 178.91 feet; Thence North 25°32'27" West, a distance of 184.36 feet; Thence North 06°00'43" West, a distance of 118.58 feet; Thence North 22°50'28" East, a distance of 467.15 feet; Thence North 31°22'11" East, a distance of 93.05 feet; Thence North 40°40'44" East, a distance of 1124.23 feet; Thence North 44°11'03" East, a distance of 181.77 feet; Thence North 52°20'18" East, a distance of 81.27 feet; Thence South 48°56'38" East, a distance of 3272.46 feet; Thence South 09°19'30" West, a distance of 329.60 feet; Thence South 74°14'21" West, a distance of 1658.09 feet; Thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

WPB 871636.1

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

Being a parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East and Sections 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°50'39" East, a distance of 50.98 feet to the POINT OF BEGINNING;

thence North 61°20'02" West, a distance of 1685.86 feet;
thence North 58°57'12" West, a distance of 127.57 feet;
thence North 49°19'49" West, a distance of 93.34 feet;
thence North 32°18'49" West, a distance of 178.91 feet;
thence North 25°32'27" West, a distance of 184.36 feet;
thence North 06°00'43" West, a distance of 118.58 feet;
thence North 22°50'28" East, a distance of 467.15 feet;
thence North 31°22'11" East, a distance of 93.05 feet;
thence North 40°40'44" East, a distance of 1124.23 feet;
thence North 44°11'03" East, a distance of 181.77 feet;
thence North 52°20'18" East, a distance of 81.27 feet;
thence South 48°56'38" East, a distance of 3272.46 feet;
thence South 09°19'30" West, a distance of 329.60 feet;
thence South 74°14'21" West, a distance of 1658.09 feet;
thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THAT CERTAIN FLORIDA POWER AND LIGHT COMPANY EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 14°45'25" WEST, ALONG SAID EAST LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 789.36 FEET; THENCE CONTINUE NORTH 01°58'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 235.96 FEET; THENCE NORTH 74°05'51" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 1124.39 FEET; THENCE SOUTH 15°54'09" EAST, A DISTANCE OF 1181.91 FEET TO SAID NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548; SAID POINT

EXHIBIT "A"

PARCEL 1 (continued)

BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22,918.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 09°37'34" WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°01'14", A DISTANCE OF 1208.23 FEET TO THE POINT OF BEGINNING. (Commercial Parcel in Western Grove)

AND LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 4, 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. "FORT PIERCE CUT-OFF" AS SHOWN ON PAGES V. 3D/6 AND V. 3D/7, DATED FEBRUARY 1, 1950 WITH TRACT CORRECT REVISION DATED 4/28/67 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24; THENCE RUN SOUTH 44°46'01" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. 5069.40 FEET TO THE WEST LINE OF SECTION 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH 04°13'20" EAST ALONG SAID WEST LINE 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°40'25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 312.03 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO.; THENCE SOUTH 44°46'01" WEST, ALONG SAID RIGHT-OF-WAY LINE 7402.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JANUARY 1965; THENCE SOUTH 00°08'55" EAST ALONG SAID RIGHT-OF-WAY LINE 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID RIGHT-OF-WAY LINE 2756.07 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 89°58'45" EAST 2278.50 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 22918.00 FEET, THROUGH A CENTRAL ANGLE OF 16°00'49", FOR AN ARC DISTANCE OF 6405.36 FEET, THE CHORD OF SAID ARC BEING NORTH 82°00'50" EAST 6384.50 FEET; THENCE NORTH 74°00'26" EAST 3830.74 FEET; THENCE SOUTH 38°44'47" WEST 258.82 FEET; THENCE SOUTH 74°00'26" WEST 1625.09 FEET; THENCE SOUTH 34°54'59" WEST 16.17 FEET; THENCE SOUTH 74°35'02" WEST 625.46 FEET; THENCE SOUTH 74°05'51" WEST 4614.88 FEET; THENCE NORTH 89°58'45" WEST 5508.95 FEET TO SAID RIGHT-OF-WAY OF STATE ROAD S-609; THENCE NORTH 00°01'15" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 TO THE POINT OF BEGINNING. (West Virginia Extension)

EXHIBIT "A"

PARCEL 1 (continued)

TRACT THREE

An easement for the benefit of Parcel 1 as created by Drainage and Irrigation Easement between Tradition Development Company, LLC and Reserve Homes, Ltd., L.P. dated June 30, 2003 recorded in Official Records Book 1745, Page 1913, of the Public Records of St. Lucie County, Florida over the lands described as the "Grantor Parcel" in said Drainage and Irrigation Easement, subject to the terms, provisions and conditions set forth in said instrument.

EXHIBIT "A"

Parcel 2

EGAN PARCEL

GROVE 1:

Being a portion of Sections 28, 29 and 32, Township 36 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Begin at the point of intersection of the southeasterly right of way line of the Florida East Coast Railway Co. "Fort Pierce Cut-off" track as shown on right of way maps, Pages V.3d/6 and V.3d/7 dated February 1, 1950 with "track correct" revision dated 4/28/67 and the southwesterly right of way line of South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence S 43 degrees 08 minutes 38 seconds E, along said Canal C-24 right of way line a distance of 2488.08 feet, to a point hereinafter referred to as Point "A"; thence S 35 degrees 05 minutes 51 seconds W a distance of 4892.60 feet; thence N 43 degrees 25 minutes 41 seconds W a distance of 3309.86 feet to the intersection with the aforesaid southeasterly right of way line of the Florida East Coast Railway; thence N 44 degrees 46 minutes 01 seconds E, along said Florida East Coast Railway right of way a distance of 4809.53 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for drainage and irrigation over the following described property:

Commence at the aforescribed Point "A"; thence S 43 degrees 08 minutes 38 seconds E, along the aforesaid southwesterly right of way line of South Florida Water Management District Canal C-24, a distance of 347.56 feet to the POINT OF BEGINNING of the following described easement:

Thence continue S 43 degrees 08 minutes 38 seconds E, along said right of way line a distance of 50.00 feet; thence S 46 degrees 51 minutes 22 seconds W a distance of 42.14 feet; thence N 66 degrees 46 minutes 57 seconds W a distance of 64.82 feet; thence N 56 degrees 12 minutes 33 seconds W a distance of 190.72 feet; thence N 79 degrees 11 minutes 38 seconds W a distance of 69.18 feet; thence S 61 degrees 48 minutes 26 seconds W a distance of 141.21 feet, to the Southeasterly boundary of the above described parcel; thence N 35 degrees 05 minutes 51 seconds E, along said Southeasterly boundary a distance of 111.24 feet; thence N 61 degrees 48 minutes 26 seconds E a distance of 59.54 feet; thence S 79 degrees 11 minutes 38 seconds E a distance of 97.05 feet; thence S 56 degrees 12 minutes 33 seconds E a distance of 196.26 feet; thence Section 66 degrees 46 minutes 57 seconds E a distance of 27.50 feet; thence N 46 degrees 51 minutes 22 seconds E a distance of 9.44 feet to the said southwesterly right of way line of said Canal C-24 and the POINT OF BEGINNING.

GROVE 2:

Being a parcel of land lying in Sections 28, 33, and 34, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the point of intersection of the South line of said Section 34 and the southwesterly right of way line of the South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence N 43 degrees 08 minutes 38 seconds W, along said southwesterly right of way line of Canal C-24, a distance of 2628.30 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 43 degrees 08 minutes 38 seconds W, along said right of way line, a distance of 364.51 feet, to a point hereinafter referred to as Point "A"; thence continue N 43 degrees 08 minutes 38

EXHIBIT "A"

Parcel 2 (Continued)

seconds W, along said right of way a distance of 4812.17 feet; thence S 46 degrees 52 minutes 25 seconds W a distance of 2151.65 feet; thence S 43 degrees 12 minutes 50 seconds E a distance of 4647.83 feet; thence S 43 degrees 58 minutes 20 seconds W a distance of 1282.29 feet to a point hereinafter referred to as Point "B"; thence N 70 degrees 42 minutes 47 seconds E a distance of 440.52 feet; thence N 65 degrees 05 minutes 51 seconds E a distance of 762.00 feet; thence N 24 degrees 54 minutes 09 seconds W a distance of 60.06 feet; thence N 01 degrees 49 minutes 23 seconds E a distance of 1037.87 feet; thence N 17 degrees 05 minutes 14 seconds W a distance of 421.43 feet; thence N 46 degrees 51 minutes 22 seconds E a distance of 63.46 feet to the aforesaid southwesterly right of way line of Canal C-24 and the POINT OF BEGINNING.

Together with an easement for drainage and irrigation being more particularly described as follows:

Begin at aforescribed Point "B"; thence along the southeasterly boundary of the above parcel by the following courses and distances:

Thence N 70 degrees 42 minutes 47 seconds E a distance of 440.52 feet;
thence N 65 degrees 05 minutes 51 seconds E a distance of 762.00 feet;
thence N 60 degrees 24 minutes 31 seconds E a distance of 793.61 feet;
thence S 89 degrees 08 minutes 58 seconds E a distance of 318.77 feet to the aforesaid southwesterly right of way line of Canal C-24;
thence S 43 degrees 08 minutes 38 seconds E along said right of way line a distance of 139.00 feet;
thence N 89 degrees 08 minutes 58 seconds W a distance of 388.11 feet;
thence S 60 degrees 24 minutes 31 seconds W a distance of 770.50 feet;
thence S 65 degrees 05 minutes 51 seconds W a distance of 771.00 feet;
thence S 70 degrees 42 minutes 47 seconds W a distance of 399.46 feet;
thence N 43 degrees 58 minutes 20 seconds W a distance of 110.06 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress, being 15.00 feet in width, lying 7.50 feet each side of the following described centerline.

BEGIN at the aforescribed Point "A"; thence S 02 degrees 40 minutes 10 seconds E a distance of 4.30 feet to the beginning of a curve concave to the northwest having a radius of 130.00 feet; thence southwesterly along the arc of said curve a distance of 112.33 feet; through an angle of 49 degrees 30 minutes 25 seconds; thence S 46 degrees 50 minutes 15 seconds W a distance of 2041.23 feet to the southwesterly boundary of the parcel first described above and the POINT OF TERMINATION of easement, said easement being bounded on the northeast by the southwesterly right of way line of aforesaid Canal C-24 and on the southwest by the southwesterly boundary of the parcel first described above.

EGAN PARCEL

TRACT 2 GROVE 2:

Being a parcel of land lying in Sections 33 and 34, Township 36 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the intersection of the south line of said section 34 and the southwesterly right of way line of the South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, sheet 11 of 16, and last revised 4/21/61. Thence north 43 degrees 08 minutes 38 seconds West, along said right of way line, a distance of 1050.96 feet to the point of beginning of the following

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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 aforedescribed northwest boundary.

EXHIBIT "A"

PARCEL 3

DUDA PARCEL

A parcel of land lying in Sections 28, 29, 31, 32 and 33 Township 36 South, Range 39 East; and Sections 4 and 5, Township 37 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run S 44°46'02" W, a distance of 4809.54 feet to the Northwesterly corner of lands described in Official Record Book 477, Page 560, Public Records, St. Lucie County, Florida and the POINT OF BEGINNING; thence South 43°25'41" East, along the westerly line of said lands, a distance of 3309.86 feet to the Southwesterly corner of the aforesaid lands; thence North 35°05'51" East, along the Southerly line of the aforesaid lands, a distance of 4892.60 feet to the Southwesterly right-of-way line of the aforesaid South Florida Water Management Districts C-24 Canal; along the aforesaid Southwesterly Right-of-Way Line South 43°08'38" East, a distance of 2327.32 feet to the Northern most point of Grove 2 as described in Official Record Book 477, Page 560, Public Records, St. Lucie County, Florida; thence departing the aforesaid Southwesterly right-of-way line of the C-24 Canal South 46°52'25" West, along the Northwesterly line of the aforesaid Grove 2, a distance of 2151.65 feet; thence South 43°12'50" East, along the Southwesterly line of Grove 2, a distance of 4647.83 feet to the intersection with the Northerly line of those lands described in Official Record Book 658, Page 110, Public Records, St. Lucie County, Florida; thence South 51°16'22" West, along said Northerly line, a distance of 950.05 feet to the intersection with the Northerly line of the Peacock Cemetery Parcel as described in Official Records Book 369, Page 1166, Public Records, St. Lucie County, Florida; thence along said Northerly and Westerly line of said Cemetery parcel, the following courses and distances: South 45°15'13" West, a distance of 400.02 feet; thence South 38°44'44" West, a distance of 1227.76 feet; thence South 27°11'26" East, a distance of 67.85 feet to the Northerly top of bank of O.L. Peacock Canal; thence along the northerly top of bank of said O.L. Peacock Canal, the following courses and distances:

- South 75°29'17" West, a distance of 65.34 feet;
- Thence South 72°49'14" West, a distance of 56.76 feet;
- Thence South 74°47'53" West, a distance of 186.47 feet;
- Thence South 74°19'03" West, a distance of 254.27 feet;
- Thence South 73°21'27" West, a distance of 169.47 feet;
- Thence South 74°55'09" West, a distance of 277.14 feet;
- Thence South 73°51'40" West, a distance of 276.70 feet;
- Thence South 70°57'21" West, a distance of 154.19 feet;
- Thence South 74°10'23" West, a distance of 128.57 feet;
- Thence South 72°03'14" West, a distance of 107.48 feet;
- Thence South 78°34'38" West, a distance of 102.69 feet;
- Thence South 75°04'05" West, a distance of 194.77 feet;
- Thence South 72°33'58" West, a distance of 75.48 feet;
- Thence South 75°55'30" West, a distance of 157.24 feet;
- Thence South 71°39'51" West, a distance of 59.39 feet;

Thence North 34°54'59" West, departing said top of bank, a distance of 4760.96 feet; thence North 45°07'48" West, a distance of 3688.37 feet; thence North 44°46'02" East, a distance of 728.76 feet to the intersection with the South line of Section 30, Township 36 South, Range 39 East, St Lucie County, Florida; thence North 89°40'25" East, along said South line, a distance of 312.01 feet to the Southeast corner of said Section 30;

EXHIBIT "A"

PARCEL 3 (continued)

thence North 04°13'20" West, along the East line of said Section 30, a distance of 258.80 feet to the Southeasterly Right-of-Way line of the aforesaid Florida East Coast Railway; thence North 44°46'02" East, along said Southeasterly Right-of-Way line, a distance of 259.86 feet to the POINT OF BEGINNING.

EXHIBIT "A"

PARCEL 4

UNRECORDED MONTAGE PLATS NORTH OF C-24 CANAL

A parcel of land being a portion of Section 28, 29, 33 and 34, Township 36 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at the intersection of the southeasterly right-of-way line of the Florida East Coast Railroad and the northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North 44°45'38" East, along said southeasterly right-of-way line, a distance of 1,221.80 feet to the easterly prolongation of the southerly line of Sabal Creek, Phase II, according to the plat thereof, as recorded in Plat Book 24, Pages 1, 1A, 1B and 1C, Public Records of St. Lucie County, Florida; thence South 43°34'29" East, departing said right-of-way line, along the said southerly prolongation and the south line of the aforementioned plat and the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, a distance of 5,340.48 feet; thence continuing along the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, South 43°09'01" East, a distance of 1,026.26 feet to the southeast corner of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida; thence North 45°11'03" East, along the east line of said plat, a distance of 0.99 feet; thence South 43°08'40" East, departing said east line, a distance of 52.97 feet; thence South 43°09'00" East, a distance of 331.07 feet; thence South 43°08'32" East, a distance of 3671.33 feet; thence South 72°42'41" East, a distance of 217.77 feet to the northwesterly line of that certain parcel of land described in Special Warranty Deed, as recorded in Official Records Book 1577, Page 1222, Public Records of St. Lucie County, Florida; thence North 61°51'31" East, along said northwesterly line, a distance of 188.61 feet to the northerly corner of said certain parcel of land; thence South 43°08'30" East, along the northeasterly line and easterly prolongation of said certain parcel of land, a distance of 2361.96 feet to the north line of that certain parcel of land described in Official Records Book 1547, Page 490, Public Records of St. Lucie County, Florida; said point being parallel with and 1024.10 feet northerly of, as measured at right angles to the south line of said Section 34; thence North 89°52'17" East, along said north line and parallel line, a distance of 1211.13 feet to a point on a non-tangent curve, concave to the northwest, having a radius of 2060.00 feet, the radius point of which bears North 50°24'45" West; thence southwesterly, departing said north line and parallel line, along the arc of said curve through a central angle of 03°00'41", a distance of 108.27 feet to the point of tangency; thence South 42°35'56" West, a distance of 556.01 feet to the point of curvature of a curve concave to the northwest, having a radius of 776.00 feet; thence southwesterly along the arc of said curve through a central angle of 07°36'31", a distance of 103.05 feet to the point of compound curvature of a curve concave to the northwest, having a radius of 1639.50 feet; thence southwesterly along the arc of said curve through a central angle of 19°59'18", a distance of 571.96 feet; thence South 89°56'01" West, a distance of 1531.40 feet to said northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North 43°08'36" West, along said right-of-way line, a distance of 12,679.36 feet to the point of beginning.

EXHIBIT "A"

PARCEL 4 (continued)

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

WPB 871560.1

EXHIBIT "A"

PARCEL 5

RECORDED MONTAGE PLAT

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

Prepared by and return to:
Paul K. Hines, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive
Suite 500E
West Palm Beach, FL 33401

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 28th day of FEBRUARY, 2006, by and between **Reserve Homes, Ltd., L.P.**, a Delaware limited partnership, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantor") and **PSL Commercial Holdings LLC**, a Delaware limited liability company, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its successors and assigns forever, the following described real property (the "Property"), situated in St. Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO:

1. Real estate taxes and assessments for the year 2006 and subsequent years.
2. Restrictions, reservations, limitations, easements of record, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting said property, if any.

TO HAVE AND TO HOLD the said Property in fee simple forever, together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor warrants the title to said Property and will defend the same against the lawful claims of any persons whomsoever claiming by, through or under Grantor.

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

Signed, sealed and delivered in the presence of:

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

Allison Barra
Print Name: Allison Barra

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

Vera Russell
Print Name: VERA Russell

By: Michael Clarke
Michael Clarke, Manager

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

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

(NOTARIAL SEAL)

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



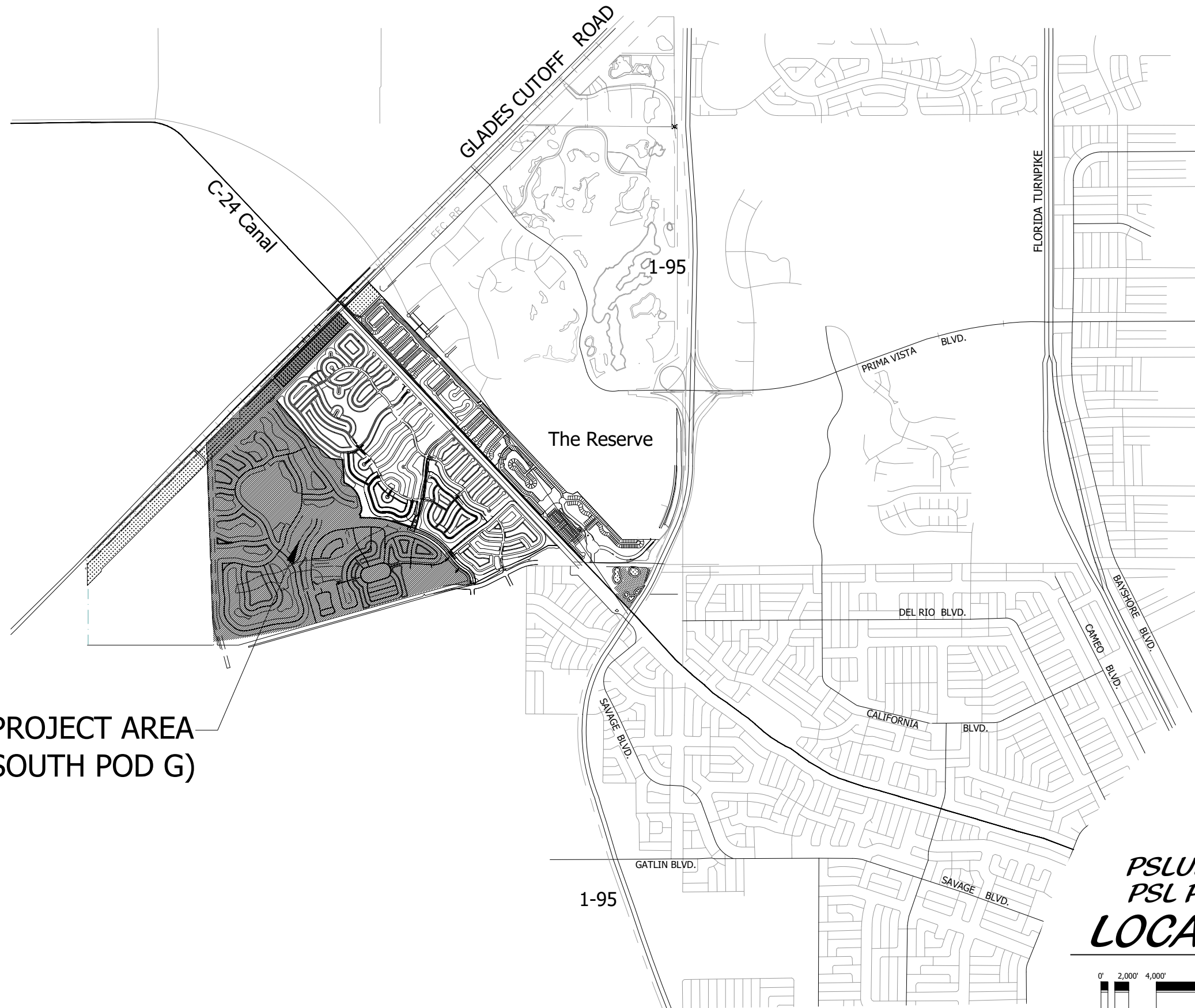
EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THAT CERTAIN FLORIDA POWER AND LIGHT COMPANY EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH $14^{\circ}45'25''$ WEST, ALONG SAID EAST LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 789.36 FEET; THENCE CONTINUE NORTH $01^{\circ}58'48''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 235.96 FEET; THENCE NORTH $74^{\circ}05'51''$ EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 1124.39 FEET; THENCE SOUTH $15^{\circ}54'09''$ EAST, A DISTANCE OF 1181.91 FEET TO SAID NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22,918.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH $09^{\circ}37'34''$ WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}01'14''$, A DISTANCE OF 1208.23 FEET TO THE POINT OF BEGINNING.

EXHIBIT 8
LOCATION MAP
(PLEASE SEE BELOW)

PROJECT AREA
(VERANO SOUTH POD G)



PSLUSD #11-652-36
PSL PROJ# P21-071
LOCATION MAP



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



North



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

VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

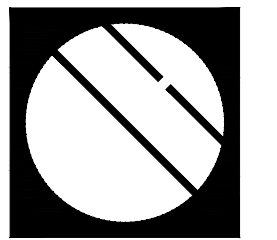
DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-1003
DATE	05-06-20
REVISIONS	08-05-20
	10-21-20
	09-04-20
	11-17-20
	10-06-20

08-05-21

SHEET 1 OF 1

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

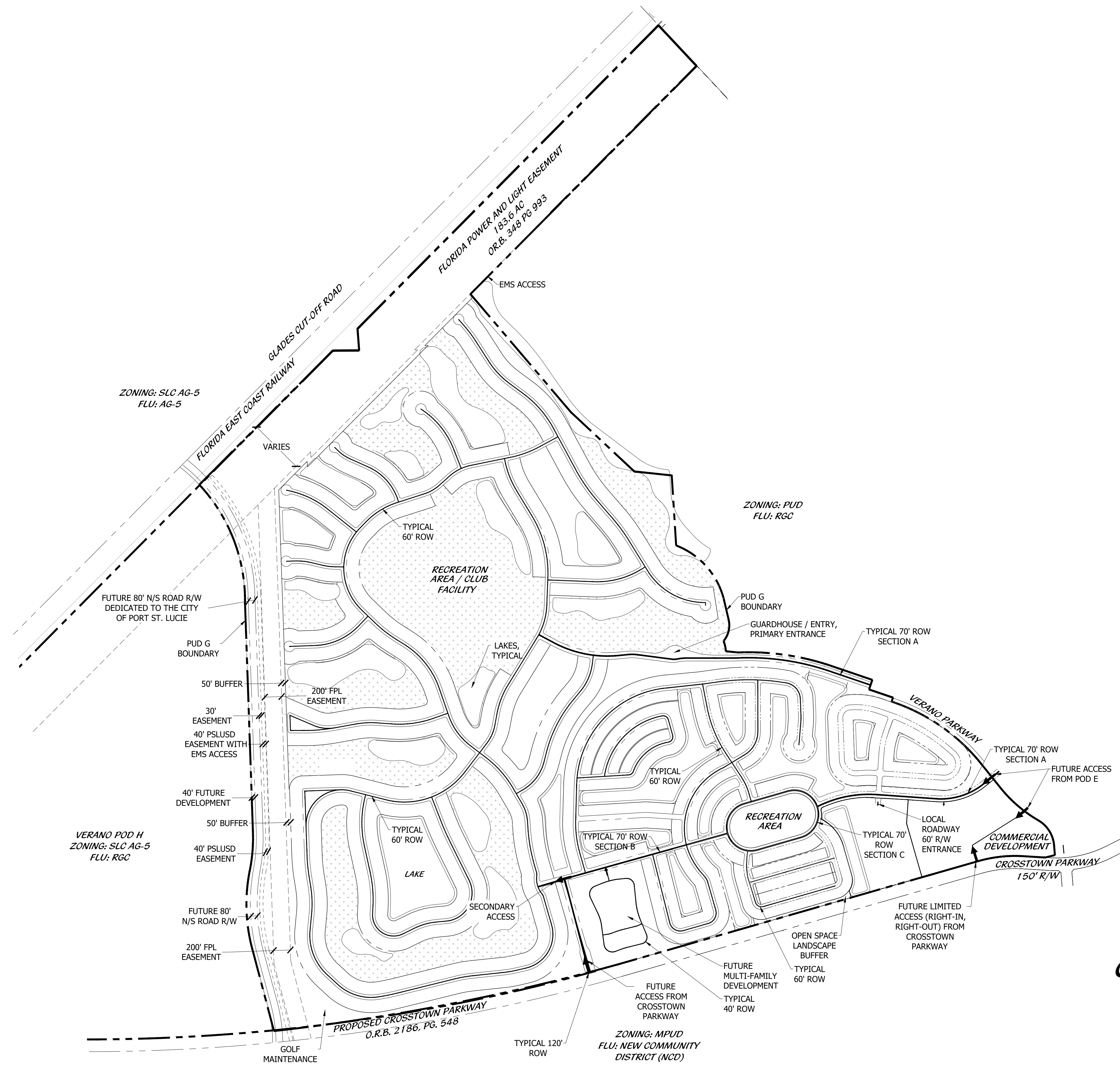


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VERANO SOUTH POD G

Kolter Homes
 Port St. Lucie, Florida



LEGEND

- FUTURE VERANO PUD G BOUNDARY
- ➔ INGRESS/ EGRESS TO PUD/SITE
- [Stippled Box] GOLF OPERATIONS

PSLUSD #11-652-36
 PSL PROJ# P21-071
CONCEPTUAL MASTER PLAN POD G

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

Scale: 1" = 600'-0"

North

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

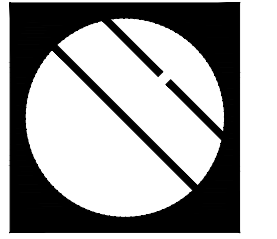
08-05-21
 09-08-21

SHEET 1 OF 1
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EXHIBIT 9b

PUD CONCEPTUAL WATER AND SEWER MASTER PLAN

(PLEASE SEE BELOW)

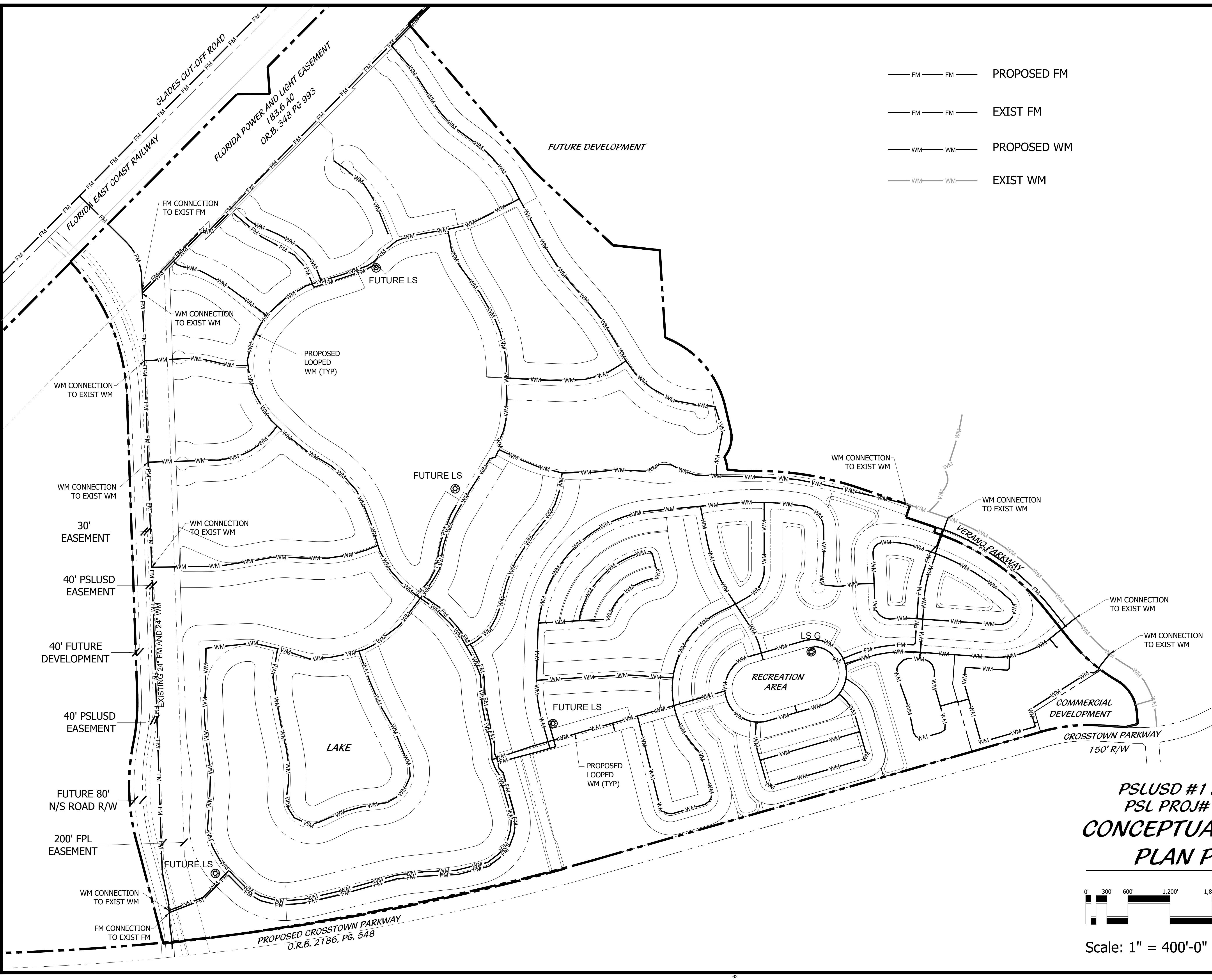


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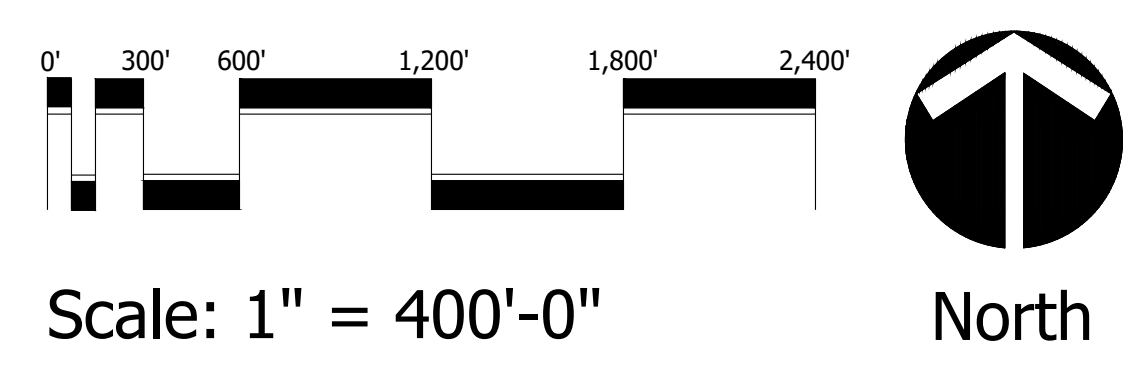
VERANO SOUTH POD G

Kolter Homes
 Port St. Lucie, Florida



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

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



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

08-05-21

SHEET 1 OF 1
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EXHIBIT 10
TYPICAL ROADWAYS
(PLEASE SEE BELOW)



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VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

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

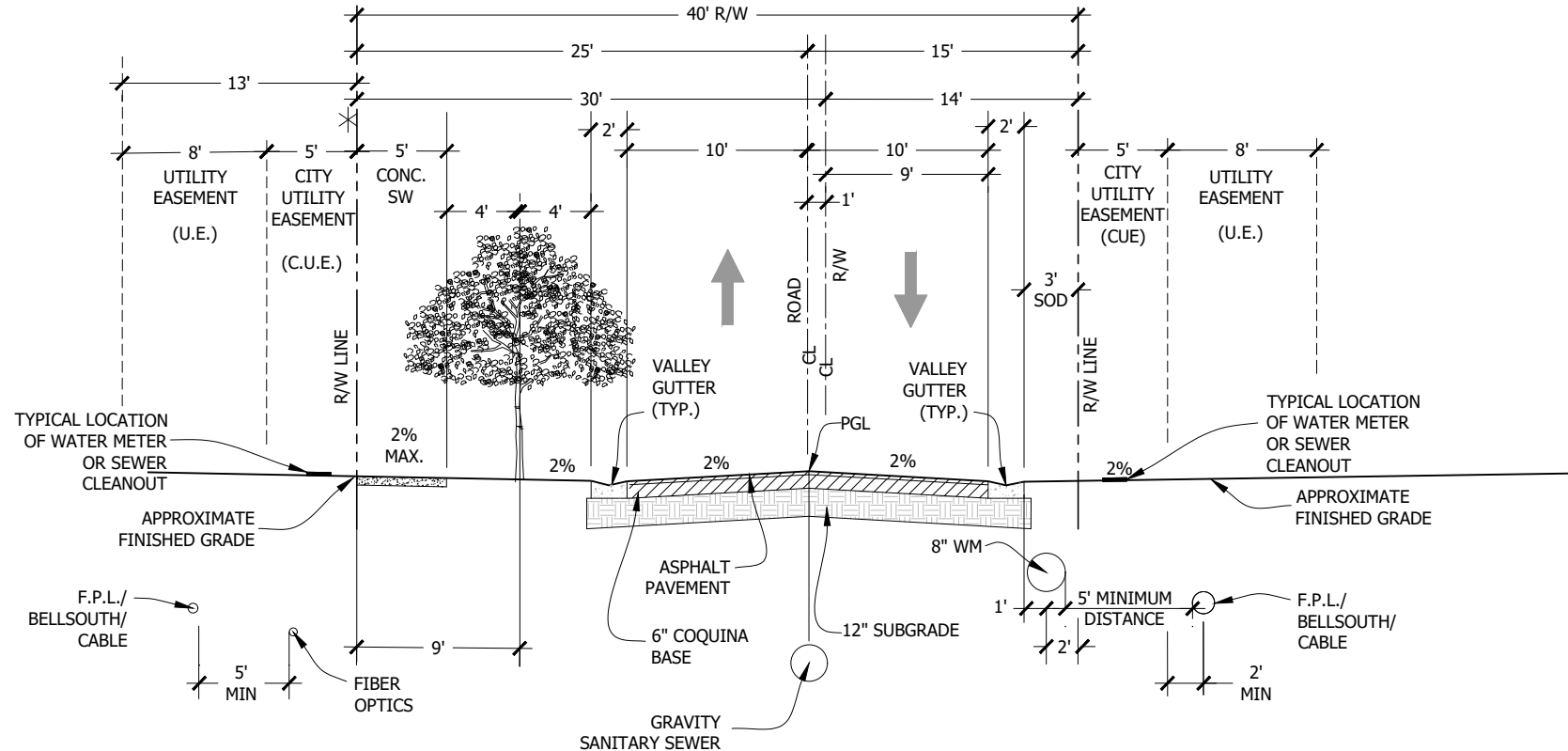
08-05-21
09-08-21

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LEGEND

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



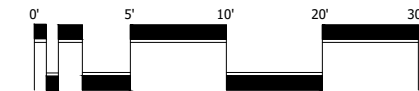
**40' RIGHT-OF-WAY
TOWNHOME COMMUNITY SECTION**
POSTED SPEED 25 MPH

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

PSLUSD #11-652-36

PSL PROJ# P21-071

**MULTIFAMILY TOWN HOME
COMMUNITY 40' ROW POD G**



Scale: 1" = 10'-0"



North



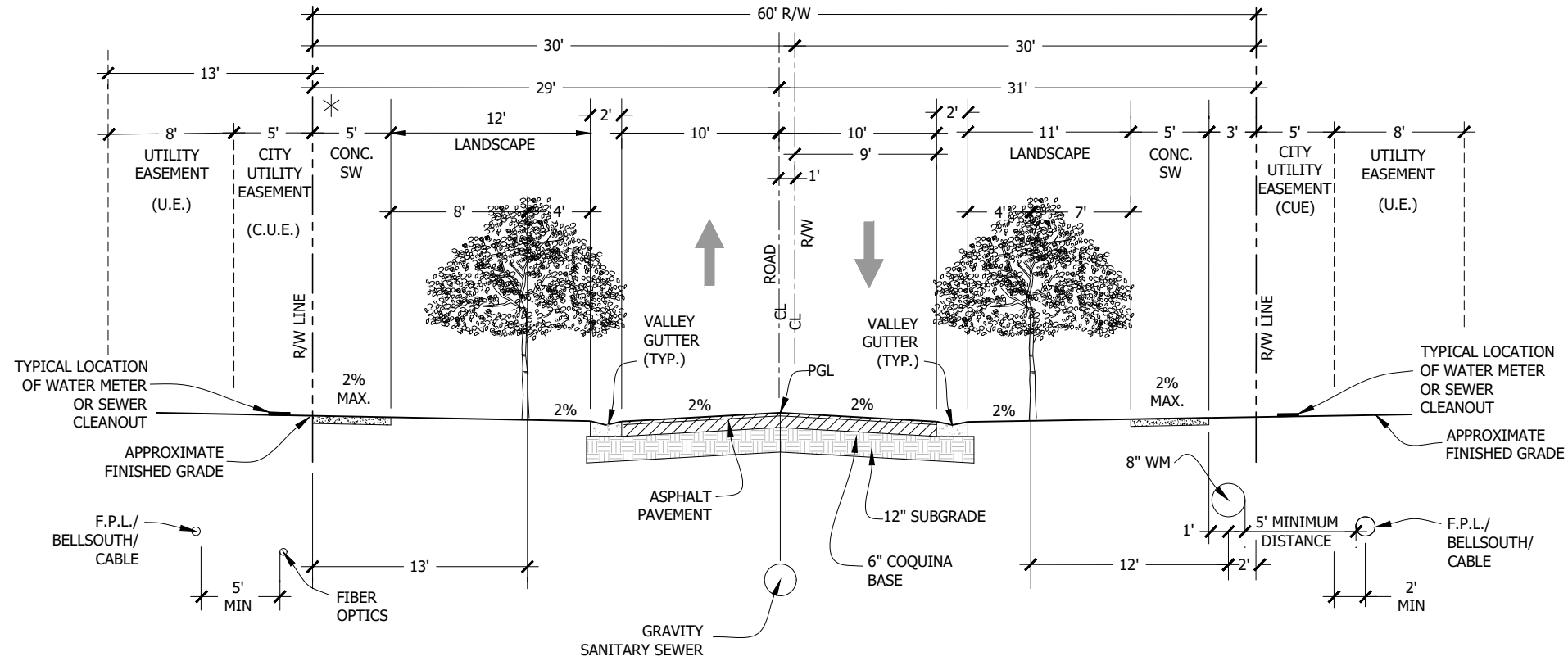
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VERANO SOUTH POD G
Kolter Homes
Port St. Lucie, Florida

LEGEND

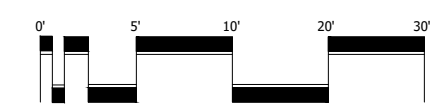
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



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

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

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



Scale: 1" = 10'-0"



North

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

08-05-21

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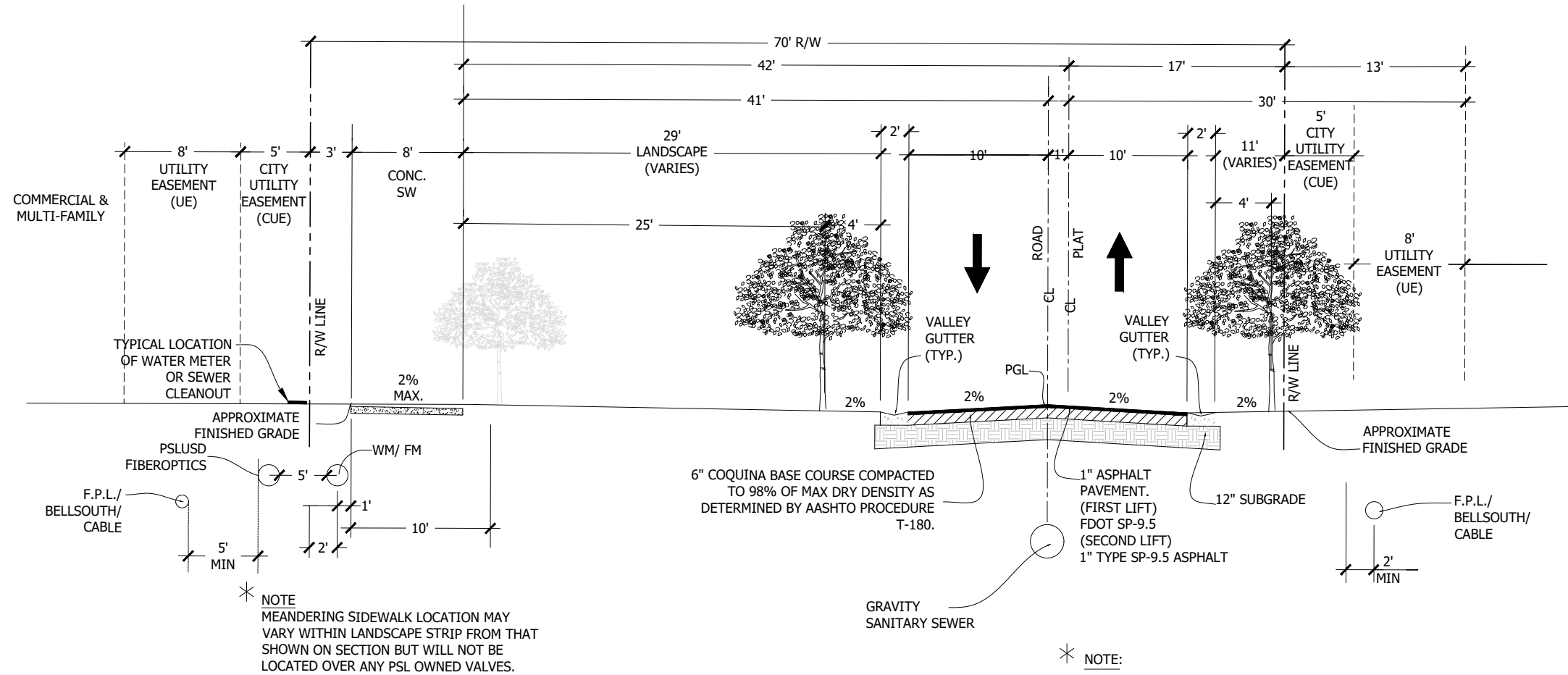


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LEGEND

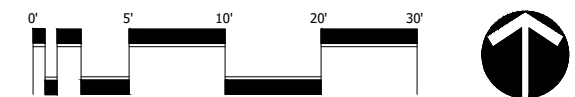
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



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

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

**PSLUSD #11-652-36
PSL PROJ# P21-071
TYPICAL 70' ROW
POD G (A)**



Scale: 1" = 10'-0"

North

VERANO SOUTH POD G
Kolter Homes
Port St. Lucie, Florida

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

08-05-21

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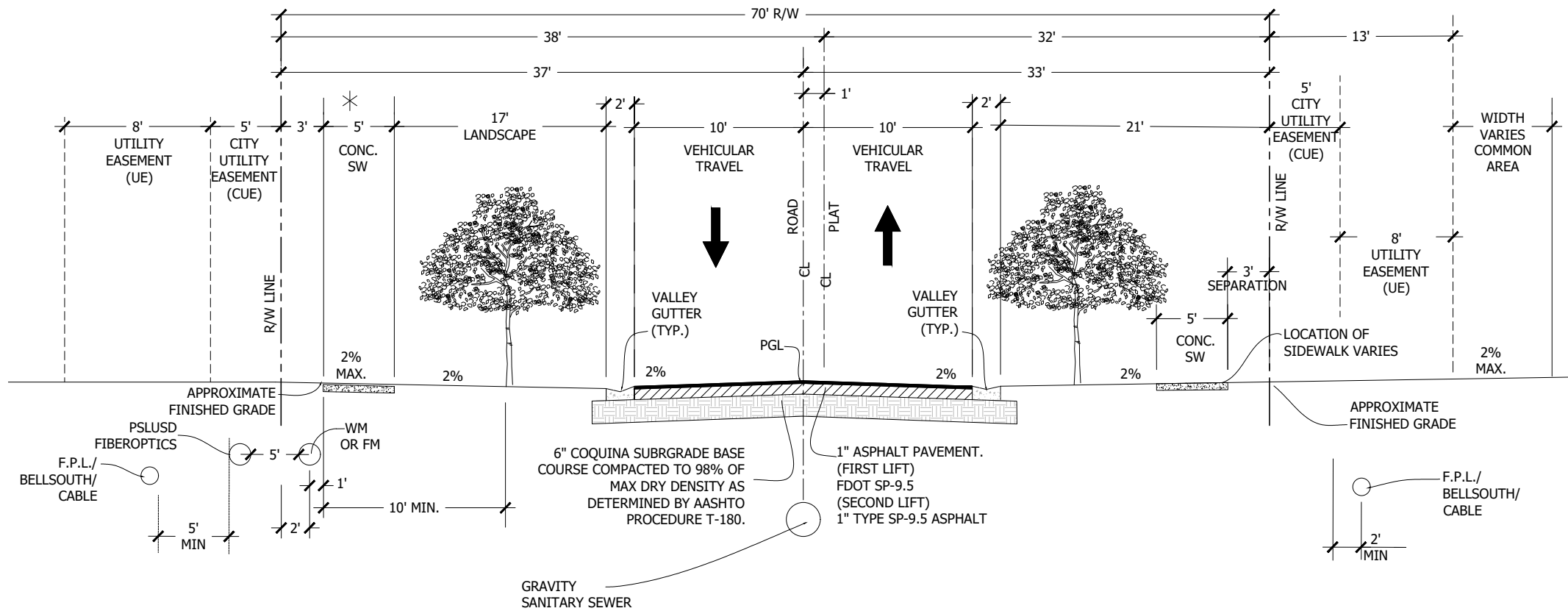


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LEGEND

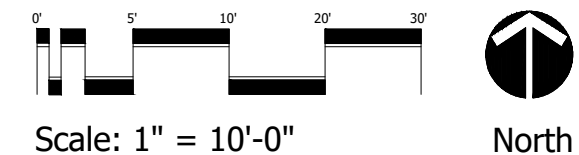
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



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

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

PSLUSD #11-652-36
PSL PROJ# P21-071
TYPICAL 70' ROW
POD G (B)



Scale: 1" = 10'-0"

North

VERANO SOUTH POD G
Kolter Homes
Port St. Lucie, Florida

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

08-05-21

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P21-071

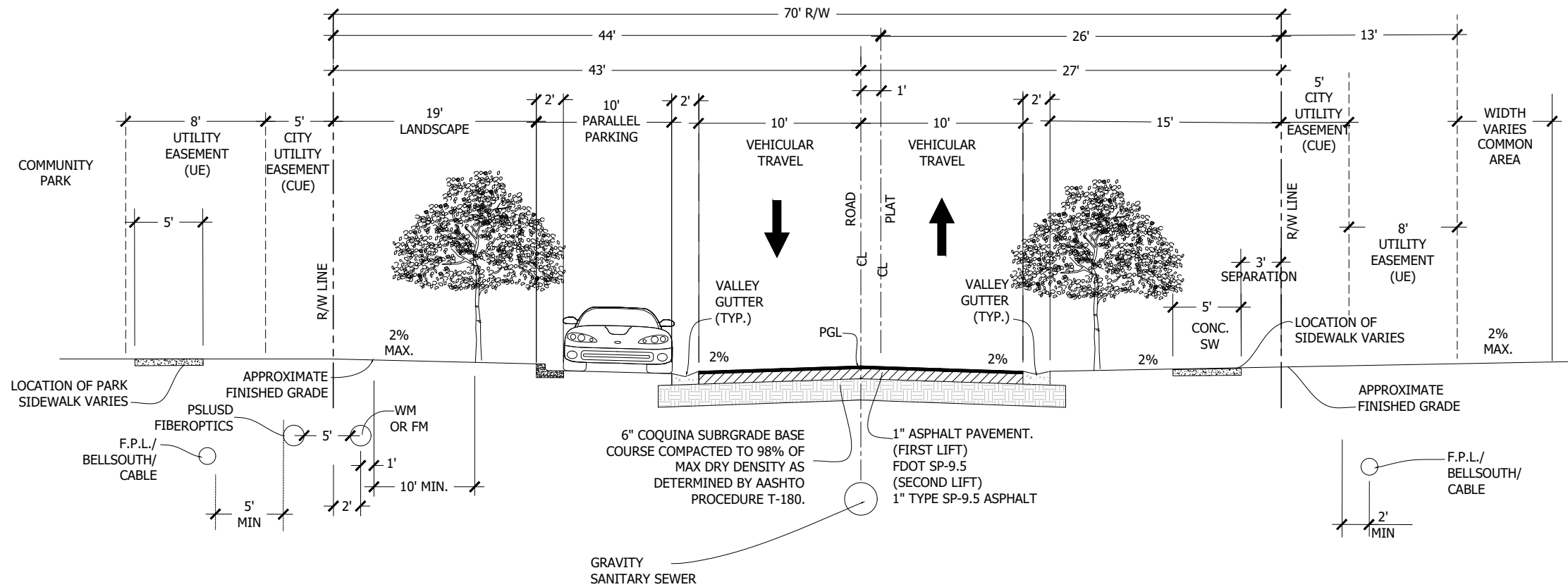


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LEGEND

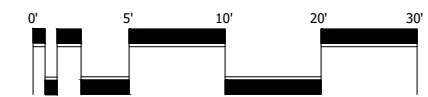
- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



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

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

PSLUSD #11-652-36
PSL PROJ# P21-071
TYPICAL 70' ROW
POD G (C)



Scale: 1" = 10'-0"



North

VERANO SOUTH POD G
Kolter Homes
Port St. Lucie, Florida

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

08-05-21

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VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

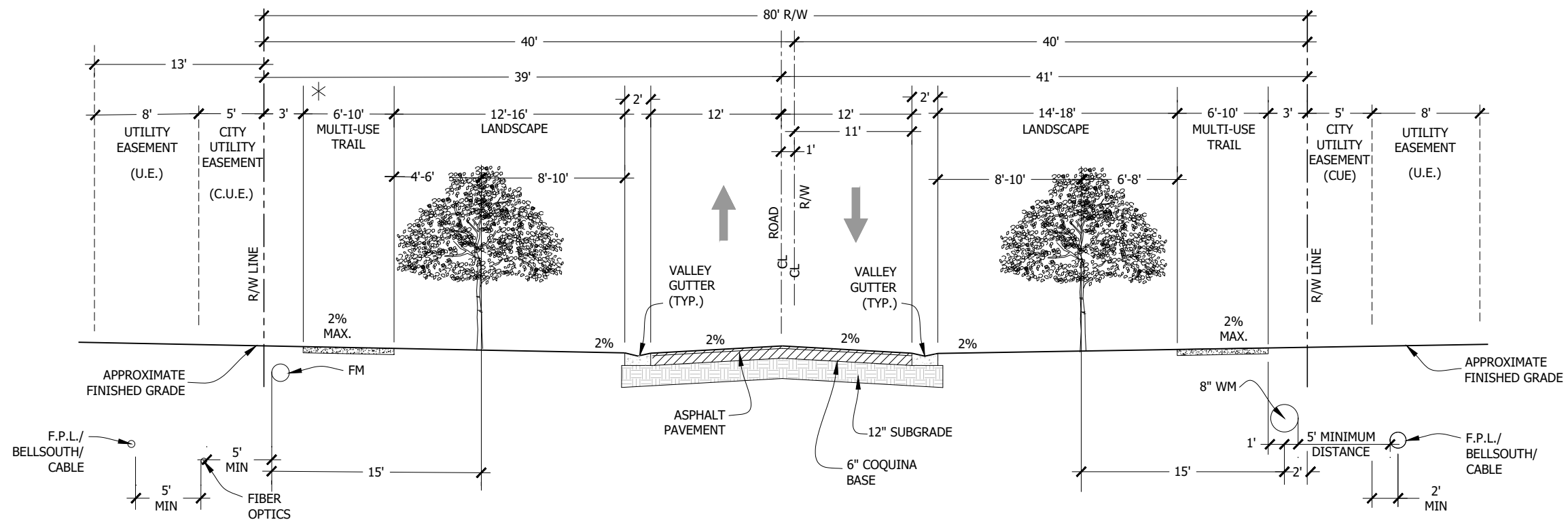
DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-1003
DATE	05-06-20
REVISIONS	08-05-20
	10-21-20
	09-04-20
	11-17-20
	10-06-20

08-05-21

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LEGEND

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



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

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

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



Scale: 1" = 10'-0"



North



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VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

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

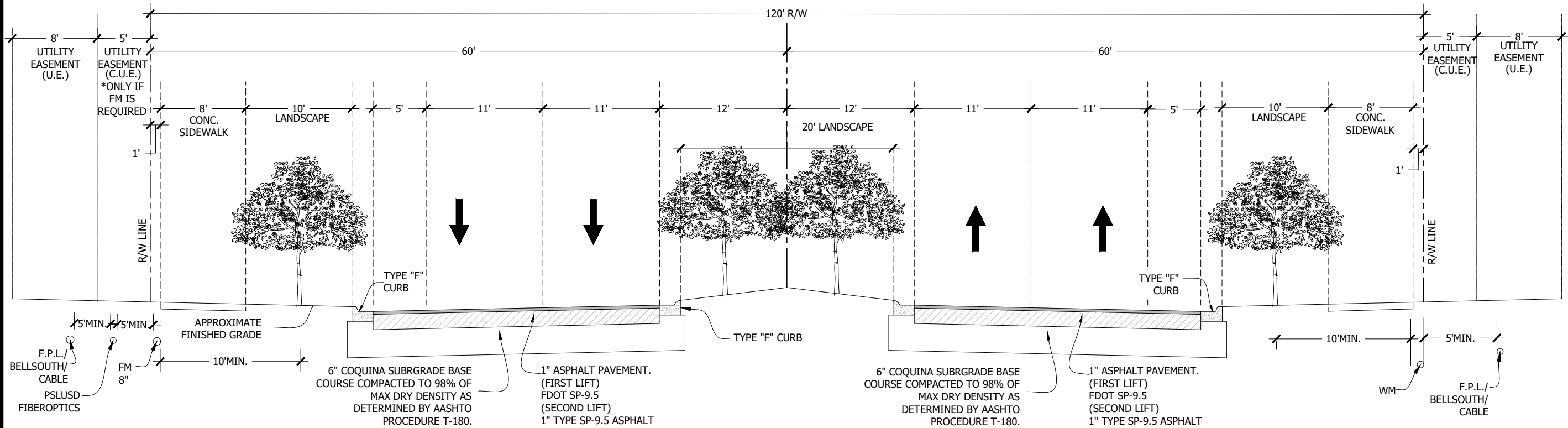
08-05-21

SHEET 1 OF 1

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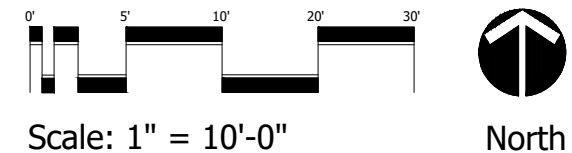
LEGEND

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



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

PSLUSD #11-652-36
PSL PROJ# P21-071
TYPICAL 120' ROW
POD G



Scale: 1" = 10'-0"

North

EXHIBIT 11
TYPICAL LOTS
(PLEASE SEE BELOW)

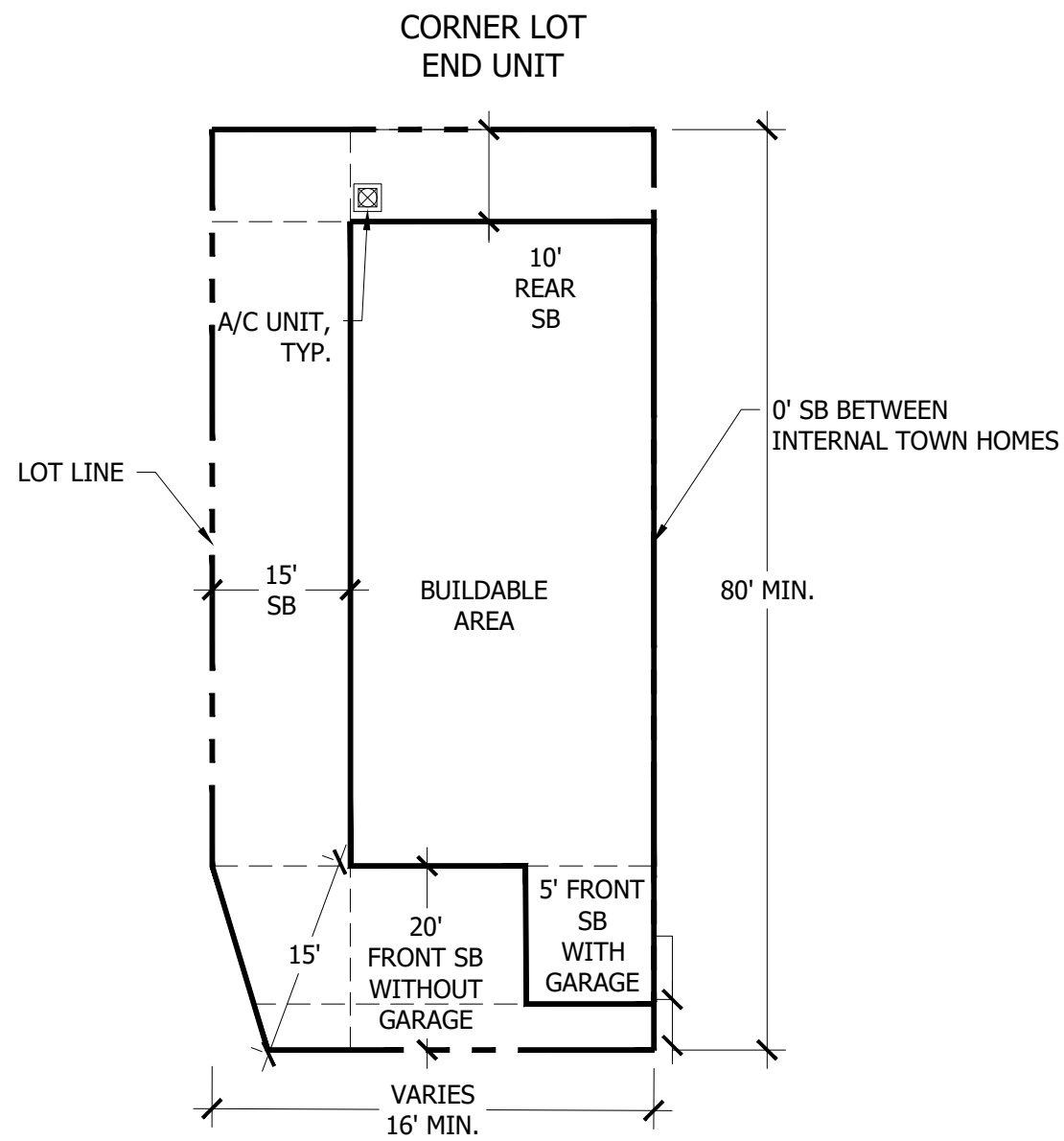
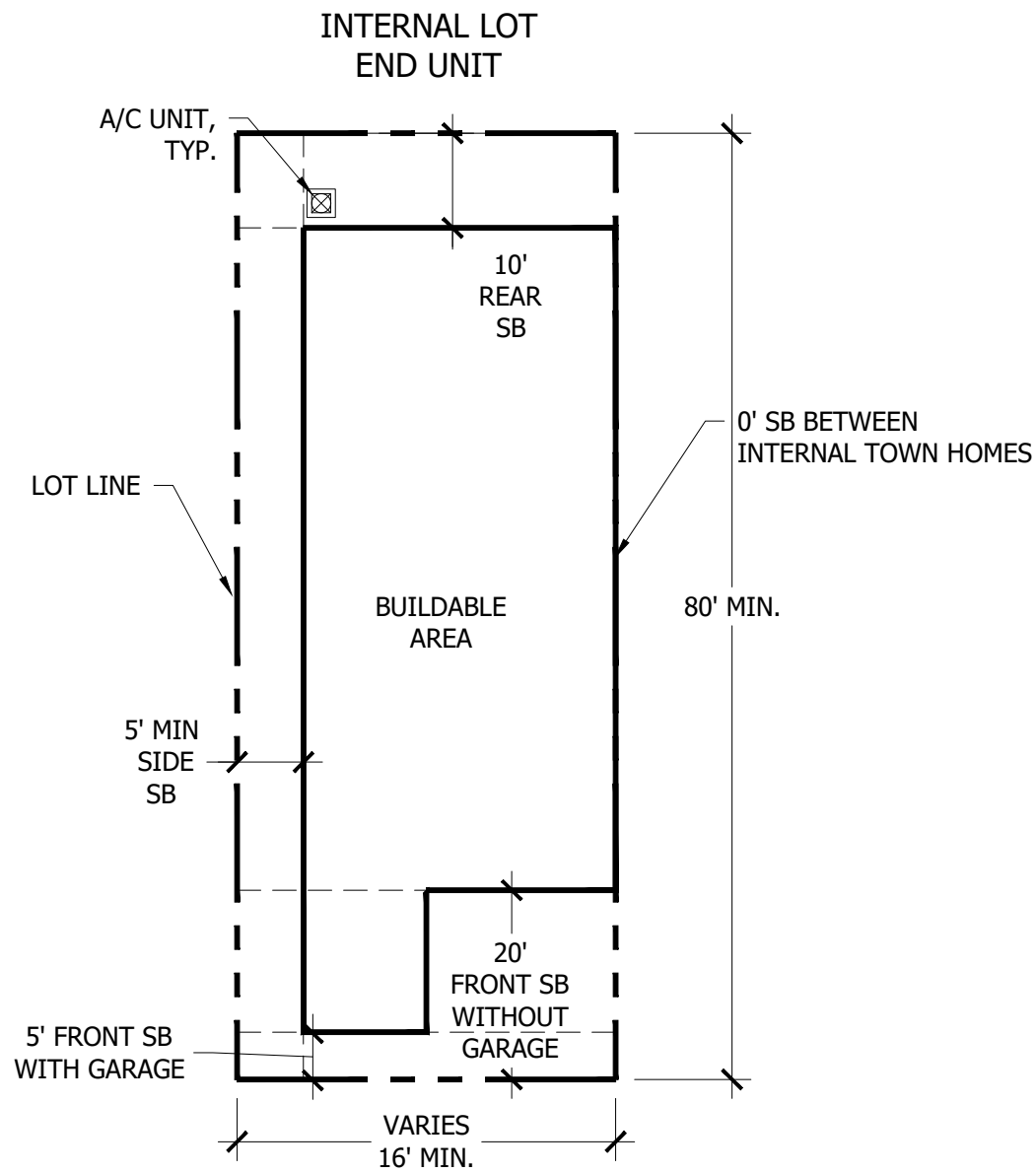


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www.cotleurhearing.com
Lic# LC-C000239

VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

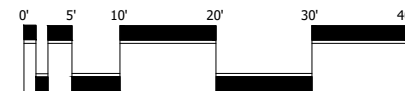


Notes:

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

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

PSLUSD #11-652-36
PSL PROJ# P21-071
TYPICAL TOWN HOME LOT



Scale: 1" = 20'-0"



North

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

08-05-21
09-08-21

SHEET 1 OF 1

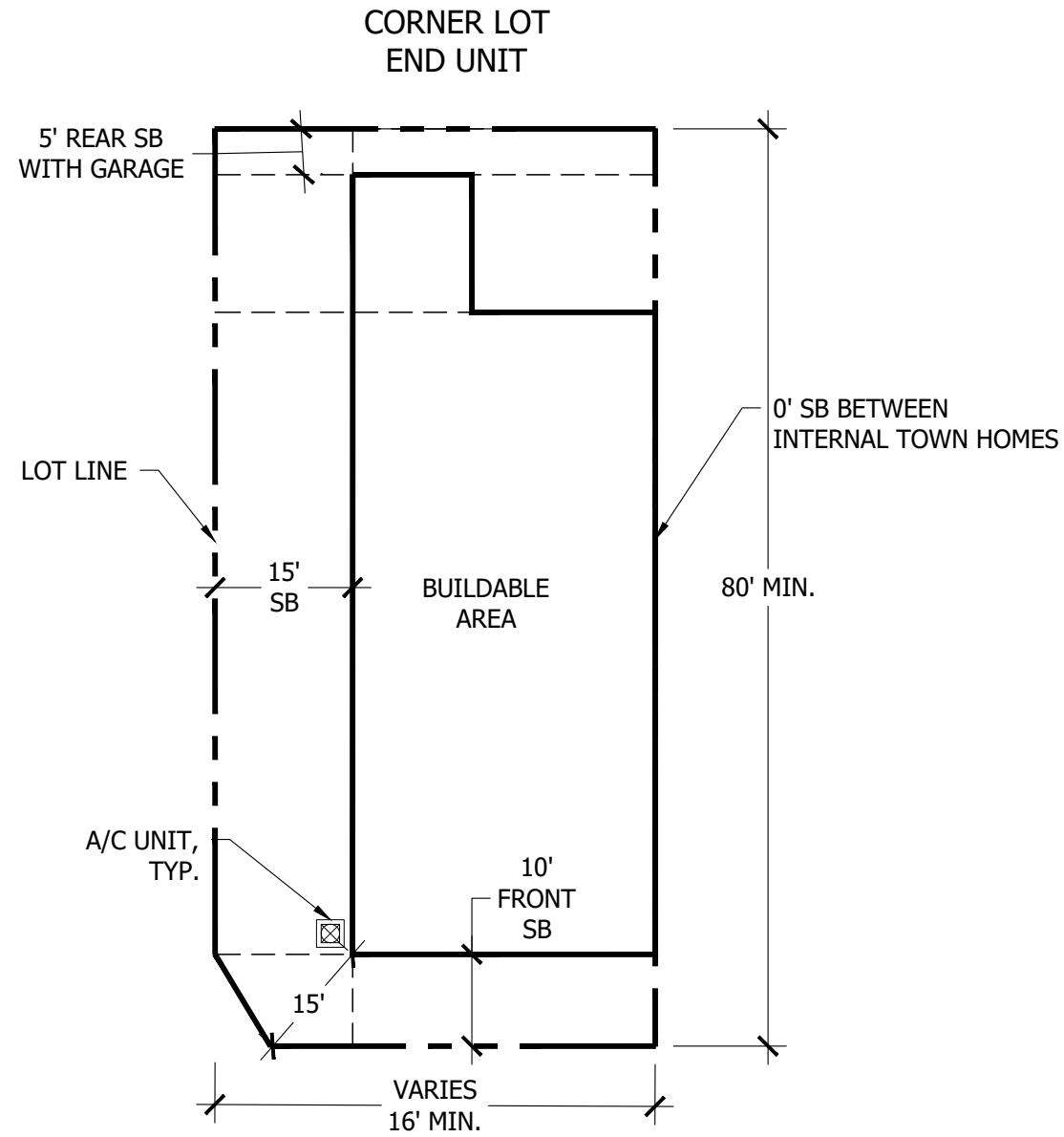
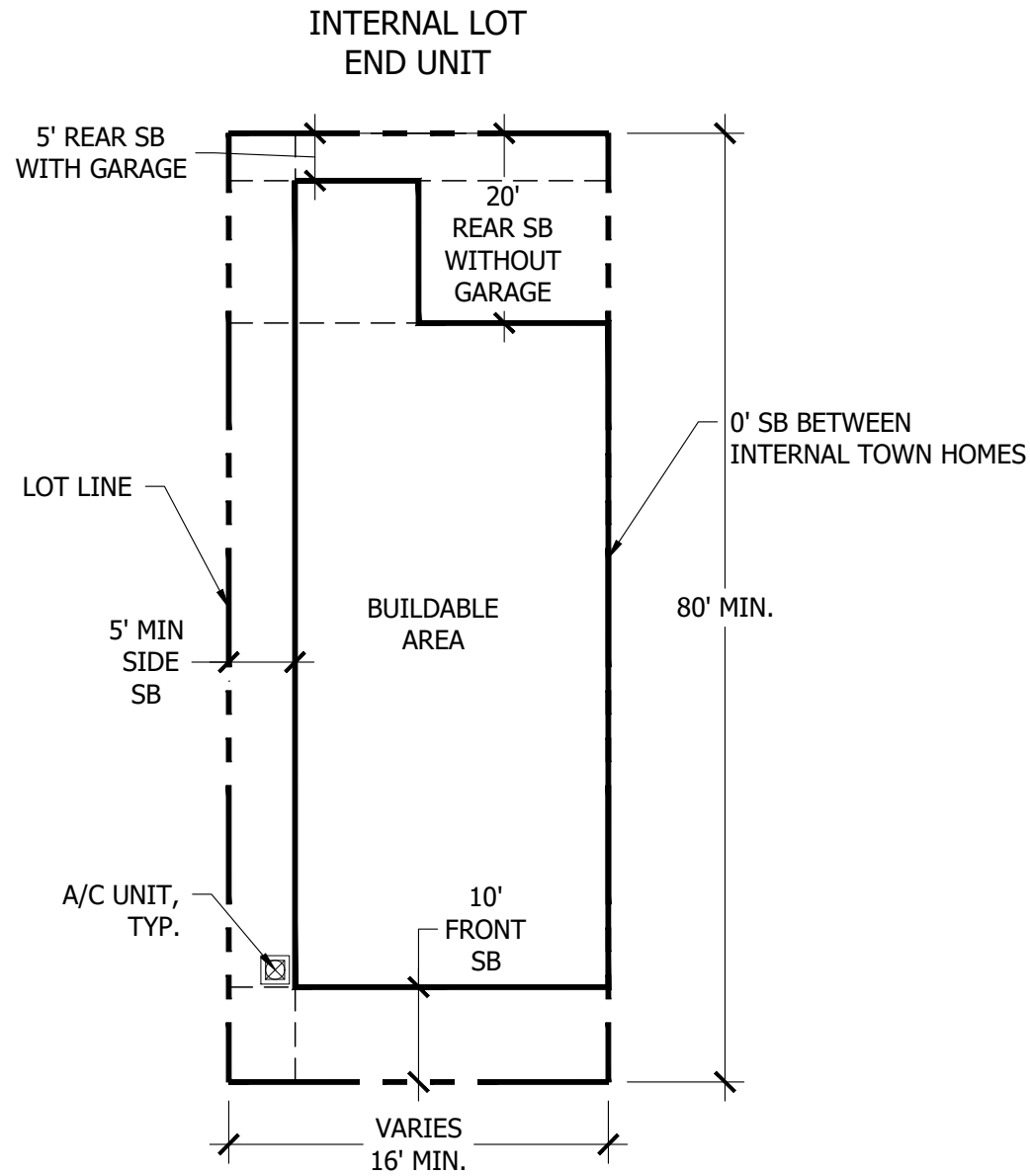
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Lic# LC-C000239

VERANO SOUTH POD G
Kolter Homes
Port St. Lucie, Florida

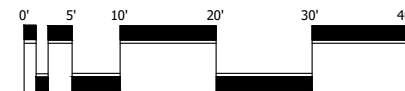


Notes:

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

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

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



Scale: 1" = 20'-0"



North

DESIGNED	LAH
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DATE	05-06-20
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VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

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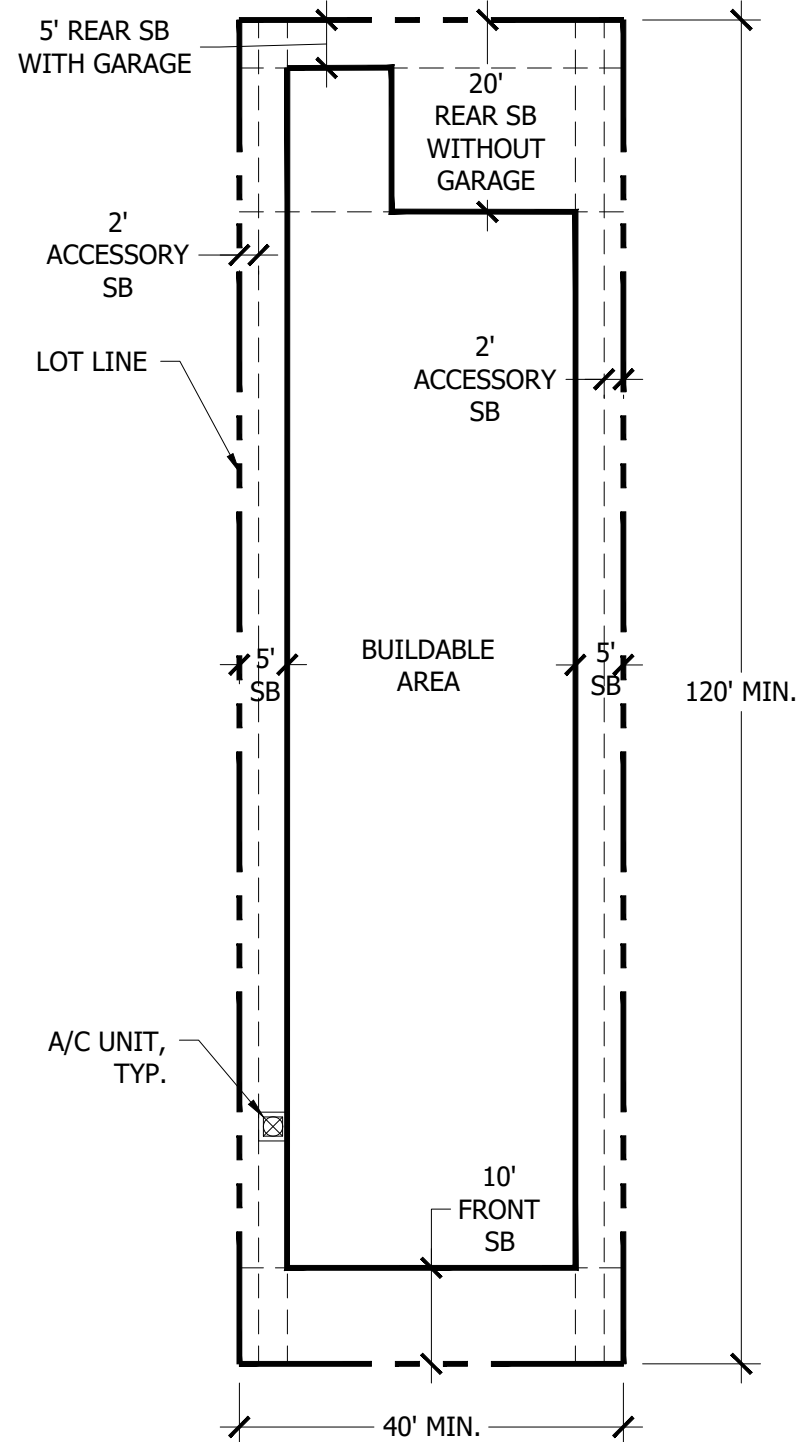
SHEET 1 OF 1

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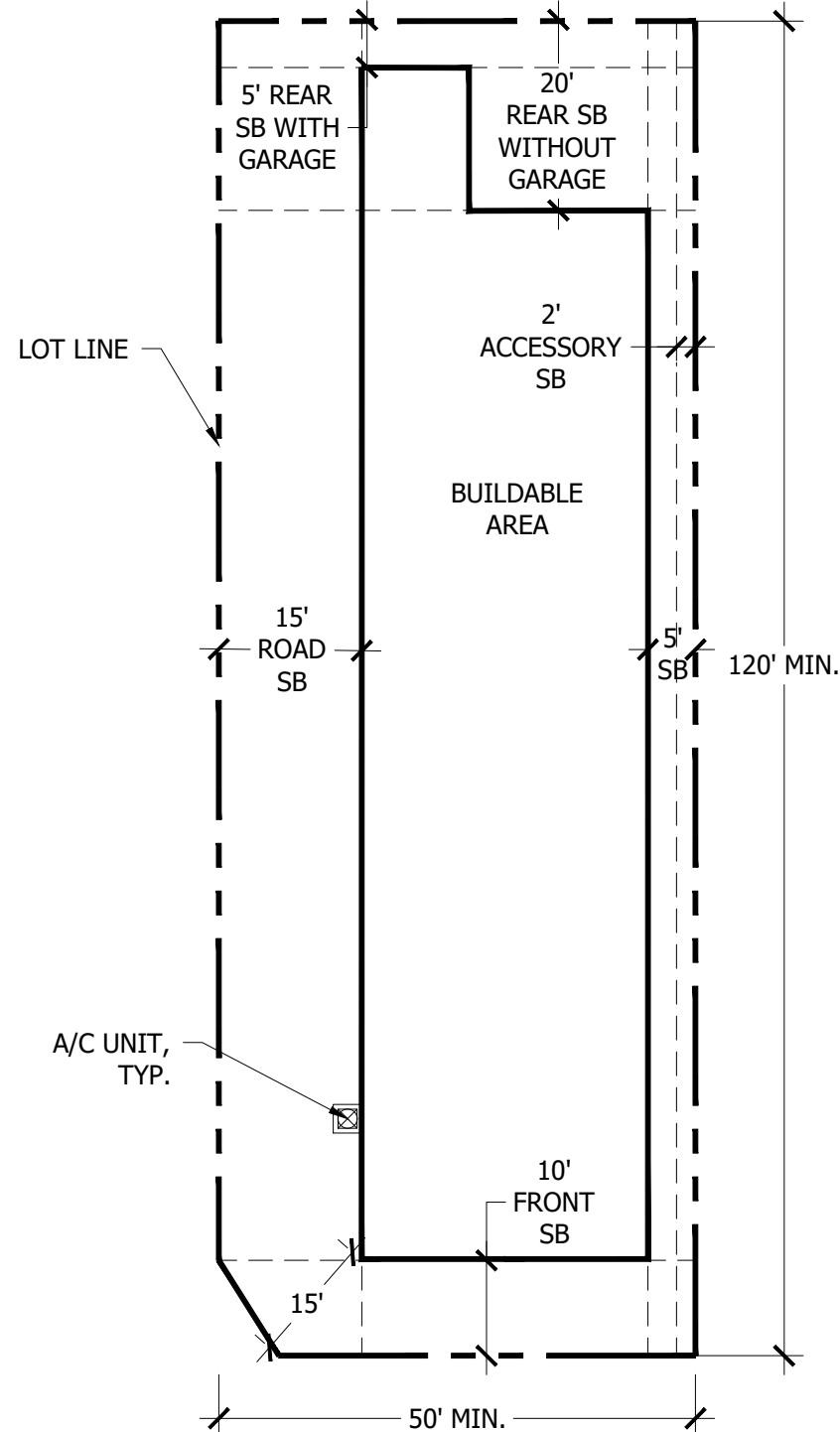
P21-071

PSLUSD #11-652-36

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 #11-652-36
PSL PROJ# P21-071
TYPICAL ALLEY
SINGLE FAMILY LOT**



Scale: 1" = 20'-0"

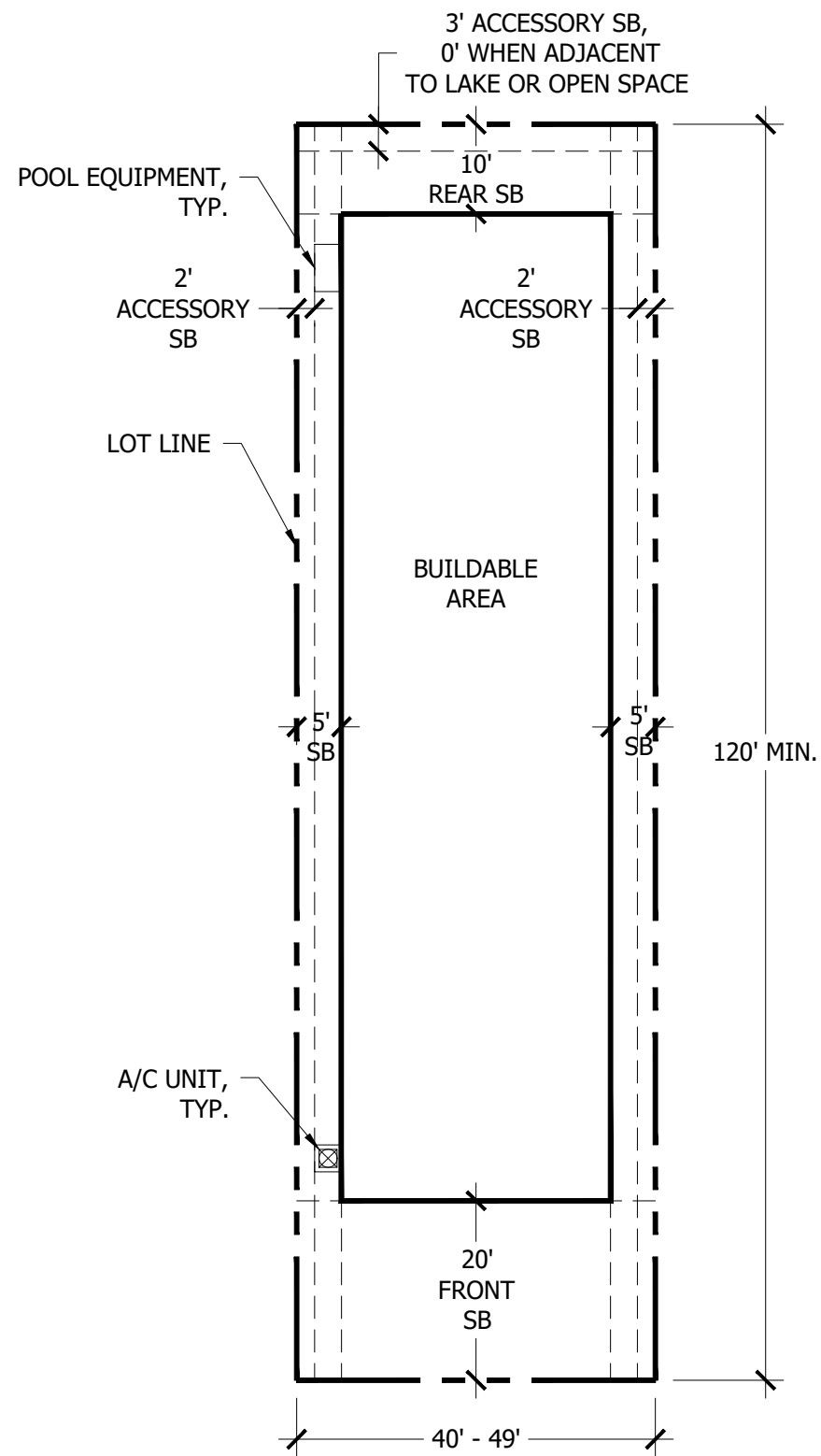


North

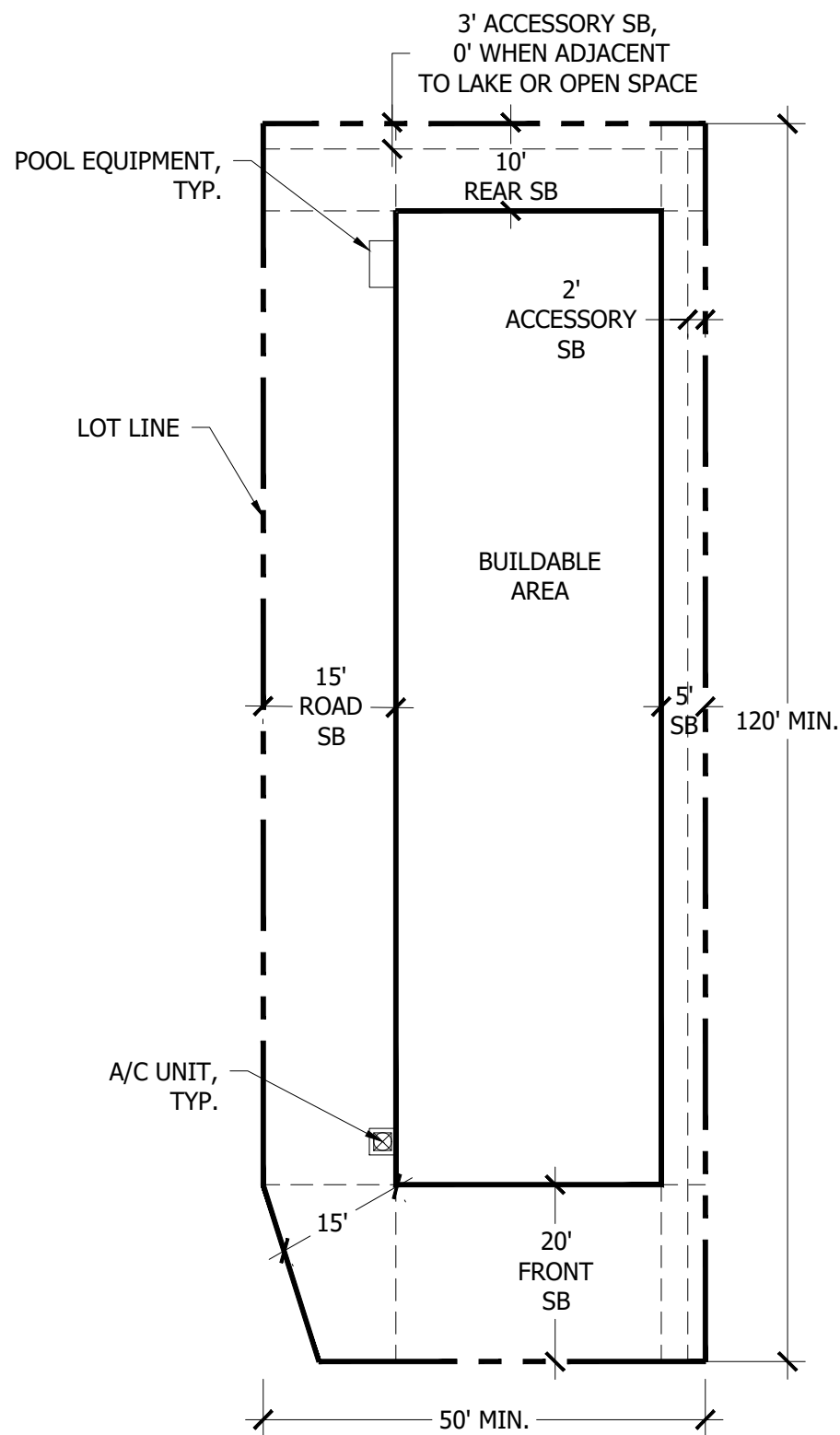
Notes:

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

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 #11-652-36
PSL PROJ# P21-071
40' - 49'
TYPICAL LOT



Scale: 1" = 20'-0"



North

Notes:

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



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VERANO SOUTH POD G

Kolter Homes
Port St. Lucie, Florida

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	10-06-20

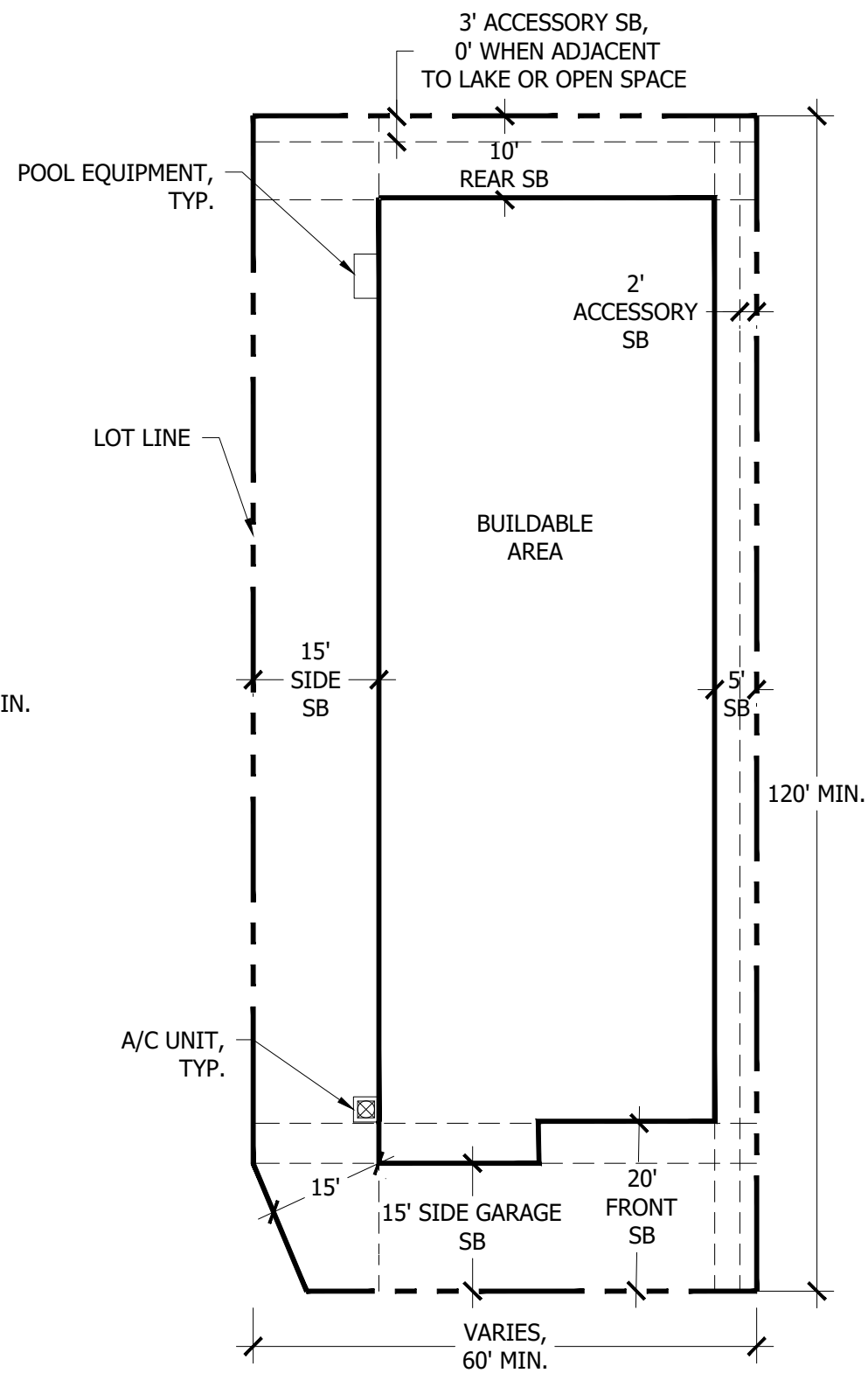
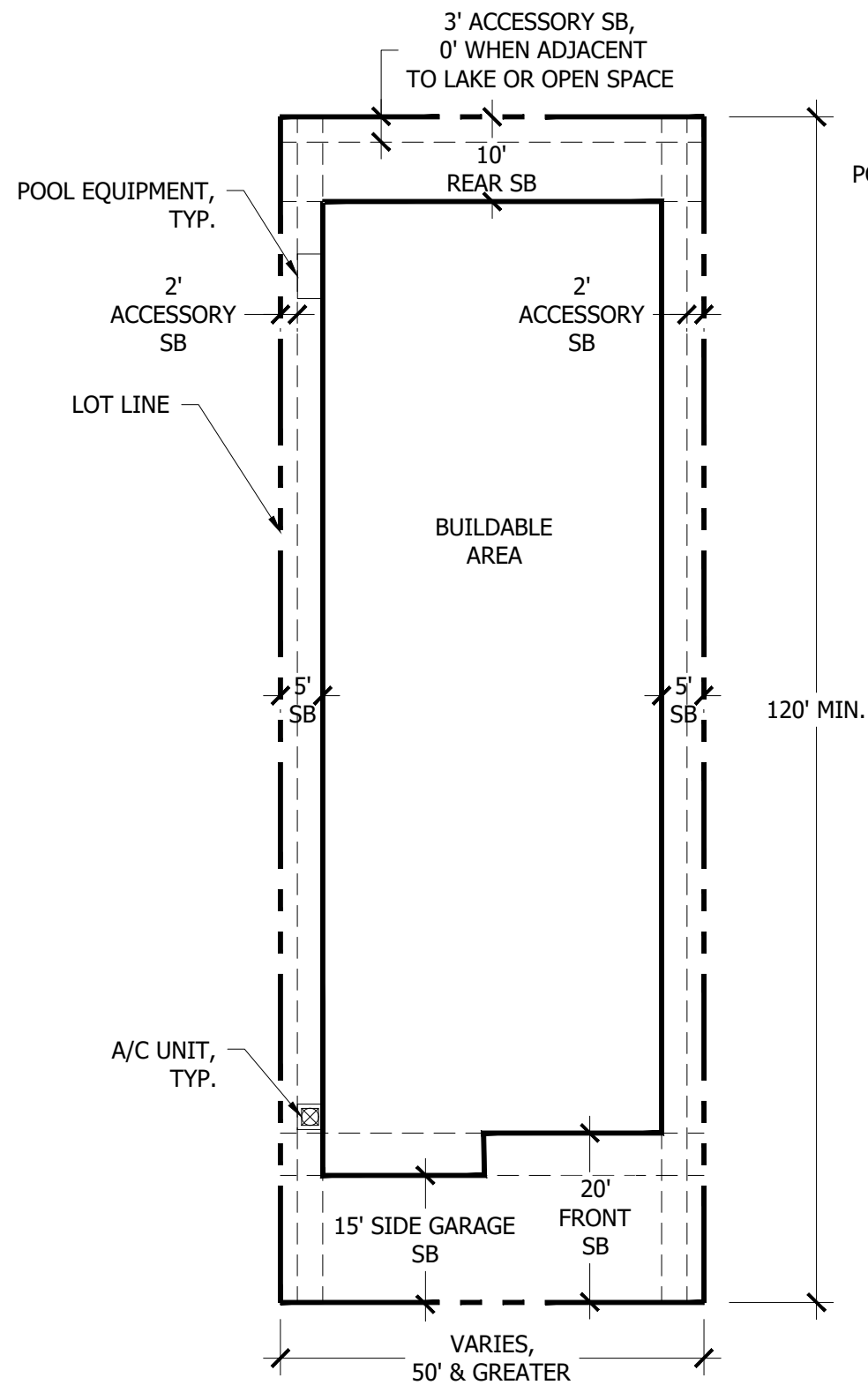
08-05-21
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INTERNAL LOT

CORNER LOT



Notes:

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

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 #11-652-36
 PSL PROJ# P21-071
TYPICAL LOT
 (50' & GREATER)



Scale: 1" = 20'-0"



North



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VERANO SOUTH POD G

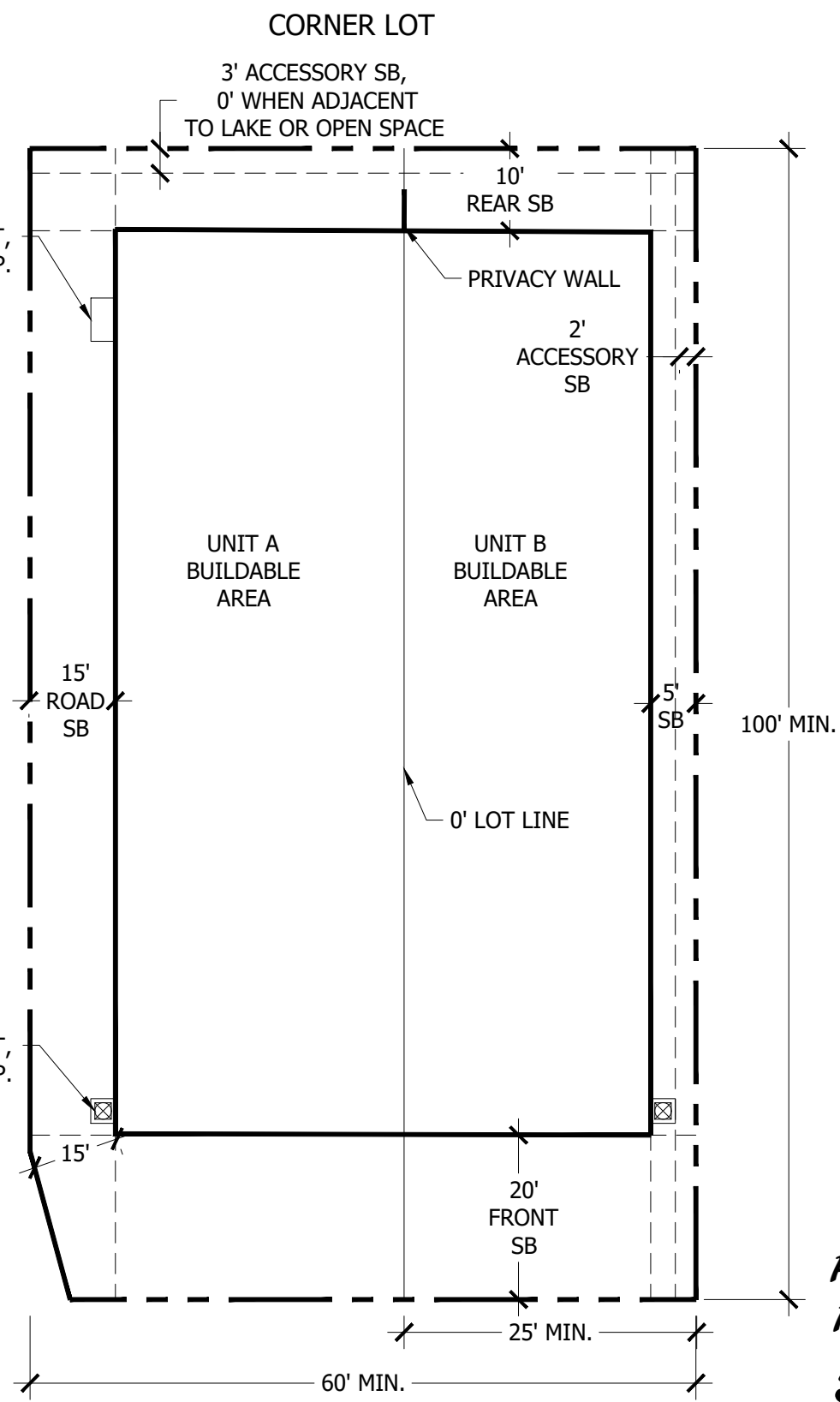
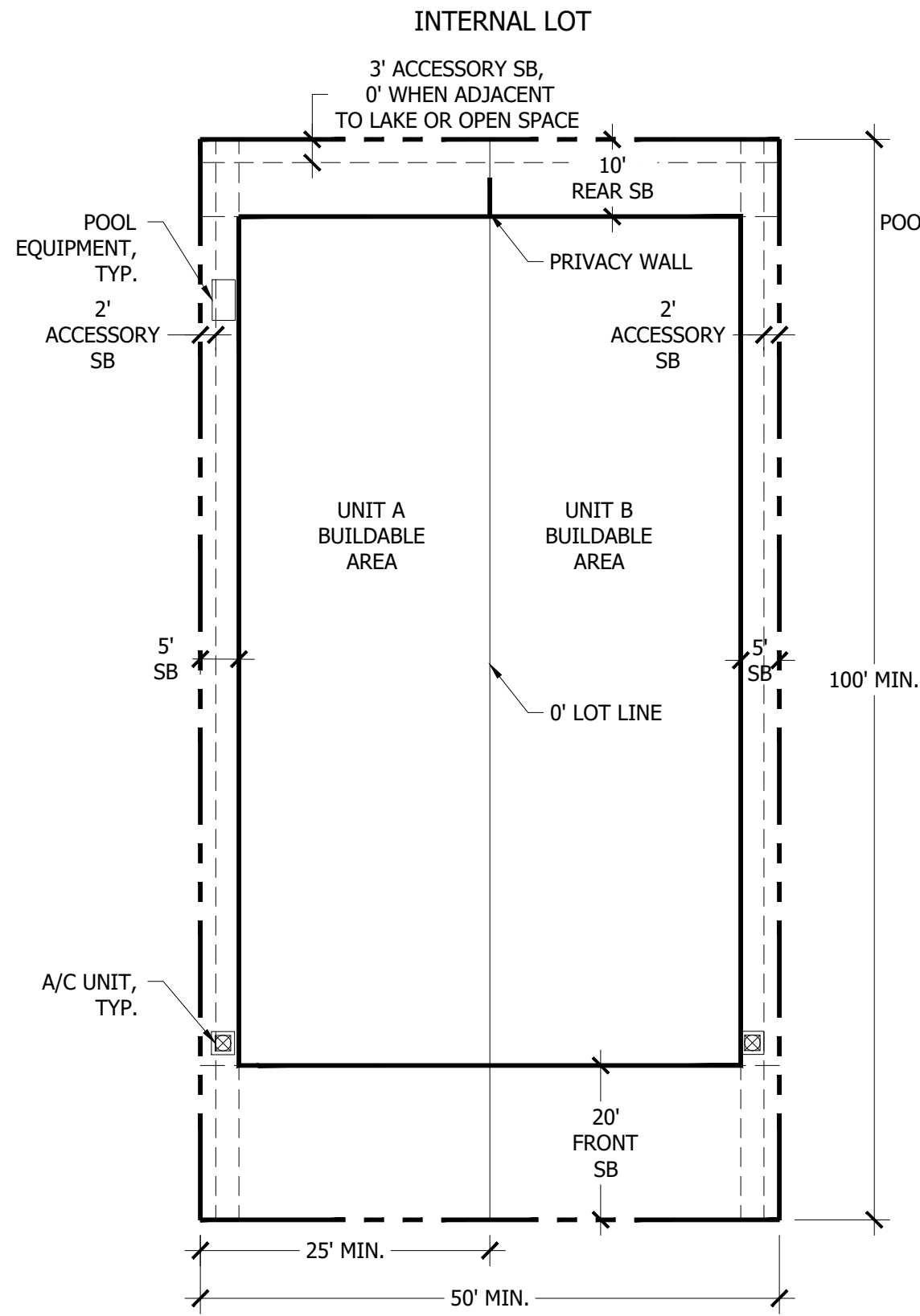
Kolter Homes
 Port St. Lucie, Florida

DESIGNED	LAH
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APPROVED	DTS
JOB NUMBER	18-1003
DATE	05-06-20
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	09-04-20
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	10-06-20

08-05-21
 09-08-21

SHEET 1 OF 1

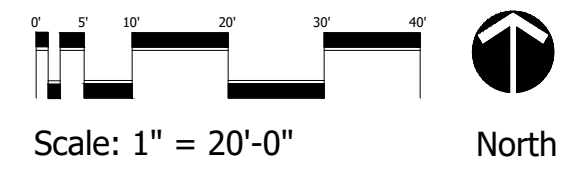
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- Notes:**
1. ACCESSORY SETBACK IS 3' MIN. OR 0' IF ADJACENT TO OPEN SPACE OR LAKE.
 2. THERE WILL BE A 10' MIN. SEPARATION BETWEEN BUILDINGS
 3. THE MINIMUM WIDTH OF THE DRIVEWAY IS 9'.
 4. MINIMUM LOT AREA IS 2,500 SF.

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

PSLUSD #11-652-36
 PSL PROJ# P21-071
**50' TYPICAL
 VILLA LOT**



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08-05-21
 09-08-21



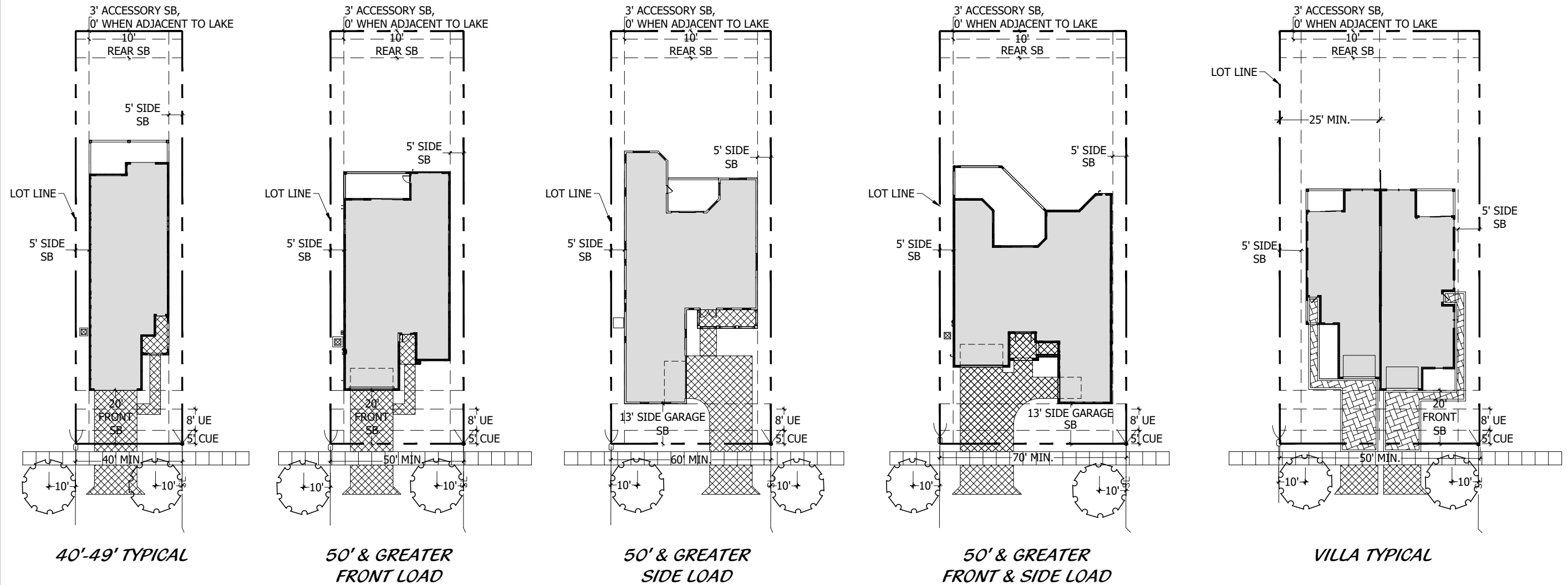
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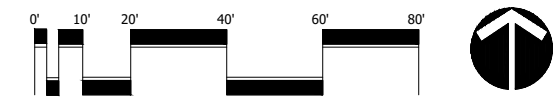


PSLUSD #11-652-36

PSL PROJ# P21-071

TYPICAL

DRIVEWAY LAYOUT



Scale: 1" = 40'-0"

North

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EXHIBIT 12
TRAFFIC STATEMENT
(PLEASE SEE BELOW)

To: City of Port St. Lucie Planning Department
From: Shaun G. MacKenzie, P.E.
Date: March 17, 2021
Re: Verano Planned Unit Development (Pod G)
 Amended Traffic Statement

Shaun G. MacKenzie
 Florida P.E. 61751
 CA#29013

This traffic Statement was prepared for the proposed masterplan, Verano C-24 South, within the approved Verano Development of Regional Impact (DRI) and constitutes the remainder of the DRI's second, third, fourth phases (Phases II, III, and IV). The traffic impacts of this development were fully analyzed in the Application for Development Approval (ADA) for the DRI. The results of that analysis were used as the basis for the traffic conditions included in the Final Development Order for Verano.

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

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

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

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

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

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

EXHIBIT 13
DRAINAGE STATEMENT
(PLEASE SEE BELOW)

DRAINAGE STATEMENT FOR

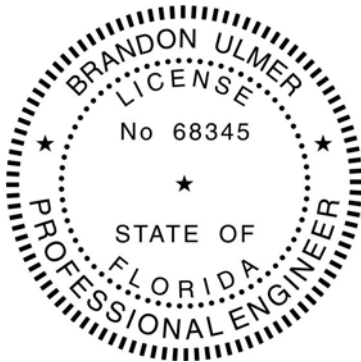
PUD G

April 17, 2020

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

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

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



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