

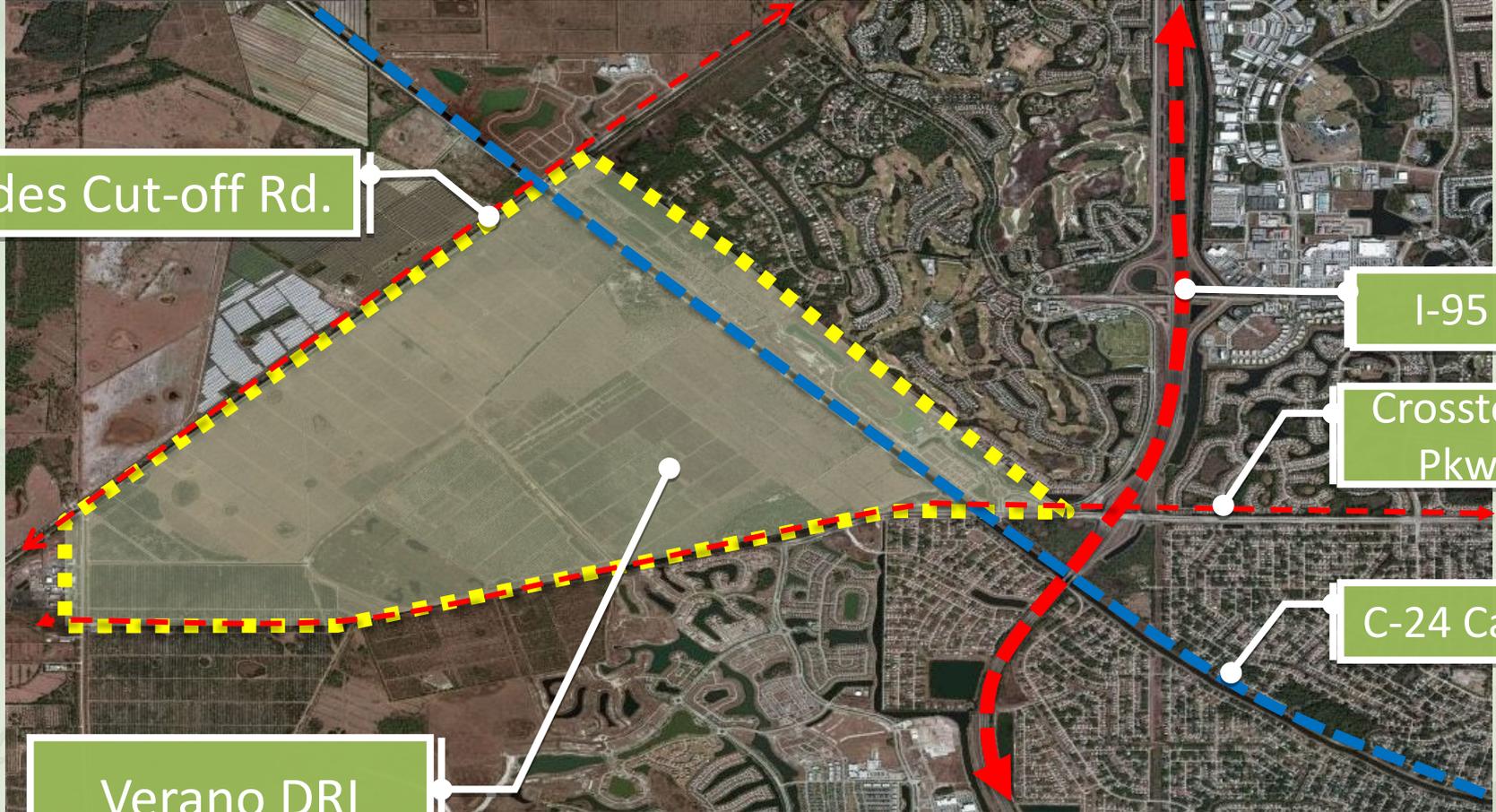
Cotleur & Hearing

**VERANO SOUTH
POD D PUD 1**

Port St. Lucie, Florida

- **Applicant –PSL Land Investments, LLC**
-Kolter Group, Manager
- **Landscape Architects and Planners – Cotleur & Hearing**
-Daniel T. Sorrow, PLA, AICP, LEED AP BD+C
- **Civil Engineer- Thomas Engineering**
-Brandon Ulmer, P.E.
- **Traffic Engineer- Mackenzie Engineering & Planning, Inc.**
-Shaun Mackenzie, P.E.

- **To rezone land within the approved Verano Development of Regional Impact (DRI) to Planned Unit Development (PUD) consistent with Development Order.**



Glades Cut-off Rd.

I-95

Crosstown Pkwy.

C-24 Canal.

Verano DRI
Total acreage: +/- 3,004
DRI Cumulative Total: 7,200

Verano South, Pod D PUD 1
Port St. Lucie, FL

Development | Verano Development



Kolter Homes, LLC

Verano

Print #201022082
Date: 10/22/20
Lat/Lon: 27.306002 -80.435734
Order No. 62050
Aerial Photography, Inc. 954-568-0484



Kolter Homes, LLC

Verano

Print #201022093
Date: 10/22/20
Lat/Lon: 27.306002 -80.435734
Order No. 62050
Aerial Photography, Inc. 954-568-0484



Kolter Homes, LLC

Verano

Print #210823142
Date: 08/23/21
Lat/Lon: 27.306002 -80.435734
Order No. 62050
Aerial Photography, Inc. 954-568-0484



Kolter Homes, LLC

Verano

Print #201022091
Date: 10/22/20
Lat/Lon: 27.306002 -80.435734
Order No. 62050
Aerial Photography, Inc. 954-568-0484

**EXHIBIT 5
SITE INFORMATION**

	Existing	Proposed
Land Use Designation	RGC	N/A
Existing Zoning	PUD/AG-5	N/A
Proposed Zoning	PUD	N/A
Total Area	298.73 ac	371.39 ac
Total Dwelling Units	702	1,040
Density	2.35 du/ac	2.80 du/ac
Residential Area (ac)	137.7	221.98
	46.09%	59.77%
Recreation (ac)	1.73	N/A
	.57%	0.47%
R/W (ac)	40.27	N/A
	13.5%	10.84%
Open Space (ac)	33.77	N/A
	11.3%	9.09%
Lakes (ac)	73.64	85.26
	28.54%	22.95%

Acres: 298.7 to 371.3 = (+72.6)
Dwelling Units 702 to 1,040 = (+338)

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

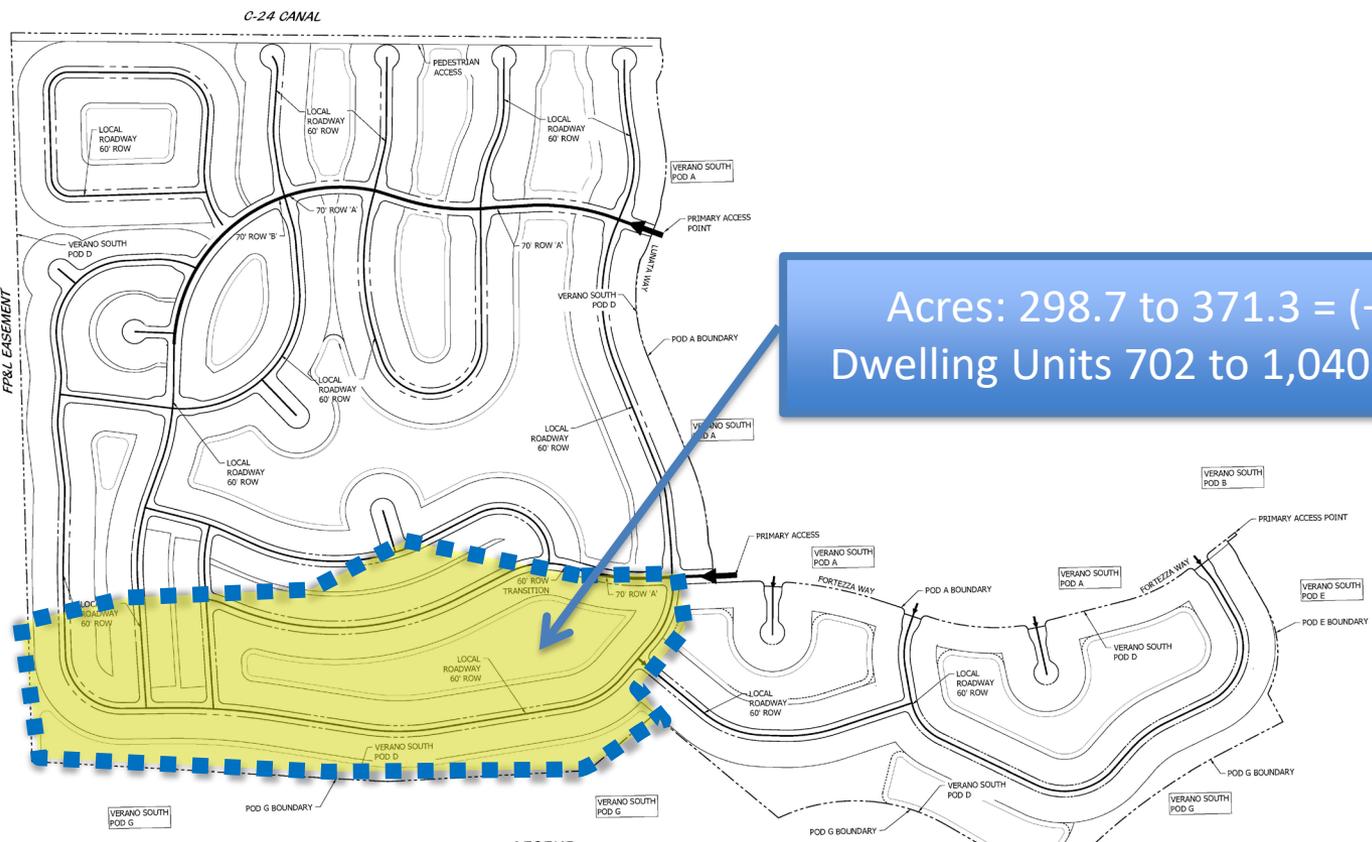
- 1. TOTAL ACREAGE** ~~298.73~~ 371.39-Acres

 - A. **Residential** ~~137.7~~ 221.98-acres
 - B. **Open space** 33.77-acres
 - C. **Water Management Tracts** 73.64-acres
 - D. **Road Right-of-ways** 40.27-acres
 - E. **Clubhouse/ Recreation** 1.73-acres

- Totals** 371.39 acres

- 2. ALLOWABLE DENSITY** 2.2 du/ac Max. Density (For Overall Verano DRI)
- 3. PROPOSED DENSITY** 2.35 2.80 du/ac Proposed Density
- 4. UPLAND PRESERVATION** As indicated in the Verano DRI
- 5. PEDESTRIAN WAYS** The system of pedestrian movement will consist of Sidewalks and multi-use paths adjacent to streets within the residential neighborhoods as well as a pathway along the C-24 Canal as exhibited on Exhibit 9A & 10.

Note: Verano South Pod D 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



Acres: 298.7 to 371.3 = (+72.6)
Dwelling Units 702 to 1,040 = (+338)

Notes:
1. THE STORMWATER MANAGEMENT SYSTEM FOR PUD D OF VERANO SOUTH SHALL BE DESIGNED TO TREAT AND CONVEY THE STORMWATER FROM THE ULTIMATE SECTION FOR THE ADJACENT ROADWAYS OF THE CANAL, AND APPROPRIATE FLOWAGE EASEMENTS WILL BE PROVIDED TO THE CITY.
2. LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS INCLUDING ACCESS LOCATIONS, LAKES, OPEN SPACE, RESIDENTIAL AND NON-RESIDENTIAL USES WILL BE FULLY DELINEATED DURING THE PLATTING PROCESS.

LEGEND
- - - - - VERANO PUD BOUNDARY
- - - - - PEDESTRIAN ACCESS
➔ INGRESS/ EGRESS TO PUD/SITE

PSLUSD #11-652-33
PSL PROJ# P22-211
POD D
Scale: 1" = 250'-0"
North

Thank You