City of Port St. Lucie

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

"A City for All Ages"

Meeting Agenda

Tuesday, December 5, 2023

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 2 Expires 5/28/27
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25
Eric Reikenis, At-Large, Term 1 Expires 11/1/26
Melody Creese, Alternate, Term 1 Expires 11/1/26
Peter Louis Spatara, Alternate, Term 1 Expires 5/8/2027

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

1. Meeting Called to Order

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Approval of Minutes

5.a Approval of Minutes - November 7, 2023 **2023-1127**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

7.a P23-215 City of Port St. Lucie - Large Scale Comprehensive Plan Text Amendment **2023-1185**

This is a request to amend Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan regarding the maximum height of publicly owned or operated buildings or use in the Institutional Future Land Use designation.

7.b P23-059 Chapter 155 Sign Code and Chapter 153 Definitions - City Initiated Text Amendment. **2023-1088**

7.c P23-202 Chapter 158 City Initiated Text Amendment - Section 158.177 and Section 158.192 Changes in Conceptual Plans **2023-1087**

This is a City initiated Text amendment to allow administrative approval of minor changes to Master Planned Unit Developments (MPUDs) and Planned Unit Developments (PUDs).

7.d P23-212 Chapter 156 City Initiated Text Amendment - Section 156.037, Section 156.040, and Section 156.071 of Subdivision Regulations - Standard Procedures and Off-Site Improvements. **2023-1167**

This is a City initiated Text amendment intended to improve and streamline the plat approval process.

7.e P23-216 City Initiated Text Amendment to Chapter 158. Zoning Code, Article VII. Institutional Districts, 158.110 (G). **2023-1143**

This is a request to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional zoning district from 35 feet to 65 feet.

8. Public Hearing - Quasi-Judicial

8.a P23-130 Chick-Fil-A @ SLW - Variance **2023-1021**

Location: 1611 NW St. Lucie West Boulevard.
Legal Description: Parcel I: Lot 1, St. Lucie West Plat No. 194, According to The Map or Plat Thereof, As Recorded in Plat Book 73, Pages 19 And 20, of The Public Records of St. Lucie County, Florida.
Parcel II: Together With Those Certain Non-Exclusive Easements Contained in That Certain Access Easement Agreement by And Between Bank of America, National Association and RG SLW, LLC, Recorded in Official Records Book 4136, Page 1291, of The Public Records of St. Lucie County, Florida.
This is a request to grant a variance of a reduction in the required parking spaces to allow for an addition of a second lane to the existing queuing drive-through lane.

8.b P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment **2023-1137**

Location: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.
Legal Description: A parcel of land being all of Tracts A, B, C, D, Tennis Parcel, Pool Parcel and Clubhouse Parcel of the Plat of St. Lucie West Plat No. 197, According to the Plat Thereof Recorded in Plat Book 81, Page 1 of the public records of St. Lucie County, Florida.
This is a request for the approval of the amendment to the St. Lucie Trail PUD.

8.c P23-178 Holiday Builders, Inc. (fka Ceppetelli) - Rezoning **2023-1013**

Location: Southeast corner of SW Port St. Lucie Boulevard and SW McCall Road.
Legal Description: Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3
This is a request to rezone 0.76 acres of land from Institutional (I) to Multi-Family Residential (RM-5) Zoning District.

8.d P23-194- Southern Grove - Baron Shoppes at Tradition Cell Tower - Special Exception Use **2023-1142**

Location: South of SW Tradition Parkway, west of SW Village Commons, and east of SW Community Boulevard. The property's address is 10870 SW Tradition Parkway.
Legal Description: Southern Grove Plat No. 28 Parcel 3
This is a request to a special exception to allow a 150-foot-tall monopole tower in the Master Planned Unit Development (MPUD) Zoning District.

8.e P23-196 Bush, Kevin D. & Nicole M. - Variance **2023-1150**

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.
Legal Description: Port St Lucie Section 31, Block 1706, Lot 15.
This is a request for a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story building.

8.f P23-197 Kevin D. & Nicole M. Bush - Rezoning **2023-1138**

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.
Legal Description: Port St. Lucie Section 31, Block 1706, Lot 13
This is a request to rezone from Single-Family Residential (RS-2) to Service Commercial (CS) zoning district.

8.g P23-204 Verano South POD B PUD 1 Amendment #2 - PUD Amendment **2023-1161**

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

8.h P23-205 Verano South POD C PUD 1 Amendment #2 - PUD Amendment **2023-1163**

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

8.i P23-209 Verano South POD E Amendment #4 - PUD Amendment **2023-1164**

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

8.j P23-210 Verano PUD 1 Amendment #11 - PUD Amendment **2023-1165**

Location: The property is located north of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

8.k P23-211 Verano South POD A PUD 1 Amendment #3 - PUD Amendment **2023-1162**

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn

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

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

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

"A City for All Ages"

Agenda Summary

2023-1127

Agenda Date: 12/5/2023 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - November 7, 2023

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

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

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

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: November 7, 2023 minutes.

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes

121 SW Port St. Lucie Blvd.
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Tuesday, November 7, 2023 **6:00 PM** **Council Chambers, City Hall**

Request to Table Item 8A and 8E

1. Meeting Called to Order

   A Regular Meeting of the Planning and Zoning Board of the City of Port St. Lucie was called to order by Chair Beutel at 6:00 PM on November 7, 2023, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Florida.

2. Roll Call

   Members Present:
   Deborah Beutel, Chair
   Alfreda Wooten, Vice Chair
   Carol Taylor-Moore, Secretary
   Peter Previte
   Eric Reikenis
   Melody Creese (via Zoom)

   Members Not Present:
   Roberta Briney

   Others Present:
   Nicole Fogarty, St. Lucie County School Board

3. Determination of a Quorum

   Chair Beutel confirmed there was a quorum.

4. Pledge of Allegiance

Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - October 3, 2023 **2023-1016**

There being no corrections, Vice Chair Wooten moved to approve the minutes of the October 3, 2023, Planning and Zoning Board meeting. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

There was no Consent Agenda to approve.

7. Public Hearings - Non Quasi-Judicial

7.a P23-182 City of Port St. Lucie - Large Scale Comprehensive Plan Text Amendment to the Transportation Element - Mobility **2023-1019**

This is a City initiated large scale text amendment to the Transportation Element of the City Comprehensive Plan to add a goal, objectives and policies regarding the implementation of the 2045 Mobility Plan.

Bridget Kean, Planning and Zoning, provided a PowerPoint presentation on this Large Scale Comprehensive Plan Text Amendment for the City of Port St. Lucie. She reviewed the request, spoke to the transportation element, and discussed the project background and mobility fee. Ms. Kean also provided an overview of the 2045 Mobility Plan, proposed amendment, and analysis. She indicated the Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Board Member Reikenis moved to recommend approval of P23-182, City of Port St. Lucie Large Scale Comprehensive Plan Text Amendment to the Transportation Element - Mobility. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

7.b P23-187 A City Initiated Text Amendment to Title XI - Business Regulations, Chapter 110.02 **2023-1022**

This is a request to amend Section 110.02 'Proximity to religious institution or school'.

Marisa Da Breo-Latchman, Planning and Zoning, provided a PowerPoint

presentation on this city initiated text amendment to Title XI, Business Regulations, Section 110.02. She reviewed the request and proposed amendment. Marisa Da Breo-Latchman indicated the purpose of the text amendment is to clarify how the required separation of 1,500 feet is measured, between a multi-use commercial building or plaza and religious institutions or schools, and determined for establishments that sell alcohol. She stated the Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

Mary Savage-Dunham, Director, Planning and Zoning, added that they were clarifying and not changing the City's code. She explained the distance shall be measured by drawing a straight line between the outermost exterior wall of the unit where the alcoholic beverages vendor is located and the outermost wall of the religious institution or school.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P23-187, a City Initiated Text Amendment to Title XI , Business Regulations, Chapter 110.02. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

Meeting went into recess at 6:17 PM and reconvened at 6:21 PM.

(Clerk's Note: Board Member Creese joined the meeting via Zoom at this time.)

7.c P23-134 Toscana SLC, LLC - Small-Scale Comprehensive Plan Amendment **2023-1018**

Location: 9871 S US Highway 1, south of Lyngate Drive and on the west side of US Highway 1

Legal Description: Second Replat of Tract E South Port St Lucie Unit 15, Tract 3.

This is a request to change the future land use designation of a 1.55 acres property from High Density Residential/General Commercial/Open Space-Conservation (RH/CG/OSC) to High Density Residential/Service Commercial (RH/CS).

Bethany Grubbs, Planning and Zoning, provided a PowerPoint presentation on this Small-Scale Comprehensive Plan Amendment. She indicated the agent is Patti Tobin with HJA Design Studio and the applicant/property owner is Toscana SLC, LLC. Ms. Grubbs stated the request is to change the Future Land Use Map from High Density

Residential/Commercial General/Open Space Conservation (RH/CG/OSC) to High Density Residential/Service Commercial (RH/CS). She explained the difference between Future Land Use and Zoning. Ms. Grubbs showed the location of the subject property, surrounding uses, and Community Redevelopment Agency (CRA) Boundary Map. She noted the project was reviewed for adequate facilities and there would be no net change in traffic trips. Ms. Grubbs indicated the amendment was not consistent with the Comprehensive Plan and reviewed the policies that were not supported. She stated the amendment is also not consistent with the CRA Plan's goals and objectives. Ms. Grubbs indicated the Planning and Zoning Department recommends denial of the proposed Comprehensive Plan amendment.

Agent Patti Tobin, HJA Design Studio, provided a PowerPoint presentation and showed the location of the site, the 252 multi-family units adjacent to the property, and the proposed building. She reviewed the City's goals of the Comprehensive Plan and explained this project will meet the needs of current and future residents. Agent Tobin noted the Board was provided a marketing analysis identifying the need for self-storage and reminded everyone that this is a small 1.55 acre site. She stated the project will not adversely impact the revitalization of the City's CRA, noted it is mixed-used and not a warehouse, and discussed how it will benefit the City as well as the residents nearby.

Board Member Previte questioned the square footage of office and retail. Applicant Tobin stated it was 1,800 square feet for the self-storage office and 3,000 square feet for retail. Board Member Previte asked if the 255 units were in favor of the storage facility, to which Agent Tobin explained the development did not oppose the storage facility as they were planning eateries and shops for the 0.77 acres located on the north side.

Secretary Taylor-Moore inquired as to what made the land use incompatible. Ms. Grubbs stated Commercial Service is not located along US-1 and explained it is primarily Planned Unit Development (PUD) or Commercial General for a reason.

Chair Beutel commented on and questioned the other storage facilities in the City. Ms. Grubbs noted that storage facilities are only allowed in service commercial areas and are permitted by right. Chair Beutel stated the building being proposed is beautiful and fulfills a need. She expressed that some of the City's categories are antiquated and a need to change as the City changes.

Secretary Taylor-Moore asked if this was approved today, what other

amendments would need to come before this Board. Ms. Grubbs stated the PUD amendment would need to be brought before the Board to align it with the use of service commercial. She reminded everyone that once the land use is changed, it is open to all uses in Commercial Service, not just self-storage. Chair Beutel asked if they could restrict it, to which Ms. Grubbs stated they could not restrict a land use with a rezoning change. Agent Tobin indicated it could be restricted within the PUD.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

Jennifer Davis, Director, Community Redevelopment Agency, spoke to the CRA's perspective of encouraging new development and redevelopment within the corridor. She added they are not in support of this use fronting US-1, as they would like something more in line with the retail uses beyond the 3,000 square feet proposed in the application.

Chair Beutel inquired as to when they will start seeing changes at the City Center. Ms. Davis stated with the Master Plan potentially being adopted by Council at the end of November, several developers have shown interest, so development could start next year.

Chair Beutel questioned whether a professional provided their perspective to the City with regard to the CRA redevelopment and this project. Ms. Davis explained that every development application that comes through Planning and Zoning is checked by the CRA for consistency with the plan, initiatives, etc.

Secretary Taylor-Moore inquired as to what other uses would be allowed if this request was approved today. Ms. Grubbs and Ms. Savage-Dunham recited the service commercial land uses listed in the City's code.

Agent Tobin advised that the applicant has provided the PUD to staff and is working on the responses. She stated the only use listed in the document is self storage building, which can be regulated through the PUD.

The Board discussed their thoughts and concerns regarding the storage facilities and service commercial versus retail shops. There being no further discussion, Board Member Reikenis moved to recommend approval of P23-134, Toscana SLC, LLC, Small-Scale Comprehensive Plan Amendment. There being no second, the motion failed. Board Member Previte moved to recommend denial of P23-134, Toscana SLC, LLC, Small-Scale Comprehensive Plan Amendment. Secretary Taylor-Moore

seconded the motion, which passed by roll call vote, with Chair Beutel and Board Member Reikenis dissenting.

8. Public Hearing - Quasi-Judicial

Senior Deputy City Attorney Elizabeth Hertz explained the Quasi-Judicial rules and procedures for the items under Section 8 of the Agenda.

8.a P23-130 Chick-Fil-A @ SLW - Variance **2023-1021**

Location: 1611 NW St. Lucie West Boulevard.
Legal Description: Parcel I: Lot 1, St. Lucie West Plat No. 194, According to The Map or Plat Thereof, As Recorded in Plat Book 73, Pages 19 And 20, of The Public Records of St. Lucie County, Florida.
Parcel II: Together With Those Certain Non-Exclusive Easements Contained in That Certain Access Easement Agreement by And Between Bank of America, National Association and RG SLW, LLC, Recorded in Official Records Book 4136, Page 1291, of The Public Records of St. Lucie County, Florida.
This is a request to grant a variance of a reduction in the required parking spaces to allow for an addition of a second lane to the existing queuing drive-through lane.

Chair Beutel indicated there was a request to table this item to the December 5, 2023, Planning and Zoning Board meeting.

There being no discussion, Board Member Previte moved to table P23-130, Chick-Fil-A @ SLW - Variance, to the December 5, 2023, Planning and Zoning Board meeting. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

8.b P23-133 Saint Lucy Properties, LLC. - The Malachi Academy - Special Exception Use (Application Withdrawn) **2023-1040**

Location: On the south side of NW University Boulevard, west of the roundabout on NW California Boulevard and east of Piazza Drive.
Legal Description: University Park, St. Lucie West Plat No. 143, second replat in Parcel 21D, Lot 7
This is a request for a special exception use to allow a private school.

Chair Beutel indicated this application was withdrawn from the Agenda.

(Clerk's Note: Senior Deputy City Attorney Hertz advised the Board that a motion was not required to withdraw this item.)

8.c P23-149 Omega Baptist Church of Pentecost Inc. - Rezoning **2023-898**

Location: East of Port St. Lucie Boulevard., between SW Aster Rd. & SW Greco Ln.
Legal Description: Port St. Lucie, Sec. 5, Blk. 1662, Lots 9, 10, 11, 15, & 16
This is a request to rezone the property from Institutional to

Professional Zoning.

Bianca Lee, Planning and Zoning, stated she was sworn in and the official City record was transmitted to the Clerk's Office at least five days prior to this meeting. She asked that the file be entered into the record.

Ms. Lee provided a PowerPoint presentation on the rezoning request from Omega Baptist Church of Pentecost, Inc. She indicated the applicant is Roberto Urbina of URB Design Group, LLC, who is the agent for the property owner. Ms. Lee reviewed the request and the background of the subject property to be rezoned from Institutional to Professional. She showed the location of the subject property, future land use, and surrounding uses. Ms. Lee stated the property is in compliance as required but noted a buffer will need to be added to screen it from adjacent residential uses. She indicated the Planning and Zoning Department staff recommends approval of the rezoning request.

At this time, Chair Beutel inquired if the Board had any ex parte communications, to which the members indicated they had none to report.

Chair Beutel stated this section of Port St. Lucie Boulevard has had a lot of fatalities and asked how they were going to make this area safer, when they were now adding a proposed use. Ms. Lee explained this concern was not reviewed with the rezoning request, as it would come up at the Site Plan review process where traffic statements are reviewed by the Pubic Works Department, etc. She indicated there have been discussions at previous meetings about traffic and traffic studies, and she believes something will be brought forward in the near future to address some of the issues.

Board Member Previte asked about the parking requirement for churches. Ms. Lee stated it was based on the assembly area and that information has not yet been received.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

The applicant indicated he did not wish to speak.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P23-149, Omega Baptist Church of Pentecost, Inc. - Rezoning. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

8.d P23-162 Scarcella, Mirko - Variance **2023-1017**

Location: 1856 SW Kimberly Ave

Legal Description: Port St. Lucie Section 20, Block 314, Lot 8
This is a request for a variance of 3.4 feet to allow a 6.6-foot side yard setback for an existing outdoor kitchen and barbecue.

At this time, Chair Beutel inquired if the Board had any ex parte communications, to which the members indicated they had none to report.

Francis Forman, Planning and Zoning, stated he was sworn in and the official City record was transmitted to the Clerk's Office at least five days prior to this meeting. He asked that the file be entered into the record. Mr. Forman provided a PowerPoint presentation on the Scarcella, Mirko - Variance for an encroachment into the side yard for an outdoor kitchen and grill. He indicated the applicant is Mirko Scarcella, who is the property owner. Mr. Forman showed the location of the subject property and stated it was a single family residence. He reviewed staff's findings and explained the owner claims they were provided incorrect information by the City.

Vice Chair Wooten inquired if the City created a hardship for this resident. Mr. Forman stated the information was provided by a different department.

Board Member Reikenis asked if there was any documentation to prove the Building Department provided the owner with the wrong information. Mr. Forman indicated there was nothing in writing. He explained the owner came to pull a permit when they were notified by the City something was wrong. He noted the work was done prior to the permit.

Applicant/Owner Scarcella indicated it was not an outdoor kitchen because there was no plumbing, just electrical which passed inspection and was approved. He explained the process he went through with the City to pull a permit, as he was told inconsistent information on separate occasions regarding the setback requirements to build a barbecue. He showed the Board pictures of the concrete barbecue structure and responded to the Board's questions. (Clerk's Note: The applicants/owners for this item were sworn in with staff.)

The Board discussed the placement of the electrical outlet and Ms. Hernandez, the owner's wife, indicated the plug was not located in the easement.

Board Member Creese asked what the concern or risk was for using this space. Mr. Forman explained the variance is per code for a setback for a side yard, as the owner is in the setback. Board Member Creese also inquired if there was a reason to doubt the owner's explanation. Mary Savage-Dunham, Director, Planning and Zoning, responded and stated it

is possible that the wrong information was provided to the applicant. She stated staff did not take a position on this and is leaving it to the Board's discretion.

Applicant Scarcella showed the Board a copy of the survey that shows 10' x 6'. The Board indicated the survey was included with their packet of information.

Chair Beutel opened Public to be Heard:

1. Sandy Fleuriot, 1885 SW Del Rio Boulevard, stated he was with the Church located behind the subject property and inquired if the owner was encroaching on the church's property. Chair Beutel indicated the encroachment was on the owner's property.

There being no further comments, Chair Beutel closed Public to be Heard.

The Board agreed that this sounds like a case of miscommunication or misunderstanding. Secretary Talyor-Moore stated this is a structure that does not encroach on anyone else's property, it has caused some hardship to the homeowner, it does not cause any harm to the community, and it is a variance they can approve as a Board.

There being no further discussion, Secretary Taylor-Moore moved to approve P23-162, Scarcella, Mirko - Variance. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

8.e P23-170 Western Grove DRI - 4th Amendment - Map H Amendment **2023-1020**

Location: The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.
Legal Description: A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East.
This is an application for the 4th Amendment to the Western Grove DRI to modify Map H, the master development plan.

Chair Beutel indicated there was a request to table this item to a date uncertain.

There being no discussion, Board Member Reikenis moved to table P23-170, Western Grove DRI - 4th Amendment - Map H Amendment to a date uncertain. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

8.f P23-177 2300 Veterans Highway, LLC. - Rezoning **2023-1036**

Location: On the northwest corner of Rivergate Parkway and west of SE Veterans Memorial Parkway.
Legal Description: Rivergate Office Plaza- First Replat- Lot 1.
This is a request to rezone from Planned Unit Development (PUD) zoning district to General Commercial (CG) zoning district.

Chair Beutel inquired if the Board had any ex parte communications, to which the members indicated they had none to report.

Bianca Lee, Planning and Zoning, stated she was sworn in and the official City record was transmitted to the Clerk's Office at least five days prior to this meeting. She asked that the file be entered into the record. Ms. Lee provided a PowerPoint presentation on the rezoning request for 2300 Veterans Highway, LLC, from Planned Unit Development to General Commercial. She indicated the owners are 2300 Veterans Highway, LLC, and the applicant is HJA Design Studio - Michael Houston.

Ms. Lee showed the location of the subject property as well as the surrounding uses. She stated the proposed rezoning is in compliance and compatible as required by the Comprehensive Plan. Ms. Lee indicated the Planning & Zoning Department staff recommends approval of the rezoning request.

Applicant Patti Tobin, HJA Design Studio, stated she appreciated staff's recommendation and had no presentation.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P23-177, 2300 Veterans Highway, LLC - Rezoning. Board Member Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

8.g P23-178 Ceppetelli - Rezoning **2023-1013**

Location: Southeast corner of SW Port St. Lucie Boulevard and SW McCall Road.
Legal Description: Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3
This is a request to rezone 0.76 acres of land from Institutional (I) to Multi-Family Residential (RM-5) Zoning District.

Marissa Da Breo-Latchman, Planning and Zoning, stated she was sworn in and the official City record has been transmitted to the Clerk's Office at least five days prior to this meeting and asked that it be entered into the record. She provided a PowerPoint presentation on the rezoning request

for vacant land owned by Holiday Builder, Inc. (fka Kirsten Ceppetelli) from Institutional to Multi-Family Residential. Ms. Breo-Latchman showed the location of the subject property as well as the surrounding uses. She stated the proposed rezoning is in compliance and compatible as required by the Comprehensive Plan. Ms. Lee indicated the Planning and Zoning Department staff recommends approval of the rezoning request.

At this time, Ms. Breo-Latchman explained that the owner of the property changed in the middle of this process and she was unsure if the new property owner was in attendance. She stated she has not contacted the new owner, because the Property Appraiser has not updated their information. Chair Beutel recommended that this item be tabled to a date uncertain.

There being no further discussion, Board Member Previte moved to table P23-178, Ceppetelli - Rezoning, to the December 5, 2023, meeting of the Planning and Zoning Board. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

9. New Business

Chair Beutel stated that last month the Board was informed of the new General Boards and Committees Operating Procedures and asked if the Planning and Zoning Board would still entertain variances, to which Mary Savage-Dunham, Director, Planning and Zoning, responded in the affirmative.

The Board and staff discussed their concerns and options to prevent miscommunication and variance issues from happening in the future. Board Member Previte inquired about the Plan Review process and suggested that a written guide or packet be made available to residents for property improvements. Chair Beutel stated that a log should be kept by the Building Department for discussions with residents. She also recommended that the Building Department representative who attends the Planning and Zoning Board meetings be informed and aware of the cases being heard at the meeting. Board Member Reikenis echoed the comments of the other Board members. Nicole Fogarty, St. Lucie County School Board, suggested utilizing the City's Code Enforcement Board.

Regarding the Board's recommendation for the City to provide a packet of specifications / documents to residents for variances or any other requests, and to keep a log of such discussions, Mary Savage-Dunham, Director, Planning and Zoning, stated she would look into it, take it under advisement, and report back to the Board.

At this time, Vice Chair Wooten thanked the Board members for working together as a team, read her concerns and comments into the record, thanked staff for

their hard work, and officially resigned as the Vice Chair from the Planning and Zoning Board. Chair Beutel also expressed her concerns regarding the new operating procedures and indicated the December 2023 meeting of the Planning and Zoning Board would be her last meeting. Secretary Taylor-Moore spoke to not feeling valued or respected when the new operating procedures were being presented and stated she has not decided if she will continue to serve on the Planning and Zoning Board. Board Member Previte stated he did not agree with some of the new procedures and the turnover in members is a concern. Board Member Reikenis indicated the new procedures will have long-term implications for the City, if the new members are not experienced, and be expensive for the developers.

10. Old Business

11. Public to be Heard

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

12. Adjourn

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

_____
Carol Taylor-Moore, Secretary

_____
Traci Mehl, Deputy City Clerk

"A City for All Ages"

Agenda Summary

2023-1185

Agenda Date: 12/5/2023 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P23-215 City of Port St. Lucie - Large Scale Comprehensive Plan Text Amendment

This is a request to amend Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan regarding the maximum height of publicly owned or operated buildings or use in the Institutional Future Land Use designation.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: This is a city-initiated text amendment to Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan. This revision is being proposed to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional (I) Future Land Use designation from thirty-five (35) to sixty-five (65) feet.

Presentation Information: Staff will provide a presentation.

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

Alternate Recommendations:

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

Background: See the attached staff report.

Issues/Analysis: See the attached staff report.

Special Consideration: The height increase is specific only to publicly owned or operated buildings or uses located within the Institutional (I) zoning district only.

Location of Project: Citywide

Attachments:

1. Staff Report
2. Exhibit "A"
3. Staff Presentation

Comprehensive Plan Large Text Amendment
Future Land Use Element – Policy 1.1.4.10
Project No. P23-216

SUMMARY

Applicant's Request:	A large scale comprehensive plan text amendment to the Future Land Use Element of the City's Comprehensive Plan.
Applicant:	The City of Port St. Lucie
Application Type:	Small Scale Comprehensive Plan Text Amendment
Project Planner:	Bethany Grubbs, Planner III

Project Description

This is a city-initiated text amendment to Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan. This revision is being proposed to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional Future Land Use designation from thirty-five (35) feet to sixty-five (65) feet.

Analysis

Currently, Policy 1.1.4.10 of the Comprehensive Plan allows for a maximum building height for all development in the Institutional (I) Future Land Use designation of thirty-five (35) feet. The purpose of this amendment is to increase the maximum building height for only publicly owned or operated buildings or uses to sixty-five (65 feet).

The increasing population requires a proactive approach to urban development, by investing in building space and supporting city vital projects. As our city experiences a significant increase in population, it is imperative to address the growing demands of our citizens and enhance our public building space accordingly. One crucial aspect of meeting these needs is a proposed increase in permitted building height.

The ongoing plans for a police training facility at the City Hall campus exemplify the necessity for taller structures. This proposed three-story building, exceeding the current 35-foot height limit, is designed to provide essential office space and facilities for the department. Furthermore, inadequate parking facilities at the City Hall complex present a challenge for both existing employees and visitors. The City Hall Master Plan recognizes this issue and proposes the construction of a vertical parking garage. Given the anticipated height of this garage, it is likely to exceed the 35-foot height limit. This comprehensive plan text amendment is proposed to facilitate these projects.

Proposed Amendment

The proposed revisions to the Goals, Objectives, and Policies of the Future Land Use Element are provided as Exhibit "A" with additions shown as underlined and deletions shown as ~~strikethrough.~~

RELATED PROJECTS

P23 -216 – Institutional Height Zoning Text Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval as provided for in Exhibit "A" with additions shown as underlined and deletions shown as ~~strikethrough~~.

Planning and Zoning Board Action Options:

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

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

Policy 1.1.4.10: The following densities and intensities shall apply to the future land use designations:

		MAXIMUM INTENSITIES ------		
LAND USE DESIGNATIONS	DENSITY	COVERAGE	HEIGHT	IMPERVIOUS[1]
RGC (Residential Golf Course)	1-5du/acre	50%		
RL (Low Density Residential)	1-5du/acre	50%		
RM (Medium Density Residential)	1-11du/acre	50%		
RH (High Density Residential)	1-15du/acre	50%		
ROI (Medium Density Residential,	1-11du/acre			
Office	N/A	30%	35/75* feet	80%
Institutional	N/A	30%	35/75* feet	80%
Office/Com[2]	N/A	40%	35/75*feet	80%
NCD-New Community District [3]	1-35du/acre***	60%/80%	35/50/100/150 feet***	80%/90%
O (Office)	N/A	40%	35/75* feet	80%
CL (Limited Commercial)	N/A	40%	35 feet	80%
CG (General Commercial)[4]	N/A	40%	35/75*/120** feet	80%
CS (Service Commercial)	N/A	40%	35 /75* feet	80%
CH (Highway Commercial)	N/A	40%	50 feet	80%
I (Institutional)	N/A	30%	35/65****/75*feet	80%
U (Utility)	N/A	30%	50 feet	80%
OSR (Open Space Recreation)	N/A	30%	35 feet	80%
OSC (Open Space Conservation)	N/A	10%	35 feet	20%
OSP (Open Space Preservation)	N/A	10%	35 feet	20%
LI (Light Industrial)	N/A	50%	35/75* feet	80%
HI (Heavy Industrial)	N/A	50%	35/75* feet	80%
MU (Mixed Use)	1-11du/acre	60%	35/75*feet	80%
PIP (Planned Industrial Park)	NA	50%	35/75*feet	80%

N/A - Not Applicable

[1]Impervious coverage is subject to upland preservation as required by land development regulations. 80% coverage may not always be possible if 25% of the site consists of native upland vegetation.

[2]Office/Com. Per LMD zoning allows up to 50% retail personal service related, or a maximum of 5,000 sf, in conjunction with other office uses.

[3]See the Objectives and Policies contained under Goal 1.2 for provisions related to the NCD – New Community Development District.

[4]Commercial districts allow for one dwelling unit for owner/manager through special exception public hearing process.

*Within a PUD, greater than five acres, the maximum height permitted is 75 feet. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

**The maximum height for commercial, uses within a PUD located in the Port St. Lucie Community Redevelopment Area may be 120 feet or 10 stories, whichever is less. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed

height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

***The 35 dwelling units per acre maximum density allowance and 150 foot maximum height limit are only permitted in the Regional Business Centers. The 150 foot maximum height shall also be permitted for hospital uses in Employment Centers.

****The maximum building height may be increased to 65 feet for publicly owned or operated buildings or uses.

City of Port St. Lucie
Large Scale Comprehensive Plan Text Amendment
P23-216

Planning and Zoning Board Meeting
December 5, 2023
Bethany Grubbs, Planner III

Request Summary

- This is a city-initiated text amendment to Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan. This revision is being proposed to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional (I) future land use designation from thirty-five (35) to sixty-five (65) feet.

Proposed Amendment

- The proposal will add an increased height provision applicable to publicly owned or operated buildings or uses in the Institutional (I) zoning district under Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan.

Analysis

- Our city is experiencing significant population growth.
- It is imperative to address the growing demands of our citizens and enhance our public building space.
- One crucial aspect of meeting these needs is a proposed increase in permitted building height.
- The ongoing plans for a three-story police training facility at the City Hall campus exemplifies the necessity for taller structures.
- Inadequate parking facilities at the City Hall complex present a challenge for both existing employees and visitors. The proposed construction of a vertical parking garage, will likely exceed the current 35-foot height limit.

Recommendation

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

"A City for All Ages"

Agenda Summary

2023-1088

Agenda Date: 12/5/2023 **Agenda Item No.:** 7.b

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P23-059 Chapter 155 Sign Code and Chapter 153 Definitions - City Initiated Text Amendment.

Submitted By: Daniel Robinson, Planner III

Executive Summary: Proposed amendment to Chapter 155, "Sign Code" and Chapter 153, "Definitions", of the Code of Ordinances of the City of Port St. Lucie to Add Electric Message Sign regulations specifically for the Institutional zoning district, and related definitions.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board provide a recommendation of denial and explanation of the recommendation.

Background: See attached staff report.

Issues/Analysis: Staff is proposing a Text Amendment to add Section 155.08 (I) Institutional Zoning Districts Freestanding Signs, permitting the addition of electronic message board signs to the permitted freestanding monument signs in the Institutional Districts of the City, and a related text amendment to Section 153 to add definitions in support of the changes.

Special Consideration: This text amendment would cure a current violation where a internally illuminated sign was upgraded to include a message board sign.

Location of Project: N/A

Attachments:
1. Staff report
2. Exhibit A
3. Exhibit B
4. Staff presentation

Chapter 155 Sign Code
City of Port St. Lucie Text Amendment
P23-059

SUMMARY

Applicant's Request:	An update to Chapter 155 Sign Code and Chapter 153 Definitions
Applicant:	City of Port St. Lucie
Applicant Type:	Zoning Text Amendment to the City's Land Development Regulations
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Project Description

Proposed amendment to Chapter 153, "Definitions" (Exhibit A) and Chapter 155, "Sign Code" (Exhibit B) of the Code of Ordinances of the City of Port St. Lucie to Add Electric Message Board Sign regulations and related definitions.

Background and Analysis

Staff has proposed a Sign Code Text Amendment to add Section 155.08 (I) Institutional Zoning Districts Freestanding Signs permitting the addition of electronic message board signs to the permitted freestanding monument signs in the Institutional Districts of the City, and also proposed to add related definitions to Chapter 153.

Electronic message signs currently are not allowed, except for limited exceptions for the City and CRA, and as specifically allowed by a Master Sign Program in Tradition, Midway Business Park (for interstate visible signs), and St. Lucie Medical Center (only for the use of display of wait time for the ER).

Electronic message signs can be an effective way of communication in some applications. They can also be distracting and depending on the installation can change the appearance or character of a district or area. This proposed text amendment would cure a current violation, and allow for electronic message board signs in institutional districts in a limited fashion.

STAFF RECOMMENDATION

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

Exhibit A

CHAPTER 153. – DEFINITIONS

Sec. 153.01. - Definitions.

(A) For the purpose of the land development regulations, the following terms, phrases, words and their derivations shall have the meaning contained herein, except where the context clearly indicates or requires a different meaning. Supplemental terms and definitions are defined in specific chapters.

(B) Construction of Words and Phrases.

1. Terms not defined in this Chapter shall be construed in accordance their customary usage and meaning.
2. The following general rules of construction shall govern the interpretation of words and phrases.
   a. The words "shall" or "will" are mandatory.
   b. The word "may" is permissive.
   c. The word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
   d. The words "used" and "occupied" include the words "arranged," "designed," "constructed," "altered," "converted," "rented," "leased," and "intended to be used or occupied."
   e. The words "lot" includes "plot," "parcel" and "tract."
   f. The word "structure" includes the word "building" as well as other things or facilities constructed or erected on the ground, underground or requiring construction or erection on the ground or underground.
   g. The word "land" includes "water surface" and "land under water."

(C) Defined terms:

ABANDONED SIGN. A sign is abandoned if a business advertised on that sign is no longer licensed, or is no longer doing business at that location.

ABUT/ADJACENT. Properties which are either contiguous or separated by a road or drainage right-of-way.

ABUTTING PROPERTY. Any property that is immediately adjacent to or contiguous with property that may be subject to any hearing required to be held under these regulations or that is located immediately across any road or public right-of-way from the property subject to any hearing under these regulations.

ACCESS. The means of ingress and egress to a lot from a dedicated public or private street right-of-way.

ACCESSORY USE OR STRUCTURE. A use or structure of a nature customarily incidental and subordinate to the principal use or structure and, unless otherwise provided, on the same lot. On the same lot with respect to accessory uses and structures shall be construed as meaning on the same lot or on a contiguous lot in the same ownership.

ADD-ON SIGN. Any additional sign area added to a previously permitted and/or conforming sign.

ADOPTED LEVEL OF SERVICE. The Level of Service (LOS) adopted in the Comprehensive Plan as referenced in the Capital Improvements Element. The adopted Levels of Service are the regulatory standards to be used in evaluating development order requests for the purposes set forth in this Concurrency Management System.

ADVERTISING. Any form of printed message intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, activity, or entertainment.

A-FRAME SIGN. A moveable sign not secured or attached to the ground. A sign constructed in such a manner as to form an "A" or tent-like shape, hinged or not hinged at the top; each angular face held at an appropriate distance by a supporting member.

AISLE. The traveled way by which cars enter and depart parking spaces.

ALLEY. A public or approved private way which affords only a secondary means of access to abutting properties and which is not intended for general traffic circulation.

ALTER OR ALTERATION OF VEGETATION. To cut, remove, defoliate, or otherwise destroy leaves, limbs, stems, roots, or other plant parts, dead or alive.

ALTER OR ALTERATION OF STORMWATER SYSTEMS. Work done on a storm water management system other than that necessary to maintain the system's original design and function.

ALTERATION. Any change in size, shape, location, occupancy, character, or use of a building or structure.

AMATEUR RADIO SERVICE. A federally licensed radio communication service for the purpose of self-training, intercommunication and technical investigations, carried out by amateurs that are duly authorized persons interested in radio technique solely with a personal aim, and without pecuniary interest particularly with respect to providing emergency communications. (As per Code of Federal Regulations, Title 47, Part 97).

AMATEUR RADIO ANTENNA. A conductive material, typically aluminum or copper, designed and formed in specific configurations, to send and receive electromagnetic waves by a station licensed to operate in the amateur radio services.

AMATEUR RADIO ANTENNA SUPPORT STRUCTURE. Any permanent structure, such as a mast or tower or

any combination thereof, whether ground or roof mounted, freestanding or guyed, used exclusively for supporting an amateur radio antenna.

AMATEUR RADIO ANTENNA AND SUPPORT STRUCTURE OVERALL HEIGHT. The total height of the amateur radio antenna support structure and antenna shall be measured from the mean grade to the highest point of the antenna support structure and antenna. A roof-mounted antenna support structure shall be measured from the established grade adjoining the exterior walls of the structure upon which the antenna or support structure is affixed. A ground-mounted amateur radio antenna support structure shall be measured from the established grade adjoining such antenna or support structure.

AMBIENT LIGHT. The immediate surrounding light.

ANIMATED SIGN. A sign with action or motion using electrical energy, electronic or manufactured sources of supply, or wind actuated elements, including rotating, revolving, or flashing sign against which it is placed, excluding the necessary supports or uprights on which such sign is placed.

ANNUAL RESIDUAL CAPACITY TRIPS. Within a designated "Critical Area of Concurrency (CAOC)" up to 100% of the remaining capacity of the potentially deficient road segment's remaining capacity.

ANNUAL INVENTORY REPORT AND DATA BASE. (See "YEARLY INFORMATION REPORT (YIR) and DATA BASE.")

APPLICANT. Any person or his duly authorized representative who submits plans through any city agency, department or division for the purpose of obtaining approval thereof.

APPLICATION FOR DEVELOPMENT APPROVAL. The application form and all accompanying documents submitted to the city requesting the approval of a Development Order.

AQUATIC AREA. Aquatic areas include tidal water and wetlands and nontidal sloughs, streams, lakes, and wetlands. The upper limit of aquatic areas is the mean high tide line in tidal areas and the ordinary high water line in nontidal areas.

AQUATIC PRESERVE. An exceptional area of submerged lands and its associated waters set aside for being maintained essentially in its natural or existing conditions.

ARCHAEOLOGICAL SITE. A property or location which has yielded or may yield information on the city's history or prehistory. Archaeological sites are evidenced by the presence of artifacts and features below the ground surface indicating the past use of a location by people.

ARCHITECTURAL WALL. A wall designed to complement adjacent development consisting of masonry block with stucco, fluted block, a finished designer block, poured concrete, or pre-cast concrete with a treatment on top such as a cornice, tile band, or similar accent. A pre-cast concrete wall shall be comparable in visual quality to a block wall.

ARTERIAL ROAD. A roadway providing service which is identified as an arterial, major or minor, in the city's Comprehensive Plan.

ASSISTED LIVING FACILITY (ALF). Assisted living facility is defined as specified in Chapter 429, Part I, F.S., as may be amended from time to time, and means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. An ALF may include one or more of the following facility types: independent living, assisted living, and skilled nursing care. An ALF providing one or more of such services may also be known as a continuing care facility.

AUTOMATED TELLER MACHINE (ATM) (stand-alone) shall mean an automated device that performs banking or financial functions including at remote locations from the controlling financial institution.

AUTOMATED TELLER MACHINE SIGNS. Automated teller machine (ATM) signs are all signs located on or architecturally associated with the exterior face of the machine and/or covering.

AWNINGS. Any fixed or moveable roof-like structure, cantilevered, or otherwise entirely supported from a building.

BACKLOGGED ROADWAY FACILITIES. Those roadways operating below the adopted level of service standard which do not have prohibitive financial or environmental constraints, but are not scheduled for major capacity improvement in the Florida Department of Transportation's Five-Year Work Program, St. Lucie County's Five-Year Schedule of Capital Improvements, or the City of Port St. Lucie's Seven-Year Schedule of Capital Improvements.

BANNER. Any sign having the characters, letters, illustrations, or ornamentations applied to cloth, paper, or fabric of any kind with only such material for foundation.

BARBER OR BEAUTY SHOP. An establishment primarily engaged in cutting, trimming, tinting and styling hair.

BARS, LOUNGES, AND NIGHT CLUBS. An area primarily devoted to the serving of alcoholic beverages and in which the service of food and/or entertainment is only incidental to the consumption of such beverages.

BECKER ROAD OVERLAY DISTRICT DESIGN STANDARDS. Site design and architectural design standards for new development and redevelopment within the Becker Road Corridor contained in the "Becker Road Overlay District Design Standards Manual" as set forth in section 158.228(B) of the Code.

BECKER ROAD CORRIDOR. The property described in the "Becker Road Overlay District Design Standards Manual" as set forth in section 158.228(B) of the Code.

BENCH SIGN. A sign located on any part of the surface of a bench or seat.

BILLBOARD. Any off-premises sign or framework thereof installed as authorized by the provisions of Section 155.08.

BINGO HALL. An establishment primarily for the conduct of bingo games pursuant to Chapter 849.0931, F.S. The conduct of bingo games as an accessory or ancillary use to a church or other house of worship, civic, cultural, club or lodge facility shall not be considered a bingo hall provided said games are limited thereat to two days per week.

BLOCK. A group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by street or other physical barriers and having an assigned number, letter or other name through which it may be identified.

BMPs. Best management practices.

BREWPUB. A limited-production brewery establishment that produces and serves no more than 10,000 kegs of beer per year on the premises and may include a taproom for sale of beer for on premises consumption or in sealed containers for later consumption off the premises, and may include a restaurant. A brewpub may also, in conjunction with the sale of beer for consumption on the premises, sell wine for consumption on the premises.

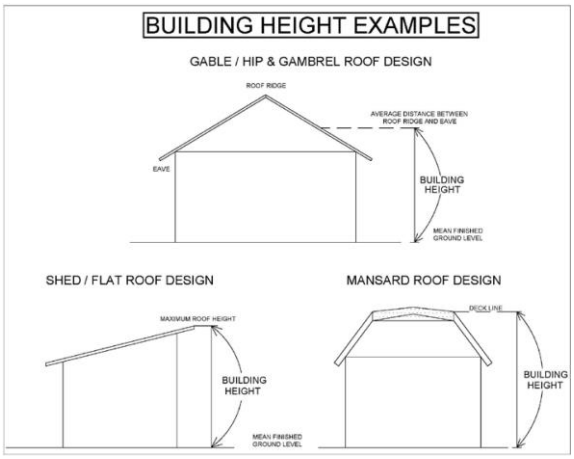
BUFFER. An area which is established in order to protect or insulate one land use from another.

BUILDING. Any structure, temporary or permanent, which has a roof impervious to weather, a fixed base on a fixed connection to the ground and is used or built for the shelter or enclosure of persons, animals or property.

BUILDING COVERAGE. The combined and total percentage of area of a lot covered or occupied by buildings or roof portions of structures.

BUILDING FACADE. That portion of any exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building elevation, including window area.

BUILDING HEIGHT. The vertical distance measured from the mean finished ground level adjoining the front of a building to the level of the highest point of the roof or top surface on a flat or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs. The average slope shall be greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run.



BUILDING IDENTIFICATION SIGN. A sign located on a building with a main entry that depicts only the name of the building.

BUILDING LINE. The rear or inner edge of any required front, side or rear yard or the rear or inner edge of any required setback line. Except as specifically provided by this ordinance, no building or structure may be extended to occupy any portion of a lot streetward from the building line.

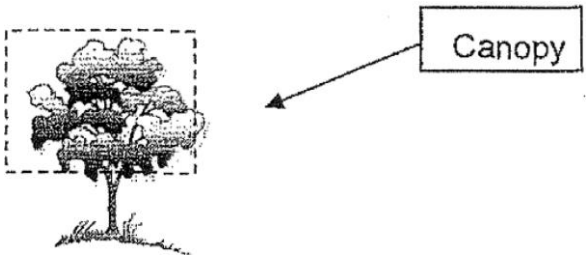
BUILDING LINE, ACTUAL. A line parallel to the street rights of way formed by the face of the building.

BUSINESS FRONTAGE. The lineal distance of the building space occupied by the particular business measured on a straight line parallel to the street. In the event that a building fronts on two (2) or more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a business does not parallel a street, the front foot shall be measured along the exterior of the building space occupied by the particular business.

CALIPER. A nursery standard measurement of a tree's trunk diameter as measured at a predetermined point of measurement. Trunk caliper for trees up to four inches shall be measured six inches above the soil line. Trees greater than four inches in caliper shall be measured 12 inches above the soil line. Caliper measurements shall be used when measuring nursery trees.

CANOPY, BUILDING. A roof like cover, including an awning, that projects from the wall of a building over a door, entrance, or window; or a free-standing or projecting over above an outdoor service area, such as at a gasoline station or ATM kiosk, serving the purpose of protecting pedestrians from rain and sun, covered with fabric, metal or other material.

CANOPY, TREE. The area consisting of a tree's branches in all directions from its trunk, the outer edge of which is the dripline.



CANOPY SIGN. A wall sign that is located on the roof, fascia, soffit, or ceiling of a building canopy, and that is otherwise permitted by ordinances.

CAPACITY. Maximum and quantifiable ability for a public facility to provide service to its users. The quantity is calculated relative to a Level of Service (LOS) infrastructure standard compared to the measurable use of the public facility.

CAPACITY. ANNUAL RESIDUAL. (See "ANNUAL RESIDUAL CAPACITY")

CAPITAL FACILITIES. The planning of, engineering for, acquisition of land for, or the construction of drainage and water management facilities, recreation buildings and park equipment, potable water facilities, sanitary sewer facilities, solid waste facilities, and any project eligible for inclusion as a transportation facility, or facilities, of the Capital Improvement Element (CIE) or Transportation Element of the Port St. Lucie Comprehensive Plan, the CIE of St. Lucie County, or the Five-Year Florida Department of Transportation Plan.

CAPITAL IMPROVEMENT. Physical assets constructed or purchased to provide, improve, or replace a public facility, and which are large scale and high in cost. The cost of the capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of the Concurrency Management System, physical assets which have been identified as existing or projected needs in the Comprehensive Plan shall be considered capital improvements.

CARPORT. A roof-like structure open on multiple sides whose purpose is to provide shelter for one or more motor vehicles.

CAR WASH, FULL SERVICE. A structure containing facilities for washing vehicles using a chain conveyor or other method of moving cars along, and automatic application of cleaner, brushes, rinse water, heat for drying, and wax.

CAR WASH, SELF SERVICE. A structure containing facilities for washing vehicles using a semi-automatic application of cleaner, rinse water, and wax.

CERTIFICATE OF OCCUPANCY (CO). The official certification that a premises conforms to the provisions of this Code and may be used or occupied.

CERTIFICATE OF CONCURRENCY (COC). The official certification that adequate public facilities are or will

be available concurrent with the impact of the proposed development on each public facility (i.e., traffic circulation, parks and recreation, sanitary sewer, potable water, solid waste, and stormwater management facilities and services). Issuance of a final local development order, either final residential subdivision plat approval, or final site plan approval shall be considered a certificate of concurrency.

CHANGE OF OCCUPANCY. The discontinuance of an existing use and the substitution therefore of a use of a different kind or class; not including a change of tenants or proprietors unless accompanied by a change in the type of use.

CHANGEABLE COPY SIGN. A sign which has message characters that are not permanently attached to the sign, but which are attached to permit numerous changes of the message.

CHANNEL LETTERS. A sign comprising of individual letters that are independently mounted to a wall or other surface and may be internally illuminated with a cover face. The air space between the letters is not part of the sign structure but rather of the building façade. A logo may also be considered a channel letter provided it is clearly distinguishable from other sign elements.

CHURCH OR OTHER PLACE OF WORSHIP. A building or group of buildings devoted to the holding of religious services and related religious instruction.

CITY BUILDING OFFICIAL. Means the Port St. Lucie Building Official or duly authorized representative (See also "delegation of authority").

CITY ENGINEER. Means the Port St. Lucie City Engineer or duly authorized representative (See also "delegation of authority").

CIVIC OR CULTURAL FACILITY. A facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature.

CLEAR. Removal or destruction of any vegetation protected by the provisions of the Land Development Regulations.

CLEAR TRUNK HEIGHT (CT). The height of a tree measured from the ground to the bottom of the canopy.

CLUB OR LODGE (PRIVATE). A noncommercial and nonprofit establishment restricted to and providing service activities to an organization or group of individuals maintaining membership therein and collectively contributing to the maintenance and upkeep of that establishment through membership fees and periodic dues.

CLUSTER OR CLUSTERING. A cluster or clustering shall refer to a concentration of a particular type of building within 1,200 feet of the same particular type of building within a particular commercial, industrial and/or residential area.

COASTAL HIGH HAZARD AREA. The area subject to, but not limited to, Category I hurricane evacuation.

CODE COMPLIANCE DIVISION. The city agency duly authorized to enforce the laws and ordinances of the city.

COLLECTOR ROAD. A roadway providing service which is identified as a collector, major or minor, in the city's Comprehensive Plan.

COMMERCIAL AREA. Any area zoned commercial or office, including commercial or office areas designated in an approved PUD development plan.

COMMERCIAL/INDUSTRIAL/RESIDENTIAL COMPLEX. A land area under unity of title which is designed to accommodate:

1. An office park;
2. A retail shopping center;
3. An industrial center; or,
4. A multiple family residential project of greater than ten units.

COMMERCIAL LAUNDRY FACILITY AND LINEN SUPPLY. A facility primarily engaged in laundering of items, including uniforms, gowns, and coats of the type used by doctors, nurses, barbers, beauticians, and waitresses; and table linens, bed linens, towels and toweling, and similar items for commercial establishments.

COMMON AREA AND FACILITIES. A parcel of land, together with improvements thereon, the use, enjoyment and maintenance thereof are shared by the owners of a development.

COMMUNITY RESIDENTIAL HOME. Is defined as specified in Section 419.001, F.S., as may be amended from time to time. (See Section 158.224, Zoning Code).

COMPREHENSIVE PLAN. The Future Land Use Plan and elements thereof as adopted by the City of Port St. Lucie in accordance with the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act.

CONCEPT PLAN. A preliminary presentation and attendant documentation of a proposed development of sufficient accuracy to be used for the purpose of discussion and classification. It describes the basic parameters of a major development proposal, rather than giving full engineering details.

CONGESTION MANAGEMENT SYSTEM STRATEGIES. Alternative strategies to alleviate congestion and enhance mobility as related to criteria for adequate public facilities.

CONSTRAINED ROADWAY FACILITIES. Those roadways that exhibit a level of service lower than the adopted level of service standard which are not able to attain the adopted standard because prohibitive

costs and physical or environmental limitations prevent the construction of at least two additional through lanes.

CONSTRUCTION. Construction includes the placing of construction materials in a permanent position and fastened in a permanent manner; except that where demolition, excavation, or removal of an existing structure has been substantially begun preparatory for new construction, such excavation, demolition, or removal shall be deemed to be actual construction. Fill and the installation of drainage facilities shall be considered a part of construction.

CONSTRUCTION AND DEMOLITION DEBRIS. This debris is "clean debris" which is virtually inert, not water soluble, not a pollution threat and not hazardous in nature and includes steel, glass, brick, concrete, roofing material, pipe, wall board, lumber, clearing debris and other such materials as defined and pursuant to a permit issued by the Florida Department of Environmental Protection.

CONSTRUCTION PLANS/DETAIL PLANS. Those detailed engineered drawings, specifications and calculations prepared in accordance with city and other applicable regulations, codes and standards, submitted for approval of a site and/or development plan or preliminary plat or final subdivision plat, which set forth the specific improvements to be made in conjunction with development as they affect the existing site, its boundary conditions, topography, drainage, access, and associated road and other right-of-way and easements.

CONSTRUCTION SIGN. A temporary sign erected on the premises on which construction is taking place, during the period of such construction, identifying those engaged in construction on any building site. This includes the builder, contractor, developer, architect, engineer, financing entity, or other persons or artisans involved in said construction.

CONVENIENCE GOODS. Foodstuffs, drugs, cosmetics, and incidental household and/or personal articles which are normally purchased and expended on a day-by-day or week-by-week basis.

CONVENIENCE STORE. An establishment limited to the sale of convenience goods.

CONVERSION AREA. Areas designated in the "City of Port St. Lucie Land Use Conversion Manual" which establishes land assembly requirements for the conversion of single-family residential lots.

COUNTRY CLUB. A club for social life and recreation for members and their personal guests.

CREDIT CARD SIGN. A sign signifying that goods or services may be purchased on credit by means of an established credit line (Visa, Master Card, American Express, etc.).

CRITICAL AREA OF CONCURRENCY (CAOC). Based upon accepted transportation planning practices, an area of influence or significant impact established around any deficient or potentially deficient road segment, where development may be expected to place an unreasonable number of new trips on the

deficient or potentially deficient road segment.

CUL-DE-SAC. A street with only a single means of ingress and egress and having a turnaround loop at the end, or a "T" type turnaround area.

DAY CARE CENTER. An establishment where five or more persons, other than the members of the family occupying the premises, are cared for during daytime hours only, and expressly excluding overnight care. The term includes a day nursery, kindergarten, adult day care service, day care agency, nursery school, or play school.

DECK LINE. In case of a flat roof, the uppermost line of the roof of a building; in the case of a pitched roof, the lower edge of the eave; or in the case of an extended façade or parapet, the uppermost height of said façade or parapet.

DEDICATION. An act transferring ownership of property or interest thereto.

DEGRADED ESTUARINE BEACH. An estuarine beach is degraded when its natural flexible functions are inhibited by pestilent exotic species or shoreline hardening structures.

DEFICIENT ROAD SEGMENT. Any city, county or state road segment on the city's major road network system that is operating below the adopted level of service standard, or is located in a Critical Area of Concurrency (CAOC) and specifically allowed to operate at up to five percent above the service volumes listed in Table 1 or 5 for the adopted Level of Service (LOS), or situations where a proposed development's additional impact on such roads could exceed the facility's adopted Level of Service (LOS) standard.

DELEGATION OF AUTHORITY. Whenever a provision appears requiring the head of a department or some other city officer or employee to do some act or perform some duty, it is to be construed to authorize the head of the department or some other city officer or employee to designate, delegate and authorize professional level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.

DENSITY. The number of residential dwelling units permitted per gross acre of land as determined by the City of Port St. Lucie Comprehensive Plan and Code of Ordinances.

DESIGN REVIEW BOARD. An individual or group of individuals created by the overall project developer charged with the responsibility of implementing development and design criteria established by the overall project developer to promote unified design concepts.

DETENTION. The collection and storage of surface water for subsequent gradual discharge.

DETENTION AREA. An area designed to temporarily store and provide controlled release of stormwater runoff.

DEVELOPER. Any person including a governmental agency, undertaking any development.

DEVELOPMENT. The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; or the division of land into two or more parcels.

DEVELOPMENT AGREEMENT. (See "ENFORCEABLE DEVELOPMENT AGREEMENT")

DEVELOPMENT ORDER. Any action granting, denying, or granting with conditions, an application for a development approval or permit, including approval of preliminary or final site plan, preliminary or final subdivision plat, building permit, temporary use permit, temporary construction and development permit, sign permit, well permit, spot survey, electrical permit, plumbing permit, occupational license, boat dock permit, HVAC permit, septic tank permit, right-of-way permit, blasting permit, excavation permit, construction approval for infrastructure (including water, sewer, grading and paving), development of regional impact (DRI), zoning ordinance amendment, comprehensive plan amendment, flood variance, tree removal permits, rezoning, special exception, PUD amendment, certification, condition use, variance, or any other official action of Port St. Lucie having the effect of permitting development as defined in 380.04, F.S.

DEVELOPMENT PERMIT. Any building permit, zoning permit, preliminary subdivision plan, subdivision or other plat approval, site and development plan approval, rezoning, certification, special exception, variance, environmental permit or any other official action of the City of Port St. Lucie or any other state or local government commission, board, agency, department, division or official having the effect of permitting development of land located with the geographic area subject to the provisions of the Port St. Lucie Land Development Code. Development shall include all activities set forth in Section 380.04, F.S.

DEVELOPMENT SIGN. A temporary sign advertising the sale or rental of structures under construction upon land which is under development.

DIAMETER BREAST HEIGHT (DBH). The diameter of a tree trunk measured at 4.5 feet above grade. In the case of multi-stemmed trees, the DBH shall be measured at 4.5 feet above grade on each stem and added together to count as one tree.

DIPOLE ANTENNA. A wire antenna that is split at its center for connection to a feed line. Its length usually is equivalent to one-half of the wavelength of the frequency for which it has been designed. A typical height for this type of antenna is approximately 35 feet.

DIRECTIONAL SIGN. Any sign permanently or temporarily installed on public property by or with approval of the city or any authorized governmental agency. Such directional signs shall be designated to guide or direct vehicles and/or pedestrians to any public building or transportation facility.

DIRECTORY SIGN. A sign which lists only the names of individuals or businesses within a building, or

contiguous buildings on one (1) premises.

DOMESTIC ANIMAL. Dogs, cats, or other animals which are required to obtain a rabies vaccination and are kept primarily for pleasure rather than utility, and that primarily and customarily live within the confines of an owner's home as further defined in Section 92.01 and restricted in number per Section 158.229 Domestic Animal Restrictions.

DOUBLE-FACED SIGN. A sign with two faces which are parallel to each other, and back to back. A double-faced sign shall be considered one (1) sign.

DRAINAGE. The removal of surface water or groundwater from land by drains, grading or other means.

DRIPLINE. An imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.

DRI. Development of Regional Impact. Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

DRIVE-THROUGH SERVICE. A structure in which a customer is permitted or encouraged to, either by design or physical facilities or by service or packaging, to enter into the service area when seated in a motor vehicle.

DWELLING, SINGLE-FAMILY. A building containing only one dwelling unit and occupied or intended to be occupied exclusively by one family. The term shall include modular housing and residential design manufactured housing but shall not be construed as including a mobile home, travel trailer, housing mounted on a self-propelled or drawn vehicle, tent, or other form of temporary or portable housing.

DWELLING, SINGLE-FAMILY (ZERO LOT LINE OR CLUSTER). A single-family dwelling designed and located as part of an approved planned complex where all dwellings are placed at or near a lot line or are otherwise arranged in clustered groups so as to create compensating open space for the use and enjoyment of residents.

DWELLING, MULTIPLE-FAMILY. A building containing two or more dwelling units.

DWELLING, TOWNHOUSE. A narrow, single-family dwelling unit which normally occupies the entire width of its lot, having its open yard space to the front and rear, and which is attached on one or both sides to a similar unit or units, all of which are located on individually platted lots as part of a subdivided group development.

DWELLING UNIT. A room or rooms connected together, constituting a separate, independent housekeeping establishment for a family, for owner occupancy or rental or lease, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing sleeping

facilities and one kitchen.

EASEMENT. An interest in land owned by another person, consisting in the right to use or control the land, or an area above or below it, for a specific limited purpose.

ELECTRONIC MESSAGE BOARD SIGN. A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means.

ENCLOSED ASSEMBLY AREA. Any enclosed area, building or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained by a for-profit or not-for-profit entity, and includes, but is not limited to, public assembly buildings such as auditoriums, theaters, halls, private clubs and fraternal lodges, assembly halls, exhibition halls, convention centers, and places of worship, or other areas, buildings or structures that are used for religious purposes or assembly by persons. Day care centers will be considered an enclosed assembly area.

ENFORCEABLE DEVELOPMENT AGREEMENT. Any agreement entered into by a local government with any person having a legal or equitable interest in real property located within its jurisdiction as provided for by Sections 163.3220 — 163.3243, F.S.

ENVIRONMENTAL CONSTRAINTS. Features, natural resources or land characteristics that are sensitive to improvements and may require conservation measures or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

EROSION. The detachment and movement of soil or rock fragments, or the weaving away of the land surface by water, wind, ice and gravity.

ESSENTIAL SERVICES. Public utility facilities either underground or overhead and related to the transmission or distribution systems of water, sanitary or storm sewerage (including treatment plants), telephone cable, gas, electricity, television cable, and public safety, including poles, wires, mains, hydrants, drains, sewer lift stations, pipes, conduits, police or fire call boxes, warning sirens, traffic signals, and other similar equipment necessary for the furnishing of adequate service.

ESTUARINE BEACH. The zone of unconsolidated material that extends landward from the mean low water line of an estuary to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. Estuarine beaches are sometimes partially vegetated by native saltmarsh vegetation.

ESTUARY. A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. Estuaries include bays, embayments, lagoons, sounds, and tidal streams.

EVERGREEN. Non-deciduous foliage that remains green or living throughout the year.

FACADE SIGN. (See "WALL SIGN").

FACILITY-BASED DAY TREATMENT PROGRAM. A facility for youth who are placed on probation in a non-residential commitment program and youths participating in post commitment probation services consisting of group counseling, and academic programs.

FAMILY. One or more persons related by blood, adoption, or marriage or no more than two unrelated persons occupying the whole of a dwelling unit as a single housekeeping unit.

FAMILY DAY CARE HOME. An occupied residence in which child care is regularly provided for children from at least two unrelated families and which received a payment fee or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be licensed or registered as required by the State of Florida. A family day care home shall be allowed to provide care for one of the following groups of children which shall include household children under 13 years of age:

1. A maximum of four children from birth to 12 months of age.
2. A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children.
3. A maximum of six preschool children if all are older than 12 months of age.
4. A maximum of 10 children if no more than 5 are preschool age and, of those 5, no more than 2 are under 12 months of age.

FDEP. Florida Department of Environmental Protection.

FEATHER FLAG. A vertical flag affixed to a single pole.

FENCE. A freestanding structure, designed and intended to serve as a barrier or as a means of enclosing a structure, yard, or other area, or to serve as a boundary feature separating two or more properties.

FINAL APPROVAL. The official action of the City Council taken on a preliminary approved subdivision, after all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements have been installed or guarantees properly posted for their completion or approval conditioned upon the posting of such guarantee.

FINAL DEVELOPMENT ORDER. A "final local development order" or a "final Development of Regional Impact (DRI) development order."

FINAL DRI DEVELOPMENT ORDER. A development order, as amended from time to time, adopted by the

City Council and approved by the State pursuant to Section 380.06, F.S., notice of which is recorded pursuant to Section 380.06(15) (f), F.S.

FINAL LOCAL DEVELOPMENT ORDER. Any valid, unexpired approval by the city of a final subdivision plan (including construction plans and plat), final site plan (including construction plans) or building permit.

FINAL PLAT. The final map of all or a portion of a subdivision which is presented for approval, showing all building lots, easements, rights-of-way and other information necessary for providing the detailed description of the subdivision of a parcel of land.

FINAL SITE PLAN. (See "PLAN, FINAL SITE").

FINAL SUBDIVISION PLAN. (See "PLAN, FINAL SUBDIVISION").

FINE ARTS STUDIO. A studio for teaching or displaying any form of fine arts or performing arts. Fine arts will include both visual and performing art forms, such as painting, sculpture, installation, dance, and theatre.

FLAG. A piece of fabric with a color or pattern that represents some country, state, county, city, party, organization, or business activity.

FLASHING SIGN. Any sign with a light or lights which flash, blink, operating on and off intermittently, change in intensity, or otherwise create the illusion of flashing or movement.

FLAT SIGN. (See "WALL SIGN").

FLORIDA-FRIENDLY LANDSCAPING OR XERISCAPE. A landscaping method that uses environmentally sustainable practices, maximizes the conservation of water, utilizes native and suitable non-native trees, shrubs and groundcovers that require minimal maintenance when planted and an efficient watering system.

FLUCCS. Florida Land Use, Cover, and Forms Classified system, published by the Florida Department of Transportation, as amended from time to time.

FOOD PROCESSING FACILITY. A commercial establishment in which food is processed or otherwise prepared for human consumption but not consumed or sold at retail on the premises.

FOSTER CARE HOME. A facility certified by the State of Florida, whether operated for profit or not, providing housing and collective care and sustenance for no more than five adults or children on a 24-hour basis who are unrelated by blood, adoption, or marriage.

FREESTANDING EMERGENCY DEPARTMENT. A freestanding emergency department (FSED) is a facility that receives individuals for emergency care and is structurally separate and distinct from a hospital. Physicians and other medical staff are primarily engaged in providing medical and emergency care services on an outpatient basis. These establishments accept patients by ambulance in the same manner as a hospital

emergency room and, typically, have specialized facilities and specialized equipment including a heliport.

FREE STANDING SIGN. A sign, including ground signs, pole signs and monument signs, which is supported by one (1) or more columns, uprights or braces anchored into the ground independent of support from any building.

FRONTAGE, BUILDING. The face of a building most nearly parallel with the public right-of-way line.

FUEL PUMP VALANCE SIGN. Any permanent sign attached to the top of a fuel pump.

GAS SERVICE FACILITY. Any structure used for the retail dispensing or sale of vehicular fuels.

GEOGRIDS or GEOTEXTILES. Flat, interlocking shore protection structures which follow the natural slope of the shore.

GOLF COURSE. A golf facility capable of being classified as a regulation, executive, or par 3 course, comprised of one or more increments of nine holes, and occupying a minimum of 20 acres per nine-hole increment.

GOLF COURSE, MINIATURE. A putt-putt or pitch'n putt golf recreation facility or any like facility not meeting the requirements of a golf course as herein defined.

GOLF DRIVING RANGE. A tract of land or water improved with tees for practicing golf.

GROSS ACREAGE. Total land area of a parcel including streets, roads, drainage, undevelopable areas, and water bodies.

GROSS FLOOR AREA. The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

GROUND AREA. That portion of a lot covered by buildings.

GROUND COVER. Low growing plants planted in such a manner as to form a continuous cover over the ground.

GROUND SIGN. A sign suspended or supported by one or more uprights or braces anchored in the ground.

GROUND-MOUNTED AMATEUR RADIO ANTENNA SUPPORT STRUCTURE: An amateur radio antenna support structure that is not affixed to any building or accessory structure.

GUEST HOUSE. A dwelling unit in a building separate from and in addition to the main residential building on a lot, intended for intermittent or temporary occupancy by a nonpaying guest. However, those

quarters shall not be rented or otherwise used as a separate dwelling.

HABITAT CORRIDORS. A naturally-vegetated transportation route for plants and animals that connects larger natural areas.

HOME OCCUPATION. An occupation for gain or support conducted entirely within a dwelling unit, as herein defined, by the occupant residing therein, which occupation is clearly subordinate and incidental to the use of the dwelling as a place of residence, and which complies with all provisions of Section 158.217(F).

HOSPITAL. A building or group of buildings having facilities for overnight care of one or more human patients, providing services to in-patients and medical care to the sick and injured, and which may include as related facilities laboratories, out-patient services, training facilities, central service facilities, and staff facilities. However, any said related facility or service shall be clearly incidental and subordinate to the principal hospital use and operation.

HOTEL or MOTEL. A building or group of buildings, with or without kitchenettes, in which sleeping accommodations are offered to the public and intended primarily for rental to transients with daily charge, as distinguished from multiple-family dwellings and rooming or boarding houses, where rentals are for periods of a week or longer and occupancy is generally by residence rather than transience.

ILLUMINATED SIGN. A sign in which a source of light is used in order to make the message readable and shall include internally and externally lighted signs.

IMPACT. Significant and quantifiable effect of use of a public facility. The quantity of use calculated or measured relative to user volume in the facility, compared to calculated capacities of the public facility.

IMPERVIOUS SURFACE. All surface area of a lot or parcel, including portions occupied by buildings or structures, where surface drainage waters are unable to freely percolate downward through the natural soils.

IMPROVEMENT. Any man-made, immovable item which becomes part of, placed upon, or is affixed to, real estate, such as street pavement, curb and gutter, sidewalk, alley pavement, walkway pavement, water main, sanitary sewer, storm sewer or drain, street name, sign, landscaping, permanent reference monument (PRM), permanent control point (PCP) or any other improvement required by the Site Plan Review Committee.

INOPERABLE EQUIPMENT. Equipment which is in a state of disrepair or not in working condition.

INOPERABLE MOTOR VEHICLE A vehicle which cannot be legally driven upon the public streets for any reason including but not limited to being unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

INSTALL. To erect, replace, hang, paint, display, apply, or otherwise put in place in any manner whatsoever.

INSTRUCTIONAL SIGN. A sign conveying instructions with respect to the premises on which it is maintained, such as, but not limited to, "exit", "entrance", "parking", "carry out", or similar instruction.

INTENSITY. The square footage of nonresidential floor area permitted per gross acre of land as determined by the Port St. Lucie Comprehensive Plan and Code of Ordinances.

JUNKYARD, SALVAGE YARD, or RECYCLING CENTER. A place, structure, or lot where junk, waste, discarded, salvaged or similar materials such as automobiles, appliances, old metal, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, and the like are brought, bought, sold, exchanged, baled, packed, disassembled, stored, or handled, including used lumber and building material yards, house wrecking yards, heavy equipment, wrecking yards, and yards or places for the storage, sale, or handling of salvaged house wrecking or structural steel materials.

KENNEL. An establishment where six or more domesticated animals more than six months, old are housed, bred, or trained.

KITCHENETTE. A small kitchen or a small recessed section of a room principally used or designed for

cooking or preparation of food (i.e., a stove, refrigerator, microwave, etc.) and typically smaller in size than a kitchen found in a single-family residence.

LAND DEVELOPMENT CODE OR LAND DEVELOPMENT REGULATIONS. The ordinances enacted by City of Port St. Lucie pursuant to Section 163.3161 et. seq., F.S., for the regulation of the development of land within the incorporated area of the city.

LAND SURVEYOR. A professional land surveyor and mapper registered under Chapter 472, F.S. who is in good standing with the Florida State Board of Professional Regulation.

LAND USE. The development activity or use that has occurred on the land or the development that is proposed by a developer of land that will generate demands for services offered by public facilities.

LAND CLEARING PLAN. A graphic diagram or aerial showing the areas of land disturbance, areas to be cleared and sediment and erosion control measures.

LANDSCAPE ISLAND. A curbed area located at the end of a parking bay and designated for landscaping.

LANDSCAPE STRIP. A strip of land designated for landscaping.

LANDSCAPE BUFFER STRIP. A strip of land designated to provide a visual buffer between abutting properties that consists of landscaping and an architectural wall.

LANDSCAPING. Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or palms; and nonliving durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls, or fences, but excluding paving.

LEVEL OF SERVICE (LOS). An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facility. LOS indicates the capacity per unit of demand of each public facility.

LICENSING ENTITY OR LICENSING ENTITIES. The Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, the Department of Children and Families, the Agency for Health Care Administration, or any other state agency with state authorization to license a community residential home to serve residents.

LISTED SPECIES. Those species of plants and animals listed as endangered, threatened, rare, or species of special concern by an official state or federal plant or wildlife agency, or the Florida Natural Areas Inventory (FNAI), includes species ranked as S1, S2, or S3). These species are targeted for protection for a number of reasons, e.g. they are in imminent danger of extinction, are rapidly declining in number or habitat, or have an inherent vulnerability to habitat modification, environmental alteration, or human disturbance which puts them at risk of extinction.

LISTED SPECIES, LIKELY TO OCCUR. Species listed in "Appendix B," Conservation Element, Port St. Lucie Comprehensive Plan.

LIVING AREA. The enclosed area of a dwelling unit which may be heated or air-conditioned, and excluding garages, carports, porches, and breezeways. A living area shall be measured from the exterior faces of the exterior walls excluding any exterior attachment.

LONG-WIRE ANTENNA. A wire antenna consisting of a single conductor of a random length, which typically is conducted to a transceiver at one end. It most often is parallel to the ground at a typical height of approximately 35 ft.

LOT. A designated parcel, tract, or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

LOT AREA. The size of a lot measured within the lot lines and expressed in terms of acres or square feet.

LOT DEPTH. The distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

LOT FRONTAGE. The lineal distance of a lot measured along abutting public or private rights-of-way.

LOT OF RECORD. Land designated as a separate and distinct parcel on a legally recorded subdivision plat.

LOT, NONCONFORMING. A land parcel, however constituted, which does not meet all minimum zoning requirements.

LOT WIDTH. The distance between side lot lines measured on the front building line.

LOW-THC CANNABIS. Any plant(s) or part of a plant(s) of the genus Cannabis, the dried flowers of which contain 0.8 percent or less of tetrahydrocannabinol and more than 10 percent of cannabidiol weight for weight; the seeds thereof; the resin extracted from any part of such plant; or any compound, manufacture, salt, derivative, mixture, or preparation of such plant or its seeds or resin that is dispensed only from a dispensing organization as specified in Section 381.986(1), F.S., as may be amended from time to time.

LUMINANCE. A measurement of the brightness of a signs face.

MAINTENANCE GUARANTEE. Any security which may be required and accepted by a governmental agency to ensure that necessary improvements will function as required for a specific period of time.

MAJOR ROAD NETWORK SYSTEM. All city, county and state arterial and collector roads within the total incorporated area depicted in the Traffic Circulation Element of the Comprehensive Plan.

MAJOR SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into three (3) or more lots, tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease. (Also see SUBDIVISION.)

MANGROVES. Any specimen of the species Avicenna germinans (black mangrove), Laguncularia racemosa (white mangrove), Rhizaphora mangle (red mangrove), and Conocarpus erectus (buttonwood mangrove).

MANUFACTURED HOUSE. A single-family dwelling which is factory constructed in its entirety in units or components, and then placed or assembled on a building site, and which has been determined to be constructed in compliance with the Federal Manufactured Home Construction and Safety Standards Act. Manufactured houses are further described as being of either residential design or standard design.

1. Residential design manufactured housing has the following characteristics:
    a. Minimum width of main body. Minimum width of the main body of the residential design manufactured housing as located on the site shall not be less than 20 feet, as measured across the narrowest portion. This is not intended to prohibit the offsetting of portions of the house.
    b. Minimum roof pitch, minimum roof overhang and roofing materials. Minimum pitch of the main roof shall be not less than one foot to rise for each four feet of horizontal run and the minimum roof overhang shall be one foot. In cases where site built housing generally has been constructed in adjacent or nearby locations with roof pitches less than 1:4 and/or roof overhang of less than one foot, then the residential design manufactured house may have less roof pitch and overhang, similar to the site built houses. In general, any roofing material other than built up composition roof, may be used which is generally used for site built houses in adjacent or nearby locations.
    c. Exterior finish and light reflection. Any material may be used for exterior finish which is generally acceptable for site built housing which has been constructed in adjacent or nearby locations, provided, however, that reflection for such exterior shall not be greater than from siding coated with clean white gloss exterior enamel.
    d. Approved foundations required in residential districts. Where approval of homes or model plans does not include approval of type of foundation, no residential design manufactured house shall be placed or occupied for residential use on a site in a residential district until such foundation plans have been submitted and approved by the Building Official as to the appearance and durability of the proposed foundation and whether it is acceptably similar or compatible in appearance to foundations of residences built on adjacent or nearby sites.
    e. Site orientation. Residential design manufactured houses shall be placed on lots in such a manner as to be compatible with and reasonably similar in orientation to the site built housing which has been constructed in adjacent or nearby locations.
2. Standard design manufactured houses are manufactured houses certified as meeting the HUD Code, but not meeting the residential design standards contained herein.

MARINA. An establishment with a waterfront location providing for the refueling and/or in-water storage

of watercraft used for recreational and noncommercial purposes, and including minor repair services for such craft not involving removal of watercraft from the water or removal of inboard or outboard engine

from the watercraft.

MASS GRADING PLAN. A plan showing the areas to be cleared, stockpile areas, locations of lakes, locations of roads, and anticipated haul routes. These plans are associated with clearing land, road grading, and excavation of lakes within approved DRIs or PUDs prior to review or approvals of site development plans.

MASTER PLAN. A comprehensive long-range plan intended to guide the growth and development of a community or region. Includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

MASTER SIGN PROGRAM. A comprehensive sign program for projects which promote unified design concepts harmonious with the overall project and adjacent properties.

MEAN HIGH WATER LINE. Water line which is the average height of the high waters over a 10-year period. For shorter periods of observation, mean high water means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent known variations and to reduce the result to the equivalent of mean 19-year value.

MEDICAL CANNABIS. All parts of any plant of the genus Cannabis, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, sale, derivative, mixture, or preparation of the plant or its seeds or resin that is dispensed only from a dispensing organization for medical use by an eligible patient as defined in Section 499.0295, F.S. as specified in Section 381.986(1), F.S., as may be amended from time to time.

MEDICAL MARIJUANA. Medical Cannabis and/or Low-THC Cannabis lawfully prescribed to a qualifying patient pursuant to Florida law and the Department of Health's regulations.

MEDICAL MARIJUANA CULTIVATION FACILITY. Any area designated to be used for the cultivation of low-THC cannabis and/or medical cannabis.

MEDICAL MARIJUANA DISPENSING FACILITY OR DISPENSING FACILITY. A facility where Low-THC and/or Medical Cannabis is dispensed at retail.

MEDICAL MARIJUANA DISPENSING ORGANIZATION OR DISPENSING ORGANIZATION. An organization approved by the Florida Department of Health to cultivate, process, transport, and dispense low-THC cannabis or medical cannabis to qualified patients and legal representatives pursuant to this section as specified in Section 381.986(1), F.S., as may be amended from time to time.

MEDICAL MARIJUANA PROCESSING FACILITY. Any area to be used for the processing of low-THC cannabis and/or medical cannabis.

MEDICAL MARIJUANA TREATMENT CENTER(MMTC). An entity that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their caregivers and is registered by the Florida Department of Health.

MEDICAL USE. The acquisition, possession, use, delivery, transfer, or administration of the prescribed amount of low-THC cannabis or medical cannabis not in conflict with Department of Health's applicable rules, or of related supplies by a qualifying patient or caregiver for use by the caregiver's designated qualifying patient for the treatment of a debilitating medical condition as specified in Article X, Section 29 of the Florida Constitution as may be amended from time to time.

MENU BOARD. A wall or permanently mounted sign displaying the bill of fare for a drive-through restaurant.

MENU OR SANDWICH SIGNS. A-frame sign on sidewalks in front of the business it applies to. A portable sign displaying the type and price of services in connection with the business.

MICROBREWERY. A facility where beer and malt beverages are made on the premises and may include a taproom for sale of beer for on premises consumption or in sealed containers for later consumption off the premises. A microbrewery may also, in conjunction with the sale of beer for consumption on the premises, sell wine for consumption on the premises.

MINING or EXCAVATION. The removal of mineral resources or any earth material in excess of one hundred (100) cubic yards from its natural position upon a lot to another site, other than incidental excavation directly related to foundation preparation for an approved building, structure, or surface drainage.

MINOR SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into two (2) tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease. (Also see "SUBDIVISION").

MOBILE HOME.

1. A detached unit with all the following characteristics:
    a. Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems;
    b. Designed for transportation after fabrication on streets and highways on its own wheels or on a flatbed or other trailer;

c. Arriving at the site where it is to be occupied as a dwelling complete, including major appliances, and ready for occupancy except for minor and incidental unpacking and

assembly operations, location on jacks or other temporary or permanent foundations, connection to utilities, and the like; and

d. Built prior to the enactment of the Manufactured Home Construction and Safety Standards Act.

2. A recreational vehicle is not to be considered as a mobile home.

MOBILE HOME PARK. A lot or parcel developed in accordance with Chapter 158 and maintained under single ownership, where designated sites are offered for rent or lease for the placement and/or occupancy of mobile homes as dwelling units.

MODULAR HOUSE. A single-family dwelling which is factory-constructed in its entirety, in units or components, and then placed or assembled on a building site, and which has been approved by the Department of Community Affairs of the State of Florida, or its successor agency.

MONUMENT SIGN. A freestanding sign where the base of the sign structure is flush with and anchored into the ground independent of support from any building. The width of the top of the sign structure can be no more than 120 percent of the width of the base.

MOTOR HOTEL, MOTOR LODGE. (See "HOTEL OR MOTEL").

MULCH. Nonliving, small, aggregate material such as gravel, rock, pebbles, bark, or pine needles spread over exposed soil.

MULTIPLE-FACED SIGN. A sign with more than two (2) faces.

MULTI-FAMILY RESIDENTIAL/
INSTITUTIONAL AREAS. Any area zoned multi-family residential or institutional, including areas designated for multifamily/ institutional uses in an approved PUD development plan.

MULTI-STORY STRUCTURE. A building or structure or portion thereof with two (2) or more stories measured from the surface of any floor and the surface of the floor directly above it not including basements or underground parking garages.

MUSIC RECORDING STUDIOS. A facility for sound recording and mixing.

NATIVE HABITAT. The natural abode of a plant or animal that contains the arrangement of food, water, cover and space required to meet the biological needs of a given species which occur indigenously on the land, in the soil, or in the water.

NATIVE SHORELINE WETLAND VEGETATION. Indigenous shoreline vegetation typically adapted for life in saturated soil conditions and characterized by wetland species listed in Chapter 17-3, F.A.C., as amended from time to time.

NATIVE UPLAND HABITAT. Indigenous vegetation typically adapted for life in non-wetland areas.

NATIVE WETLAND VEGETATION. An area that is inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

NEIGHBORHOOD SIGNAGE. Signs designating separate and distinct neighborhoods which may be part of a larger subdivision or have distinct characteristics which are unlike those in adjoining areas.

NIT. Candela per square meter or cd/m2 (1 nit = 1cd/ m2)

NOI. Notice of Intent. Form sent to FDEP notifying FDEP that clearing or construction activities will occur on the project. The NOI is an application to work under the Generic Permit for Stormwater Discharge from Large and Small Construction Activity.

NONCONFORMING SIGN. Any sign which does not comply with the regulations of this Sign Code, or subsequent amendments.

NONCONFORMING STRUCTURE, USE OF LAND, USE OF LAND AND STRUCTURE, AND THE LIKE. See Section 158.275 through 158.286.

NONRESIDENTIAL SUBDIVISION. A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these regulations.

NPDES. National Pollutant Discharge Elimination System. This is a federal permitting program to regulate stormwater discharges.

NURSING OR CONVALESCENT HOME. An extended or intermediate care facility which provides continuous personal care or nursing for three or more persons not related by blood or marriage to the operator who by reason of illness, physical or mental infirmity, or advanced age are unable to care for themselves.

OCCUPANCY. The residing of an individual or individuals overnight in a dwelling unit, or the installation, storage or use of equipment, merchandise, or machinery in any public, commercial, or industrial building.

OFF-PREMISES SIGN. A sign identifying, advertising or directing the public to a business, merchandise,

service institution, residential area, entertainment, or activity which is located, sold, rented, based, produced, manufactured, furnished or taking place at a location other than on the property on which the sign is located.

OFFICE, BUSINESS. An office for such activities as real estate agencies, advertising agencies (but not sign shops), insurance agencies, travel agencies and ticket sales, chamber of commerce, credit bureaus, finance companies, abstract and title agencies or insurance companies, stockbrokers, and the like (but not including banking institutions). It is characteristic of a BUSINESS OFFICE that retail or wholesale good are not shown to or delivered from the premises to a customer.

OFFICE, PROFESSIONAL. An office for the use of persons generally classified as professionals, such as architects, engineers, attorneys, accountants, doctors, dentists, veterinarians (but not including boarding of animals on the premises), psychiatrists, psychologists, and the like.

OFF-STREET PARKING. A site or a portion of a site, devoted to the off-street parking of vehicles, including parking spaces, aisles, access drives, and landscaped areas.

ON-PREMISES SIGN. Any structure, device, display board, screen, surface or wall, characters, letters, or illustrations placed thereto, thereon, or there under by any method or means whatsoever where the matter displayed is used for advertising on the premises, a product or service, actually or actively offered for sale or rent thereon or therein.

OPEN LOT STORAGE AREA. An area outside the confines of an enclosed building which is enclosed by an opaque fence or wall and where inoperative vehicles, scrap metal, scrap lumber, building materials, machinery, machinery parts, or other similar items are customarily sold or stored.

OPEN/OUTSIDE STORAGE. Non-transitory containment, holding, leaving, or placement of goods or material for longer than 24 hours outside of a fully-enclosed building. It does not include the interim accumulation of a limited amount during processing, maintenance or repair.

OPEN SPACE. Land devoid of any structure or buildings except for minor pavilions, landscape structures or terraces and designed and maintained for recreation or leisure-time enjoyment, buffer areas, drainage or conservation.

OTHER VEHICULAR USE AREAS. All land upon which vehicles traverse the property as a function of the primary uses.

OVERALL PROJECT DEVELOPER. The individual, company or corporation who obtained preliminary approval of a multi-phased project under a single unity of title or an individual, company or corporation who purchased a multi-phased project in its entirety.

OVERLAY ZONING DESIGN STANDARDS. Site design and architectural standards for new development

and redevelopment in designated areas contained in the "City of Port St. Lucie Citywide Design Standards Manual" as set forth in section 158.288(A) of the Code.

PAIN MANAGEMENT CLINIC. Is defined as specified in Section 458.3265(1)(a), F.S., as may be amended from time to time, and includes a privately owned pain-management clinic, facility, or office, which advertises in any medium for any type of pain management services, or employs a physician who is primarily engaged in the treatment of pain by prescribing or dispensing controlled substance medications; a physician is primarily engaged in the treatment of pain by prescribing or dispensing controlled substance medications for the treatment of chronic nonmalignant pain. Chronic nonmalignant pain is pain unrelated to cancer which persists beyond the usual course of the disease or the injury that is the cause of the pain for more than ninety (90) days after surgery.

The definition shall not include any of the following:

1. A clinic licensed as a facility pursuant to Chapter 395, F.S.;
2. The majority of the physicians who provide services in the clinic primarily provide surgical services;
3. The clinic is owned by a publicly held corporation whose shares are traded on a national exchange or on the over-the-counter market and whose total assets at the end of the corporation's most recent fiscal quarter exceeded $50 million;
4. The clinic is affiliated with an accredited medical school at which training is provided for medical students, residents, or fellows;
5. The clinic does not prescribe or dispense controlled substances for the treatment of pain; or
6. The clinic is owned by a corporate entity exempt from federal taxation under 26 U.S.C. § 510(c)(3).

PAINTED SIGN. Any sign painted on any surface, including the roof of any building.

PARAPET. That portion of the facade which extends above the roof.

PARCEL OF LAND. Any quantity of land capable of being described with such definiteness that its location and boundaries may be established.

PARKING BAY. A single alignment of 12 or fewer parking spaces that is terminated at each end with a landscape island.

PARKING LOT. An off-street, ground level area, usually surfaced and improved, used or intended to be used for the parking of motor vehicles.

PERFORMANCE GUARANTEE. Any security that may be accepted by a municipality as a guarantee that the

improvements required as part of an application for development are satisfactorily completed.

PERMANENT REFERENCE MONUMENT. A monument according to Section 177.031, F.S.

PERMANENT SIGN. Any sign permanently affixed to a structure or the ground which cannot be removed without special handling.

PERSON. An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a point or common interest, or any other entity, and its designated agents, successors or assigns.

PERSONAL SERVICE USE. A use intended primarily to provide direct and personal service to its customers, including such uses as barber shops, beauty shops, tailors, shoe repair shops, laundry pick-up stations, watch repair shops, and the like.

PERVIOUS SURFACE. A surface that permits absorption of storm water.

PESTILENT EXOTIC VEGETATION/SPECIES. Non-native vegetation that is considered a nuisance, invasive, or a pest. Exotic vegetation includes, but is not limited to, Brazilian pepper (Schinos terebinthisfolios), Australian Pine (Casuarina equisetifolia), and Melaleuca (Melaleuca quinquenervia).

PHARMACY. Means the same as the definition in Section 465.003(11)(a), F.S., as may be amended from time to time, and includes community pharmacy, internet pharmacy, and special pharmacy, but does not include institutional pharmacy or nuclear pharmacy, as each of those terms are used in that section.

PLAN, FINAL SUBDIVISION. Includes the plat to be recorded; final engineering and construction drawings, specifications and calculations; certification of improvements, as-built drawings, or performance guarantee; and other required certifications, bonds, agreements, approvals, and materials for a development phase or the entirety of a parcel of land, meeting the requirements of the Code of Ordinances.

PLAN, PRELIMINARY SUBDIVISION. Includes the site plan and preliminary plat; tree location map or aerial photographic overlay; preliminary engineering drawings, specifications and calculations; and other necessary materials for a development phase or the entirety, meeting the requirements of the Code of Ordinances.

PLAN, SITE AND/OR DEVELOPMENT. Includes the site plan, statements of use and unified control, preliminary and/or final engineering drawings, specifications and calculations; and other required certifications, as-built drawings, performance guarantees, bonds, agreements, approvals and materials for a development phase or the entirety meeting the requirements of the land development regulations.

PLANNED RESIDENTIAL COMMUNITY. A City-approved, planned unit development that is under unified control, is planned and developed as a whole, has a minimum gross lot area of 8 acres, and has amenities that are designed to serve residents with developmental disabilities as defined in Florida Statutes Section 393.63 but that shall also provide housing options to other individuals.

PLANNING AND ZONING DEPARTMENT. The city agency duly authorized to review applications and plans for compliance with the land development regulations.

PLANTING AREA. Any area designated for landscape planting having a minimum area of ten square feet

and having a minimum dimension of 3 feet; except that wherever a tree shall be planted, a minimum area of 25 square feet, with a minimum dimension of at least five feet.

PLAT. A map or delineated representation of the subdivision of lands, being complete, exact representation of the subdivision and other information in compliance with the requirement of all applicable statutes and of local ordinances, and may include the terms "replat," "amended plat" or "revised plat."

PLATTED LOT OF RECORD. A lot which is part of a subdivision which has been recorded in the office of the Clerk of the Circuit Court of St. Lucie County prior to the effective date of these regulations.

POLE SIGN. A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure.

POTENTIALLY DEFICIENT ROAD SEGMENT. A city, county or state road segment on the Major Road Network System that is presently operating at [80-90%] of its adopted Level of Service (LOS)S standard.

PORTABLE SIGN. Any sign that is designed to be transported, including but not limited to signs: with wheels removed; with chassis or support constructed without wheels; designed to be transported by trailer or wheels; menu and sandwich signs, searchlight stands; and tethered inflatable signs.

PREMISES. A distinct unit, site, parcel of land, or property, with or without buildings, but including the buildings, which is the subject of a development action.

PRE-APPLICATION CONFERENCE. An initial meeting between developers and municipal representatives which affords developers the opportunity to present their proposals informally.

PRELIMINARY APPROVAL. The conferral of certain rights prior to final approval after specific elements of a development plan have been agreed upon by the Site Plan Review Committee and the applicant.

PRELIMINARY SUBDIVISION PLAT. A map indicating the proposed layout of a development and related information that is submitted for preliminary approval.

PRINCIPLE. A broad and basic rule but not measurable. Accompanied by the words "shall" or "will."

PRINCIPAL USE. The primary use of any lot or land parcel, with other use or uses thereon being clearly of a secondary or accessory nature.

PROJECTING BLADE SIGN. Any blade sign hung or projecting perpendicular to promote a pedestrian environment.

PROJECTING SIGN. A sign projecting at an angle from the outside wall or walls of any building which is supported by only one (1) rigid support, irrespective of the number of guy wires used in connection therewith.

PROTECTED TREE. Any tree having a DBH of 12 inches or greater or any native palm with a minimum clear trunk of ten (10) feet or greater. The term "protected tree" shall also apply to any replacement tree

and any tree that is represented in a landscape plan, street tree planting plan or other planning document

for the purposes of securing an approved building permit, clearing permit, or certificate of occupancy. This excludes the following:

1. Non-native fruit trees cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to: mangos, avocados, or species of citrus.
2. Non-native invasive or undesirable plants listed under Section 154.03(L).
3. All non-native trees in the palm family.

PSLUSD. Port St. Lucie Utility Systems Department.

PUBLIC FACILITIES. Major capital improvements including but not limited to transportation, sanitary sewer, solid waste, drainage, potable water, parks and recreational facilities and services.

PUBLIC FACILITY OR USE. Any building or open area publicly owned and operated for the purpose of providing public services.

PUBLIC SIGN. A sign placed under the authority of duly authorized government officials, including traffic signs, legal notices, public safety signs, or signs placed by such authorized official for the public health, safety, welfare, or convenience.

PUBLIC UTILITY FACILITY. A facility which provides initial generation or major treatment, storage, or distribution with respect to a public utility such as water supply, sewer, gas, telephone, and electricity, but not including wireless communication antennas and towers.

PUD - PLANNED UNIT DEVELOPMENT. A land area under unified control which is planned and programmed in a single development operation or in a series of prescheduled phases according to an officially approved final development plan.

RATE. Volume per unit of time

RECOVERY RESIDENCE. An alcohol and drug-free residential dwelling, for individuals deemed disabled/handicapped by the Fair Housing Act and/or the Americans With Disabilities Act as a result of alcohol and/or drug addictions, that is in compliance with the standards set forth by the National Association of Recovery Residences and the Florida Association of Recovery Residences as much as is practicable.

RECLAMATION PLAN. A plan which describes how reclamation, including the restructuring, reshaping, and vegetation of disturbed lands to a form in which the lands may be beneficially used and includes the process of restoration, will take place.

RECREATIONAL FACILITY. A place designed and equipped for the conduct of sports, leisure time, fitness and recreational activities, including sports instruction schools.

RECREATIONAL VEHICLE PARK. A lot or parcel designed and developed in accordance with the requirements of this chapter and maintained under single ownership, where designated sites are offered for rent, lease or sale for the temporary placement of recreational vehicles to be utilized for sleeping or eating in conjunction with recreation and/or vacation purposes. RV parks are restricted to temporary occupancy of any individual unit of no more than six months.

RECREATION VEHICLES. Any vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own mode of power or is mounted on or propelled by another vehicle including: camper, travel trailer, truck camper, and motor homes.

REPLACEMENT TREE. Shall mean any tree planted or preserved as a condition of approval of a tree removal permit.

RESIDENT. A resident of a community residential home is any of the following: a frail elder as defined by Florida Statutes Section 429.65, a person who is handicapped as defined in Florida Statutes Section 760.22(7)(a), a person who has a developmental disability as defined by Florida Statutes Section 393.063, a nondangerous person who has a mental illness as defined in Florida Statutes Section 394.455, or a child who is found to be dependent as defined in Florida Statutes Section 39.01 or 984.03, or a child in need of services as defined by Florida Statutes Section 984.03 or 985.03.

RESIDENTIAL COMPLEX. (See "COMMERCIAL/INDUSTRIAL/RESIDENTIAL COMPLEX").

RESTAURANT. An establishment where food and beverage are prepared and served for pay primarily for consumption on the premises.

RESTAURANT, DRIVE-THROUGH. An establishment whose is serving food to the public for consumption on the premises by order from and service to vehicular passengers outside the structure.

RESUBDIVISION. A change in a map of an approved or recorded subdivision if such change affects any street layout on such map or area reserved thereon for public use, or any lot line or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions. (Also see "SUBDIVISION").

RETAIL BUSINESS. An establishment where goods are displayed and offered for purchase directly by the intended consumer or user of those goods.

REVOLVING SIGN. ("See ANIMATED SIGN").

RIGHT-OF-WAY. A strip of land dedicated, deeded, occupied or intended to be occupied by a street, walkway, boulevard, road, avenue, alley or other means of ingress or egress, railroad, electric transmission line, gas pipeline, water main, sanitary main, storm water main, swale, drainage canal, ditch or other drainage facility or structure, shade trees or for another special use.

RIP RAP. A loose assemblage of unconsolidated boulders, rocks, or clean concrete rubble arranged along the natural slope of the shoreline, often over a porous filter cloth, intended to stabilize the shoreline and reduce erosion. Concrete rubble shall be free to exposed reinforcing rods or similar protrusions, tar, asphalt, and paint.

ROOF-MOUNTED AMATEUR RADIO ANTENNA SUPPORT STRUCTURE. An amateur radio antenna support structure that is affixed to any building or accessory structure.

ROOF LINE. The highest continuous horizontal line of a roof on a sloping roof, the roof line is the principal ridge line or the highest line common to one (1) or more principal slopes of the roof. On a flat roof, the roof line is the highest continuous line of the roof or parapet, whichever is higher.

ROOF SIGN. Any sign, installed, constructed or maintained above the deck line or eave of any building.

ROOT PROTECTION ZONE. The pervious area beneath a tree centered on the trunk. For preserved trees, this means the area beneath the drip line of the tree. Root protection zones that include existing impervious area(s) not adversely affecting the viability of the tree, may be acceptable.

ROTATING SIGN. (See "ANIMATED SIGN").

RUNOFF. A term generally used to describe stormwater that is unable to soak into the ground and which flows over land.

RUNOFF COEFFICIENT. Ratio of the amount of rain which runs off a surface to that which falls on it; a factor from which runoff can be calculated.

SANDWICH SIGN. (See "A-FRAME SIGN").

SEDIMENTATION OR SILTATION. The process by which mineral or organic matter is removed from its site or origin, transported and subsequently deposited by air, water or mechanical activities.

SELF-SERVICE STORAGE FACILITY. An enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for dead storage of their household goods and/or personal property.

SEMI-PUBLIC FACILITY OR USE. Any building or open area privately owned and operated for the purpose of providing public services, but not including wireless communication antennas and towers.

SERVICE AND REPAIR FACILITY. An establishment whose primary function is to provide service and/or repairs upon personal, household, or small commercial equipment, but excluding automotive or vehicle repair.

SERVICE STATION. An establishment utilized principally for the business of fueling and lubricating motor vehicles and for performances of incidental service to motor vehicles such as hand washing, cleaning,

polishing, tire changing and repair, battery recharging and replacement, minor repairs and tune-ups, and

including the sale of tires, batteries, incidental parts, and accessories. Service permissible in a service station shall not include major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition, operation of a commercial parking lot or a commercial garage as an accessory use, or other characteristics to an extent greater than normally found in such stations; any establishment performing those services shall be deemed to be an auto repair shop or garage.

SERVICE VOLUME (ROADS). (See "CAPACITY (ROADS)").

SETBACK LINE, BUILDING. An imaginary line running parallel to a front, side, or rear property line and establishing the rear edge of a yard or open area in which no building, structure, or use may be placed or established, unless otherwise permitted herein. For irregular shaped lots, the Zoning Administrator may interpret from where the setback line is to be measured.

SFWMD. South Florida Water Management District.

SHORELINE. The immediate interface of land and water; the mean high tide line in non-vegetated areas, and the landward extent of wetland species of vegetation as listed in Chapter 17-4, FAC. where such "Marine Species" constitute the dominant plant community.

SHORE PROTECTION STRUCTURES. Shore hardening structures, such as seawalls, bulkheads, revetments, groins, and aggregates of materials other than natural sediments, used to prevent erosion and protect other structures from waves and other hydrodynamic forces.

SHRUBS. Any low, self-supporting, multi-stemmed evergreen.

SIGHT DISTANCE TRIANGLE. An area adjacent to an intersection or driveway that must be clear of visual obstructions, such as landscaping, to allow drivers to see intersecting traffic. See Section 158.204 of the Zoning Code for visibility at intersections in Zoning Districts.

SIGN. Any writing (including letter, word, or numerical), pictorial presentation (including illustration or decoration), emblem (including device, symbol, or logo), flag (including banner or pennant), or any other figure of similar character, that; (1) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; (2) is used to announce, direct attention to, or advertise; and (3) is visible from outside a building. A sign includes writing, representation, or other figures of similar character, within a building not attached to a window and can be viewed through a glassed wall of a building.

SIGN HEIGHT. The vertical distance to the highest point of a sign. Freestanding signs shall be measured from the crown of the nearest abutting street.

SINGLE-FAMILY RESIDENTIAL AREA. Any portion of the city divided into lots intended to contain a single

dwelling unit designed for occupancy by one family.

SITE PLAN REVIEW COMMITTEE. A committee established by Chapter 158 of the city's Code of Ordinances. The Committee reviews, comments and makes recommendations with respect to development applications.

SNIPE SIGN. Any off premises sign of any size, made of any material, including but not limited to paper, cardboard, wood, and metal, when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.

SOLAR ENERGY SYSTEM. Any device or combination of devices or elements which rely upon direct sunlight as an energy source, including but not limited to any substance or device which collects sunlight for use in the heating or cooling of a structure or building, the heating or pumping of water, or the generation of electricity. A solar energy system may be used for purposes in addition to the collection of solar energy. These uses include, but are not limited to, serving as a structural member or part of the roof of a building or structure and serving as a window or wall. A solar energy system may be mounted on the building or on the ground and is not the principal use of the property.

SOLAR GENERATION STATION. An energy generation facility comprised of one or more freestanding, ground mounted devices that capture solar energy and convert it to electrical energy for use in locations other than where it is generated. Solar generation stations typically utilize photovoltaic solar cells, but can also be combinations of light reflectors, concentrators, and heat exchangers. A solar generation station is also known as a solar plant, solar generation plant, solar farm, solar power plant, or solar thermal power plant.

SPECIAL EXCEPTION USE. Any use so designated within Section 158.260, which use shall be subject to review and approval in accordance with the requirements of this chapter for the particular lot or parcel involved

SPECIMEN TREE. A tree which is of high value because of its type, size, age or other relevant criteria.

SPONSORING AGENCY. An agency or unit of government, a profit or not for profit agency, or any other person or organization which intends to establish or operate a community residential home.

SPREAD. Means the crown diameter measured by taking the average of the widest branch spread and the branch spread perpendicular to it.

STORMWATER. The flow of water which results from, and that occurs immediately following, a rainfall.

STORMWATER MANAGEMENT SYSTEM. The system, or combination of systems, designed to treat stormwater, or collect, convey, channel, hold, inhibit, or divert the movement of stormwater on, through,

and/or from a site.

STREET. A public or approved private thoroughfare which affords the principal means of access to abutting property. Street includes a lane, way, place, drive, boulevard, road, avenue, alley or other means of ingress or egress, regardless of the descriptive term used.

STREET, APPROVED PRIVATE. A private thoroughfare which affords the principal means of access to abutting property and which has been specifically approved for said access by official action of the City Council, but the maintenance and upkeep of which remains the responsibility of the owner or owners of record.

STREET, ARTERIAL. Any street or thoroughfare so designated by official action of the City Council or designated as such within the Comprehensive Plan. Arterial streets and highways are intended to serve moderate to large traffic volumes traveling relatively long distances. Requirements for speed and level of service are usually quite high. Access to arterials should be well-controlled and, in general, limited to collector streets or highways.

STREET, COLLECTOR. Any street or thoroughfare so designated by official action of the City Council or designated as such within the Comprehensive Plan. Collectors are intended to serve as the connecting link for local streets and highways and to provide intra-neighborhood transportation. The traffic characteristics generally consist of relatively short trip lengths and moderate speeds and volumes. Access to collectors should be restricted to local streets and highways and major traffic generators.

STREET, LOCAL. Any street not designated as a collector or arterial street. The primary function of a local street or highway is to serve the adjacent property by providing the initial access to the highway network. These facilities are characterized by short trip lengths, low speeds and small traffic volumes. The design of the network should be directed towards eliminating through traffic from these facilities.

STRUCTURAL ALTERATION. Any change, alteration, or addition to a building or structure which involves bearing walls or supporting members.

STRUCTURE. Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground.

SUBDIVISION. The division of a lot, tract or parcel of land, whether improved or unimproved, into two (2) or more lots, tracts, parcels or other divisions of land for the purpose, whether immediately or future, of transfer of ownership, development or lease, or, if the establishment of a new street is involved, any division of such lot, tract or parcel. The term includes a resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

SUBSTANTIAL CONSTRUCTION WORK. The commencement and continuous prosecution of construction of required improvements toward completion.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Any extension, repair, reconstruction, or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the fair market value either before the improvement is started or, if the property has been damaged and is being restored, before the damage occurred.

SURFACE WATER. Water above the surface of the ground whether or not flowing through definite channels.

SWINGING SIGN. Any sign that swings freely from or on supports regardless of the guy wires used in connection therewith.

SWPPP. Stormwater Pollution Prevention Plan. Plan showing the BMPs to reduce storm water runoff from cleared areas or construction sites. Can also be referred to as an Erosion Control Plan.

TELECOMMUNICATION SWITCHING FACILITIES. Telecommunication switching facilities will have the following characteristics: Consist of less than four hundred twenty-five (425) square feet of total floor space; not be occupied; have only two (2) parking spaces; and be used for telecommunication switching equipment only.

TEMPORARY INSTALLATIONS. Those installations of amateur radio antennas and amateur radio support structures that remain in place for a period less than ninety (90) consecutive days and whose manufacturer's specifications do not recommend or require concrete footings

TEMPORARY SIGN. Any sign that is not a permanent sign and is intended to be used for less than 12 months.

TEMPORARY USE. A use, other than an accessory use, that does not involve the construction or alteration of any permanent structure and that is established for a fixed period of time with the intent to discontinue such use upon the expiration of the established time period.

TIME AND TEMPERATURE SIGN. A display containing illuminated numerals flashing alternately to show the time and/or temperature.

TOWNHOUSE. A single-family dwelling unit constructed in a series or group of attached units with property lines separating such units.

TREE. Any self-supporting, woody plant having at least one well-defined stem that will gain a minimum height of 20 feet when mature.

TREE PROTECTION BARRIER. A suitable structure as installed as close as possible to the perimeter of the

tree protection area prior to construction, land clearing, or demolition.

TRAILER SIGN. Any sign installed on a frame or structure with wheels other than a motor vehicle. Also see "Portable Sign".

UNDER CANOPY SIGN. Any sign hung under a canopy perpendicular to the building to promote a pedestrian environment.

UPLAND. All land areas not defined as wetlands per Section 157.08.

USACE. United States Army Corps of Engineers.

USE. The purpose for which land or water or a structure thereon is designated, arranged, or intended to be occupied or utilized or for which it is occupied or maintained. The use of land or water in the various zoning districts is governed by this chapter.

USE OF LAND OR WATER. Includes use of land, water surface, and land under water to the extent covered by zoning districts, and over which the city has jurisdiction.

UTILITIES. Any publicly or privately operated utility, such as but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, telephone and television cable systems.

VSHAPED SIGN. Any sign which has two (2) faces which are not parallel.

VARIABLE MESSAGE BOARD. Portable electronic devices which may be used for providing information to motorists about construction schedules, alternate routes, expected delays, detours, and any other public message for the health, safety or welfare of the traveling public and residents. Use limited to government agencies.

VARIANCE. A relaxation of the terms of this zoning code where a variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the petitioner or applicant, a literal enforcement of the requirements of this chapter would result in unnecessary and undue hardship on the land.

VEHICLE SIGN. A sign affixed to or painted on a transportation vehicle or trailer for the purpose of identification or advertisement. Vehicle signs shall not include political signs, bumper stickers, or signs required by law, ordinance, or regulations.

VERTICAL ANTENNA. A vertically polarized conductor of radio waves that is perpendicular to the ground and that has an omni-directional pattern.

VETERINARY HOSPITAL OR CLINIC. Any structure or premises used primarily and essentially for the medical and surgical care of ill, disabled, or injured animals.

VINES. Any of a group of woody or herbaceous plants which may climb by twining, by means of aerial rootlets or tendrils, or which may simply sprawl over the ground.

WALL SIGN (FACADE SIGN). Any sign fastened to, painted on, or incorporated into the structure or architecture of the outside facade of a building. Such signs, located on the exterior of a building are considered wall signs and are calculated as part of the total façade signage permitted.

WATER REFUSE PLAN. A plan which describes how water used in the mining process will be conserved through a reuse program.

WETLANDS. Hydrologically sensitive areas which are identified as being inundated or saturated by surface or ground water with a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

WHOLESALE TRADE. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for such individuals or companies.

WILDLIFE CORRIDORS. Areas of open space, preferably well vegetated, which connect conservation areas and allow wildlife traffic between different vegetative communities.

WINDOW SIGN. Any sign which is attached or painted, either permanently or temporarily, on the interior or exterior of a window, glass door, glass wall, or which is placed within 12 inches of the window, glass door, or glass wall.

WIRELESS COMMUNICATION ANTENNAS. An antenna designed to transmit or receive communications as authorized by the Federal Communications Commission.

WIRELESS COMMUNICATION TOWERS.

1. A structure or ground-mounted tower which:
    a. Is greater than 35 feet in height, as measured from the base of the structure as provided in Section 158.213(M)(2);
    b. Does not exceed 300 feet in height (including antenna); and
    c. Is principally intended to support communication (transmission or receiving) equipment for radio, TV, microwave, cellular, and similar communication purposes.
2. The term COMMUNICATION TOWER shall not include amateur radio operators' equipment licensed by the Federal Communications Commission (FCC). Communication towers are generally described as either monopole (free-standing), guyed (anchored with guy wires), or self-supporting (square, triangular, or pyramidal in plan view and constructed of steel lattice, tubular steel, reinforced concrete, or wood.).

YAGI ANTENNA. Often referred to as a beam antenna, the yagi is directional and typically results in a gain in signal strength. It is very similar in appearance to a traditional outdoor television antenna in that its

elements or radiators are parallel to the ground.

YARD.

1. A required open space which is unobstructed from the ground upward except as otherwise allowed in this chapter, and except for fences, poles, posts, permitted signs, children's play equipment, other customary yard accessories, driveways, ornaments, statuary, and furniture which will not violate height limitations and requirements limiting obstruction of visibility.
2. The depth of any yard shall be measured at right angles to the appropriate lot line so that the yard established is a strip the minimum depth required by district regulations.

YARD, FRONT. A yard extending between side lot lines across the front of a lot adjoining a street; except that on lots fronting on more than one street, the front yard will be determined by the Zoning Administrator based on the location of any abutting arterial or collector streets, the prevailing patterns and the lot depth requirements of the zone.

YARD, REAR. A yard extending across the rear of the lot between side yards. The rear yard shall be at the opposite end of the lot from the front yard, unless otherwise specified by the Zoning Administrator.

YARD, SIDE. A yard extending from the interior (rear) line of the front yard to the rear lot line along any side lot line.

YARD, SPECIAL. A yard so placed or oriented that neither the term side yard nor the term rear yard clearly applies. In those cases, the Zoning Administrator shall require a yard with minimum dimensions as generally required for a side yard or rear yard in the district, determining which shall apply by the relation of the portion of the lot on which the yard is located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas thereon.

YEARLY INFORMATION REPORT (YIR) AND DATA BASE. An annual report prepared by the Director of Planning and Zoning which determines the existing condition of public facilities, determines and summarizes the available capacity of the public facilities based on their Level of Service (LOS), and forecasts the capacity of existing and planned public facilities identified in the Five-Year Capital Improvement Schedule.

ZONING ADMINISTRATOR. (See Section 158.350 of the Zoning Code).

ZONING DISTRICT. Any of the designated districts established within Section 158.020, for which delineation may be shown on the zoning map and for which specific regulations and requirements are included herein.

ZONING REGULATIONS. City of Port St. Lucie Code, as may be amended, which controls and regulates zoning for the incorporated portion of the city.

ZONING MAP. The official map described within Section 158.022(A), upon which the delineation of the

several zoning districts are shown for locations within the city.

(Ord. No. 15-84, § 1, 12-7-15; Ord. No. 17-16, § 1, 3-13-17; Ord. No. 17-48, § 2, 8-14-17; Ord. No. 17-79, § 2, 11-27-17; Ord. No. 18-26, § 2, 5-29-18; Ord. No. 18-44, § 2, 9-10-18)

Exhibit B

CHAPTER 155. - SIGN CODE

Sec. 155.01. - Purpose; Intent.

(A) The City recognizes and affirms that persons and entities have an interest in communicating commercial and non-commercial speech through the use of signs. It is the intent of this chapter to provide uniform sign criteria which regulates the size, height, and placement of signs within the City and thereby promote and protect the public health, safety, general welfare, and aesthetics of the City.

(B) It is intended, among other things, to avoid excessive visual clutter, distractions or hazards for pedestrians and vehicles. Therefore, the display of signs should be appropriate to the land, building or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification.

(C) It is further intended to enhance and protect the physical appearance of the community, preserve the scenic and natural beauty of the City, and prevent interference with the intended use of public property and rights- of-way.

(D) Additionally, this chapter is intended to provide for the safety and general welfare of the traveling public by reducing distractions, interference with line of sight, and encroachment into clear zones.

Sec. 155.02. - Reserved.

Sec. 155.03. - Sign Regulation Procedures.

All signs erected, replaced, or relocated on any property shall conform with the provisions of this sign code and with all other applicable codes of the city. Any sign which could fall into more than one category of signs shall be classified within the most restrictive category possible. Anything not addressed in the code is prohibited, unless specifically addressed in a Master Sign Program. Anything not addressed in the code may be presented to the Planning and Zoning Director for review.

(A) Administration of sign permit applications and fees. The building and/or the planning and zoning departments are responsible for administering sign permit applications for permanent signs. An application and fee shall be submitted first to the planning and zoning department. The format of the application shall be as provided by the building department. Additional fees will be required by the building department at the time of permitting.

(1) Sign applications. The application format for a sign permit shall fully describe the following information:

(a) Name, address, email address, and telephone number of the licensed sign contractor and the business owner.

(b) Written statement signed by the landowner, authorizing the placement of the proposed sign on the premises.

(c) Location of building (or structure) and lot to which or upon which the sign is to be placed and/or maintained.

(d) Position of the sign in relation to lot lines, nearby buildings or structures, sidewalks, streets and intersections. All freestanding monument signs must be shown on site plan.

(e) Type of sign and general description of design and materials to be used.

(f) Two prints of drawings of the plans which shall contain dimensions of sign structure, sign copy/letters (smallest and largest), and sign logo and/or pictorial designs. Façade signs will include height of sign, linear footage of business, and square footage of sign area. Monument signs will include linear frontage of property, address location and dimensions on sign, dimensions of sign panel/s, and will need to be shown on an approved site plan. Once sign area is approved, square footage and location cannot change without a new sign application.

(g) A statement indicating whether the sign is illuminated and whether the illumination is direct or indirect.

(h) A layout with sign colors shown or specified.

(i) Two prints of signed and sealed engineered drawings of sign specifications. The specifications concerning structural details of the methods of sign construction and installation shall show dimensions, elevations, means of support, method of illumination and any other significant engineering aspect of the proposed sign.

(j) NOTE: The structure of a monument sign is separate and distinct to the sign to which is attached to it. The structure must be approved and permitted by the building department prior to submitting an application for the monument sign. If the monument is not shown on the site plan a compliance form must be filed.

(2) Review of application for completeness. The planning and zoning department and the building department shall review each application to assure that each application is complete. If the application is complete it shall be submitted through the review process. If the application is not complete the planning and zoning department and/or

the building department shall return it to the applicant.

(B) Sign plan review. All permanent signs shall receive plan approval by the planning and zoning and building departments. The planning and zoning department shall review each sign application for compliance with criteria established herein and the building department shall review application documents which illustrate construction, design and electrical work for compliance with the current building codes.

(C) Permitting procedure. No sign which requires a permit shall be erected, replaced, reconstructed, structurally altered, expanded, relocated, or used without securing a permit from the Building Department. No permit shall be required on a mere change of copy on a changeable copy sign. No permit shall be required for a change in a tenant panel on an existing permitted sign; however, the tenant panels shall conform to code and must be reviewed and approved by the planning and zoning department.

(1) Determination of allowable sign area. In determining the allowable sign area pursuant to this chapter, the area of a sign shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing, representation, or character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed.

(a) Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such signs share identical dimensions, are placed back to back, and are parallel to one another, the area of the sign shall be taken as the area of one face.

(b) Where a sign consists solely of lettering or other sign elements printed or mounted on a wall, window, or door of a building without any distinguishing border, panel or background, such lettering and sign elements shall be treated as a single sign for purposes of area computation.

(2) Approval required prior to receipt of permit. No sign permit requiring a plan review shall be issued until the sign application and plan have been reviewed and approved for building code compliance by the building department and sign code compliance by the planning and zoning department.

(3) Changes to the name of a building identification on an existing permitted monument sign shall be reviewed and considered for approval by the planning and zoning department.

(D) Reserved.

(E) Inspections. The building department shall inspect each sign or advertising structure within the city's limits to determine the sign's compliance with this chapter as they deem necessary to protect the public health, safety, general welfare. An inspection fee to be determined by resolution of the city council will be paid by the owner or lessee for each sign inspected, excluding signs exempted from the permitting procedure and temporary signs.

(F) Revocation of permits. The building department may revoke a permit approval, issued under this section, if it is found that there has been any intentional or unintentional false statement, concealment or misrepresentation concerning any fact submitted in the application or plans on which the permit approval was based. A permit may also be revoked upon failure of the permit holder to comply with any provision of this section.

(G) Reserved.

(H) Master sign program. The overall project developer of a project or development containing at least two (2) acres shall have the option of submitting a master sign program for the total project, or for specified phases within the total project in accordance with the following criteria.

(1) The master sign program, which includes a plan of all existing and proposed signs, must be submitted for review and approval by the city council after consideration by the site plan review committee and the planning and zoning board.

(2) Prior to consideration by the site plan review committee, applicants for approval of master sign programs must provide written approval from the owner of the proposed project.

(3) Anything not specifically addressed in a Master Sign Program regulations will revert to the city sign code.

(4) As described in subsection (H)(5), the master sign program may include modifications to standard sign regulations:

(a) The proposed modifications are consistent with the purpose and intent of this chapter;

(b) The master sign program incorporates designs which are consistent with accepted principles of street graphics, including consideration of sign placement, size, shape, proportion, lettering, color, and overall relation to the overall project and adjacent properties;

(c) The design concepts employed reflect unified design concepts harmonious with the overall project and adjacent properties; and

(d) The proposed variations are not detrimental to public property or the health, safety and welfare of the general public.

(5) Variations to the following subsections shall supersede the standard sign regulations and may be permitted within the master sign program subject to the conditions noted in subsection (H)(4).

(a) Subsection 155.05(V)—Prohibition of signs within road rights-of-Way. Signs within road rights-of-way may be permitted subject to compliance with Florida Department of Transportation standards and a written agreement with the affected property owner.

(b) Section 155.08—Regulations for permanent identification signs requiring permits.

(6) After verification, by the Planning and Zoning Department, that the sign permit application is consistent with the approved master sign program the building department shall issue all sign permits.

(7) Any proposed revisions to the master sign program must be approved by the planning and zoning board and city council.

(I) Reserved.

(J) Reserved.

Sec. 155.04. - Exemptions to Permitting Procedure.

(A) Provisions regulating exempted signs. The following types of signs do not require a permit provided the sign shall:

(1) Comply with section 155.05 - Prohibited Signs;

(2) Comply with applicable requirements in the zoning district where placed;

(3) Comply with other provisions in this section; and

(4) Be consistent with the spirit, intent, and purpose of this code.

(B) Signs exempted from permitting procedure.

(1) Any façade sign allowed by code, four (4) square feet and under.

(2) Traffic regulatory and directional signs. Traffic regulatory and directional signs erected by authorized agents of the city, county, state, or federal governments for the public safety and welfare. Such signs must comply with all applicable standards of the Manual of Uniform Traffic Control Devices.

(3) Permanent instructional signs. One (1) sign shall be permitted at each point of ingress and egress to a parking area; however, the signs shall not exceed two (2) square feet for nonresidential uses and shall not exceed four (4) feet in height. Properties zoned WI (Warehouse Industrial) and IN (Industrial) are permitted two (2) two square foot instructional signs with a maximum height of six (6) feet. The signs may include the business logo and/or name, provided the sign area does not exceed the square footage described above. Signs shall be consistent with other site and building signs (color/material).

(4) Temporary signs.

(5) Real estate for sale, lease, or rental signs. Also applies to names of models within a subdivision.

(a) Restrictions on copy. Real estate for sale, lease, or rental signs shall contain the following information:

(1.) House, apartment, unit, business, or other short description of the property.

(2.) The words "For Sale", "For Lease", "For Rent", "For Exchange", "See Your Broker", or similar phrase.

(3.) The registered name of the broker and the term "Broker", "Realtor", or logo, as the case may be, if the offer is through an agent or the words "By Owner" if the offer is not through an agent.

(4.) Two (2) telephone numbers and/or "Inquire Within", or a similar phrase, and a room, apartment, or unit number, if needed.

(b) General restriction. It shall be unlawful for any person to place on any lot, parcel of land, building, or structure within the corporate limits of the city any sign or similar advertisement offering real estate or a business opportunity for sale, exchange, lease, rent, or inspection, without the consent of the owner of said lot or parcel of land, building or structure except as specifically authorized in this subsection of this chapter or billboards permitted pursuant to subsection 155.08. The provisions of this subsection shall not apply to signs at the principal office or branch office of any real estate business brokerage firm. However, such signs are subject to the sign restrictions applicable within the zoning district where the office is located.

(6) Flags. The flying of individual national, state or city flags attached to freestanding poles mounted in the ground, limited to a total of two (2) in number per complex or project site. No one flag shall exceed a dimension of more than forty (40) square feet, subject to the following limitations: The length of the flag shall not exceed one- fourth (¼) of the length of the flagpole, i.e., twenty-foot pole permits a flag three (3) feet wide by five (5) feet long; thirty-five-foot pole permits a flag five (5) feet wide by eight (8) feet long. No flagpole shall exceed thirty-five (35) feet in height. No flags shall be used in such a way as to attract the attention of the public for commercial purposes.

(7) Non-commercial decorative art. Decorative or architectural features which are an

integral element of a building or works of art so long as such features do not contain letters, logos, trademarks, moving parts, exhibit merchandise for sale on premises, and do not contain any form of illumination.

(8) Credit card signs. Credit card signs, decals or emblems shall be allowed, but shall be limited to twenty-four (24) square inches each or an aggregate of ninety-six (96) square inches per business premises.

(9) Vehicle tow-away signs. Vehicle tow-away signs erected pursuant to Florida Statutes, provided they do not exceed four (4) square feet.

(10) Corporate flags. A single corporate flag may be permitted subject to the following conditions:

(11) For the purpose of this section, a corporate flag shall be defined as a flag, imprinted upon which is a nationally or internationally recognized trademark or logo for a specific corporate entity.

(12) A corporate flag shall be attached to a freestanding pole mounted in the ground. The pole height shall not exceed twenty-five (25) feet in height. It shall meet the setback of the zone it is in.

(13) A corporate flag shall be permitted only on a parcel of land where a structure is occupied by a single tenant.

(14) Vehicle signs. All vehicle signs shall be exempt from all provisions of this chapter except when said signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent sign as permitted under this chapter.

(15) Posted signs. Signs prohibiting trespassing, littering, loitering, dumping and similar actions shall be permitted within property lines in all districts. These signs shall be limited to four (4) square feet in area and may be posted within property lines at a minimum of twenty (20) foot intervals with a height limit of ten (10) feet from the ground at its base.

(16) Design award signs. Temporary or permanent signs depicting architectural or other design awards or commemorating historic events or historical preservation status.

(17) Public signs, changeable copy signs, and variable message boards shall be permitted under the authority of an authorized government official for the public health, safety, welfare and/or convenience of the public.

(18) Changes to tenant panels on an existing permitted monument sign.

(19) Gasoline pump apron and skirts with company name or logo.

(20) Public, private, and parochial school signs.

(21) Model home feather flags.

(22) Window signs. No more than 40 percent of any window or door surface shall be covered with such signs. Window signage shall allow a clear and unobstructed view from outside the building and a normal line of sight inside the business establishment. Convenience stores are limited by state law to 20 percent window coverage.

(23) ATM machine's apron and skirt with company name or logo. Such sign must be under three (3) feet in height.

(24) Projecting Blade Signs. Locate signs above exterior doors but below the roof to promote a pedestrian environment.

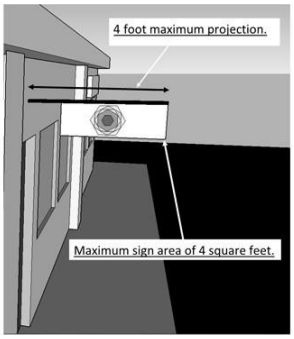
(a) Use no more than one (1) projecting sign per business.

(b) Signs shall project no more than four (4) feet from the building face and shall not project into the public right-of-way.

(c) At minimum, sign shall have a six-inch clearance from the building face. Design all projecting signs to be perpendicular from the building.

(d) A maximum sign area of four (4) square feet is permitted per business, in addition to permitted facade signage.

(e) The bottom of the projecting blade sign shall be located a minimum of nine (9) feet from the base of the building.



Sec. 155.05. - Prohibited Signs.

The following signs are prohibited on the effective date of this chapter. Such signs have been found to violate the purpose, intent, and specific provisions of this chapter.

(A) A sign which falsely simulates emergency vehicles, traffic control devices, or official public signs.

(B) Snipe sign, "stick-in" sign in landscaping, sandwich sign and add-on sign unless specifically allowed under another subsection in this chapter.

(C) A sign found by the Building Department to be structurally unsafe or a hazard to public safety or welfare, including signs creating a fire hazard.

(D) A sign obstructing any motorist's view of a street or intersection.

(E) Any abandoned sign.

(F) A series of two (2) or more freestanding signs which must be read together to obtain a single message.

(G) Flashing sign except for public signs, changeable copy signs and variable message boards permitted in this chapter.

(H) Animated sign, to include any moveable attachments such as, but not limited to, balloons, discs, streamers and any other similar action type eye catchers. This shall not include public signs, changeable copy signs, or variable message boards.

(I) A sign which obstructs any fire escape, any window, or door or other opening used as a means of ingress or egress so as to prevent free passage of persons.

(J) Any sign which interferes with openings required for ventilation.

(K) Trailer sign.

(L) Off-premises sign, except as provided for in subsection 155.07.

(M) Any temporary sign in violation of this chapter.

(N) Banners and flags that do not meet the special requirements of this chapter.

(O) Vehicle signs when used for advertising purposes at a given location or site in addition to or in lieu of a sign permitted under this chapter. Specifically, panels of any material added to any portion of a vehicle which extends from, attaches to or adds to the original vehicle body. Painted and magnetic signs applied flush to commercial vehicles which identify the business owner or lessee are allowed and exempt.

(P) Roof Sign (excepting allowable mansard roof signs and religious symbols approved as an integral part of the site plan for a steeple or other similar structural component of a place of worship).

(Q) Projecting sign. (See subsection 155.08 for exceptions to this type sign).

(R) Any sign placed without a permit after the effective date of the ordinance from which this chapter is derived when a permit is required.

(S) A sign in violation of subsection 155.06. If a sign is prohibited and the sign is a type that can be brought into conformance with this chapter, the owner or lessee of the sign can elect to bring the sign into conformity rather than remove the sign.

(T) Portable sign, except as specifically authorized in this chapter.

(U) Portable toilet or trash receptacle signs advertising any business other than the provider of the toilet or receptacle.

(V) Any sign placed or erected on or over any city property road right-of-way or in or on the median, except as specifically authorized in this chapter.

(W) A sign that displays any lewd, lascivious, obscene, indecent, or immoral written or graphic message.

(X) Bench sign.

(Y) Tethered inflatable sign (Balloon) except in conjunction with a special event permit.

(Z) Any sign placed in the required site landscaping areas or attached to any tree, shrub or plantings advertising any business, product or service located on the site.

(AA) Signs attached to or placed upon any utility pole, street light, sidewalk curb, fire hydrant, bridge or any other public property, including the swale area, median or public right-of-way, unless specifically authorized herein.

(BB) Posters or other advertising signs placed on buildings, added to freestanding signs or placed on poles, dumpsters, gas pumps and islands or stacks of product stored outside buildings. (Not permitted by code.)

(CC) Permanent "come-on" sign (Sale Today!).

(DD) Billboards (except as shown in subsection 155.08 of the sign code).

Sec. 155.06. - General Sign Regulations.

(A) For new projects with multiple on premise signs, the applicant shall submit, with the site plan review application, architectural elevations showing that all facade sign locations meet height requirements. These will be reviewed for location only. After site plan approval, a sign plan application, with elevations, must be submitted separately for each sign, showing that all signs are compatible in color/material/design (including outparcel signs). Corporate logo and sign lettering with color variation is permitted.

(B) Construction standards.

(1) Compliance with Building Code. All signs installed shall be constructed in accordance with the current edition of the Florida Building Code.

(2) Compliance with Electrical Code. All signs using electrical current shall comply with the current edition of the National Electrical Code, N.F.P.A. 70.

(3) Screening of sign bracing. All bracing shall be hidden or covered so that it shall not be visible from the public right-of-way. The covered portion of the ends of such signs shall not be used for advertising purposes.

(4) Compliance with National Fire Protection Association Standards. Signs required by NFPA Standards take precedence over this chapter.

(C) Maintenance. All signs within the city limits including all supports, braces, guys and anchors shall be kept in good repair. Such signs shall be maintained by the owner as follows:

(1) The area surrounding said sign shall be kept free of all waste and debris.

(2) The sign must be legible.

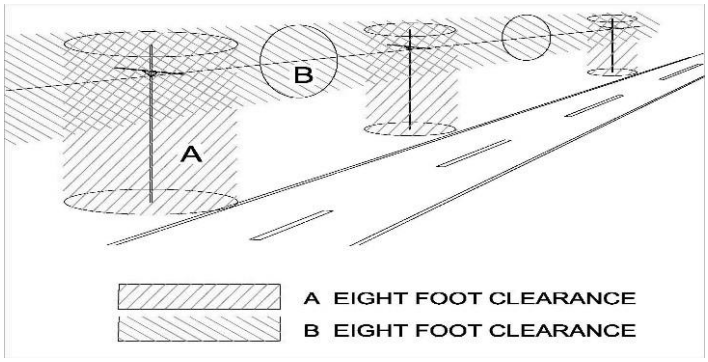
(3) The sign must be structurally sound and in good mechanical repair, free of holes, with no loose or missing parts.

(4) Lighting on internally lit signs must be kept in good working order.

The city may order the removal by and at the expense of the owner or lessee of any sign that is not properly maintained.

(D) Signs not to constitute a traffic hazard. No sign shall be placed at any location in the city where it may interfere with or obstruct free and clear vision for pedestrians or vehicular movement, or be confused with any authorized traffic sign, signal or device. Any such sign shall be removed at the direction of the city and at the expense of the owner or lessee.

(E) Signs not to encroach electric utility clear zone. No signs shall be placed closer than eight (8) feet from the nearest part of any utility pole which supports electrical transmission or distribution lines (see "A" of diagram below). No signs shall be placed closer than eight feet from the nearest part of any electric transmission or distribution line (see "B" of diagram below). If the National Electric Safety Code is now or hereafter more restrictive than the provisions of this subsection, its more restrictive provisions shall supersede the provision(s) herein.



(F) Illuminated signs. Only signs permitted for non-residential land uses shall be allowed to be illuminated. Such signs may be self-illuminating or illuminated by ground level spot lights.

(1) Back-lit individually cut letters are encouraged in monument sign illumination.

(2) Use same-source lighting for signs and parking area lighting (i.e., do not combine metal halide with sodium vapor).

(3) Lighting and buffering shall be consistent with the city's zoning and landscape code.

(4) Light sources shall be directed away from abutting properties and shall not impair the vision of persons using the road right-of-way.

(5) All ground level spot lights shall be shielded from view by landscaping.

(6) Ground-mounted up-lights shall not exceed one hundred fifty (150) watts per sign face and shall shield light from aiming toward motorists and neighboring properties. Fixtures shall be hidden from view by sign foundation landscaping.

(7) No flashing signs shall be permitted, except time and temperature signs and public signs.

(8) Model home signs on residential lots shall not be illuminated.

(G) Distance separating signs. Distance requirements in this ordinance shall be measured from the nearest part of any sign to the nearest point of the closest applicable setback line, property line, deck line, or other applicable restricting line or point of separation (including distance between signs) or height limitation.

(H) Height. No part of any sign affixed to a building shall exceed the height of the deck line to which the sign is affixed. No sign shall project above the deck line for mansard roofs. The portion of a mansard roof located below the deck line shall be eligible for placement of a facade sign.

Sec. 155.07. - Regulations for Temporary Signs.

It is the purpose of this section to promote the public health, safety and general welfare through reasonable, uniform and content-neutral standards for temporary signs. It is the intent of the City that temporary sign regulations provide uniform criteria as to size, height and placement of signs compatible with the zoning district.

(A) Criteria required for temporary signs. The criteria for temporary signs is set forth in a Table entitled "Temporary Signs" in Section 155.11 below. A temporary sign is deemed unlawful if it does not meet the said criteria established for the zoning district in which the temporary signs is located.

(B) Prohibition of temporary signs on public property. Other than public signs, temporary signs are prohibited on public property, including rights-of-way.

(C) Duration and removal. Duration and removal. A temporary sign may not remain posted at a property for more than twelve (12) months after it was erected.

(D) Display of temporary sign requires permission of the property owner. A temporary sign can only be placed on a parcel with the express permission of the owner of the property.

(E) Temporary signs may not display any lighting. A temporary sign may not display any lighting or illumination and must remain static.

(F) Setbacks. All temporary signs must be set back at least 10 feet from the property line in zoning districts: GU, OSR, OSC, I, P, CN, CG, CH, CS, WI, IN, U, PUD, MPUD, and LMD. All temporary signs over 9 feet tall must be set back at least 10 feet from the property line in zoning districts: RE, RS-1, RS-2, RS-3, RM-5, RM-8, RM-11, RM-15, and RMH. All

temporary signs under 9 feet tall must be set back at least 3 feet from the property line in zoning districts: RE, RS-1, RS-2, RS-3, RM-5, RM-8, RM-11, RM-15, and RMH.

Sec. 155.08. - Regulations for Permanent Identification Signs ~~Requiring Permits~~.

~~The schedule of regulations for permanent signs requiring permits is stipulated in Table I. The tabular schedule denoted in~~ Table I (A-D) identifies regulations governing the following sign characteristics: maximum square footage per single sign, maximum cumulative square footage, maximum height, minimum setback from property line, number of signs allowed, and direct or indirect lighting. The following subsections describe supplemental regulations for managing permanent signs requiring permits.

(A) Identification signs for major residential development.

(1) Multiple family residential developments of ten (10) or less units. Signs shall be restricted to one facade sign indicating the name and/or address of the premises, provided the sign has a maximum area not exceeding sixteen (16) square feet.

(2) Multiple family developments or single family subdivisions of more than ten (10) units/lots and three (3) acres and over in area. Signs shall be restricted to a single sign per street frontage, indicating only the name and address of the premises. The sign may be a free standing or facade sign and shall have a maximum area not exceeding thirty-two (32) square feet. Where the project is shielded from the street by a fence or wall, lettering not exceeding twelve (12) inches in height may be permanently attached to the fence or wall at the entrance(s), and may be illuminated by ground level spot lights which are shielded from view by landscaping.

(3) Subdivision entrance signs. Such sign may be placed only on property consisting of land duly platted and comprised of three (3) acres or more including streets and rights-of-way within the platted boundaries of said property. The sign may be a free standing sign having a maximum area not exceeding thirty-two (32) square feet in area and shall not exceed ten (10) feet in height. Where the subdivision is shielded from the street by a fence or wall, lettering may be permanently attached to the fence or wall at the entrance(s), and may be illuminated by ground level spot lights which are shielded from view by landscaping. Two (2) sixteen (16) square foot signs, located one on each side of the subdivision entrance, may be permitted in lieu of the one (1) thirty-two (32) square foot sign.

(B) Model home sign. A model home as defined in Chapter 154 is permitted a sign not to exceed sixteen (16) square feet in face area and shall be at least ten (10) feet from the property lines. The sign shall not exceed five (5) feet in height measured from the crown of the road and shall not be illuminated. The sign must indicate in letters and numbers,

at least two (2) inches in height, the name of model permit holder's registration or certification number; and if a qualified company, the name of the qualifying agent and the qualifying agent's registration or certificate number. No wall/facade signs allowed. Only models with a valid model home permit shall be permitted to display a model home sign. A copy of the permit for the model home shall be submitted with the sign application.

(1) A model home is permitted a "feather" flag subject to the following requirements:

(a) A model home may display one "feather" flag on each multiple model home site starting with the second model constructed.

(b) The first model (or only model) will be permitted to have a monument sign, but will not be permitted to have a "feather flag".

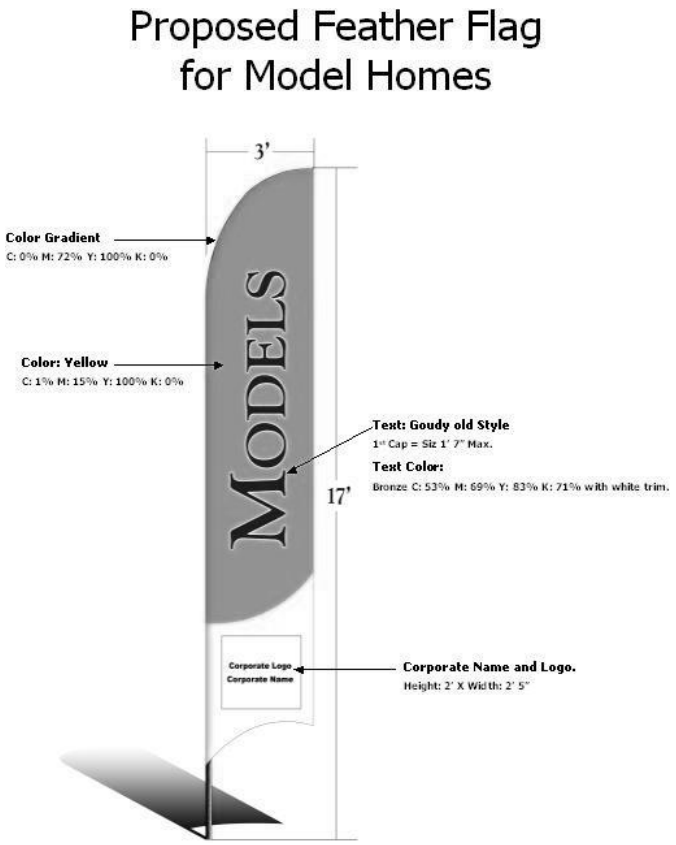
(c) Size shall not exceed 17′ height × 3′ width (maximum).

(d) Sign area shall not exceed forty-five (45) sq. ft. (maximum).

(e) The word "MODELS" must be shown vertically on the "feather" flag as shown in the diagram below. The background shall be yellow and the letters spelling the word "MODELS" must be bronze.

(f) Corporate logos are to be located on the white background on the bottom of the "feather" flag and may not exceed (4) square feet, as shown in the diagram below.

(g) Removal. A model home sign shall be removed within thirty (30) days after it no longer qualifies as a model home.



(C) Changeable copy signs. Changeable signs shall be permitted and included in the allowable sign area.

(D) Freestanding (permanent monument) signs.

(1) In addition to other city codes, the following standards shall apply:

(a) Signs shall be compatible with the architecture of the building (colors, materials).

(b) See Table 1 for square footage, height, and setback requirements.

(c) Identify the business name/logo and type of business on tenant signs. Corporate logo and color are permitted on sign. Corporate logo must be included in sign calculation.

(d) Sign location must meet all setbacks requirements.

(e) Utilizing color of building on sign face, use no more than three colors on one sign face. This does not apply to individual tenant panels.

(f) For pole hung signs, design a decorative base/skirt under the sign consistent with the architecture of the building to create the appearance of a ground- mounted monument sign.

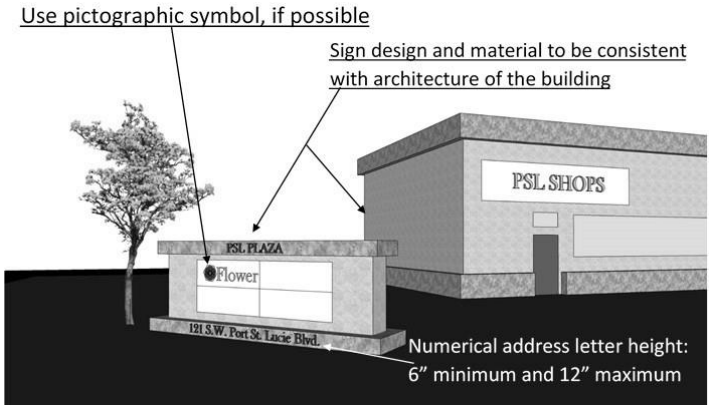
(g) Use a single pictographic symbol, if possible (e.g., a key on a locksmith's sign).

(h) For shopping centers/multi-tenant developments, the name of the

complex must be shown. However, the name will not count toward the maximum sign area permitted.

(i) All freestanding signs must be a monument sign with the design and material to be consistent with the architecture and color of the building.

(j) All freestanding (monument) sign locations must be shown on the approved site plan.



(E) Tenant signs attached to a building.

(1) In addition to other City standards, the following standards apply:

(a) Signs shall be consistent with the architecture of the building (colors, materials).

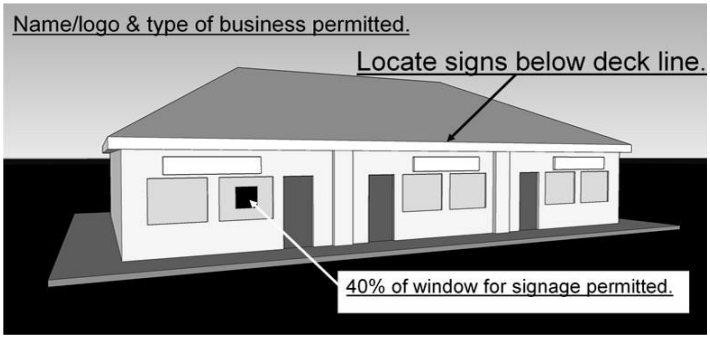
(b) Identify only the business name/logo and type of business on facade signs. Corporate logo and or pictographic symbols must be included in sign calculation.

(c) Use a pictographic symbol if possible (e.g., a key on a locksmith's sign).

(d) No sign shall be above the deck line and the placement of the sign must fit the design and architecture of the building.

(e) New strip mall signage is to be consistent, i.e.: all channel letters, all channel letters on a raceway, all box signs, etc.

(f) Once sign area is approved, square footage and location cannot change without a new sign application.



(2) Allowable sign is as follows:

(a) Less than 10,000 Square Foot Building:

(1.) Thirty-two (32) square feet plus one and one half (1.5) square feet for each additional linear foot of business frontage over twenty (20) feet and not to exceed a maximum of two hundred (200) square feet.

(b) 10,000 Square Foot Building to 25,000 Square Foot Building:

(1.) Thirty-two (32) square feet plus one and one half (1.5) square feet for each additional linear foot of business frontage over twenty (20) feet and not to exceed a maximum of four hundred (400) square feet.

(c) 25,000 Square Foot Building or Greater:

(1.) Thirty-two (32) square feet plus one and one half (1.5) square feet for each additional linear foot of business frontage over twenty (20) feet and not to exceed a maximum of eight hundred (800) square feet.

(F) Building identification signs. The applicant may choose to use a building identification sign for buildings with a main entry only (no outdoor entry to individual bays). If the applicant chooses to use this type of sign no individual facade signs will be permitted. Only the building name can be shown above the entrance. If the building has more than one entrance that coincides with an additional street frontage an additional sign may be incorporated, but must mimic the original identification sign. Design sign to be compatible with the architecture of the building (color, materials). Sign may not be plastic, and may not be backlit. Sign shall be placed below the roof line. The names of the tenants can be shown on the monument sign. See Chapter 155: Sign Code, Table 1, "Schedule of Regulations for Permanent Signs Requiring Permits" for allowable square footage.

(G) Commercial, institutional, and industrial uses less than three (3) acres. Freestanding signage for commercial, institutional, and industrial uses, including office uses, shall be restricted to one freestanding sign with a maximum signage of thirty-two (32) square feet per street frontage. One additional sign at thirty-two (32) square feet is permitted on the primary frontage street for commercial, institutional, and industrial uses with over two hundred forty (240) linear feet of primary street frontage. The two freestanding signs may be consolidated into one (1) sign not exceeding one (1) square foot per five (5) linear feet of frontage or sixty (60) square feet, whichever is less. In addition, sites having multiple street frontage may erect one (1) additional sign per street frontage.

(H) Commercial, institutional, and industrial complexes (three (3) acres and over). Freestanding signage for commercial, institutional, and industrial complexes shall be restricted to one

freestanding sign per street frontage. In addition, sites having multiple street frontages may erect one additional sign per street frontage. All such signs shall comply with regulations governing signage for commercial, institutional, and industrial complexes which are contained in Table I: Schedule of Regulations for Permanent Signs Requiring Permits.

(I) Institutional Zoning Districts Freestanding Signs

(1) Permitted to include a limited portion of the approved signage, per Table I, as an electronic message board sign.

(2) The electronic message board sign portion is permitted to be a maximum of 20 square feet.

(3) Display Criteria and/or limitations
- (a) Displays shall be limited to messages that appear or disappear from the display with no movement or scrolling. In no case shall the display use a flash mode of operation.
- (b) Content shall be non-pictorial, text information and be a maximum of three lines of copy
- (c) Each message must be displayed for a minimum of 6 seconds.

(4) Luminance Criteria
- (a) Maximum Luminance:
  - (1.) Daytime = 10,000 nits
  - (2.) Nighttime = 300 nits (candela per square meter)
- (b) Maximum luminance above ambient light = 3 nits
- (c) The display must be equipped with automatic and manual dimming controls.
- (d) All electronic message signs shall be equipped with ambient light sensors.

(5) Operation Criteria
- (a) If any part of the sign malfunctions or there is a failure of any component of the message board disrupting the display, the sign will be required to be shut down completely by the owner until the issue is addressed.
- (b) At time of permit submittal operational details on how the sign functions such as dims, and/or changes shall be required.

(6) Free Standing Sign Location requirements
- (a) Required to be parallel to the ROW and may not face any residentially zoned property.
- (b) Signs may not be located closer than 100 feet from any side property line abutting a ROW.

~~(I)~~ (J) On-site directory signs are allowed on properties with multiple buildings and shall be limited to the name of the center and/or the names of the occupants of the center. All directory signs on a premises shall be consistent in design, color, and materials, and the copy shall be identical except that different tenant names can be displayed in each directory sign. One sign per building is allowed with a maximum square footage of thirty-two (32) square feet of total signage. This sign area shall be in addition to the sign area allowed for freestanding (monument) sign.

~~(J)~~ (K) Multi-story Buildings. A sign prohibited above the second floor of a building with the

exception of building identification signs.

~~(K)~~ (L) ATM signs. The signs may identify the individual business, logo and principal services offered at the ATM. ATM sign area may be an accumulative of sixteen (16) square feet and must be under sixteen (16) feet in height.

~~(L)~~ (M) Gas service facility signs. Gas service facilities shall be permitted additional signs not to exceed eight (8) square feet per service island in order to provide information required by State and Federal law, including price and type of fuel, octane rating safety information or to direct traffic. ~~In addition, each g~~Gas service facility shall be permitted a maximum of twenty 20 square feet for a price sign if it is part of the site's free standing sign _ permitted under subsection 155.08(G). The price on the site's free standing price sign is permitted to be nonmoving adjustable digital LED (light emitting diode) lights. Facilities with two street frontages may have an additional sign with a maximum area of thirty-two (32) square feet.

~~(M)~~ (N) Gas station canopy signs. Height of canopy must be shown on the architectural elevations submitted with the site plan. Cumulative sign area for all sides of the canopy is limited to thirty-two (32) square feet. No lighting will be permitted on any side of the canopy that faces residential zoning.

~~(N)~~ (O) Fuel pump valance signs. Double faced valance signs are permitted above each fuel dispensing unit and any such signs are limited to six (6) square feet per side per island. Only one permit is needed for all said signs at each gas station.

~~(O)~~ (P) Drive-thru canopy signage. Up to four (4) drive-thru instructional signs such as, but not limited to, "Drive-Thru", "Order Here", "Clearance", "Commercial", "ATM", "Pick- Up", etc. may be submitted on one application with one (1) fee. The square footage for each sign may not exceed four (4) square feet and is in addition to all other allowed facade signage.

~~(P)~~ (Q) Menu boards, pre-sell boards, and digital order preview screens. Three (3) per ordering lane. Maximum height of six (6) feet. Total size per ordering lane may not exceed sixty (60) square feet cumulatively and can be scrolling adjustable digital LED (light emitting diode) signs. Location must be shown at time of site plan approval.

~~(Q)~~ (R) Menu or sandwich signs. Must be in front of business and not obstruct the walkway and must not be placed in the landscaping.

~~(R)~~ (S) Billboards. Billboards shall be permitted subject to the requirements of section 158.136 and section 158.137 of the zoning code and the following regulations:

(1) Billboard special exceptions shall be for a period of ten (10) years at which point a new application subject to the then existing regulations shall be submitted. If the new application is not approved, the billboard and supporting structure shall be

removed within sixty (60) days of the date of final city council action.

(2) Billboards shall be subject to annual inspection after receipt of the annual fee. If the fee is not received and/or the billboard does not pass inspection the billboard and supporting structure shall be removed within sixty (60) days of the date of annual renewal. The renewal fee for expired permits shall be doubled.

(3) All billboards shall be located within two hundred (200) feet of the Florida Turnpike or I-95 right-of-way; at least two hundred (200) feet from any land with any residential land use, at least 1500 feet from any other billboard on the same side of the Florida Turnpike or I-95 and shall meet the setback requirement of the zoning ordinance.

(4) Billboards shall be limited to six hundred seventy-two (672) sq. ft. in area with a maximum height of fifty (50) feet. The height shall be measured from the crown of the road which the sign faces.

(5) Billboards may not include flashing lights or animated signs but may include automatic changeable facing billboards if specifically approved as part of the special exception application.

(6) Lighting shall be shielded and shall not be directed at any area with residential, institutional, or commercial land use or zoning nor at any public or private road right-of-way.

(7) Billboards shall be single center mounted steel frame or equivalent and shall meet the city wind load requirements.

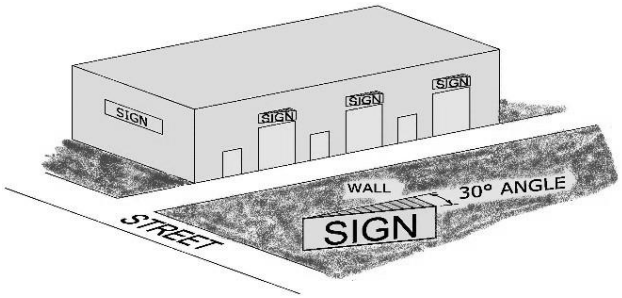
~~(S)~~ (T) Projecting signs. Projecting signs shall be permitted under the following conditions to allow businesses signage which is visible from the street.

(1) The building shall be oriented on the property perpendicular to the street entrance.

(2) The business frontages are located along this perpendicular wall and not readily visible from the street.

(3) The unit on the street end of the building is the only unit with an eligible signage area visible from the street.

(4) The interior businesses may locate a projecting sign on their business frontage that projects no more than a thirty (30) degree angle from the common wall. (See diagram below).



(5) The bottom of the projecting sign shall be located a minimum of nine (9) feet from the base of the building.

(6) The top of the sign shall not extend above the roof line.

(7) In some cases, the total allowable signage area cannot be accommodated on such a projecting sign because of the overall size. The remaining signage area may be located flush with the wall at that business frontage.

(8) Signage shall not interfere with the clearance for any overhead doors.

(9) Signage shall be adequately constructed and securely anchored in accordance with the latest Florida Building Code.

(10) The sign application shall include a drawing which clearly defines the angle and dimensions of the proposed sign.

~~(T)~~ (U) Signs on a Canopy or awning. Signs shall be permitted on canopies and awnings subject to the following limitations:

(1) Such signs shall be counted in determining the total area of the wall/facade signs permitted on the wall from which the canopy or awning projects.

(2) Such signs shall indicate only the business name/logo and type of business.

~~(U)~~ (V) Adult entertainment businesses. Signage for Adult Entertainment Businesses shall be permitted under the following conditions and per Chapter 113, subsection 113- 50(f), Adult Entertainment Code:

(1) Wall signage. Wall signage shall be restricted to one sign to be located on the street frontage wall. The maximum size shall be thirty-two (32) square feet. Neon lighting shall be prohibited. No animation on any part of the sign or building will be allowed.

(2) Freestanding signs. Separate project sites are permitted one freestanding sign limited to thirty- two (32) square feet of sign area to be located on the street frontage. The setback from all property lines shall be ten (10) feet. The height of the sign at the top shall not exceed ten (10) feet above the crown of the road. Neon lighting shall be prohibited. No animation on any part of the sign will be allowed. For multiple use sites, existing freestanding signs may not have available area for all businesses in the project.

~~(V)~~ (W) Neighborhood signage. Neighborhood identification signs may be permitted within those areas which are defined as follows:

(1) Neighborhoods may be identified as separate subdivisions of a larger subdivision. It may also apply to areas which have distinct characteristics that tie them together.

(2) Freestanding identification signs shall be permitted as follows:

(a) Two sixteen (16) square foot signs, located one on each side of the neighborhood entrance or one thirty-two (32) square foot sign. Maximum height at the top shall be ten (10) feet.

(b) A logo may be included which represents the neighborhood.

(c) Setback from side property lines shall be ten (10) feet. Setback from the street front property line may be five (5) feet provided it is on common property under the jurisdiction of a homeowners association or some similar arrangement. If there is a median at the entrance to the neighborhood, the sign may be placed in the median so as not to obstruct traffic, or interfere with or create a traffic hazard.

~~(W)~~ (X) Address to be incorporated in the sign design.

(1) Exhibit numerical address on the front facade of building (close to main building entrance) and on the freestanding sign (if provided). All new freestanding signs shall have an address incorporated in the sign design. Where applicable a range of numbers shall be shown: e.g., 2840—2910. Existing signs shall be required to include this numbering upon applying for any change. All other existing signs shall be replaced or changed to include this information as of January 1, 2004. Numbering will not be included as part of the allowed square footage. It shall be composed of numbers six (6) inches minimum to twelve (12) inches maximum in height in the Helvetica Medium typeface. Notification of this requirement to all existing businesses shall be included upon renewal of business tax receipts.

~~(X)~~ (Y) Rear building signs. Buildings with rear parking may have identification signs on the rear building walls that are no more than four (4) square feet in area. Observe guidelines for "tenant signs attached to buildings" listed above. In the event that the rear of a building faces a public road, the total square footage allowance may be divided between the front and rear. In the case of multiple tenants, no more than a thirty-percent (30%) height variation between tenant signage will be permitted.

Sec. 155.09. - Nonconforming Signs.

(A)

(1) Continuance of Existing Nonconforming Signs. Subject to section 155.11, signs, including billboards, in place and properly maintained, at the time this ordinance is enacted which do not comply with all the provisions of this ordinance but which conform to sign regulations existing prior to enactment of this chapter or which were authorized by the City of Port St. Lucie prior to the effective date of this ordinance may be continued subject to the termination provisions of subsection 155.09(C). No such nonconforming sign shall be changed in any manner.

(2) Subject to section 155.11, any sign which lawfully exists on property annexed into the city after the effective date of this ordinance may be continued although such sign does not conform to all the provisions contained herein. However, all such nonconforming signs shall be removed or brought into conformity with this ordinance not later than five (5) years from the date of annexation of the property where such sign is placed. No such nonconforming sign shall be changed in any manner.

(B) Alterations to nonconforming signs. No existing nonconforming sign shall be structurally altered, moved or have the wording changed unless brought into conformity with the requirements of this section, provided, however that this restriction shall not apply to the change of copy on changeable copy signs. Alterations to nonconforming signs which do not bring the signs into compliance may be permitted as part of an approved master sign program.

(C) Termination of nonconforming signs. Nonconforming signs shall be terminated and removed in the following manner:

(1) By abandonment. Abandonment of a nonconforming sign shall require the real property owner immediately to remove such sign or bring it into conformity.

(2) By violation. Any violation of this chapter other than the existing nonconforming status of a sign at the time of enactment of this chapter shall require the owner immediately to remove such sign.

(3) By destruction, damage or deterioration. The use of any nonconforming sign shall terminate whenever the sign is damaged or destroyed, or become substandard under any applicable city code, or becomes a hazard or danger, and upon termination shall be removed.

(4) The use of a nonconforming window sign shall terminate eighteen (18) months from the date on which such sign becomes or became nonconforming unless the said sign is brought into conformance with all provisions of this

chapter.

(5) Grandfather clause. The use of a nonconforming sign shall terminate five (5) years from the date on which such sign becomes or became nonconforming unless the said sign is brought into conformance with all provisions of this chapter.

Sec. 155.10. - Removal of Prohibited Signs.

(A) General policy regulating removal. The code compliance division shall notify the owner or other persons having control or authority over a sign prohibited pursuant to section 155.05, in accordance with section 155.11 and specify a reasonable time for removal or other required action regarding the sign. Notwithstanding, this provision, hazardous signs or any sign placed upon public property or public right-of-way without specific authorization herein may be removed immediately by the code compliance division without prior notice. The code compliance division shall allow a prohibited sign to remain only for the minimum time reasonably necessary for its removal.

(B) Unlawful signs. Any sign installed prior to the effective date of this chapter, which required a permit or required other approval of the city, wherein no proper permit or permission was obtained, is an unlawful sign and shall be subject to removal in accordance with this chapter unless a permit is obtainable and is obtained under this section, according to the time frame outlined in a notice of the unlawfulness of such sign.

Sec. 155.11. - Enforcement of the Sign Ordinance.

(A) Duty of enforcement. The code compliance division shall have responsibility for enforcing the provisions of this chapter. The building department shall have the responsibility of enforcement of the applicable building codes. When the building department performs sign or related permit inspections, they shall note and forward any non-building code violations to code compliance division.

(B) Removal of prohibited, unlawful and nonconforming signs. At the termination of the time periods for which prohibited, unlawful or nonconforming signs are permitted to remain under this chapter, all such signs placed and maintained on public or private property in violation of this chapter shall be removed by the owner or lessee upon order of the code compliance division as required herein.

(C) Violations and enforcement procedures. Violations of this code shall be cited by the code compliance division pursuant to procedures incorporated into §§ 37.05 through 37.09 of the City Code.

(D) Penalties for violation. Any owner or lessee failing to remove any such sign or structure within the ordered time period, or any person who violates, disobeys, omits, neglects, or

refuses to comply with, or who resists, the enforcement of any of the provisions of this chapter shall, upon conviction thereof, be punished as provided in section 37.07 of the City Code. Forfeiture of bond(s) posted shall be automatic upon a conviction of this chapter.

(E) Procedures for a variance request. The procedure for seeking a variance to the terms of this code shall be as outlined in the Zoning Ordinance (sections 158.295 through 158.302). Variances may be considered for size, height and location of signs. Applicants are required to submit elevation drawings and dimensions of proposed signs and changes. As a part of any such request, the applicant is required to propose additional beautification improvements to the project such as increased landscaping. A variance shall not be granted to subsections 155.06 (B), (C), (D) or (E).

(F) Procedures for an Appeal. The procedures for appeal shall be as outlined in the Zoning Ordinance (sections 158.335 through 158.341).

(G) Table I (Sub-tables A-F)

A

Free Standing Signs

Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting	Indirect Lighting
Multi-Family > 10 units	32	N/A	10'	10'	Section 155.08 (A) (2)	No	Yes
Subdivision Entrance	32	N/A	10'	10'	Section 155.08 (A) (3)	No	Yes
Government Directional Sign	4	N/A	10'	10'	N/A	No	No

B

Free Standing Sign Continued - Commercial, Institutional, and Industrial

Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting	Indirect Lighting
< 3 acres	32	32	10'	10'	Section 155.08 (G)	Yes	Yes
NOTE: S.F. calculated = 1 S.F. per 5 lineal Ft. of lot frontage							
3-4.9 acres	60	Note	10'	10'	Section 155.08	Yes	Yes

5-9.9 acres	100	Note	10’	10’	(H)	Yes	Yes
10-19.9 acres	150	Note	15’	10’		Yes	Yes
20 and greater acres	200	Note	20’	10’		Yes	Yes

C

Façade Signs (Residential)

Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting	Indirect Lighting
Multi Family > 10 units	16	N/A	20’	N/A	Section 155.08 (A) (1)	No	Yes

D

Façade Signs (Commercial, Institutional, and Industrial)

Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting
< 10,000 Square foot Buildings	32 Sq. Ft. + 1.5 Sq. Ft. for each lineal ft. of business frontage over 20'	Not to exceed 200 Square feet	See 155.08 (E) & (K ~~J~~)	N/A	1 per business façade/section of a façade	Yes, as long as the said sign is not facing residentially zoned property
10,000 – 25,000 Square Foot Buildings		Not to exceed 200 Square feet				
> 25,000 Square Foot Buidling		Not to exceed 200 Square feet				

E

Window Signs

Use	Maximum Coverage of each window and/or door glass	Maximum Height
Commercial	40%	Section 155.08 (E) & (K ~~J~~)

Convenience Store	20%	

F

Temporary Signs

	Under 5 acres		5 acres and over	
Zoning District	Aggregated Size	Height	Aggregated Size	Height
GU	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
RE, RS-1, 2, 3	16 sq. ft.	6 ft.	32 sq. ft.	10 ft.
RM-5, 8, 11, 15	16 sq. ft.	6 ft.	32 sq. ft.	10 ft.
RMH	16 sq. ft.	6 ft.	32 sq. ft.	10 ft.
OSR	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
OSC	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
I	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
P	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CN	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CG	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CH	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CS	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
WI	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
IN	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
U	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
PUD	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
MPUD	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
LMD	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.

Sec. 155.12. - Text Amendments.

Text amendments to the Sign Code shall be subject to the same requirements, process, and procedure outlined in sections 158.316—158.321 of the Code for text amendments to the Zoning Code.

City of Port St. Lucie

Chapter 155 Sign Code
&
Chapter 153 Definitions

Summary:

Proposed amendment to Chapter 155, “Sign Code” and Chapter 153, “Definitions”, of the Code of Ordinances of the City of Port St. Lucie to Add Electric Message Sign regulations and related definitions.

Added Digital Signage:

- Electronic message board signs will be permitted in the Institutional Zoning District.
- Electronic message board signs will be defined as:

  A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means.
- There are restrictions in Section 155.08 (I) limiting use and providing design criteria.

Added Digital Signage:

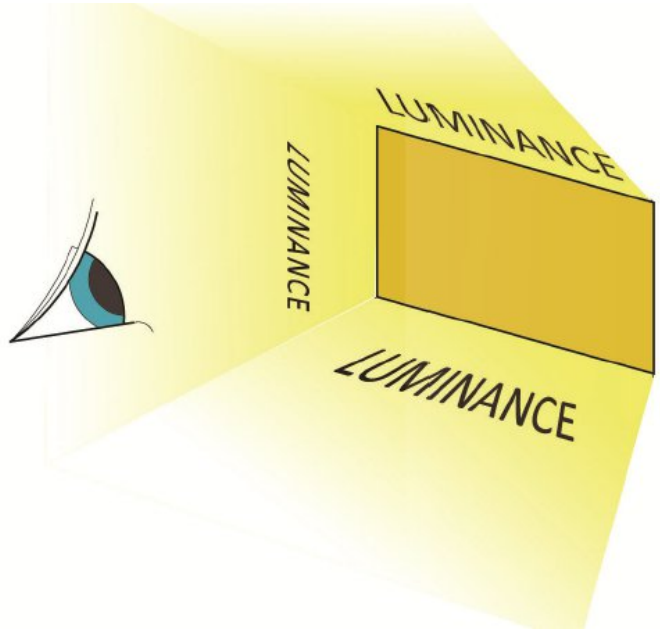
- Maximum square footage is 20 SF and is not in addition to the permitted amount of square footage.
- Displays are limited to messages that appear or disappear from the display with no movement or scrolling. In no case shall the display use a flash mode of operation.
- Content shall be non-pictorial, text information and be a maximum of three lines of copy
- Each message must be displayed for a minimum of 6 seconds.

Update to add Digital Signage:

- The signs must be equipped with automatic and manual dimming controls and sensors to be sure at no time the luminance will not be more then 3 nits above ambient light.

Maximum Luminance:

1. Daytime = 10,000 nits
2. Nighttime = 300 NITs (candela per square meter)



Recommendation:

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

"A City for All Ages"

Agenda Summary

2023-1087

Agenda Date: 12/5/2023 **Agenda Item No.:** 7.c

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P23-202 Chapter 158 City Initiated Text Amendment - Section 158.177 and Section 158.192 Changes in Conceptual Plans

This is a City initiated Text amendment to allow administrative approval of minor changes to Master Planned Unit Developments (MPUDs) and Planned Unit Developments (PUDs).

Submitted By: Daniel Robinson Planner III

Executive Summary: Staff is proposing language that provides a mechanism for administrative approval of minor changes to PUDs & MPUDs.

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed Text amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board provide a recommendation of denial and explanation of the recommendation.

Background: See attached staff report.

Issues/Analysis: This City initiated amendment is to provide further avenues to provide customer service and a streamlined process for review of minor changes developments may require.

Special Consideration: N/A

Location of Project: N/A

Attachments:

- Staff report
- Exhibit A
- Exhibit B
- Staff presentation

Chapter 158 - City Initiated Text Amendment - Section 158.177 and Section 158.192 Changes in Conceptual Plans.
P22-202 – Text Amendment Application

SUMMARY

Applicant's Request:	This is a City initiated Text amendment to provide a mechanism for minor changes to MPUDs and PUDs to be approved administratively.
Applicant:	City of Port St Lucie
Applicant Type:	Zoning Text Amendment to the City's Land Development Regulations
Project Planner:	Daniel Robinson, Planner III

Project Description

Staff has proposed language to Chapter 158 that provides a mechanism for administrative approval of minor changes to PUDs & MPUDs. The proposed language will provide the Planning Administrator to approve minor changes administratively. Minor changes are defined as the following:

1. Minor changes which do not trigger the standards listed under Section 158.177 (A).
2. Reduction in the number of dwelling units or a decrease in floor area.
3. Reduction in the number of dwelling units or floor area in one phase of the project with a corresponding increase in the number of units or square footage in another portion of the project.
4. Minor changes to the configuration of uses, open space, stormwater, utility, and roadways to overcome a particular difficulty or to achieve a more functional and desirable use of the property than was originally anticipated provided the proposed changes do not alter the intent and purpose of the approved overall development plan, do not alter the intent and purpose of the associated NCD District concept plan, and do not conflict with a specific provision of the adopted PUD approval.
5. Minor changes to maximum height limits that do not exceed thirty-six inches.

Analysis

The proposed text amendment will remedy a hardship for developments needing to make small changes and updates that would currently require the full process of an amendment to existing MPUDs and PUDs. Staff finds the proposed language provides efficient customer service.

Proposed Amendment

See attached Exhibit "A" and "B" Changes are shown in ~~strikethrough~~ and underline format.

STAFF RECOMMENDATION

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

EXHIBIT A

Sec. 158.177. - Changes in Conceptual Plans.

(A) Major ~~Minor~~ changes ~~in~~ to 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~~ Changes to an approved PUD which would be considered major are as follows:

(1) An overall increase in number of dwelling units of over one (1%) percent.

(2) A reduction of the area set aside for community open space or a relocation thereof of more than five (5%) percent.

(3) An overall increase in proposed floor area of over five (5%) percent.

(4) An overall increase by more than five (5%) percent of the total impervious surface area.

(5) An increase in the number of floors of a building or an increase in height, except as permitted by Sec. 158.177(D).

(6) 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.

(7) Any increase or decrease of more than ten (10%) percent of the total land area occupying a particular land use.

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

(1) 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) and affected by the proposed changes.

(2) 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.

(3) Revised copy of the conceptual development plan containing all proposed changes.

(4) A revised copy of all other documents or reports submitted as part of the original application and affected by the proposed changes.

(5) Revised copies of any additional covenants, agreements, or stipulations made a part of the original approval action and affected by the proposed changes.

(C) Any application for ~~minor~~ major changes in conceptual plans is subject to the ~~newspaper notice and public hearing~~ requirements as set forth for rezonings in this chapter and 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.

(D) The Planning and Zoning Director may consider and administratively approve the following minor changes to an approved PUD:

1. Minor changes which do not trigger the standards listed under Section 158.177 (A).
2. Reduction in the number of dwelling units or a decrease in floor area.
3. Reduction in the number of dwelling units or floor area in one phase of the project with a corresponding increase in the number of units or square footage in another portion of the project.
4. Minor changes to the configuration of uses, open space, stormwater, utility, and roadways to overcome a particular difficulty or to achieve a more functional and desirable use of the property than was originally anticipated provided the proposed changes do not alter the intent and purpose of the approved overall development plan, do not alter the intent and purpose of the associated NCD District concept plan, and do not conflict with a specific provision of the adopted PUD approval.
5. Minor changes to maximum height limits that do not exceed thirty-six inches.

(E) The Planning and Zoning Director may refer minor changes to an approved PUD to the Site Plan Review Committee and/or the City Council. Any denial of a proposed change by the Director or the Site Plan Review Committee may be appealed to the City Council. To apply for a minor change in conceptual plans reviewed by the Planning and Zoning director, the developer or his successors in interest shall submit the following information to the Planning and Zoning Director:

1. A written statement clearly setting forth all proposed changes in the conceptual plan and regulation book, setting forth in comparable fashion all applicable plan data for both the currently approved conceptual plan and regulation book.
2. Revised copy of the conceptual plan containing all proposed changes.
3. Proof of ownership of the property(s) that is the subject of the proposed changes.

Exhibit B

Sec. 158.192. - Changes in conceptual master plans

(A) Changes in conceptual master plans approved as a part of the rezoning to MPUD may be permitted. Changes to an approved MPUD which would be considered ~~M~~major are as follows:
(1) A change which would include a land use not previously permitted under the MPUD;
(2) A change which would alter a land use type adjacent to a property boundary except where it is (1) a reduction in density, or (2) a reduction in the intensity of approved residential development unless the reduction locates the residential use adjacent to an incompatible use;
(3) A change which would require an amendment to the City Council's conditions of approval;
(4) A change which would increase the land use intensity within any development phase without a corresponding decrease in some other portion of the overall MPUD; and
(5) An amendment to the phasing which would propose a land use in advance of the development it is designed to support.

(B) Major changes in conceptual master plans shall require a rezoning application meeting all applicable requirements of this chapter for MPUD rezoning and are subject to the newspaper notice and public hearing requirements as set forth for rezonings in this chapter. For changes to conceptual master plans to include a land use not previously permitted or to change a land use type adjacent to a property boundary, notices shall be sent to owners of real property within the area subject to the change and within 750 feet of the boundary of the area subject to the proposed change.

(C) ~~In addition, t~~ The Planning and Zoning Director may consider and administratively approve the following m~~M~~inor changes to an approved MPUD: ~~changes which do not trigger the standards listed above or where the developer proposes to reduce the number of units or floor area in one phase of the project and make a corresponding increase in the number of units or square footage in another portion of the project, if other conditions of approval are not adversely affected, nor any other changes are proposed which would be considered a substantial change to the MPUD.~~

1. Minor changes which do not trigger the standards listed under Section 158.192(A)
2. Reduction in the number of dwelling units or a decrease in floor area
3. Reduction in the number of dwelling units or floor area in one phase of the project with a corresponding increase in the number of units or square footage in another portion of the project
4. Minor changes to the configuration of uses, open space, stormwater, utility, and roadways to overcome a particular difficulty or to achieve a more functional and desirable use of the property than was originally anticipated provided the proposed changes do not alter the intent and purpose of the approved overall development plan, do not alter the intent and purpose of the associated NCD District concept plan, and do not conflict with a specific provision of the adopted MPUD approval.
5. Minor changes to maximum height limits that do not exceed thirty-six inches.

(D) The Planning and Zoning Director may refer ~~M~~minor changes to an approved MPUD to the Site Plan Review Committee~~.~~ and/or the City Council. Any denial of a proposed change by the Director or the Site Plan Review Committee may be appealed to the City Council. ~~All Major changes shall follow the procedure for rezoning to MPUD as specified in subsection 158.190(B).~~ To apply for a minor change in conceptual master plans, the

developer or his successors in interest shall submit the following information to the Planning and Zoning Director:

1. A written statement clearly setting forth all proposed changes in the conceptual master plan and regulation book, setting forth in comparable fashion all applicable plan data for both the currently approved conceptual master plan and regulation book.
2. Revised copy of the conceptual master plan containing all proposed changes.
3. Proof of ownership of the property(s) that is the subject of the proposed changes.

(E) All major changes shall follow the procedure for rezoning to MPUD as specified in subsection 158.190(B).
To apply for a change in conceptual master plans, the developer or his successors in interest shall submit the following information to the Planning and Zoning Director.
(1) An up-to-date statement presenting evidence of unified control of the entire area within the MPUD and a renewed agreement to all provisions set forth in subsection 158.190(A)(1) and affected by the proposed changes.
(2) A written statement clearly setting forth all proposed changes in the conceptual master plan and regulation book, setting forth in comparable fashion all applicable plan data and for both the currently approved conceptual master plan and regulation book.
(3) Revised copy of the conceptual master plan containing all proposed changes.
(4) A revised copy of all other documents or reports submitted as part of the original application and affected by the proposed changes.
(5) Revised copies of any additional covenants, agreements, or stipulations made a part of the original approval action and affected by the proposed changes.

Zoning Text Amendment: Chapter 158 (P23-202)

Planning and Zoning Board Public Hearing
December 5, 2023
Daniel Robinson, Planner III

Proposed Text Amendment: Chapter 158

This is a City initiated Text amendment to provide a mechanism for the administrative approval of minor changes to MPUDs and PUDs.

What are minor changes

1. Minor changes which do not trigger the standards listed under Section 158.177 (A).
2. Reduction in the number of dwelling units or a decrease in floor area.
3. Reduction in the number of dwelling units or floor area in one phase of the project with a corresponding increase in the number of units or square footage in another portion of the project.
4. Minor changes to the configuration of uses, open space, stormwater, utility, and roadways to overcome a particular difficulty or to achieve a more functional and desirable use of the property than was originally anticipated provided the proposed changes do not alter the intent and purpose of the approved overall development plan, do not alter the intent and purpose of the associated NCD District concept plan, and do not conflict with a specific provision of the adopted PUD approval.
5. Minor changes to maximum height limits that do not exceed thirty-six inches.

Will the Planning and Zoning Director Approve all minor changes administratively?

No. Some changes might seem to be minor when initially considered, but, depending on the circumstances may involve changes that merit review by the SPRC, P&Z and City Council.

For this reason, the code specifies that "The Planning and Zoning Director may refer Minor changes to an approved PUD to the Site Plan Review Committee and/or the City Council."

Impacts and Findings

- Staff has proposed language to Chapter 158 that provides a mechanism for administrative approval of minor changes to PUDs & MPUDs. The proposed language will provide the Planning Administrator to approve an update to the maximum height limits up to 36 inches and a decrease in permitted dwelling units.
- Staff is streamlining the approval process for minor amendments to PUDs and MPUDs so that the changes can be approved administratively and not have to go to SPRC, PZB and City Council unless it is a change that warrants such an extensive review.
- The City has numerous PUDs and MPUDs and staff is anticipating over time that there will be requests for minor changes to these developments, as such, staff wants to provide a tiered review and approval process to ensure a high level of customer service while minimizing process as possible.
- To provide these process improvements for the benefit of the customers, the Council and the team, staff has proposed the amendment before you.

Recommendation

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

"A City for All Ages"

Agenda Summary

2023-1167

Agenda Date: 12/5/2023 **Agenda Item No.:** 7.d

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P23-212 Chapter 156 City Initiated Text Amendment - Section 156.037, Section 156.040, and Section 156.071 of Subdivision Regulations - Standard Procedures and Off-Site Improvements.

This is a City initiated Text amendment intended to improve and streamline the plat approval process.

Submitted By: Daniel Robinson, Planner III

Executive Summary: This is a City initiated text amendment intended to improve and streamline the plat approval process by providing for approval of plats on the consent agenda. Staff has also added language clarifying the submittal requirements for townhome developments by cross-referencing the regulations on townhomes and added language to state that the any findings or conditions shall be stated on the record prior to action because there will no longer be a resolution.

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed Text amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board provide a recommendation of denial and explanation of the recommendation.

Background: See attached staff report.

Issues/Analysis: Each development application that is heard by the City Council has a project manager in the planning department. That means that in addition to reviewing the submittals for sufficiency and against the code, the planner is also responsible for the preparation of the staff report, creating a Legistar item, and drafting a Resolution and a PowerPoint presentation for inclusion in the Legistar packet.

In FY22/23 forty-two (42) plats came before the City Council, and each one had a PowerPoint presentation and Resolution in the backup material. Each of these items must be read into the record and voted on individually. Plat applications are straightforward items, and the City Council does not typically hear the presentations. It would be more efficient to have these items on the consent agenda to allow the council to have discussions on other matters. Council can still hold any item needing discussion off the consent agenda, like we do with major site plans. For this reason, Staff proposes to modify the code in order to remove the requirement for action by Resolution, and also to discontinue the preparation of presentations on these items moving forward to allow the council and staff to spend that time on other tasks.

This is a process improvement for the City Council, staff and applicants.

Special Consideration: N/A

Location of Project: N/A

Attachments:

- Staff report
- Exhibit A
- Exhibit B
- Exhibit C
- Staff presentation

Chapter 156 - City Initiated Text Amendment - Sections 156.037, 156.040, and 156.071, of Subdivision Regulations – Standard Procedures and Off-Site Improvements.
P22-212 – Text Amendment Application

SUMMARY

Applicant's Request:	This is a City initiated Text amendment intended to expedite and streamline the Plat approval process.
Applicant:	City of Port St Lucie
Applicant Type:	Zoning Text Amendment to the City's Land Development Regulations
Project Planner:	Daniel Robinson, Planner III

Project Description

This is a City initiated text amendment intended to improve and streamline the plat approval process by providing for approval of plats on the consent agenda. Staff has also added language clarifying the submittal requirements for townhome developments by cross-referencing the regulations on townhomes, and added language to state that the any findings or conditions shall be stated on the record prior to action because there will no longer be a resolution.

Analysis

Each development application that is heard by the City Council has a project manager in the planning department. That means that in addition to reviewing the submittals for sufficiency and against the code, the planner is also responsible for the preparation of the staff report, creating a Legistar item, and drafting a Resolution and a PowerPoint presentation for inclusion in the Legistar packet. In FY22/23 forty-two (42) plats came before the city council, and each one had a PowerPoint presentation and Resolution in the backup material. Each of these items must be read into the record and voted on individually. Plat applications are straightforward items, and the City Council does not typically hear the presentations. It would be more efficient to have these items on the consent agenda to allow the council to have discussions on other matters. Council can still hold any item needing discussion off the consent agenda, like we do with major site plans. For this reason, Staff proposes to modify the code in order to remove the requirement for action by Resolution, and also to discontinue the preparation of presentations on these items moving forward to allow the council and staff to spend that time on other tasks.

This is a process improvement for the City Council, staff and applicants.

Proposed Amendment

See attached Exhibit "A", "B", and "C".

Changes are shown in ~~strikethrough~~ and underline format.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's comprehensive plan and to be a process improvement, and as such recommends approval.

The Planning and Zoning Board heard this item at their meeting of December 5, 2023 and issued a favorable recommendation for approval.

EXHIBIT A

Sec. 156.037. – Application.

(A) The applicant seeking subdivision approval shall proceed with the filing of applications for preliminary and final plat approvals. Preliminary and final plat applications may be processed simultaneously at the request of the applicant

(B) An application for development shall include the items specified in sections 156.055 through 156.059 which constitutes a checklist of items to be submitted for subdivision review and approval. Projects that include townhouse developments must also submit a site plan or PUD concept plan, showing all proposed development, with the application for subdivision plat approval as stated in Section 158.218.

(C) A subdivision application shall be complete for purposes of commencing the applicable time period for action when so certified by the Director of Planning and Zoning. In the event such certification of the application is not made within forty-five (45) days of the date of its submission, the application shall be deemed complete upon the expiration of the 45-day period for purposes of commencing the applicable time period unless:

(1) The applicant lacks information indicated on the checklist of items to be submitted specified in sections 156.055 through 156.059 and provided in writing to the applicant; and

(2) The Director of Planning and Zoning has notified the applicant, in writing, of the deficiencies in the application within forty-five (45) days of submission of the application.

(D) The Site Plan Review Committee may subsequently require correction of any information found to be in error and submission of additional information not specified in this chapter, as is reasonably necessary to make an informed decision. The application shall not be deemed incomplete for lack of any such additional information or any revisions in the accompanying documents so required by the Committee.

EXHIBIT B

Sec. 156.040. Final Plat.

(A) Following approval of the preliminary plat, the applicant seeking final plat approval shall submit the items stipulated in sections 156.055 through 156.059 at least twenty-one (21) days prior to the next regularly scheduled meeting of the Site Plan Review Committee.
(B) The purpose of the final plat is to insure the preparation, completion and recording of a final plat map, its accompanying legal documentation, and final technical submittals and engineering drawings.
(C) The application for final plat approval shall be declared complete within a 45-day period from the date of its submission according to the provisions of subsection 156.037(C).
(D) The applicant shall be charged reasonable fees for final plat approval.
(E) The submittals shall be reviewed by the Site Plan Review Committee for the conformance with the approved preliminary plat.
(F) If the final plat submittals comply with the final plat subdivision requirements and meet all the conditions placed on the approved preliminary plat, the Director of Planning and Zoning shall present the final plat to the City Council for approval.
(G) If the final plat does not comply with the final plat submission requirements and/or does not meet all the conditions and/or changes placed on the preliminary plat the City Council should simply deny final plat approval.
(H) If the final plat has been denied by the City Council the owner or applicant shall have the following options to submit within sixty (60) days of the date of the denial a revised final plat without fee, for review by the Site Plan Review Committee; or appeal the decision of the City Council pursuant to section 156.044. If the applicant chooses to submit a revised final plat and if the plat complies with the final plat submission requirements and meets all conditions and/or changes placed on the preliminary plat the Director of Planning and Zoning shall present the revised final plat to the City Council for approval.
(I) The City Council shall consider the final plat ~~by resolution~~ and the office of the Director of Planning and Zoning shall notify the applicant in writing of the final decision of the City Council.
(J) Approval of a final plat shall expire one hundred twenty (120) days from the date of the City Council approval unless within such period the plat shall have been duly recorded. The City Council may for good cause shown, extend the period for recording for an additional period not to exceed one hundred twenty (120) days from the date of signing of the plat. Once a plat has expired, the owner or project agent shall be required to re-apply for approval or extension by the City Council and pay appropriate fees as established by the Planning and Zoning Department.
(K) All final plats shall comply with and be recorded in the manner provided by F. S. ch. 177.

EXHIBIT C

Sec. 156.071. Definition and Principles.

As a condition of final subdivision plat approval, the City Council may require the applicant to pay a pro rata share of the cost of providing reasonable and necessary circulation improvements and water, sewage, drainage facilities, and other improvements, including land and easements, located off-site of the property limits of the subdivision but necessitated or required by the development. "Necessary" improvements are those clearly and substantially related to the development in question. The City Council shall provide ~~in its resolution of approval~~ findings on the record of the basis of the required improvements, and then condition the approval with a detailed list of any required improvements. The capacity and design of proposed improvements shall be based upon the adopted master plans and Comprehensive Plan of the City. The proportionate or pro rata amount of the cost of such facilities within a related or common area shall be based on the following criteria set forth in Section 156.072.

Zoning Text Amendment (P23-212)

Planning and Zoning Board Public Hearing
December 5, 2023
Daniel Robinson, Planner III

Proposed Text Amendment

This is a City initiated text amendment intended to improve and streamline the plat approval process by providing for approval of plats on the consent agenda. Staff has also added language clarifying the submittal requirements for townhome developments by cross-referencing the regulations on townhomes, and added language to state that the any findings or conditions shall be stated on the record prior to action because there will no longer be a resolution.

Impacts and Findings

- Each development application that is heard by the City Council has a project manager in the planning department. That means that in addition to reviewing the submittals for sufficiency and against the code, the planner is also responsible for the preparation of the staff report, creating a Legistar item, and drafting a Resolution and a PowerPoint presentation for inclusion in the Legistar packet.

Impacts and Findings

In FY22/23 forty-two (42) plats came before the City Council, and each one had a PowerPoint presentation and Resolution in the backup material. Each of these items must be read into the record and voted on individually. Plat applications are straightforward items, and the City Council does not typically hear the presentations. It would be more efficient to have these items on the consent agenda to allow the council to have discussions on other matters. Council can still hold any item needing discussion off the consent agenda, like we do with major site plans. For this reason, Staff proposes to modify the code in order to remove the requirement for action by Resolution, and also to discontinue the preparation of presentations on these items moving forward to allow the council and staff to spend that time on other tasks.

This is a process improvement for the City Council, staff and applicants.

Recommendation

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

"A City for All Ages"

Agenda Summary

2023-1143

Agenda Date: 12/5/2023 **Agenda Item No.:** 7.e

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P23-216 City Initiated Text Amendment to Chapter 158. Zoning Code, Article VII. Institutional Districts, 158.110 (G).

This is a request to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional zoning district from 35 feet to 65 feet.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: This is a City initiated Text Amendment amending Section 158.110 of the City of Port St. Lucie Code of Ordinances. This amendment would increase the maximum building height for publicly owned or operated buildings or uses in the Institutional zoning district from 35 feet to 65 feet.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed text amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the proposed text amendment.
2. Move that the Board not recommend approval and provide staff direction.

Background: See the attached staff report.

Issues/Analysis: See the attached staff report.

Special Consideration: This text amendment would only be applicable to the specified uses within the Institutional zoning district. All other uses would remain at 35 feet, unless otherwise indicated in the designated Conversion Area.

Location of Project: Citywide

Attachments:

1. Staff Report
2. Exhibit "A"
3. Staff Presentation

City of Port St. Lucie Text Amendment
Chapter 158– Zoning Code, Article VII- Institutional Districts, Amending Section 158.110
Project No. P23-216

SUMMARY

Applicant's Request:	A Zoning Text Amendment to Chapter 158, Section 158.110
Applicant:	City of Port St. Lucie
Application Type:	Text Amendment to City's Land Development Regulations
Project Planner:	Bethany Grubbs, Planner III

Background

The proposed amendment to Chapter 158-Zoning Code, Article VII- Institutional Districts, Section 158.110 of the City of Port St. Lucie Code of Ordinances is a staff-initiated text amendment. The purpose of this amendment is to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional (I) zoning district. The current height restriction is 35 feet. Through this amendment, the height would be increased to 65 feet for the above referenced uses only.

Analysis

The increasing population requires a proactive approach to urban development. By investing in building space and supporting vital projects such as the police training facility and the parking garage, we not only address immediate needs but also future demands. As our city experiences a significant increase in population, it is imperative to address the growing demands of our citizens and enhance our public building space accordingly. Once crucial aspect of meeting these needs is a proposed increase in permitted building height. An increase in building heights will accommodate the expanding workforce needed to serve the citizens. This text amendment facilitates these critical projects.

The ongoing plans for a police training facility at the City Hall campus exemplifies the necessity for taller structures. This proposed three-story building, exceeding the current 35-foot height limit, is designed to provide essential office space and facilities for the department. With an expanding population, the demand for law enforcement services rises to maintain the appropriate officer to citizen ratio. It is vital to equip our officers with the facilities they need to efficiently fulfill their duties. Considering the nature of police work, employees cannot operate remotely, underscoring the significance of quality office spaces.

Furthermore, inadequate parking facilities at the City Hall complex present a challenge for both existing employees and visitors. The City Hall Master Plan recognizes this issue and proposes the construction of a vertical parking garage. Given the anticipated height of this garage, which is likely to exceed the 35-foot height limit, a text amendment becomes necessary to facilitate this expansion.

Proposed Amendment

See attached Exhibit A. Changes are shown in ~~strikethrough~~ and underline format.

STAFF RECOMMENDATION

The Planning and Zoning Department staff recommends approval of the proposed amendment based on the analysis and findings, as noted in the staff report.

PLANNING AND ZONING BOARD ACTION OPTIONS: *

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

* Should the Board need further clarification or information from staff it may exercise the right to table or continue the hearing or review to a future meeting.

Sec. 158.110. Institutional Zoning District (I).

(A) **Purpose.** The purpose of the institutional zoning district (I) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of uses of an institutional nature to serve the residents of the City; to designate those uses and services deemed appropriate and proper for location and development within that development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and functioning of uses within that zoning district.

(B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:

(1) Cemetery, including mausoleum.

(2) Enclosed assembly area, with or without an alcoholic beverage license for sales of alcoholic beverages to members and guests in accordance with chapter 110.

(3) Park or playground, or other public recreation.

(4) School (public, private or parochial, kindergarten (including VPK) and grades 1 through 12).

(5) Assisted living facility as set forth in Section 158.224.

(6) Nursing or convalescent home.

(7) Publicly-owned or operated building or use.

(8) Group care home, as set forth in section 158.224.

(9) Community Residential Home, as set forth in section 158.224.

(10) Funeral homes, with or without a crematory.

(C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) College, technical, or vocational school, including dormitories.

(2) Hospital and free standing emergency department.

(3) Public utility facility, including water pumping plant, reservoir, electrical substation, sewage treatment plant, and wireless communication antennas and towers, as set forth in section 158.213.

(4) Publicly-owned or operated building or use with drive-through service.

(D) **Accessory Uses.** As set forth in section 158.217. A caretaker's office or residence shall be considered to be an accessory use within this district.

(E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet, provided that properties located within conversion areas as defined by this chapter shall meet the requirements contained within the "City of Port St. Lucie Land Use Conversion Manual." More than one (1) permitted or special exception use may be located upon the lot as part of a totally designated development to be maintained under single ownership.

(F) **Maximum Building Coverage.** Thirty (30%) percent; provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

(G) **Maximum Building Height.** Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story~~.~~ ; and except for publicly owned or operated buildings or uses which may be sixty-five (65) feet.

(H) **Minimum Living Area.** Caretaker's residence: Six hundred (600) square feet.

(I) **Yard Requirements and Landscaping.**

(1) Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

(2) Side Yard. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential future land use category or to a public right-of-way.

(3) Rear Yard. Each lot shall have a rear yard with a building setback line of twenty-five (25) feet.

(4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.

(J) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.

(K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

Institutional Zoning Height
City-initiated Text Amendment
P23-216

Planning and Zoning Board
December 5, 2023
Bethany Grubbs, Planner III

Background

- Police training facility
  - Proposed at three stories to exceed 35 feet
- City Hall parking garage
  - Most likely will exceed 35 feet

Request

- The proposed amendment to Chapter 158-Zoning Code, Article VII-Institutional Districts, Section 158.110 of the City of Port St. Lucie Code of Ordinances is a staff-initiated text amendment.

The following revisions are proposed:

The purpose of this amendment is to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional (I) zoning district. The current height restriction is 35 feet. Through this amendment, the height would be increased to 65 feet for the above referenced used only.

Proposed Text

Maximum Building Height. Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story~~.~~ ; and except for publicly owned or operated buildings or uses which may be sixty-five (65) feet.

Staff Recommendation

The Planning and Zoning Department staff recommends approval of the proposed amendment based on the analysis and findings, as noted in the staff report.

*PLANNING AND ZONING BOARD ACTION OPTIONS: **

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

* *Should the Board need further clarification or information from staff it may exercise the right to table or continue the hearing or review to a future meeting.*

"A City for All Ages"

Agenda Summary

2023-1021

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-130 Chick-Fil-A @ SLW - Variance

Location: 1611 NW St. Lucie West Boulevard.
Legal Description: Parcel I: Lot 1, St. Lucie West Plat No. 194, According to The Map or Plat Thereof, As Recorded in Plat Book 73, Pages 19 And 20, of The Public Records of St. Lucie County, Florida.
Parcel II: Together With Those Certain Non-Exclusive Easements Contained in That Certain Access Easement Agreement by And Between Bank of America, National Association and RG SLW, LLC, Recorded in Official Records Book 4136, Page 1291, of The Public Records of St. Lucie County, Florida.
This is a request to grant a variance of a reduction in the required parking spaces to allow for an addition of a second lane to the existing queuing drive-through lane.

Submitted By: Cody Sisk, Planner II, Planning & Zoning Department

Executive Summary: The owner is requesting a variance of 8 parking spaces to allow an improvement to the existing queuing drive through lane. Section 158.221 states that Restaurants free standing and outparcels are required to provide one (1) parking space per each seventy-five (75) square feet of gross floor area.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the variance application and vote to approve, approve with conditions, or deny the variance request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 1611 NW St. Lucie West Boulevard.

Attachments:

1. Staff Report
2. Applicant's Response to Variance Criteria
3. Approved Site Plan
4. Parking and Queuing Analysis
5. Warranty Deed

6. Staff Presentation

SLW-Chick-Fil-A (HD PSL Realty, LLC)
Variance (Parking Reduction)
P23-130

Aerial Map

SUMMARY

Applicant's Request:	To grant a variance of a reduction in the parking requirement to allow for an improvement to the exiting queuing drive-through lane.

Application Type:	Variance, Quasi-Judicial
Applicant / Property Owner:	HD PSL Realty, LLC
Address:	1611 NW Saint Lucie West Blvd
Location:	The property is generally located west of NW Country Club Drive, north of Saint Lucie West Blvd.
Project Planner:	Cody Sisk, Planner II

Project Description

The applicant is requesting a variance of 8 parking spaces to expand the drive-through queuing area. Section **158.073(H)(3)** of the City's Zoning Code requires a minimum of one parking space per 75 SF of gross floor area.

Background

The existing Chick-Fil-A was granted a previous Variance for a reduction in parking in 2017. The Variance that was approved in 2017 allowed a reduction in parking by 2 spaces. The applicant is now seeking to expand the queuing lane for the drive-through lanes which will cause a loss of 8 additional parking spaces.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on October 26, 2023, and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

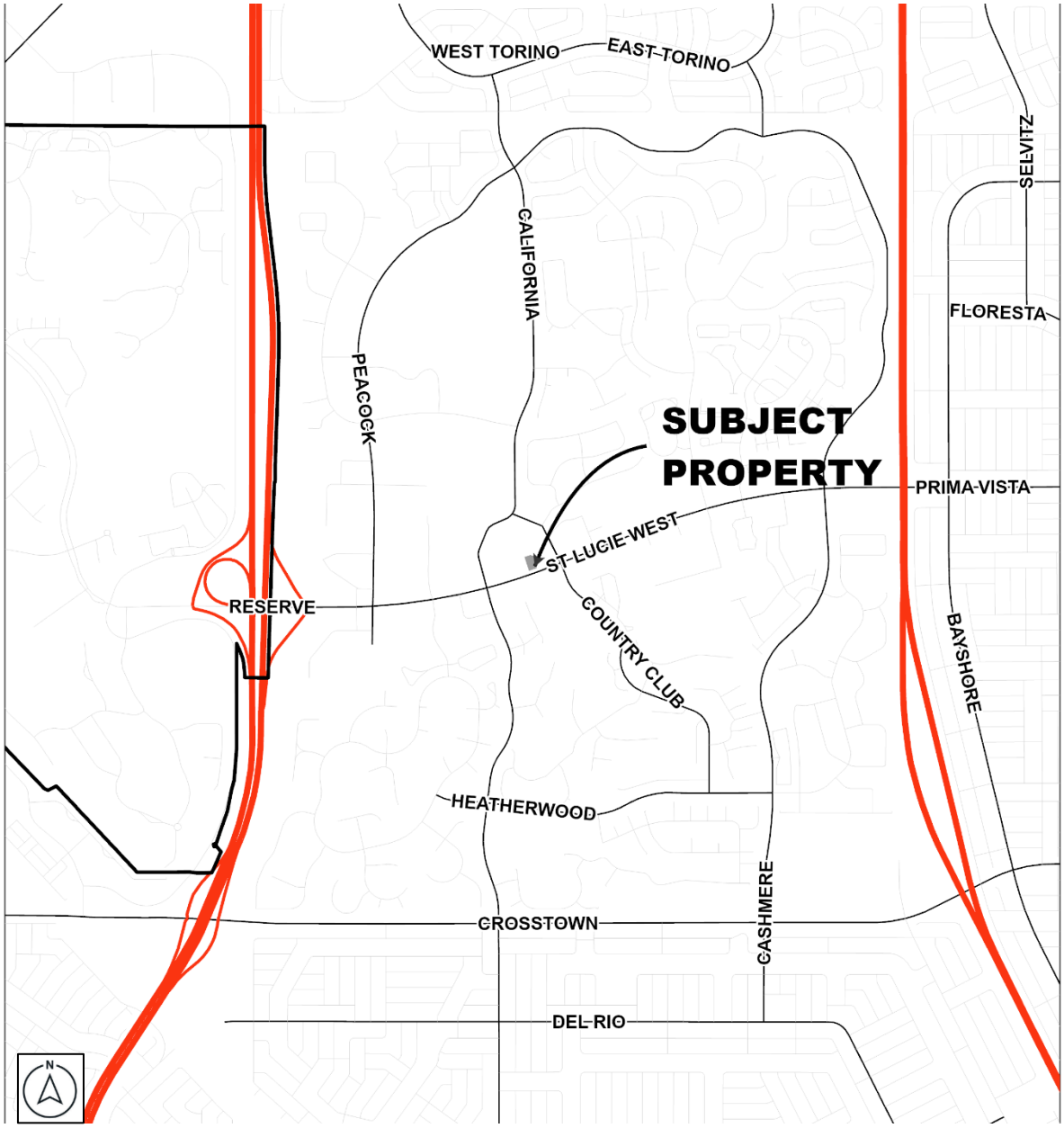
Parcel Number:	3325-704-0001-000-5
Property Size:	1.46-acres
Legal Description:	Parcel I: Lot 1, St. Lucie West Plat No. 194, According To The Map Or Plat Thereof, As Recorded In Plat Book 73, Pages 19 And 20, Of The Public Records Of St. Lucie County, Florida. Parcel II: Together With Those Certain Non-Exclusive Easements Contained In That Certain Access Easement Agreement By And Between Bank Of America, National Association And RG SLW LLC, Recorded May 24, 2018 In Official Records Book 4136, Page 1291, Of The Public Records Of St. Lucie County, Florida.
Future Land Use:	CG/I
Existing Zoning:	CG
Existing Use:	Restaurant

Surrounding Uses

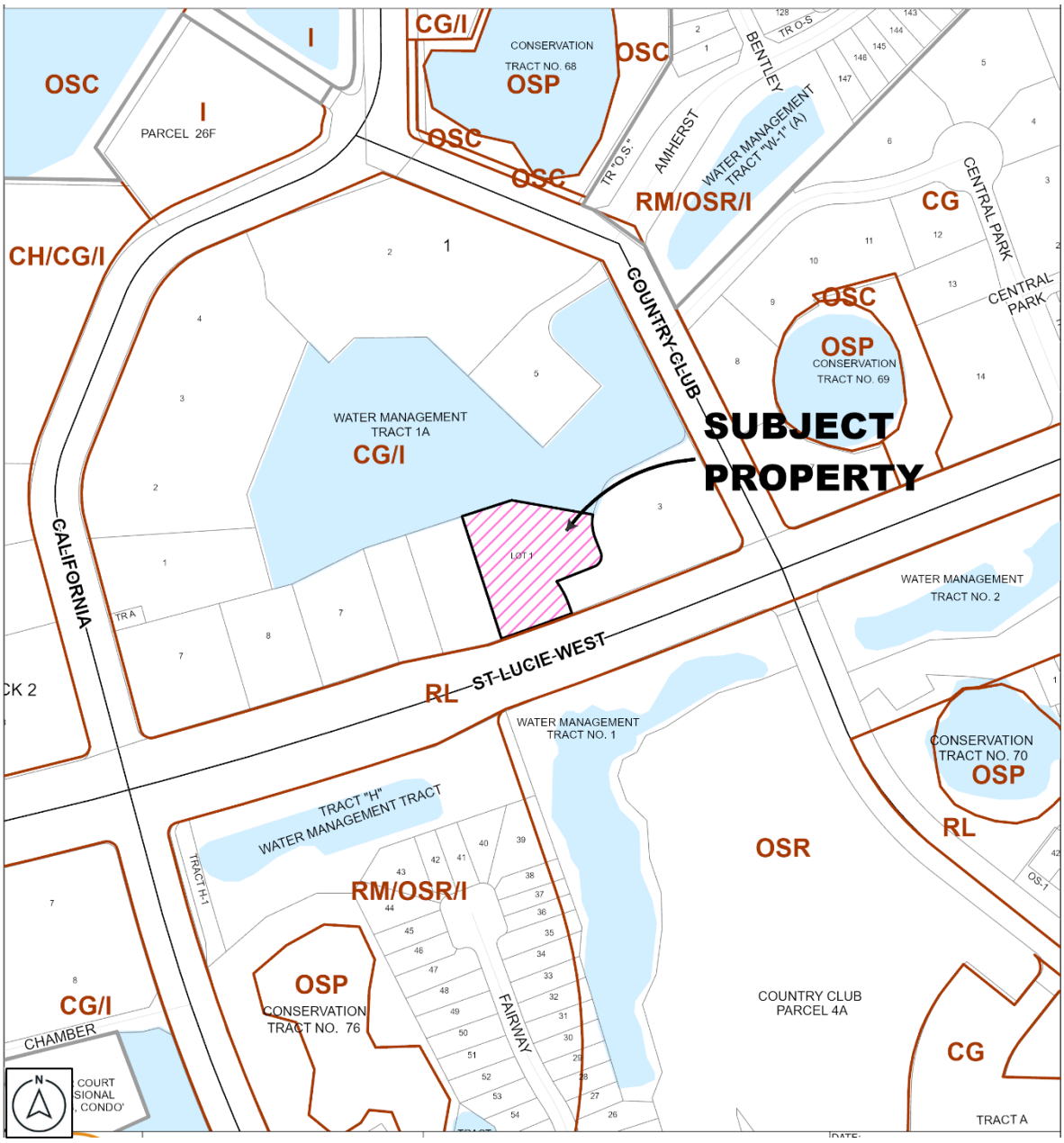
Direction	Future Land Use	Zoning	Existing Use

North	CG/I	GU	Water Management Tract
South	OSR	OSR	Golf Course
East	CG/I	CG	Commercial Use
West	CG/I	CG	Commercial Use

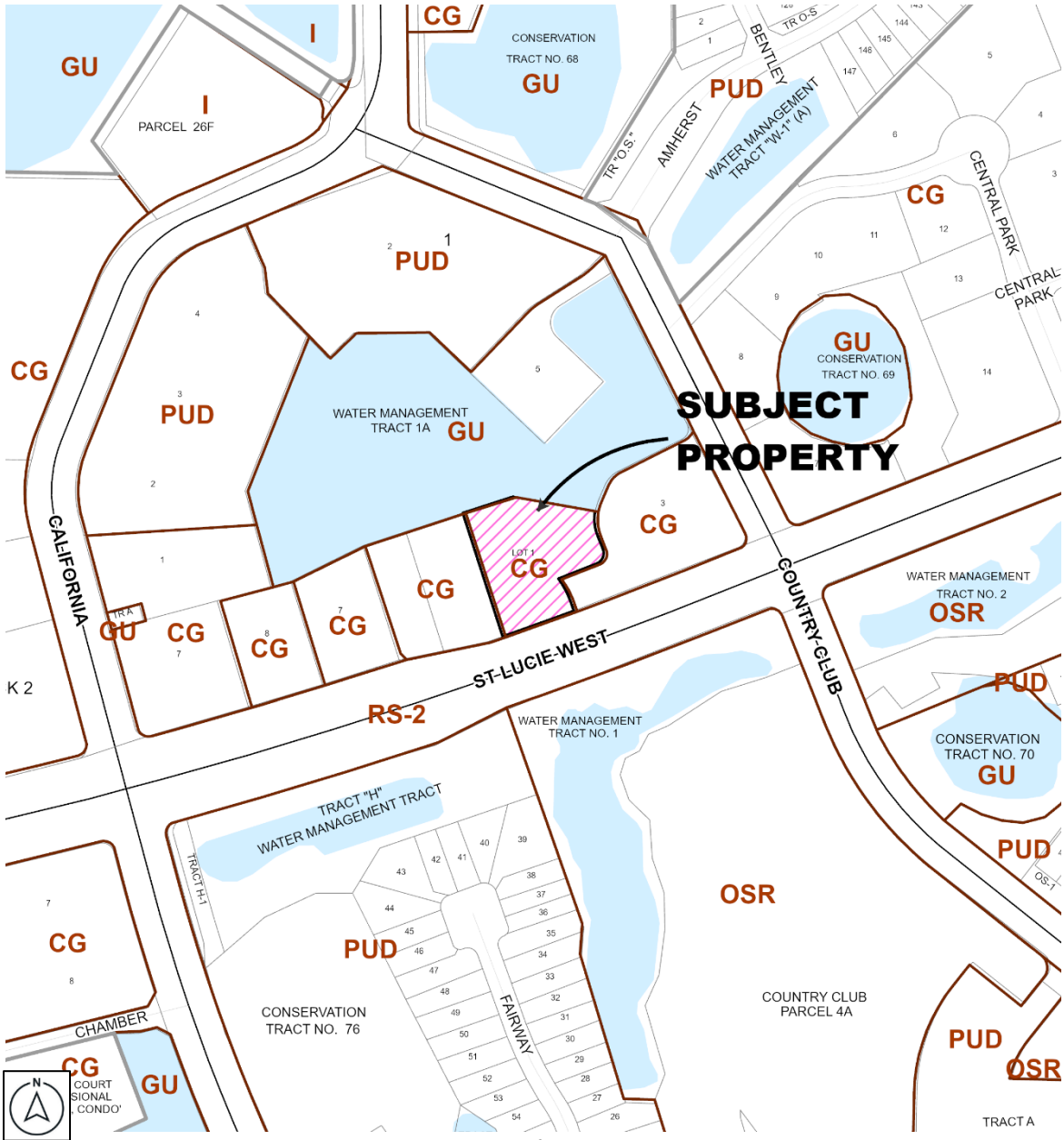
CG – General Commercial, GU – General Use, OSR – Open Space Recreational, I – Institutional, Private & Public



Location Map



Future Land Use


SUBJECT PROPERTY
CG
GU
I
PARCEL 26F
CONSERVATION TRACT NO. 68
PUD
BENTLEY
AMHERST
WATER MANAGEMENT TRACT "W-1" (A)
TR "O.S."
CENTRAL PARK
CONSERVATION TRACT NO. 69
WATER MANAGEMENT TRACT 1A
CALIFORNIA
LOT 1
ST-LUCIE-WEST
RS-2
COUNTRY-CLUB
WATER MANAGEMENT TRACT NO. 2
OSR
CONSERVATION TRACT NO. 70
WATER MANAGEMENT TRACT NO. 1
TRACT "H" WATER MANAGEMENT TRACT
TRACT H-1
CONSERVATION TRACT NO. 76
FAIRWAY
COUNTRY CLUB PARCEL 4A
CHAMBER
TRACT A

Zoning

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize the variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of the structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

See the applicant's responses that are included in the Variance application.

Compatibility with variance criteria Section 158.295 (B).

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
    - *Applicant's Response:* The existing site has a standard single lane drive-thru typical of older Chick-fil-A sites. Due to the popularity of the drive-thru business for existing Chick-fil-A stores and in particular due to changing customer habits since the Covid-19 pandemic, existing stores have seen a significant increase in the number of orders placed through the drive-thru operations as opposed through traditional dine-in options. The majority of the patrons enter the drive-thru queuing areas instead of utilizing the parking spaces to dine-in, as such this can result in an excessive queue triggering congested vehicular-use areas, especially with the older drive thru designs which only allow for queuing along a single lane. The proposed drive-thru improvements aim to address this specific demand by providing additional queuing spaces in the second drive-thru lane, which will provide quicker turn-around time for customer service and reduce impacts on the existing drive-aisles by removing congestion and providing a continuous flow of traffic within the drive-thru. It's important to note that Chick-fil-A operations differ from other fast-food brands by providing face-to-face attendants who are physically within the drive-thru taking orders and directing the traffic through the drive-thru lanes. In order to achieve these improvements, mainly adding the second drive-thru lane, the number of existing parking spaces will be reduced by a net total of 8 spaces.
    - *Staff Findings: Special conditions and circumstances do not exist, which are peculiar to the land, structure, or building involved. The lot exceeds the minimum requirement for General Commercial Zoning lot. The existing commercial site is 63,719 sq. ft. while the minimum requirement is 20,000 sq. ft.*
2. That the special conditions and circumstances do not result from any action of the applicant.
    - *Applicant's Response:* The reduction of the total number of parking spaces available on site is triggered by the proposed expansion of the drive-thru area to provide two lanes from the entrance of the queuing area to the delivery window. The intent is to address existing customer demands and trends, which are not conditions created by the Applicant. In fact, the Applicant already implements actions meant to address the existing demands on the drive-thru, such as the use of face-to-face attendants to reduce queuing times, but due to the dimensional constraints of the site, in order to make a substantial change to the drive-thru operations, additional area is required to dimensionally fit the second queuing lane in the drive-thru, which would come at the expense of parking. It is important to note

that the request is being made to address existing customer trends and not a condition created by the Applicant.

- *<u>Staff Findings</u>: See No. 1 above. The applicant is seeking a variance to allow for a parking reduction to accommodate an additional drive through lane.*

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
    - *<u>Applicant's Response</u>:* Since the Chick-fil-A operations are unique to this specific brand of fast-food restaurants, the reduction of parking for the purpose of increasing the drive-thru queuing area will not provide the development any special privileges. The intent is to ensure that the existing site functions in accordance with the intent of the code, by reducing congestion of traffic on the site. The variance would simply allow the applicant to meet the existing demands while alleviating the existing conditions' impact onto adjacent parcels and streets. The requested reduction in parking is justified by allowing the fast-food restaurant to meet the high-demand of fast-food orders within the drive-thru, which is the primary method for ordering for most Chick-fil-A customers as opposed to the more traditional dine-in options which are more reliant on on-site parking.
    - *<u>Staff Findings</u>: Special privileges would be conferred upon the applicant; a parking requirement of 1 space per 75 sq. ft. of restaurant use is a regulatory standard applied to other lands and commercial structures within the CG zoning district. <u>In addition, this site was previously granted a parking variance of 2 spaces so the site already had the parking requirement reduced. This would be a reduction or loss of 8 more spaces in addition to the 2 spaces that were already eliminated from the required parking.</u>*

4. That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
    - *<u>Applicant's Response</u>:* Chick-fil-A is a clear example that while all fast-food restaurants operate the same way in theory and as understood by code, in actuality, the demands and operations of this specific restaurant differ greatly from other establishments with similar land use. Chick-fil-A operations are intended to address the drive-thru needs of its customers by providing a host of non-traditional avenues, including face-to-face attendants, which are meant to address the particular nature and unique demands for this brand. A literal interpretation of the code would not allow for the reduction in parking. As explained, due to the less popular on-site dining options for customers, the surface parking is not as used as the drive-thru, which puts the undue hardship on the applicant to address any congestion issues on site, due to the dimensional restrictions of the parcel. The intent is to address an existing concern with traffic flow through the site and the only effective way to do this is by expanding the drive-thru to two lanes, which would come at a loss of parking.
    - *<u>Staff Findings</u>: Literal interpretation of the provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district or introduce unnecessary and undue hardships on the applicant. All commercial developments located in the General Commercial (CG) Zoning District are permitted to have additions provided they meet all requirements including parking requirements.*

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
    - *Applicant's Response:* The proposed improvements are designed in a manner to provide as many parking spaces as possible while also creating the necessary second lane for the drive-thru area. We have discussed several design options with city staff in order to provide as many spaces as physically possible with the available on-site area. Please refer to the provided site plans showing the proposed improvements. Short of eliminating additional existing planting area and landscape islands, the site design has been optimized to keep as much of the existing parking as possible while still addressing the queuing concerns on the existing drive-thru.
    - *Staff Findings: The property has previously approved a Variance for parking reduction. The minimum variance that will make this use possible was previously granted in 2017.*

6. That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
    - *Applicant's Response:* The design does not propose any changes to the existing site access or cross-access connections to adjacent parcels nor does it change the land use, thus keeping in harmony with adjacent developments and the intent of the code. The intent is to avoid a negative impact on the surrounding areas and the general public. In fact, the granting of the variance would prove to be beneficial to the surrounding developments and safety of the local area. The proposed increase in drive-thru queuing capacity will eliminate the existing issues with spilling of traffic off-site while improving the turn-around times for service. A reduction in parking will not pose any harm or concerns with the general welfare of the public. On the contrary, it will make the existing operations safer.
    - *Staff Findings: Variance approval for the parking reduction could be detrimental to the existing site. This site received a previous Variance for parking reduction and this Variance would further reduce the parking count. Under-parking this use could result in overflow parking utilizing adjacent businesses parking capacity. The applicant also provided a parking and queuing analysis for the site. The analysis indicates that the queuing spaces that exist on site can accommodate approximately 21 vehicles in the queuing area. The provided analysis statement also indicates that the maximum number of queuing spaces observed was a total 14 vehicles within the queuing area, while the average number of vehicles was 10 vehicles in the queuing area. The findings from the parking and queuing analysis show that the existing on-site conditions have more than the minimum required queuing spaces needed. Any public comment that is received will be forwarded to the Board for consideration.*

7. That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.
    - *Applicant's Response:* Noted. Applicant is willing to work with staff, the Planning and Zoning Board and/or the Zoning Administrator to implement any additional improvements or safeguards to enhance the proposed improvements requested as part of this variance and to mitigate the loss of parking.
    - *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

Staff Recommendation: Staff does not support this request for an additional parking variance (8 space parking reduction) and recommends that the Planning and Zoning Board deny the request.

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting.

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

Bowman

Kristhian Morales
Senior Civil Engineer, Authorized Agent
kmorales@bowman.com
954.314.8481
Bowman

Responses to Variance Criteria
Non-Administrative Variance – Parking Reduction

Chick-Fil-A #03913 St. Lucie West FSU
1611 St. Lucie W Blvd, Port Saint Lucie, FL 34986

The Applicant, HD PSL Realty, LLC (hereinafter the "Applicant"), is seeking site plan approval to make site improvements to the existing Chick-Fil-A fast-food restaurant located at 1611 St. Lucie W Blvd, Port Saint Lucie, FL 34986. The 1.46-acre site is located within the jurisdiction of Port St. Lucie, zoned as General Commercial (GC). The Applicant is proposing to improve the existing drive-thru area by providing a second continuous drive-thru lane for more queuing capacity, which will trigger a decrease in 8 parking spaces from the existing conditions. The changes proposed are necessary for accommodating the high demand within the drive-in area of the current conditions.

In order to make the site improvements, the Applicant is seeking a waiver from Section 158.221(C)16 of the Port St. Lucie Code of Ordinances for the required total of 67 parking spaces (1 space per 75 SF of gross floor area). The existing conditions have been approved through a parking variance, with a total of 65 spaces provided, two spaces below the required. Because the limited area and the demand for more queuing, the necessary drive thru modification will trigger the removal of 8 spaces, which will have the restaurant at 10 below the required.

Based on the foregoing, the Applicant is requesting a non-administrative variance to deviate from the minimum parking spaces as required by Section 158.221(C)16 of the land development code and respectfully submits that the criteria in Section 158.295(B) for consideration for issuance of variances are satisfied as demonstrated below:

1. **Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

The existing site has a standard single lane drive-thru typical of older Chick-fil-A sites. Due to the popularity of the drive-thru business for existing Chick-fil-A stores and in particular due to changing customer habits since the Covid-19 pandemic, existing stores have seen a significant increase in the amount of orders placed through the drive-thru operations as opposed through traditional dine-in options. The majority of the patrons enter the drive-thru queuing areas instead of utilizing the parking spaces to dine-in, as such this can result in an excessive queue triggering congested vehicular-use areas, especially with the older drive-thru designs which only allow for queuing along a single lane. The proposed drive-thru improvements aim

to address this specific demand by providing additional queuing spaces in the second drive-thru lane, which will provide quicker turn-around time for customer service and reduce impacts on the existing drive-aisles by removing congestion and providing a continuous flow of traffic within the drive-thru. It's important to note that Chick-fil-A operations differ from other fast-food brands by providing face-to-face attendants who are physically within the drive-thru taking orders and directing the traffic through the drive-thru lanes. In order to achieve these improvements, mainly adding the second drive-thru lane, the number of existing parking spaces will be reduced by a net total of 8 spaces.

2. **Please explain if these conditions and circumstances result from actions by the applicant.**

The reduction of the total number of parking spaces available on site is triggered by the proposed expansion of the drive-thru area to provide two lanes from the entrance of the queuing area to the delivery window. The intent is to address existing customer demands and trends, which are not conditions created by the Applicant. In fact, the Applicant already implements actions meant to address the existing demands on the drive-thru, such as the use of face-to-face attendants to reduce queuing times, but due to the dimensional constraints of the site, in order to make a substantial change to the drive-thru operations, additional area is required to dimensionally fit the second queuing lane in the drive-thru, which would come at the expense of parking. It is important to note that the request is being made to address existing customer trends and not a condition created by the Applicant.

3. **Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.**

Since the Chick-fil-A operations are unique to this specific brand of fast-food restaurants, the reduction of parking for the purpose of increasing the drive-thru queuing area will not provide the development any special privileges. The intent is to ensure that the existing site functions in accordance with the intent of the code, by reducing congestion of traffic on the site. The variance would simply allow the applicant to meet the existing demands while alleviating the existing conditions' impact onto adjacent parcels and streets. The requested reduction in parking is justified by allowing the fast-food restaurant to meet the high-demand of fast-food orders within the drive-thru, which is the primary method for ordering for most Chick-fil-A customers as opposed to the more traditional dine-in options which are more reliant on on-site parking.

4. **Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.**

Chick-fil-A is a clear example that while all fast-food restaurants operate the same way in theory and as understood by code, in actuality, the demands and operations of this specific restaurant differ greatly from other establishments with similar land use. Chick-fil-A operations are intended to address the drive-thru needs of its customers by providing a host of non-traditional avenues, including face-to-face attendants, which are meant to address the particular nature and unique demands for this brand. A literal interpretation

of the code would not allow for the reduction in parking. As explained, due to the less popular on-site dining options for customers, the surface parking is not as used as the drive-thru, which puts the undue hardship on the applicant to address any congestion issues on site, due to the dimensional restrictions of the parcel. The intent is to address an existing concern with traffic flow through the site and the only effective way to do this is by expanding the drive-thru to two lanes, which would come at a loss of parking.

5. **Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The proposed improvements are designed in a manner to provide as many parking spaces as possible while also creating the necessary second lane for the drive-thru area. We have discussed several design options with city staff in order to provide as many spaces as physically possible with the available on-site area. Please refer to the provided site plans showing the proposed improvements. Short of eliminating additional existing planting area and landscape islands, the site design has been optimized to keep as much of the existing parking as possible while still addressing the queuing concerns on the existing drive-thru.

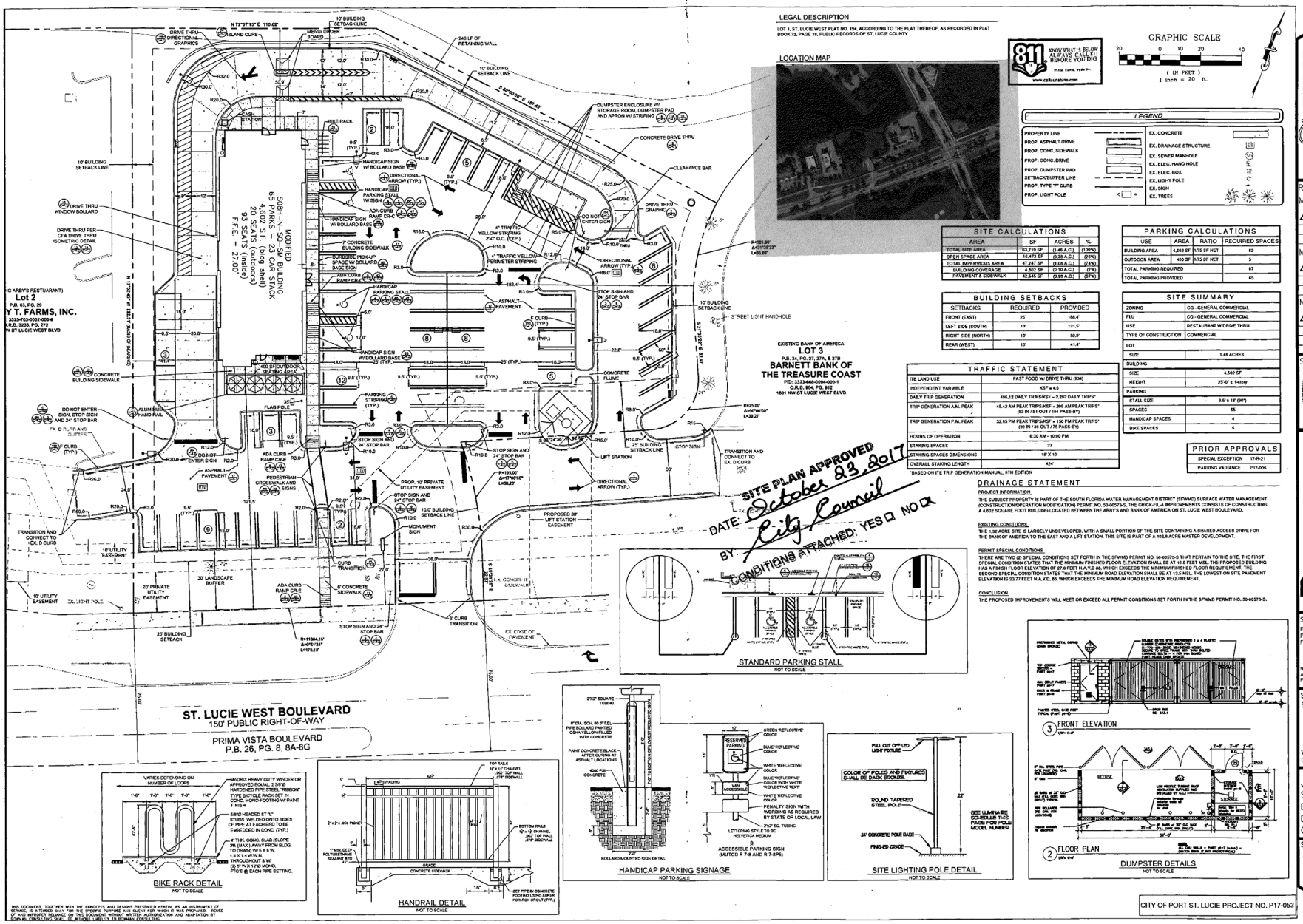
6. **Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

The design does not propose any changes to the existing site access or cross-access connections to adjacent parcels nor does it change the land use, thus keeping in harmony with adjacent developments and the intent of the code. The intent is to avoid a negative impact on the surrounding areas and the general public. In fact, the granting of the variance would prove to be beneficial to the surrounding developments and safety of the local area. The proposed increase in drive-thru queuing capacity will eliminate the existing issues with spilling of traffic off-site while improving the turn-around times for service. A reduction in parking will not pose any harm or concerns with the general welfare of the public. On the contrary, it will make the existing operations safer.

7. **Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.**

Noted. Applicant is willing to work with staff, the Planning and Zoning Board and/or the Zoning Administrator to implement any additional improvements or safeguards to enhance the proposed improvements requested as part of this variance and to mitigate the loss of parking.

Signature of Applicant	Kristhian Morales	8/1/2023
	Hand Print Name	Date


LEGAL DESCRIPTION
LOT 1, ST. LUCIE WEST PLAT NO. 194, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY
LOCATION MAP
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
LEGEND
PROPERTY LINE
PROP. ASPHALT DRIVE
PROP. CONC. SIDEWALK
PROP. CONC. DRIVE
PROP. DUMPSTER PAD
SETBACK/BUFFER LINE
PROP. TYPE "F" CURB
PROP. LIGHT POLE
EX. CONCRETE
EX. DRAINAGE STRUCTURE
EX. SEWER MANHOLE
EX. ELEC. HAND HOLE
EX. ELEC. BOX
EX. LIGHT POLE
EX. SIGN
EX. TREES
SITE CALCULATIONS
AREA | SF | ACRES | %
TOTAL SITE AREA | 103,719 SF | (1.46 A.C.) | (100%)
OPEN SPACE AREA | 16,472 SF | (0.38 A.C.) | (26%)
TOTAL IMPERVIOUS AREA | 47,247 SF | (1.08 A.C.) | (74%)
BUILDING COVERAGE | 4,602 SF | (0.10 A.C.) | (7%)
PAVEMENT & SIDEWALK | 42,645 SF | (0.98 A.C.) | (67%)
PARKING CALCULATIONS
USE | AREA | RATIO | REQUIRED SPACES
BUILDING AREA | 4,602 SF | 1/75 SF NET | 62
OUTDOOR AREA | 450 SF | 1/75 SF NET | 5
TOTAL PARKING REQUIRED | | | 67
TOTAL PARKING PROVIDED | | | 65
BUILDING SETBACKS
SETBACKS | REQUIRED | PROVIDED
FRONT (EAST) | 25' | 188.4'
LEFT SIDE (SOUTH) | 10' | 131.5'
RIGHT SIDE (NORTH) | 10' | 50.9'
REAR (WEST) | 10' | 41.4'
SITE SUMMARY
ZONING | CG - GENERAL COMMERCIAL
FLU | CG - GENERAL COMMERCIAL
USE | RESTAURANT W/DRIVE THRU
TYPE OF CONSTRUCTION | COMMERCIAL
LOT
SIZE | 1.46 ACRES
BUILDING
SIZE | 4,602 SF
HEIGHT | 25'-0" ± 1-story
PARKING
STALL SIZE | 9.5' x 18' (90°)
SPACES | 65
HANDICAP SPACES | 4
BIKE SPACES | 5
TRAFFIC STATEMENT
ITE LAND USE | FAST FOOD W/ DRIVE THRU (934)
INDEPENDENT VARIABLE | 1000' s.f.
DAILY TRIP GENERATION | 496.12 DAILY TRIPS/KSF = 2,282 DAILY TRIPS*
TRIP GENERATION A.M. PEAK | 45.42 AM PEAK TRIPS/KSF = 209 AM PEAK TRIPS* (53 IN / 51 OUT / 104 PASS-BY)
TRIP GENERATION P.M. PEAK | 32.65 PM PEAK TRIPS/KSF = 150 PM PEAK TRIPS* (95 IN / 36 OUT / 75 PASS-BY)
HOURS OF OPERATION | 6:30 AM - 10:00 PM
STAKING SPACES | 23
STAKING SPACES DIMENSIONS | 18' X 10'
OVERALL STAKING LENGTH | 424'
*BASED ON ITE TRIP GENERATION MANUAL, 9TH EDITION
PRIOR APPROVALS
SPECIAL EXCEPTION | 17-R-21
PARKING VARIANCE | P17-005
DRAINAGE STATEMENT
PROJECT INFORMATION
THE SUBJECT PROPERTY IS PART OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SURFACE WATER MANAGEMENT (CONSTRUCTION/OPERATION MODIFICATION) PERMIT NO. 56-00573-S. THE CHICK-FIL-A IMPROVEMENTS CONSISTS OF CONSTRUCTING A 4,602 SQUARE FOOT BUILDING LOCATED BETWEEN THE ARBY'S AND BANK OF AMERICA ON ST. LUCIE WEST BOULEVARD.
EXISTING CONDITIONS
THE 1.92 ACRE SITE IS LARGELY UNDEVELOPED, WITH A SMALL PORTION OF THE SITE CONTAINING A SHARED ACCESS DRIVE FOR THE BANK OF AMERICA TO THE EAST AND A LIFT STATION. THIS SITE IS PART OF A 102.8 ACRE MASTER DEVELOPMENT.
PERMIT SPECIAL CONDITIONS
THERE ARE TWO (2) SPECIAL CONDITIONS SET FORTH IN THE SFWMD PERMIT NO. 56-00573-S THAT PERTAIN TO THE SITE. THE FIRST SPECIAL CONDITION STATES THAT THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT 16.5 FEET NGL. THE PROPOSED BUILDING HAS A FINISH FLOOR ELEVATION OF 27.5 FEET N.A.V.D. 88, WHICH EXCEEDS THE MINIMUM FINISHED FLOOR REQUIREMENT. THE SECOND SPECIAL CONDITION STATES THAT THE MINIMUM ROAD ELEVATION SHALL BE AT 13.5 NGL. THE LOWEST ON SITE PAVEMENT ELEVATION IS 23.77 FEET N.A.V.D. 88, WHICH EXCEEDS THE MINIMUM ROAD ELEVATION REQUIREMENT.
CONCLUSION
THE PROPOSED IMPROVEMENTS WILL MEET OR EXCEED ALL PERMIT CONDITIONS SET FORTH IN THE SFWMD PERMIT NO. 56-00573-S.
SITE PLAN APPROVED
DATE: October 23, 2017
BY: City Council
CONDITIONS ATTACHED: YES NO
STANDARD PARKING STALL
NOT TO SCALE
HANDICAP PARKING SIGNAGE
NOT TO SCALE
SITE LIGHTING POLE DETAIL
NOT TO SCALE
FRONT ELEVATION
FLOOR PLAN
DUMPSTER DETAILS
NOT TO SCALE
BIKE RACK DETAIL
NOT TO SCALE
HANDRAIL DETAIL
NOT TO SCALE
ST. LUCIE WEST BOULEVARD
150' PUBLIC RIGHT-OF-WAY
PRIMA VISTA BOULEVARD
P.B. 26, PG. 8, 8A-8G
MODIFIED 65 PARKS - 23 CAR STACK 4,602 S.F. (bldg shell) 20 SEATS (outdoors) 93 SEATS (inside) F.F.E. = 27.00'
5080-N-SQ-SW BUILDING
450 S.F. OUTDOOR SEATING AREA
EXISTING BANK OF AMERICA
LOT 3
P.B. 34, PG. 27, 27A, & 27B
BARNETT BANK OF THE TREASURE COAST
PID: 3333-668-0004-000-1
O.R.B. 564, PG. 912
1801 NW ST LUCIE WEST BLVD
Lot 2
P.B. 51, PG. 29
Y T. FARMS, INC.
3325-703-0002-000-9
O.R.B. 3233, PG. 272
W ST LUCIE WEST BLVD
DRIVE THRU DIRECTIONAL GRAPHICS
MENU ORDER BOARD
CASH STATION
BIKE RACK
DRIVE THRU WINDOW BOLLARD
DRIVE THRU PER CFA DRIVE THRU ISOMETRIC DETAIL
CONCRETE BUILDING SIDEWALK
ALUMINUM HAND RAIL
DO NOT ENTER SIGN, STOP SIGN AND 24" STOP BAR
F CURB (TYP.)
FLAG POLE
ASPHALT PAVEMENT
PEDESTRIAN CROSSWALK AND SIGNS
TRANSITION AND CONNECT TO EX. D CURB
10' UTILITY EASEMENT
EX. LIGHT POLE
20' PRIVATE UTILITY EASEMENT
30' LANDSCAPE BUFFER
6' CONCRETE SIDEWALK
25' BUILDING SETBACK
3' CURB TRANSITION
EX. EDGE OF PAVEMENT
PROP. 10' PRIVATE UTILITY EASEMENT
16.0' BUILDING SETBACK LINE
MONUMENT SIGN
PROPOSED 30' LIFT STATION EASEMENT
LIFT STATION
DIRECTIONAL ARROW (TYP.)
TRANSITION AND CONNECT TO EX. D CURB
10' BUILDING SETBACK LINE
245 LF OF RETAINING WALL
DUMPSTER ENCLOSURE W/ STORAGE ROOM, DUMPSTER PAD AND APRON W/ STRIPING
CONCRETE DRIVE THRU
CLEARANCE BAR
DRIVE THRU GRAPHICS
DO NOT ENTER SIGN
4" TRAFFIC YELLOW STRIPING 2'-0" O.C. (TYP.)
4" TRAFFIC YELLOW PERIMETER STRIPING
HANDICAP SIGN W/ BOLLARD BASE
HANDICAP PARKING STALL W/ SIGN
ADA CURB RAMP CRUE
DIRECTIONAL ARROW
CURBSIDE PICK-UP SPACE W/ BOLLARD AND BASE SIGN
HANDICAP PARKING STALL
ASPHALT PAVEMENT
F CURB
CONCRETE FLUME
5' MEET LIGHT MANHOLE
PARKING STRIPING (TYP.)
STOP SIGN AND 24" STOP BAR
STOP SIGN AND 24" STOP BAR
ADA CURB RAMP CRUE
DO NOT ENTER SIGN
PROP. 10' PRIVATE UTILITY EASEMENT
STOP SIGN AND 24" STOP BAR
CURB TRANSITION
6' CONCRETE SIDEWALK
STOP SIGN AND 24" STOP BAR
EX. CONCRETE SIDEWALK
PROPOSED 30' LIFT STATION EASEMENT
LIFT STATION
DIRECTIONAL ARROW (TYP.)
TRANSITION AND CONNECT TO EX. D CURB
10' BUILDING SETBACK LINE
25' BUILDING SETBACK LINE
STOP SIGN
R=25.00' Δ=90°00'00" L=39.27'
R=491.00' Δ=01°30'23" L=12.86'
R=195.00' Δ=17°00'58" L=58.20'
R=11384.10' Δ=0°51'34" L=170.19'
S 90°00'00" E 187.43'
N 72°07'15" E 116.62'
S 17°52'45" W
N 17°52'45" E
S 89°24'38" E 37.50'
S 00°35'22" W 187.43'
S 89°24'38" E 37.50'
N 89°24'38" W

Bowman

September 25, 2023

Kristhian Morales
Bowman
910 SE 17th Street, Suite 300
Fort Lauderdale, FL 33316

RE: Chick-fil-A St Lucie West Boulevard Parking and Queueing Analysis
Project No. 010014-01-201

Dear Mr. Morales:

Bowman has completed a queueing and parking analysis associated with the proposed redevelopment of a site located at 1611 NW St Lucie West Boulevard, in the City of Port St. Lucie, Florida. The site includes an existing 4,602-square foot Chick-fil-A building with 400 square feet of outdoor area, and a drive through facility. Modifications are proposed to the site to provide additional vehicular queue stacking within the CFA drive-through area. This modification will impact parking within the CFA site. This study includes a drive-through queueing analysis and a parking evaluation. The site plan is attached in **Appendix A**. An aerial photograph of the site is shown on **Figure 1**.

Figure 1 Site Location

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Drive-Through Queuing Analysis

A drive-through queuing analysis was performed for the site to evaluate if the proposed stacking distance within the drive-through area would be sufficient to contain the drive-through demand.

Current Drive-Through Available Stacking

The existing site includes a drive-through with one lane prior to the order board, two (2) lanes in the vicinity of the order board, and one (1) lane beyond the order board. The total existing vehicular queue stacking area is approximately 470 feet from the pick-up window to the end of the drive-through queuing area. This area can accommodate approximately 21 vehicles, assuming 22 feet per vehicle. Additional stacking area is also available beyond the pick-up window.

Proposed Drive-Through Available Stacking

The proposed conditions will include two (2) lanes for the entire drive-through area. The total proposed vehicular queue stacking area is approximately 660 feet from the pick-up window to the end of the drive-through queuing area. This area can accommodate approximately 30 vehicles, assuming 22 feet per vehicle. Additional stacking area is also available beyond the pick-up window.

Vehicular Queue Data Collection

Vehicular queue data was collected at the site. Based on coordination with CFA, the peak period generally occurs on Fridays between 12:00 and 3:00 PM; therefore, vehicular queue data was collected on Friday, September 22, 2023 from 12:00 to 3:00 PM. The maximum number of vehicles in the queue was recorded in five-minute increments. The queue data is included in **Appendix B**. Based on the collected data, the maximum queue for the site was 14 vehicles, with an average queue of 10 vehicles; therefore, the proposed drive-through stacking area will be sufficient to accommodate the anticipated drive-through demand, as summarized in **Table 1**.

Table 1 Drive-Through Queue Summary

Proposed Drive-Through Stacking	Max Queue	Queues Contained in Drive-Through?
30 vehicles	14 vehicles	Yes

[This space intentionally left blank]

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Parking Analysis

A parking accumulation analysis was performed at the site to determine the actual parking demand for CFA.

Parking Requirement and Proposed Parking Supply

Based on the City of Port St. Lucie Code of Ordinances, Section 158.221(C)16, free-standing restaurants with drive through facilities have a required parking of 1 space per 75 square feet of gross floor area. The existing CFA site has an intensity of 4,602 square feet of building plus 400 square feet of outdoor area, requiring 67 parking spaces. With the modifications to the drive-through facility, the proposed parking supply will be reduced to 57 parking spaces; therefore, the proposed parking supply will not meet the City of Port St. Lucie parking requirements.

Parking Accumulation Analysis

Parking accumulation data was collected on Friday, September 22, 2023 from 12:00 to 3:00 PM and was recorded in 15-minute intervals. The parking data is included in **Appendix C**. Based on the collected data, the highest accumulation of parked vehicles for the site was 45 vehicles; therefore, the proposed parking supply will be sufficient to accommodate the parking demand, as summarized in **Table 2**.

Table 2 Parking Summary

Parking Requirement per Code	Proposed Parking Provided	Meets Code?	Max CFA Vehicles Parked Onsite	Sufficient Onsite Parking?
67 spaces	57 spaces	No	45	Yes

Conclusion

Based on the analysis contained herein, sufficient queue stacking area will be provided on the CFA site for the drive-through facility without impacting site circulation. In addition, sufficient parking supply will be provided to accommodate the expected parking demand.

Should you have any questions or comments regarding this analysis, please do not hesitate to contact me.

Sincerely,

NATALIA T. LERCARI LICENSE No. 68205 STATE OF FLORIDA PROFESSIONAL ENGINEER

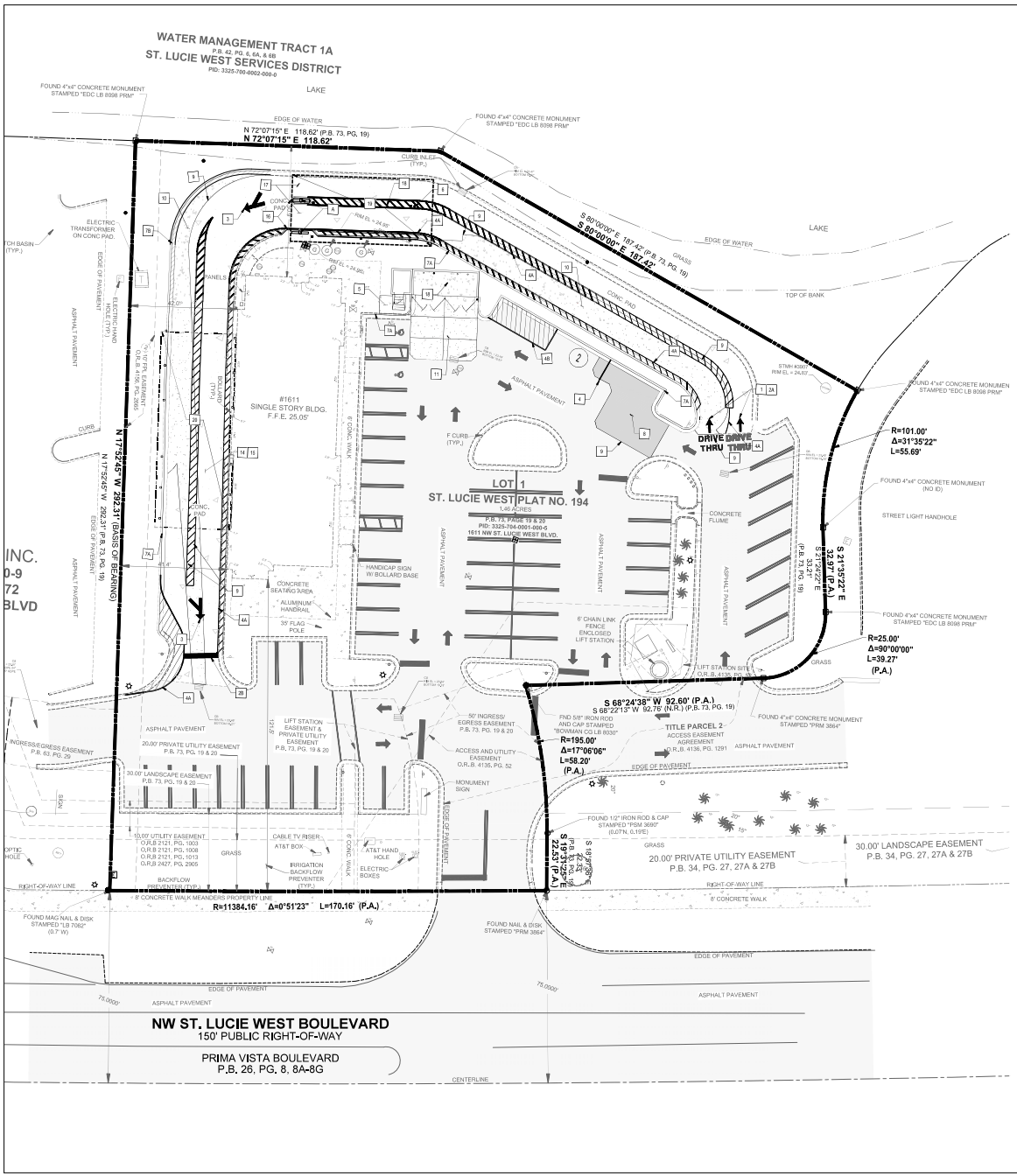
Natalia T. Lercari, P.E.
Professional Engineer
License No. 68205
State of Florida, Board of Professional Engineers

V:\010014 - Chick-fil-A\010014-01-201 (ENG) - 03913 St Lucie West FSU\Engineering\Transportation\Reports\LtrKM092523.docx

2090 Palm Beach Lakes Boulevard, Suite 400, West Palm Beach, FL 33409
P: 561.840.8650
bowman.com

Appendix A

Site Plan



LEGEND

PROP. ASPHALT DRIVE	PROPERTY LINE
PROP. CONC. PAVEMENT	EX. CONCRETE
PROP. TYPE "F" CURB	EX. ASPHALT
PROP. TYPE "D" CURB	EX. CONCRETE "F" CURB
PROP. PARKING STRIPE	EX. CONCRETE "D" CURB
PROP. SITE SIGNAGE	EX. SIGN
PROP. DIRECTIONAL ARROW	EX. STORM INLET
PROP. PARKING COUNT	EX. LIGHT POLE
PROP. CURB INLET	EX. TREE
	EX. HANDICAP MARKING
	EX. BOLLARD
	EX. DIRECTIONAL ARROW

SITE PLAN DESIGN NOTES & KEY PLAN

1. DIRECTIONAL ARROW (1A C-402)
2A. DRIVE-THRU GRAPHICS (2A C-402)
2B. STOP BAR GRAPHIC (2B C-402)
3. MULTI-LANE DIRECTIONAL GRAPHICS (4 C-402)
4. STANDARD OR HANDICAP PARKING STALL PER CODE (5 C-402)
4A. 4" SOLID WHITE STRIPING
4B. 4" SOLID YELLOW STRIPING
5. CONCRETE SIDEWALK (5 C-401)
6. CONCRETE BOLLARD (7 C-402)
7. CONCRETE CURB & GUTTER (8 C-401)
7A. SPILLING CURB & GUTTER
7B. CATCHING CURB & GUTTER
8. TYPICAL HMAC PAVEMENT SECTION (1 C-402)
9. BUTT JOINT (2 C-402)
10. CONCRETE PAVEMENT DRIVE-THRU LANE (3 C-402)
11. CONCRETE APRON AT TRASH ENCLOSURE (4 C-402)
12. PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (5 C-402)
13. CONCRETE PAVEMENT SECTIONS (6 C-402)
14. DRIVE-THRU PLAN – FLUSH WITH FFE (1 C-403)
15. DRIVE-THRU ISOMETRIC (2 C-403)
16. DRIVE-THRU ORDER POINT ISLAND (3 C-403)
17. MENU BOARD LOOP DETECTION SYSTEM (4 C-403)
18. SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) (7 C-403)
19. FREE-STANDING ORDER POINT CANOPY
20. FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

A. DIGITAL DRIVE-THRU MENU BOARDS

SITE SUMMARY	
JURISDICTION	PORT SAINT LUCIE
ZONING	CG-(GENERAL COMMERCIAL)
USE	FAST FOOD RESTAURANT WITH DRIVE THRU
PARCEL ID	3325-704-0001-000-5
LOT	
SIZE	63,719 SF (1.46 AC)
BUILDING	
SIZE	4,602 SF
PARKING	
SIZE	9.5'X18' 90°; 9.5'X18' 60°; 9.5'X24' 0°

PARKING CALCULATIONS			
USE	QTY	RATIO	REQUIRED
GROSS FLOOR AREA	4,602 + 400	1 SPACE PER 75 SF = OUTDOOR AREA	67
CFA STANDARD PARKING PROVIDED			53
CFA HANDICAP PARKING REQUIRED			3
CFA HANDICAP PARKING PROVIDED			4
PROPOSED TOTAL PARKING			57
EXISTING TOTAL PARKING			65
NET LOSS OF PARKING			8

BUILDING SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'	121.4'
REAR (NORTH)	10'	50.9'
SIDE (WEST	10'	41.4'
SIDE (EAST)	10'	198.4'

AREA	SF	ACRES	%
TOTAL AFFECTED AREA	63,719	1.46	100
PROP. PERVIOUS AREA	15,471	0.36	24.3
PROP. IMPERVIOUS AREA	48,248	1.11	75.7
PROP. BUILDING AREA	4,602	0.11	7.2
PROP. PAVEMENT AREA	43,646	1.00	68.5
EXIST. PERVIOUS AREA	16,464	0.38	25.8
EXIST. IMPERVIOUS AREA	47,255	1.08	74.2
EXIST. BUILDING AREA	4,602	0.11	7.2
EXIST. PAVEMENT AREA	42,653	0.98	66.9

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.callsunshine.com

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Bowman
Certificate of Authorization License No. 30662
615 SE 17th St, Suite 300
Fort Lauderdale, FL 33316
Phone: (954) 714-6481
www.bowman.com

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Seal

ANDRES MIZRAHI, P.E.
FLORIDA REG. NO. 92421

CHICK-FIL-A
ST. LUCIE WEST FSU
1611 ST. LUCIE W BLVD
PORT SAINT LUCIE, FL 34986
FSR#03913

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	010014-01-201
PRINTED FOR	
DATE	7/17/2023
DRAWN BY	B.L.M.

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
SITE PLAN

SHEET NUMBER
C-2.0

FILE PATH: V:\2021\fsr - Chick-fil-A\2021-01-201 (FSR) - 5200 St. Lucie West FSU\Engineering\Civil\Drawing Files\Sheets\SITE\C-2.0 SITE PLAN.dwg 7/17/2023 10:33:00AM, TOLTZIS last saved by CHRISTOPHER GEORGE, 3:33:00PM, 7/17/2023, 1:1, 1:1, 1:1

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Appendix B

Queue Data

Drive-Through Queues

Location: Chick-fil-A, 1611 NW St. Lucie Boulevard West
City: Port St. Lucie, FL
Date: 9/22/2023 (Fri)

Time	Maximum Drive-Through Queue (# of Vehicles)		
	From Pickup Window to Order Board	From Order Board to End of Queue	Total Queue
12:00 PM	5	6	11
12:05 PM	5	5	10
12:10 PM	5	8	13
12:15 PM	3	10	13
12:20 PM	4	10	14
12:25 PM	4	6	10
12:30 PM	3	5	8
12:35 PM	2	7	9
12:40 PM	4	8	12
12:45 PM	3	10	13
12:50 PM	4	9	13
12:55 PM	3	7	10
1:00 PM	6	8	14
1:05 PM	4	9	13
1:10 PM	2	10	12
1:15 PM	3	8	11
1:20 PM	5	4	9
1:25 PM	3	3	6
1:30 PM	3	6	9
1:35 PM	3	7	10
1:40 PM	3	3	6
1:45 PM	4	7	11
1:50 PM	4	7	11
1:55 PM	2	6	8
2:00 PM	4	7	11
2:05 PM	3	4	7
2:10 PM	3	4	7
2:15 PM	3	4	7
2:20 PM	3	7	10
2:25 PM	3	4	7
2:30 PM	2	8	10
2:35 PM	4	7	11
2:40 PM	5	7	12
2:45 PM	5	4	9
2:50 PM	5	2	7
2:55 PM	3	4	7
Totals	130	231	361

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Appendix C

Parking Data

Parking Study

Location: CFA -1611 NW St Lucie West Blvd
City: Port St. Lucie, FL

Date: 9/22/2023
Day: Friday

TIME	Maximum Parking Demand					
Space Type	**Regular**	**Handicap**	**Curbside**	**Catering and Carry Out**	**Drive Through Pickup**	**All spaces**
12:00 PM	38	1	4	1	1	45
12:15 PM	37	1	4	1	0	43
12:30 PM	33	1	2	0	1	37
12:45 PM	35	1	3	0	0	39
1:00 PM	38	1	2	1	0	42
1:15 PM	36	2	2	0	2	42
1:30 PM	35	1	1	0	1	38
1:45 PM	37	2	2	1	0	42
2:00 PM	38	1	3	0	0	42
2:15 PM	39	2	3	0	1	45
2:30 PM	38	2	2	1	0	43
2:45 PM	40	3	1	0	1	45

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4483683 OR BOOK 4183 PAGE 2848, Recorded 09/25/2018 01:07:25 PM Doc Tax: $18900.00

Prepared by:

Adam J Reiss, Esq.
Ross Realty Investments, Inc.
3325 S University Drive Suite 210
Davie FL 33328

Saint Lucie County Property Tax ID# 3325-704-0001-000-5

SPECIAL WARRANTY DEED

THIS INDENTURE, (the terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates), made this 24 day of September, 2018, between RG SLW LLC, a Florida limited liability company with a mailing address of 3325 S University Drive Suite 210 Davie FL 33328 (the "Grantor"), and HD PSL Realty, LLC, a Florida limited liability company, with a mailing address of 265 S. Federal Highway, Suite 164, Deerfield Beach, Fl. 33441 (the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs, successors, and assigns forever, the following described land in Broward County, Florida, to wit:

> Lot 1, St. Lucie West Plat No. 194, as recorded in Plat Book 73, Page 19, Public Records of St. Lucie County, Florida, being a replat of Open Space Tracts 1A, 1B, and 2A as shown on ST. LUCIE WEST PLAT NO. 168, COMMERCIAL SITES PHASE 9, recorded in Plat Book 42, Pages 28 and 28A, of the Public Records of St. Lucie County, Florida, lying in Section 25, Township 36 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida

This conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2018 and subsequent years not yet due or payable.

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

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

AND THE GRANTOR hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this 21 day of September, 2018.

2 Witnesses:

HAL COHEN
Print Name & Sign

Jaren Kay
Print Name & Sign

RG SLW LLC
a Florida limited liability company

By: _____
Adam J Reiss, Manager

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21 day of September, 2018 by Adam J Reiss, as Manager of the Grantor, who is personally known to me and did not take an oath and who executed same for the purposes set forth herein. Given under my hand and official seal this 21 day of September, 2018.

KAREN KAY LAVANDOSKY
Notary Public - State of Florida
Commission # GG 134848
My Comm. Expires Aug 15, 2021
Bonded through National Notary Assn.

Karen Kay Lavandosky
Notary Public

Chick-Fil-A @ SLW

HD PSL Realty, LLC

Variance

Project No. P23-130

Planning and Zoning Board Meeting

Cody Sisk, Planner II

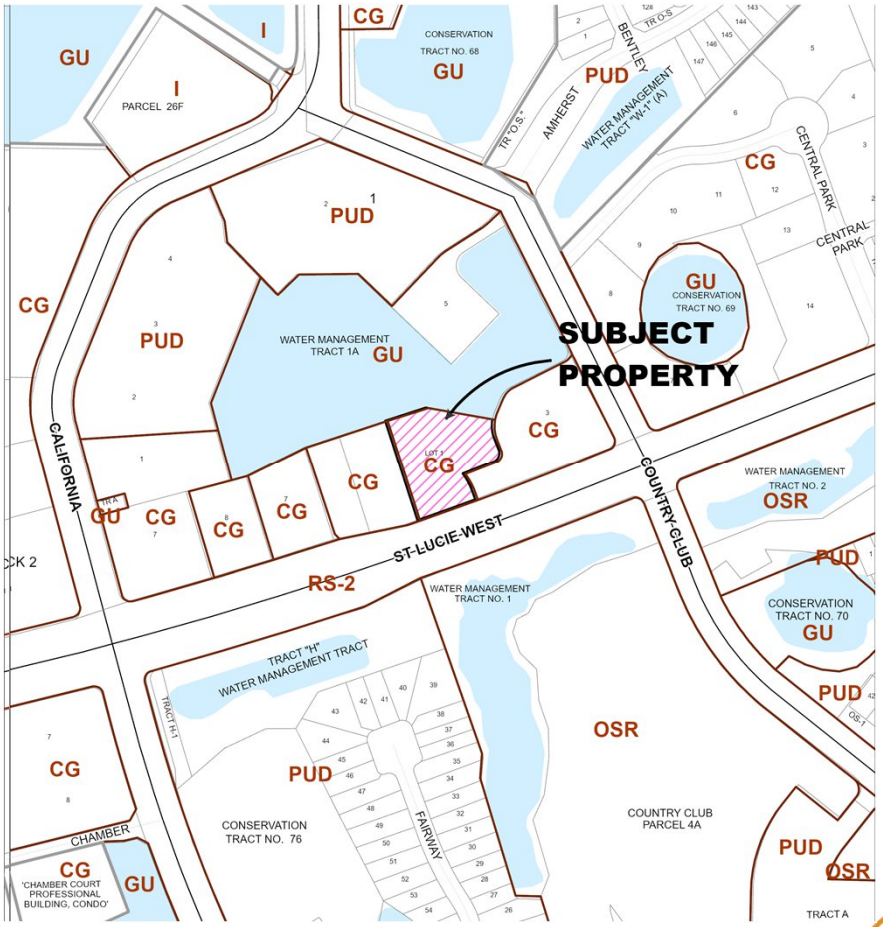
November 7, 2023

Request Summary

- Owner/Applicant: HD PSL Realty, LLC
- Location: 1611 NW Saint Lucie West Blvd
- Request: A Variance to the Chick-Fil-A Restaurant use for a reduction in parking for purposes to allow for a larger drive through lane.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Water Management Tract	CG/I	GU
South	Golf Course	OSR	OSR
East	Commercial Use	CG/I	CG
West	Commercial Use	CG/I	CG



Staff Findings & Recommendation

- The Applicant has applied for the Variance because the proposed additional drive through lane will need to remove required parking for the existing Commercial Use.
- This site has a previous approval for a Variance for a reduction of 2 parking spaces, so this use is already under parked. The variance, if granted, would result in a greater parking deficit which could impact adjacent businesses.
- Section 158.221 states that Restaurants free standing and outparcels: One (1) space per seventy-five (75) square feet of gross floor area.
- The Variance proposed is not the minimum Variance necessary for the owner to be able to use the existing commercial use. The existing commercial use is in operation now. The applicant wishes to modify the configuration of the drive through.
- The findings from the parking and queuing analysis show that the existing on-site conditions have more than the minimum required queuing spaces needed.

Staff Recommendation: Staff does not support this request for an additional parking variance (8 space parking reduction) and recommends that the Planning and Zoning Board deny the request.

Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Cody Sisk, Planner II

DATE: November 6, 2023

RE: Variance – SLW-Chick-Fil-A (HD PSL Realty, LLC)
Request to Table Application (P23-130)

- The applicant is requesting to **table this application to the December 5, 2023, Planning and Zoning Board meeting.**
- The Planning and Zoning Department advertised this application for the November 7, 2023, Planning & Zoning Board hearing.
- This application will be heard at the December 5, 2023, board hearing.

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Cody Sisk, Planner II

DATE: November 22, 2023

RE: Variance – SLW-Chick-Fil-A (HD PSL Realty, LLC)
Request to Table Application (P23-130)

- The applicant is requesting to **table this application to the February 6, 2024, Planning and Zoning Board meeting.**

- The Planning and Zoning Department advertised this application for the November 7, 2023, Planning & Zoning Board hearing.

- This application will be heard at the February 6, 2024, board hearing.

"A City for All Ages"

Agenda Summary

2023-1137

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment

Location: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.

Legal Description: A parcel of land being all of Tracts A, B, C, D, Tennis Parcel, Pool Parcel and Clubhouse Parcel of the Plat of St. Lucie West Plat No. 197, According to the Plat Thereof Recorded in Plat Book 81, Page 1 of the public records of St. Lucie County, Florida.

This is a request for the approval of the amendment to the St. Lucie Trail PUD.

Submitted By: Francis Forman, Planner II, Planning & Zoning Department

Executive Summary: St. Lucie Trail is a 7.71-acre Planned Unit Development (PUD) located in St. Lucie West, lying south of St. Lucie West Boulevard and west of SW Country Club Drive that contains an existing golf course clubhouse with a restaurant and banquet hall, a tennis facility, and a swimming pool. The purpose of the PUD amendment is to incorporate two (2) additional parcels, which will increase the size of the PUD to 11.76 acres, and to allow a 12-unit condominium building and a fitness center.

Presentation Information: Staff will provide a presentation.

Staff recommendation: Staff recommends approval of the PUD amendment.

Alternate recommendations:

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

Background: The Site Plan Review Committee (SPRC) recommended approval of this PUD amendment on September 13, 2023.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.

Attachments:

1. Staff Report
2. PUD Document
3. Application
4. Neighborhood Meeting Notification
5. Staff Presentation

St. Lucie Trail
Planned Unit Development Amendment
P23-139

Project Location Map

SUMMARY

Applicant's Request:	This is a request for the approval of an amendment to the St. Lucie Trails PUD (Planned Unit Development) document and conceptual plan.
Agent:	Brad Currie, Engineering Design and Construction, Inc.
Applicant:	St. Lucie Trail Owner's Association, Inc.
Property Owner(s):	Quick Family Catering, LLC; CGI St. Lucie, LLC; St. Lucie Trail Owner's Association, Inc.
Location:	The property is generally located on the west side of SW Country Club Drive and south of St. Lucie West Boulevard.
Project Planner:	Francis Forman, Planner II

Project Description

St. Lucie Trail is a 7.71-acre Planned Unit Development (PUD) located in St. Lucie West, lying south of St. Lucie West Boulevard and west of SW Country Club Drive that contains an existing golf course clubhouse with a restaurant and banquet hall, a tennis facility, and a swimming pool. The purpose of the PUD amendment is to incorporate two (2) additional parcels, which will increase the size of the PUD to 11.76 acres, and to allow a 12-unit condominium building and a fitness center.

The changes included with this amendment are as follows:

1) Incorporate two (2) additional parcels, a Fitness Tract and a Residential Tract.
2) Add a 2-story, 12-unit condominium building, and a 2-story fitness building as permitted uses.
3) Add development standards for the Fitness Tract and Residential Tract
4) Update ownership and legal description of the property.

A complete list of the proposed changes is included in the attached PUD document and the changes are shown as ~~strike-through~~ and underlined.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the PUD amendment on September 13, 2023.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on November 21, 2023, and the file was included in the published notification for the Planning & Zoning Board's agenda. In addition the applicant held a neighborhood meeting on November 15, 2023 and the notification is attached.

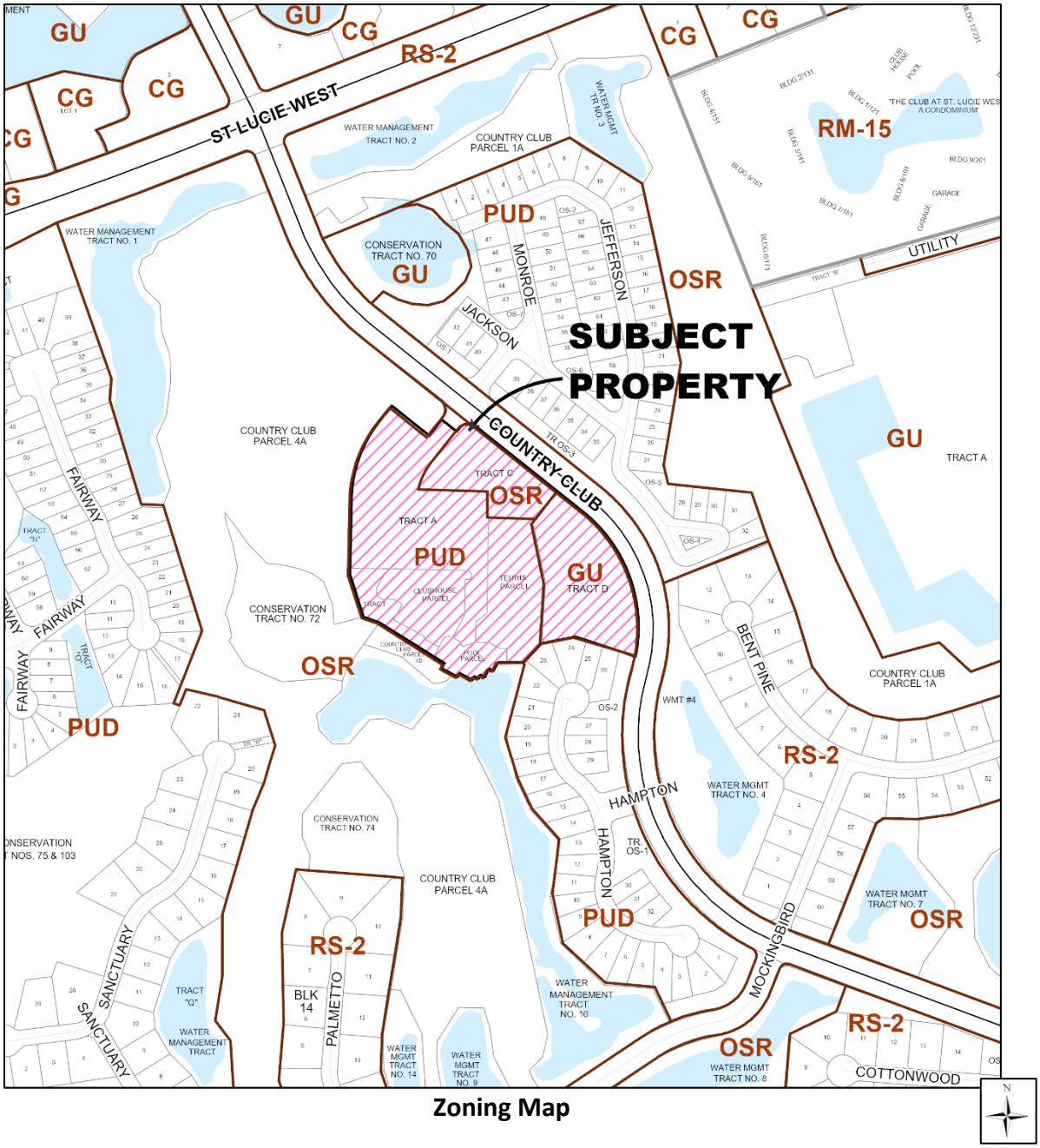
Location and Site Information

Property Size:	11.76-acres
Legal Description:	See PUD Development Agreement.
Future Land Use:	CG, OSR, RL
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Clubhouse area, recreational area, and vacant land
Proposed Use:	The addition of a 2-story story fitness center and a 2-story, 12-unit condominium uses.

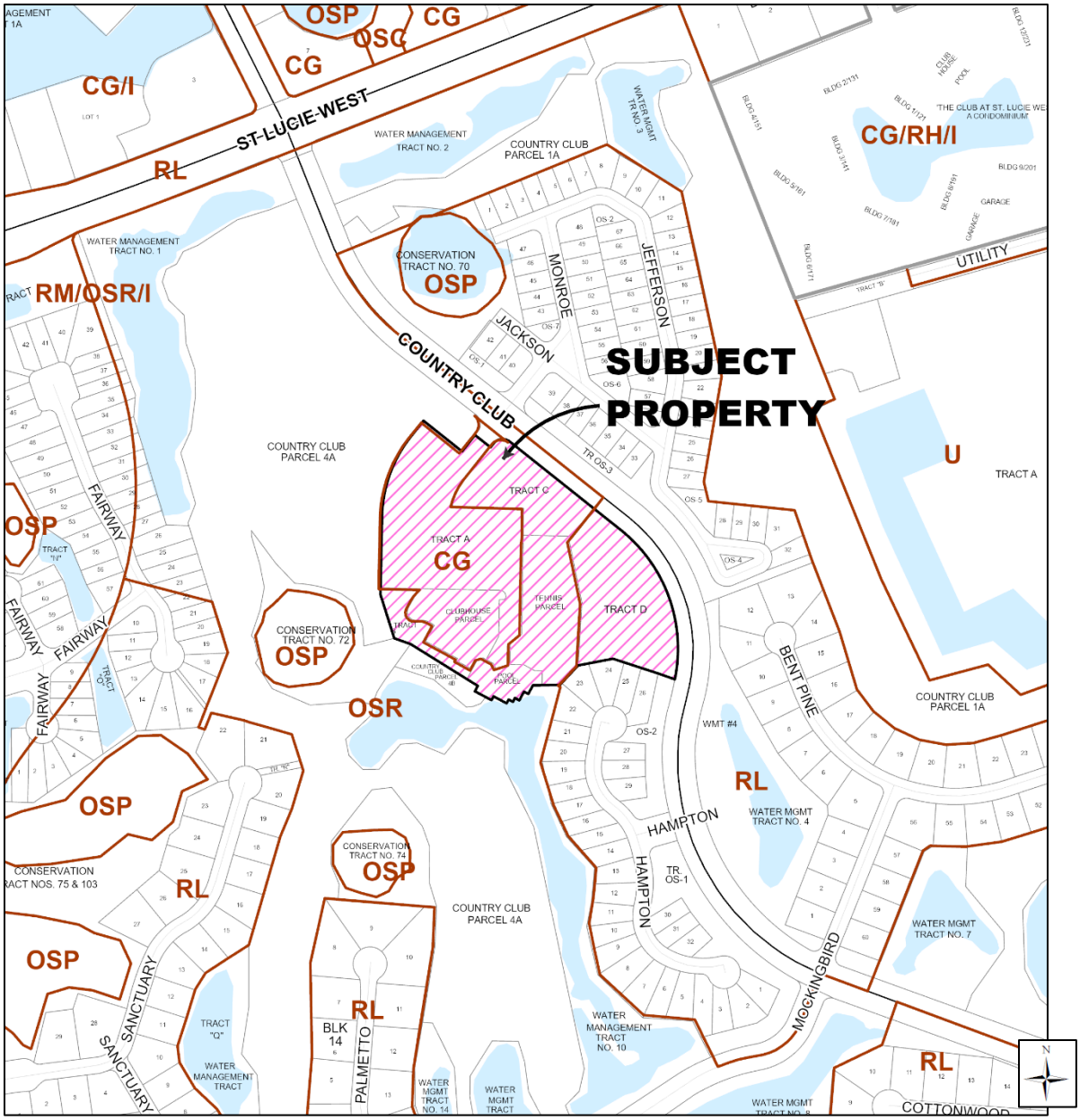
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	PUD	St. Lucie West Country Club Estates
South	OSC, OSP	OSR	St. Lucie Trail Golf Club, SLW Country Club Estates
East	RL	PUD, RS-2	St. Lucie West Country Club Estates
West	OSC	OSR	St. Lucie Trail Golf Club

RL-Residential Low; RS-2-Single-Family Residential; PUD-Planned Unit Development; OSC-Open Space Conservation; OSR-Open Space Recreation; OSP-Open Space Preservation


SUBJECT PROPERTY
GU
CG
RS-2
RM-15
PUD
OSR
ST LUCIE WEST
COUNTRY CLUB
JEFFERSON
MONROE
JACKSON
FAIRWAY
HAMPTON
BENT PINE
MOCKINGBIRD
SANCTUARY
PALMETTO
COTTONWOOD
UTILITY
WATER MANAGEMENT TRACT NO. 1
WATER MANAGEMENT TRACT NO. 2
CONSERVATION TRACT NO. 70
CONSERVATION TRACT NO. 72
CONSERVATION TRACT NO. 74
COUNTRY CLUB PARCEL 1A
COUNTRY CLUB PARCEL 4A
TRACT A
TRACT C
TRACT D
WATER MGMT TRACT NO. 4
WATER MGMT TRACT NO. 7
WATER MANAGEMENT TRACT NO. 10
WATER MGMT TRACT NO. 8
WATER MGMT TRACT NO. 9
WATER MGMT TRACT NO. 14
BLK 14
N

Zoning Map


SUBJECT PROPERTY
ST LUCIE WEST
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JACKSON
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SANCTUARY
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BENT PINE
HAMPTON
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COTTONWOOD
UTILITY
CG
CG/I
CG/RH/I
RL
RM/OSR/I
OSP
OSR
U
TRACT A
TRACT C
TRACT D
TRACT "Q"
BLK 14
COUNTRY CLUB PARCEL 1A
COUNTRY CLUB PARCEL 4A
WATER MANAGEMENT TRACT NO. 1
WATER MANAGEMENT TRACT NO. 2
WATER MANAGEMENT TRACT NO. 3
WATER MANAGEMENT TRACT NO. 4
WATER MANAGEMENT TRACT NO. 7
WATER MANAGEMENT TRACT NO. 10
WATER MGMT TRACT NO. 14
CONSERVATION TRACT NO. 70
CONSERVATION TRACT NO. 72
CONSERVATION TRACT NO. 74
CONSERVATION TRACT NOS. 75 & 103
CLUBHOUSE PARCEL
TENNIS PARCEL
WMT #4
TR. OS-1
TR OS-3
OS-1
OS-2
OS-4
OS-5
OS-6
OS-7
N

Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD amendment and the conceptual plan are consistent with the direction and policies of the Comprehensive Plan.

- **Policy 1.1.4.10** – The project complies with the maximum density requirements for development.
- **Policy 1.1.4.13** - PUD is a compatible zoning district with the various future land use designations of CG, OSR, and RL.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD amendment on September 13, 2023.

Planning and Zoning Board Action Options:

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

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

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

PLANNED UNIT DEVELOPMENT APPLICATION

ST. LUCIE TRAIL PUD AMENDMENT

For

CGI St. Lucie, LLC
951 SW Country Club Drive
Port St. Lucie, FL 34986
~~4225 SW Bimini Circle South~~
~~Palm City, FL 34990~~

~~March 19, 2019~~ July 7, 2023

Prepared by:
Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, Florida 34987
(772) 462-2455

City of Port St. Lucie Project No. P23-139

ST. LUCIE TRAIL PUD AMENDMENT

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Exhibit 4	General Standards for District Establishment
Exhibit 5	Site Information
Exhibit 6	Proposed Development Standards
Exhibit 7	Legal Description
Exhibit 8	Warranty Deed
Exhibit 9	Binding PUD Agreement
Exhibit 10	PUD Map
Exhibit 11	Survey
Exhibit 12	Agent Consent Form

PROJECT PROFESSIONALS

APPLICANT:	CGI St. Lucie, LLC ~~4225 S.W. Bimini Circle South~~ ~~Palm City, FL 34990~~ ~~(561) 713-2094~~ ~~dperic@jhrjpa.com~~ 951 SW Country Club Drive Port St. Lucie, FL 34986 (772) 286-6818 mrboyd@stlucietrail.com Quick Family Catering, LLC 951 SW Country Club Drive Port St. Lucie, FL 34986 St. Lucie Trail Owners' Association, Inc. 951 SW Country Club Drive Port St. Lucie, FL 34986
SURVEYING:	Engineering Design & Construction, Inc. Michael T. Owen, PSM 10250 SW Village Parkway, Suite 201 Port St. Lucie, Florida 34987 (772) 462-2455 mikeowen@edc-inc.com
ENGINEERING:	Engineering Design & Construction, Inc. ~~R.J. Kennedy, P.E.~~ J.R. Harrison, P.E. 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987 (772) 462-2455 ~~rodkennedy@edc-inc.com~~ jaysonharrison@edc-inc.com
PLANNING & SITE PLANNING:	Engineering Design & Construction, Inc. Bradley J. Currie, AICP 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987 (772) 462-2455 bradcurrie@edc-inc.com

INTRODUCTION

St. Lucie Trail Golf Club is a developed residential community in the City of Port St. Lucie. Country Club Parcel # 4 as recorded in Plat Book 34, Page 11. Ordinance # 19-22 was approved on April 22, 2019 by City Council to change the zoning of the subject parcels to Planned Unit Development (PUD). ~~Tract C, Tract D and the Tennis Parcel as recorded in Plat Book 81, Page 1 are being incorporated into the St. Lucie Trail PUD which includes shared parking, shared access, shared refuse collection under unified control as established in the Declaration of Covenants.~~ The parcels are located west of SW Country Club Drive and south of St. Lucie West Boulevard in Port St. Lucie.

The applicant is seeking approval of a PUD Amendment to ~~incorporate three additional parcels into the previously approved PUD with shared parking, shared access, shared refuse collection under unified control as established in the Declaration of Covenants. The St. Lucie Trail PUD was approved by City Council on April 8, 2019, Ordinance # 19-22 and comprised of approximately 7.705 +/- acres and can be identified by parcel I.D. numbers 3325-705-0008-000-7, 3325-705-0009-000-4, 3325-705-0005-000-, 3325-705-0006-000-3 and 325-705-0007-000-0. This PUD would incorporate an additional 4.06 acres to the existing PUD to include a multi-family residential use. The additional 5.76 acres that the applicant wishes to incorporate into the existing PUD has an existing Future Land Use (FLU) of Open Space Recreation and Low Density Residential and underlying Zoning designations of Open Space Recreational and General Use.~~ incorporate two (2) additional parcels for the additional of a 12-unit, 2-story condominium building and an 11,436 sf, 2-story fitness building with associated site improvements with shared parking, shared access, shared refuse collection under unified control as established in the Declaration of Covenants. The PUD is comprised of approximately 11.76 +/- acres. Parcel ID's associated with this request are noted below:

Parcel ID	Owner	Acreage
3325-705-0008-000-7	St. Lucie Trail Owner's' Association, Inc.	3.96
3325-705-0005-000-6	Quick Family Catering, LLC	1.09
3325-705-0009-000-4	St. Lucie Trail Owners; Association, Inc.	0.51
3325-705-0006-000-3	CGI St. Lucie, LLC	0.44
3325-705-0007-000-0	CGI St. Lucie, LLC	1.70
3325-705-0011-000-1	CGI St. Lucie LLC	2.56
3325-705-0010-000-4	CGI St. Lucie, LLC	1.50

Originally, the building constructed on this parcel was the clubhouse for the St. Lucie Trail Golf Course. In March of 2018, CGI St. Lucie, LLC purchased the 125.79 acres from PGA St. Lucie, Inc. Since purchase, CGI St. Lucie, LLC placed the clubhouse building on the market which is now owned by Quick Family Catering, LLC. ~~The contract purchaser for the clubhouse building currently owns and operates a catering business / restaurant.~~ Approval of this PUD Amendment application would ~~establish office for administrative use, retail sales, alcohol sales, restaurant and catering as an allowed use on the clubhouse parcel.~~ allow for the construction of a 12-units, 2-story condominium along with an 11,436 sf, 2 story fitness building with associated site improvements. This PUD Amendment will allow for all existing allowed uses on the subject parcels to remain.

There are no wetlands or native habitat on the subject property.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a Planned Unit Development (PUD) Amendment. The format will follow the outline presented in the PUD Zoning District Standards and Application requirements of the City Code. ~~In addition, the applicant is submitting a separate Comprehensive Plan Amendment to change the Future Land Use (FLU) designation to General Commercial (CG). These two applications will be reviewed concurrently.~~

EXHIBIT 1

APPLICATION FOR PUD AMENDMENT

PUD AMENDMENT APPLICATION

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER: Quick Family Catering, LLC

Name: Nancy Huszar

Address: 951 SW Country Club Drive, Port St. Lucie, FL 34986

Telephone No. 772-336-2507 Email _____

AGENT OF OWNER (if any)

Name: Bradley J. Currie, Engineering Design & Construction Inc.

Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987

Telephone No. 772-462-2455 Email bradcurrie@edc-inc.com

PROPERTY INFORMATION

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

Parcel I.D. Number: 3325-705-0008-000-7, 3325-705-0009-000-4, 3325-705-0005-000-6, 3325-705-0006-000-3, 3325-705-0007-000-0, 3325-705-0010-000-4, 3325-705-0011-000-1

Current Zoning: PUD, OSR, GU Proposed Zoning: PUD

Future Land Use Designation: CG, OSR, RL Acreage of Property: 11.76

Reason for amendment request:

Incorporation of two (2) additional parcels to allow for the additoin of a 12 unit, 2-story condominimum building and 2-story fitness center.

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	Bradley J. Currie, Auth. Agent Hand Print Name	September 18, 2023 Date

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

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

PUD AMENDMENT APPLICATION

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

FOR OFFICE USE ONLY

Planning Dept._____
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PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER: St. Lucie Trail Owners' Association, Inc.

Name: Donald Luneburg

Address: 951 SW Country Club Drive, Port St. Lucie, FL 34986

Telephone No. 516-361-7283 Email _____

AGENT OF OWNER (if any)

Name: Bradley J. Currie, Engineering Design & Construction Inc.

Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987

Telephone No. 772-462-2455 Email bradcurrie@edc-inc.com

PROPERTY INFORMATION

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

Parcel I.D. Number: 3325-705-0008-000-7, 3325-705-0009-000-4, 3325-705-0005-000-6, 3325-705-0006-000-3, 3325-705-0007-000-0, 3325-705-0010-000-4, 3325-705-0011-000-1

Current Zoning: PUD, OSR, GU Proposed Zoning: PUD

Future Land Use Designation: CG, OSR, RL Acreage of Property: 11.76

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PUD AMENDMENT APPLICATION

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

FOR OFFICE USE ONLY

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

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PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER: CGI St. Lucie, LLC

Name: Donald Luneburg, Manager

Address: 4225 SW Bimini Circle South

Telephone No. 772-286-6818 Email mboyd@stlucietrail.com

AGENT OF OWNER (if any)

Name: Bradley J. Currie, Engineering Design & Construction Inc.

Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987

Telephone No. 772-462-2455 Email bradcurrie@edc-inc.com

PROPERTY INFORMATION

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

Parcel I.D. Number: 3325-705-0008-000-7, 3325-705-0009-000-4, 3325-705-0005-000-6, 3325-705-0006-000-3, 3325-705-0007-000-0, 3325-705-0010-000-4, 3325-705-0011-000-1

Current Zoning: PUD, OSR, GU Proposed Zoning: PUD

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EXHIBIT 2

PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD Amendment is attached as Exhibit 3.

2. ~~St. Lucie Trails is a proposed commercial building which will allow for restaurant and catering services to the public in Port St. Lucie and its surroundings.~~ Applicant is proposing a condominium building along with a fitness center to serve members of the Club.

3. The Conceptual Plan for St. Lucie Trail PUD Map is attached as Exhibit 10 of this submittal package.

4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. Proposed development uses are shown in Exhibit 6.

5. This development is within the corporate limits of Port St. Lucie with underlying land uses to support the intended uses.

EXHIBIT 3

LETTER OF UNIFIED CONTROL

CGI St. Lucie, LLC
4225 S.W. Bimini Circle South
Palm City, FL 34990

July 5, 2023

Assigned Planner
City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: PUD Rezoning Amendment Application – St. Lucie Trail PUD – Letter of Unified Control

Dear Assigned Planner:

This letter is submitted as the Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. CGI ST. LUCIE, LLC is the owner of record of the subject property, pursuant to the certain Warranty Deed recorded in Official Records Book O.R. Book 4115, Page 1957, Public Records of St. Lucie County, Florida, copies of which are supplied separately with this application.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,

CGI St. Lucie, LLC

Donald Luneburg
Manager

EXHIBIT 3

LETTER OF UNIFIED CONTROL

Quick Family Catering, LLC
951 SW Country Club Drive
Port St. Lucie, FL 34986

July 5, 2023

Assigned Planner
City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: PUD Rezoning Amendment Application – St. Lucie Trail PUD – Letter of Unified Control

Dear Assigned Planner:

This letter is submitted as the Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. QUICK FAMILY CATERING, LLC is the owner of record of the subject property, pursuant to the certain Warranty Deed recorded in Official Records Book O.R. Book 285, Page 1259, Public Records of St. Lucie County, Florida, copies of which are supplied separately with this application.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,

Quick Family Catering, LLC

Nancy Huszar
Manager

EXHIBIT 3

LETTER OF UNIFIED CONTROL

St. Lucie Trail Owners' Association, Inc.
951 SW Country Club Drive
Port St. Lucie, FL 34986

July 5, 2023

Assigned Planner
City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: PUD Rezoning Amendment Application – St. Lucie Trail PUD – Letter of Unified Control

Dear Assigned Planner:

This letter is submitted as the Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. ST LUCIE TRAIL OWNERS' ASSOCIATION, INC. is the owner of record of the subject property, pursuant to the certain Warranty Deed recorded in Official Records Book O.R. Book 4274, Page 2614, Public Records of St. Lucie County, Florida, copies of which are supplied separately with this application.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,

St. Lucie Trail Owners' Association, Inc.

Donald Luneburg
Manager

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. St. Lucie Trail PUD is comprised of ~~7.705~~ 11.76 +/- acres, exceeding the 2-acre minimum for the establishment of a PUD within the City of Port St. Lucie.

2. St. Lucie Trail is located east of SW Country Club Drive and west of St. Lucie West Boulevard in the City of Port St. Lucie. Access to the property will be from SW Country Club Drive Avenue.

3. The St. Lucie Trail PUD has an existing storm water management provided by a master storm water management system operated by the St. Lucie West Services District. ~~The project is constructed. Due to this, no additional South Florida Water Management permits or modifications will be required.~~ The majority of the project is constructed. A South Florida Water Management permit or modifications may be required for the proposed expansion.

4. The St. Lucie Trail PUD is supplied with water and wastewater services by the St. Lucie West Services District and abides by and complies with all applicable governmental ordinances, policies, specifications and regulatory agencies governing such service.

4. The physical characteristics of the St. Lucie Trail PUD can be described as approximately ~~7.705~~ 11.76 +/- acres of developed property.

5. This PUD application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan.

6. The majority of the site is fully developed. Due to this, the exact building footprint, parking lot and internal driveway configurations, along with other detailed site improvements are outlined on the attached plan.

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE
~~7.705~~ 11.76 +/- Acres

II. WETLANDS IMPACTS
The St. Lucie Trail Clubhouse PUD Amendment site contains no wetlands.

III. NATIVE HABITAT
There is no native habitat on site.

IV. PROPOSED USE
To allow for residential, fitness center, restaurant, catering, banquet hall, office, retail sales, cafeteria, bakery, enclosed assembly area with or without alcohol and other retail uses as outlined in Exhibit 6.

EXHIBIT 6

PROPOSED DEVELOPMENT STANDARDS

(A) **Purpose.** The purpose of this Planned Unit Development (PUD) zoning district shall be to incorporate two (2) additional parcels to the existing PUD and establish those properties as an area within the City which is deemed to be uniquely suited for the development a condominium and fitness center; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper use of all uses proposed within this PUD zoning designation.

(B) **Permitted Principal Uses and Structures.**

Section 1. Clubhouse ~~Parcel~~ Tract (Commercial)

The following principal uses and structures are permitted:

1. Restaurant
2. Catering
3. Banquet Hall
4. Office
5. Retail Sales Cafeteria
6. Bakery
7. Enclosed Assembly Area with or without Alcohol
8. Alcohol Sales in accordance with Chapter 110
9. Incidental retail uses such as gift or variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons and visitors
10. Any combination of the above uses

Section 2. Tennis ~~Parcel~~ Tract (Recreation)

The following principal uses and structures are permitted:

1. Tennis facility, including tennis courts, a tennis building/pro shop and other permitted recreational uses.

Section 3. Pool ~~Parcel~~ Tract (Recreation)

The following principal uses and structures are permitted:

1. Swimming pool, swimming pool, deck, spa, and other permitted recreational uses.

Section 4. Common Area Tracts

1. Tract A – Intended for vehicular and pedestrian access, ingress, egress, drainage, utilities, trash collection, parking and other permitted uses.
2. Tract B – Intended for golf cart travel and parking, pedestrian access, ingress, egress, utilities, and other permitted uses
3. Note: The following dedication regarding the use of Tracts A and B by CGI St. Lucie, LLC, a Florida limited liability company, the golf club owner and its successors and assigns, is set forth on the proposed Plat of St. Lucie West Plat No. 197:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR: (A) VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS, DRAINAGE, UTILITIES, TRASH

COLLECTION, PARKING AND OTHER PERMITTED USES OVER TRACT A; AND (B) PEDESTRIAN, GOLF CART PARKING, GOLF CART TRAVEL, ACCESS, INGRESS, EGRESS, UTILITIES AND ALL OTHER PERMITTED USES OVER TRACT B ARE HEREBY ESTABLISHED FOR THE BENEFIT OF CGI ST. LUCIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE ST. LUCIE TRAIL GOLF CLUB, ITS SUCCESSORS AND ASSIGNS, AND THEIR RESPECTIVE TENANTS, OFFICERS, MANAGERS, MEMBERS, EMPLOYEES AND INVITEES.

Section 5. Condominium Tract

The following principal uses and structures are permitted:

1. 12 unit, 2-story condominium building.

Section 6. Fitness Center

The following principal uses and structures are permitted:

2. Fitness center and other permitted recreational uses.

(C) Special Exception Uses. No special exception uses are allowed.

(D) Accessory Uses. Accessory Uses and structures allowed as set forth within section 158.217.

(E) Minimum Lot Requirements. The overall PUD is approximately ~~7.705~~ 11.76 acres. There are ~~five (5)~~ seven (7) tracts associated with this PUD Amendment. The minimum lot size for tracts within the PUD is 20,000 square foot. The tracts are identified below:

(1) Tract A (Common Area) – Access, Ingress, Egress, Drainage, Utilities, Trash Collection, Parking and Other Permitted Uses

(2) Tract B (Common Area) – Pedestrian, Golf Cart Parking, Golf Cart Travel, Access, Ingress, Egress, Utilities and other Permitted Uses

(3) Clubhouse ~~Parcel~~ Tract – Commercial

(4) Tennis ~~Parcel~~ Tract– Recreation and Fitness Center

(5) Pool ~~Parcel~~ Tract– Recreation

(6) Fitness Tract – Recreation

(7) Residential Tract

(F) Maximum Building Coverage. Forty (40) percent, provided that the maximum impervious surface area does not exceed eighty (80) percent.

(G) Maximum Building Height. Thirty-five (35) feet.

(H) Minimum Setbacks (from perimeter PUD property line).

Tract "B" - Open Space (Common Area)

(1) **Front Yard.** Lot shall have a front yard setback line of twenty (20) front.

(2) **Side Yards.** Five (5) foot setback.

(3) **Rear Yard.** Five (5) foot setback.

Clubhouse ~~Parcel~~ Tract - Commercial

(1) **Front Yard.** Lot shall have a front yard with a building setback line of twenty (20) feet.

(2) **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of five (5) feet.

(3) **Rear Yard.** Each lot shall have a rear yard with a building setback line of five (5) feet.

Tennis / Fitness ~~Parcel~~ Tract- Recreation

(1) **Front Yard.** Lot shall have a front yard setback line of twenty (20) front.

(2) **Side Yards.** Five (5) foot setback.

(3) **Rear Yard.** Five (5) foot setback.

Pool ~~Parcel~~ Tract- Recreation

(1) **Front Yard.** Lot shall have a front yard setback line of five (5) feet.

(2) **Side Yards.** Zero (0) foot setback.

(3) **Rear Yard.** Zero (0) foot setback.

Condominium Tract - Residential

(1) **Front Yard.** Lot shall have a front yard setback line of five (5) feet.

(2) **Side Yards.** Zero (0) foot setback.

(3) **Rear Yard.** Zero (0) foot setback.

(I) Provision for Vehicular and Pedestrian Circulation. The street and roadway pattern within a PUD is currently developed to allow for pedestrian circulation throughout the site.

(J) Internal Lots and Frontage. Minimum lot size is identified in section E as noted above. Frontage is provided for all parcels along SW Country Club Drive. All lots will be subject to a cross access and shared parking agreement as established in the Declaration of Covenants.

(K) Minimum Living Area. 1,000 sf ~~No living area is allowed within this PUD~~.

(L) Off-Street Parking and Service Requirement. Recreational Use: One (1) space per 200 square foot of building area. Condominiums: 2 spaces per dwelling and 1 guest space every 5 spaces. Shared access and parking is provided to serve all five (5) parcels as established in the Declaration and Covenants. One loading space is provided to serve the proposed tracts.

(M) Landscaping & Buffering. The landscaping requirements shall be in accordance with the approved landscape plan for Project P87-146 St. Lucie West Clubhouse Site Plan. Any changes in use would require a new landscape plan in accordance with the City of Port St. Lucie Code of Ordinances. Revised typical sections in reference to the condominium and fitness tracts are depicted on the PUD plan, Exhibit 10.

(N) Storm Water System. The site is served by a master storm water system which will comply with all applicable provisions of the City's Land Development Regulations. A South Florida Water Management District permit for the master system is in place and is maintenance, operation and responsibility of St. Lucie West Services District.

(O) Roadways. The applicant is not proposing any off-site roadway improvement associated with this PUD.

(P) Utilities. Existing utilities shall be maintained by the St. Lucie West Services District. Any future utilities within this PUD including telephone, television cable, and electrical systems shall be installed underground. Appurtenances to these systems which require above-ground installation shall be effectively screened and, thereby, may be exempted from this requirement. Primary facilities providing services to the site of the PUD may be exempted.

(Q) **Refuse:** There is a refuse and recycling dumpster enclosure located at the southeast corner of the Clubhouse tract. This is a shared dumpster enclosure for use by all tracts within this PUD.

The location of this shared dumpster enclosure is depicted ~~below~~ in the map to the right (black circle). Refuse for the residential components and fitness center are depicted on the plan to the right (red circle).

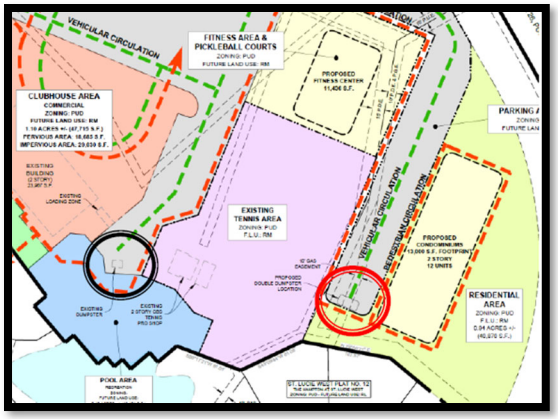

EXHIBIT 7

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACTS A, B, C, D, TENNIS PARCEL, POOL PARCEL AND CLUBHOUSE PARCEL OF THE PLAT OF ST. LUCIE WEST PLAT NO. 197, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 512,381.82 SQUARE FEET (11.763 ACRES), MORE OR LESS.
LEGAL DESCRIPTION: ST. LUCIE TRAIL P.U.D.

~~Commencing at the Northeast corner of Tract S, St Lucie West Plat No. 42, according to the plat thereof, recorded in Plat Book 34, pages 11 and 11A through 11V, Public Records of St. Lucie County, Florida; thence along the West line of S.W. Country Club Drive (100' wide) per St. Lucie West Plat No. 2, according to the plat thereof, recorded in Plat Book 26, pages 9 and 9A through 9G, said Public Records, North 51°30'00" West, a distance of 330.07 feet to a point of curve to the left having a radius of 35.00 feet and a central angle of 90°00'00"; thence Westerly along the arc a distance of 54.98 feet; thence South 38°30'00" West, a distance of 14.98 feet to the POINT OF BEGINNING;~~

~~Thence depart said right-of-way line, South 38°28'54" West, a distance of 125.20 feet to a point of curve to the left having a radius of 193.00 feet and a central angle of 26°53'44"; thence Southwesterly along the arc a distance of 90.60 feet; thence South 88°38'52" East, a distance of 216.56 feet; thence South 00°53'26" West, a distance of 81.74 feet; thence South 88°38'52" East, a distance of 152.59 feet; thence South 38°30'00" West, a distance of 20.41 feet; thence South 11°41'20" East, a distance of 190.00 feet; thence South 03°35'01" West, a distance of 190.00 feet; thence South 43°09'44" West, a distance of 81.08 feet; thence South 89°17'21" West, a distance of 81.61 feet; thence South 27°55'08" West, a distance of 29.66 feet; thence North 62°04'52" West, a distance of 15.00 feet; thence South 27°55'08" West, a distance of 30.00 feet; thence North 62°04'52" West, a distance of 15.00 feet; thence South 27°55'08" West, a distance of 13.00 feet; thence North 62°04'52" West, a distance of 15.00 feet; thence South 27°55'08" West, a distance of 13.00 feet; thence North 62°04'52" West, a distance of 45.00 feet; thence South 27°55'08" West, a distance of 13.00 feet; thence North 62°04'52" West, a distance of 57.03 feet; thence North 27°55'08" East, a distance of 18.70 feet; thence North 58°07'47" West, a distance of 240.03 feet; thence North 70°32'00" West, a distance of 52.59 feet; thence North 17°31'41" West, a distance of 139.56 feet; thence North 01°11'06" East, a distance of 236.34 feet to a point of curve to the right having a radius of 402.44 feet and a central angle of 37°17'47"; thence Northerly along the arc a distance of 261.97 feet; thence North 38°28'54" East, a distance of 61.82 feet; thence South 51°28'23" East, a distance of 149.44 feet; thence North 38°28'54" East, a distance of 63.50 feet back to the aforesaid West right-of-way line; thence South 51°31'06" East, a distance of 60.00 feet back to the POINT OF BEGINNING.~~

~~Containing 335,650.89 square feet or 7.705 acres, more or less.~~

~~For the purpose of this description bearings are Florida State Plane Grid based upon the North American Datum of 1983 (NAD83)~~

EXHIBIT 8

WARRANTY DEED

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4419482 OR BOOK 4115 PAGE 1957, Recorded 04/04/2018 02:49:17 PM Doc
Tax: $10500.00

Prepared by:

Elizabeth M. Jones, Esquire
Shutts & Bowen LLP
1100 CityPlace Tower
525 Okeechobee Boulevard
West Palm Beach, FL 33401
(561) 835-8500

When recorded return to:

Richard D. Percic, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408
(561) 746-1002

Property Appraisers Parcel
Identification (Folio) Numbers:
3325-423-0026-000-4
3323-785-0003-000-4
3323-785-0002-000-7
3323-785-0001-000-0
3323-785-0004-000-1
3323-785-0005-000-8
3323-650-0009-000-1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), executed as of the 29th day of March, 2018, by PGA ST. LUCIE, INC., a Florida corporation (the "**Grantor**"), whose mailing address is 100 Avenue of the Champions, Palm Beach Gardens, Florida 33418, to CGI ST. LUCIE, LLC, a Florida limited liability company (the "**Grantee**"), whose mailing address is 4225 S.W. Bimini Circle South, Palm City, Florida 34990.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of $10 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described real property situate, lying, and being in St. Lucie County, Florida, and described in **EXHIBIT "A"** attached to this Deed (the "**Property**").

SUBJECT TO real property taxes and assessments for the year 2018 and subsequent years; all matters of record, including, but not limited to, all rights of way, restrictions, reservations, covenants, conditions, and easement, if any, without, by this reference intending to reimpose the same; all facts that would be shown by an accurate, current survey; and applicable zoning and other land use laws, ordinances, regulations, and restrictions.

And Grantor covenants with Grantee that, except as above noted and as limited by the next sentence, at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise. Grantor shall have no liability under the warranties contained in this Deed or otherwise as to any of the documents recorded in the Public Records. The parties do not intend to reimpose any of the documents affecting title to the Property.

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

Signed, sealed, and delivered
in the presence of:

Diane M. Patz
Signature of Witness 1

Diane M. Patz
Print name of Witness 1

Signature of Witness 2

Arjun Chowdri
Print name of Witness 2

PGA ST. LUCIE, INC., a Florida corporation

By: Peter Bevacqua
Name: Peter P. Bevacqua
Title: CEO

[CORPORATE SEAL]

STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 29 day of March, 2018, by Peter Bevacqua, as President of PGA ST. LUCIE, INC., a Florida corporation, on its behalf, who is personally known to me or who produced _____ as identification.

[Official Notarial Seal]

ANDREW T. BLASBAND
Notary Public - State of Florida
Commission # GG 087134
My Comm. Expires Jul 21, 2021
Bonded through National Notary Assn.

Notary Public
Andrew Blasband
(Print or type name)

Commission No.: GG087134

My Commission Expires: July 21, 2021

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1 (Golf Course):
Country Club Parcels 1, 2, 3 and 4 and Tract "S", ST. LUCIE WEST PLAT NO. 42, ST. LUCIE WEST COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 34, Page 11 and Pages 11 A through 11 V, of the Public Records of Saint Lucie County, Florida.

Tract 2 (Maintenance Parcel):
A portion of Section 25, Township 36 South, Range 39 East, Saint Lucie County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Tract "B", as shown on ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES – PHASE ONE, recorded in Plat Book 27, Pages 22 and Pages 22A through 22F, of the Public Records of Saint Lucie County, Florida; thence North 74°24'50" East, along the South line of said Tract "B", a distance of 234.00 feet; thence South 15°35'10" East, a distance of 253.55 feet; thence South 70°25'35" West, a distance of 126.90 feet; thence North 22°05'10" West, a distance of 60.32 feet; thence North 66°35'22" West, a distance of 36.57 feet; thence South 68°24'38" West, a distance of 53.00 feet to the East line of Tract "B" as shown on ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATES, PARCEL 8 – PHASE 1, recorded in Plat Book 26, Pages 9 and Pages 9A through 9G, of the Public Records of Saint Lucie County, Florida; thence North 21°35'22" West, along said East line of said Tract "B", ST. LUCIE WEST PLAT NUMBER 2, COUNTY CLUB ESTATES, PARCEL 8 – PHASE 1, a distance of 186.00 feet to the POINT OF BEGINNING.

Tract 3 (Roadway adjacent to Maintenance Parcel):
Tract "B", ST LUCIE WEST PLAT NO. 15, COMMERCIAL SITES – PHASE ONE, according to the Plat thereof, recorded in Plat Book 27, Page 22 and Pages 22A through 22F, of the Public Records of Saint Lucie County, Florida.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4583260 OR BOOK 4285 PAGE 1259, Recorded 06/20/2019 08:34:15 AM Doc Tax: $5600.00

Prepared by and return to:

Richard D. Percic, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

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Special Warranty Deed

This Special Warranty Deed is made this 18th day of June, 2019, between CGI ST. LUCIE, LLC, a Florida limited liability company, whose post office address is 951 S.W. Country Club Drive, Port Saint Lucie, FL 34986, "**Grantor**", and QUICK FAMILY CATERING, LLC, a Florida limited liability company, whose post office address is **951 S.W. Country Club Drive, Port Saint Lucie, FL 34986**, "**Grantee**":

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

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit (the "**Property**"):

CLUBHOUSE PARCEL, ST. LUCIE WEST PLAT NO. 197, according to the Plat thereof, recorded in Plat Book 81, Page 1, of the Public Records of Saint Lucie County, Florida.

Tax Account Number: **Cutout from Tax Account Number 3323-785-0004-000/1.**

Subject to: (a) property taxes for the year of closing; (b) covenants, restrictions and public utility easements of record; (c) existing zoning and governmental regulations; and (d) Long-Term Lease between Grantee, as Lessor, and Grantor, as Lessee.

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

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; (c) Grantor hereby fully warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor; and (d) the Property is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, a duly authorized Manager of Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of Witness #1

Jeremy D. Bowerman

Printed Name of Witness #1

Signature of Witness #2

STEVE HENDERSON

Printed Name of Witness #2

CGI ST. LUCIE, LLC, a Florida limited liability company

By: _____

Printed Name: TALMADGE P. DESHAZO

Title: Manager

Address: 951 S.W. Country Club Drive
Port Saint Lucie, FL 34986

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing Warranty Deed was acknowledged before me this 13th day of June, 2019, by TALMADGE P. DESHAZO as Manager of CGI ST. LUCIE, LLC, a Florida limited liability company, on behalf of the Company. TALMADGE P. DESHAZO [ ] is personally known to me or [X] produced a driver's license as identification.

[Notary Seal]

JEREMY D BOWERMAN
Notary Public - State of Florida
Commission # GG 226210
My Comm. Expires Jul 27, 2022
Bonded through National Notary Assn.

Notary Public – State of Florida

Printed Name: Jeremy D. Bowerman

My Commission Expires: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4573185 OR BOOK 4274 PAGE 2614, Recorded 05/28/2019 01:10:21 PM Doc Tax: $0.70

Prepared by and return to:

Richard D. Percic, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 22nd day of May, 2019, between CGI ST. LUCIE, LLC, a Florida limited liability company, whose post office address is 951 S.W. Country Club Drive, Port Saint Lucie, FL 34986, "Grantor", and St. Lucie Trail Owners' Association, Inc., a Florida corporation not for profit, whose post office address is **915 S.W. Country Club Drive, Port Saint Lucie, FL 34986**, "Grantee":

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

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit (the "Property"):

Tract A and Tract B, ST. LUCIE WEST PLAT NO. 197, according to the Plat thereof, recorded in Plat Book 81, Page 1, of the Public Records of Saint Lucie County, Florida, less and except all Association Easements and Association Easement Improvements located in, on or about said Tract A and Tract B.

Cutout from 3323-785-0004-000/1.

ABSTRACTOR'S NOTES:

1. **This Special Warranty Deed is given by Grantee to Grantor in order to: (a) comply with the requirement set forth in Section 4.4 of the Declaration of Covenants, Conditions, Restrictions and Easements for St. Lucie Trail Commercial/Recreational Community recorded May 24, 2019, in Official Records Book 4274, Page 419; and (b) to confirm for the purposes of notice in the Public Records those Dedications 1 and 2 set forth on ST. LUCIE WEST PLAT NO. 197, recorded in Plat Book 81, Page 1, both of the Public Records of Saint Lucie County, Florida.**

2. **No consideration was paid for this conveyance.**

Subject to: (a) the terms and provisions of the Governing Documents; (b) real estate taxes for the year 2019; (c) all applicable zoning ordinances; (d) such facts as an accurate survey would show; and (e) all covenants, easements, restrictions and reservations agreed to by Grantor recorded in the Public Records or common to the Community.

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

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) Grantor hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, a duly authorized Manager of Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of Witness #1

RICHARD J. FERRARO
Printed Name of Witness #1

Signature of Witness #2

RICHARD D PERCIC
Printed Name of Witness #2

CGI ST. LUCIE, LLC, a Florida limited liability company

By: Talmadge P. DeShazo
Printed Name: Talmadge P. DeShazo
Title: Manager

Address: 951 S.W. Country Club Drive
Port Saint Lucie, FL 34986

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing Special Warranty Deed was acknowledged before me this 22nd day of May, 2019, by Talmadge P. DeShazo as Manager of CGI ST. LUCIE, LLC, a Florida limited liability company, on behalf of the Company. Talmadge P. DeShazo [X] is personally known to me or [ ] produced a driver's license as identification.

[Notary Seal]

RICHARD D. PERCIC MY COMMISSION EXPIRES MAY 19, 2021 #GG 087603 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Notary Public – State of Florida

Printed Name: RICHARD D PERCIC

My Commission Expires: 5/19/2021

EXHIBIT 9

BINDING PUD AGREEMENT

The property described in Exhibit 7 of the Application Package is under the unified control of the undersigned Petitioner who agrees to (1) proceed with the proposed development according to the provision of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning the land to P.U.D. and (2) provide such agreements, contract, deed restrictions, and sureties acceptable to the City of Port St. Lucie for the completion of the development according to the plans approved by the City. In addition, the Petitioner shall be responsible for continuing operation and maintenance of such areas, functions and facilities until such time as a private property owners association agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at the public expense. The petitioner further agrees to bind all successors in title to the commitments herein in the paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and deals this 9th day of August, 2023.

WITNESS:

BY: _____

BY: _____

CGI St. Lucie, LLC

BY: Donald Luneburg, MGR.

Donald Luneburg
Manager

EXHIBIT 9

BINDING PUD AGREEMENT

The property described in Exhibit 7 of the Application Package is under the unified control of the undersigned Petitioner who agrees to (1) proceed with the proposed development according to the provision of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning the land to P.U.D. and (2) provide such agreements, contract, deed restrictions, and sureties acceptable to the City of Port St. Lucie for the completion of the development according to the plans approved by the City. In addition, the Petitioner shall be responsible for continuing operation and maintenance of such areas, functions and facilities until such time as a private property owners association agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at the public expense. The petitioner further agrees to bind all successors in title to the commitments herein in the paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and deals this 9 day of August, 2023.

WITNESS:

BY: _____

BY: _____

Quick Family Catering, LLC

BY: _____
Nancy Huszar
Manager

St. Lucie Trail PUD Amendment 31 of 42 City of PSL # P23-139

EXHIBIT 9

BINDING PUD AGREEMENT

The property described in Exhibit 7 of the Application Package is under the unified control of the undersigned Petitioner who agrees to (1) proceed with the proposed development according to the provision of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning the land to P.U.D. and (2) provide such agreements, contract, deed restrictions, and sureties acceptable to the City of Port St. Lucie for the completion of the development according to the plans approved by the City. In addition, the Petitioner shall be responsible for continuing operation and maintenance of such areas, functions and facilities until such time as a private property owners association agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at the public expense. The petitioner further agrees to bind all successors in title to the commitments herein in the paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and deals this 9th day of August, 2023.

WITNESS:

BY: _____

BY: _____

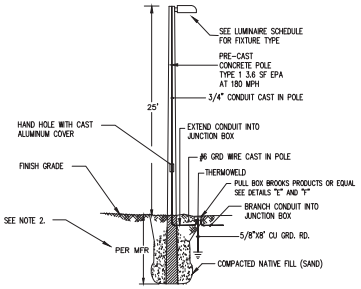
St. Lucie Trail Owners' Association, Inc.

BY: Donald Luneburg MGF.
Donald Luneburg
Manager

EXHIBIT 10

PUD MAP

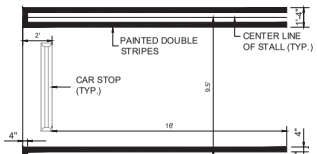
SAINT LUCIE TRAILS
PUD AMENDMENT PLAN
PORT ST. LUCIE
FLORIDA
1 OF 1
20-122
CITY OF PSL PROJECT NO. P23-139
SITE
VICINITY MAP
NO SCALE
PORT ST. LUCIE, FLORIDA
LEGAL DESCRIPTION:
SITE DATA:
PARKING TABULATION:
TRAFFIC STATEMENT:
LANDSCAPING:
BUILDING SETBACKS(MINIMUM):
PROJECT TEAM:
S.W. JACKSON PLACE
S.W. COUNTRY CLUB DRIVE
100' R/W
ST. LUCIE WEST PLAT NO. 2 (PB. 26, PG. 9)
50' LANDSCAPE BUFFER AREA
OPEN SPACE AREA
ZONING: PUD
F.L.U.: RM
0.83 ACRES +/- (36,290 S.F.)
PARKING AREA "A"
ZONING: PUD
FUTURE LAND USE: RM
3.96 ACRES +/- (172,338 S.F.)
PERVIOUS AREA: 44,448 S.F.
IMPERVIOUS AREA: 127,890 S.F.
PARKING AREA "B"
ZONING: PUD
FUTURE LAND USE: RM
PROPOSED CONDOMINIUMS
13,000 S.F. FOOTPRINT
2 STORY
12 UNITS
RESIDENTIAL AREA
ZONING: PUD
F.L.U.: RM
0.94 ACRES +/-
(40,810 S.F.)
PROPOSED FITNESS CENTER
11,436 S.F.
FITNESS AREA & PICKLEBALL COURTS
ZONING: PUD
FUTURE LAND USE: RM
EXISTING TENNIS AREA
ZONING: PUD
F.L.U.: RM
CLUBHOUSE AREA
COMMERCIAL
ZONING: PUD
FUTURE LAND USE: RM
1.10 ACRES +/- (47,716 S.F.)
PERVIOUS AREA: 18,778 S.F.
IMPERVIOUS AREA: 29,938 S.F.
EXISTING BUILDING
(2 STORY)
20,997 S.F.
EXISTING LOADING ZONE
EXISTING 2 STORY CBS PRO SHOP
EXISTING DUMPSTER
POOL AREA
ZONING: PUD
FUTURE LAND USE: RM
0.46 ACRES +/- (20,000 S.F.)
PERVIOUS AREA: 5,303 S.F.
IMPERVIOUS AREA: 14,697 S.F.
PROPOSED DOUBLE DUMPSTER LOCATION
VEHICULAR CIRCULATION
PEDESTRIAN CIRCULATION
PEDESTRIAN CIRCULATION
VEHICULAR CIRCULATION
VEHICULAR CIRCULATION
PEDESTRIAN CIRCULATION
EXISTING LIFT STATION
25' X 25' FLVE
40' L.S.E. & ACCESS EASEMENT
10' P.U.E.
10' GAS EASEMENT
ST. LUCIE WEST PLAT NO. 12
THE HAMPTON AT ST. LUCIE WEST
ZONED PUD / LOW DENSITY RES.
PART OF COUNTRY CLUB PARCEL 4
ZONED: PUD - HOTEL AND CLUB USES
CONSERVATION TRACT NO. 72
ST. LUCIE WEST PLAT NO. 42
(PB. 34, PG. 11)
3.1' WETLAND BUFFER EASEMENT
TRACT "B"
GOLF COURSE/OPEN SPACE
(0.11 ACRES +/- (4,791 S.F.)
PERVIOUS AREA: 4,791 S.F.
IMPERVIOUS AREA: 0 S.F.)
10' GOLF CART & PEDESTRIAN ACCESS EASEMENT
WATER MANAGEMENT TRACT NO. 10
ZONED: PUD - HOTEL AND CLUB USES
29' GOLF CART & PEDESTRIAN ACCESS EASEMENT
3.1' WETLAND BUFFER EASEMENT
10' P.U.E.
N17°31'41"E 139.58'
S17°31'41"W 139.58'
S.W. Country Club Dr
SW Mockingbird Dr
St Lucie West Blvd
Charles Cir
Lake
Golf Course
SITE
N
1 inch = 60 ft.
(IN FEET)



NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

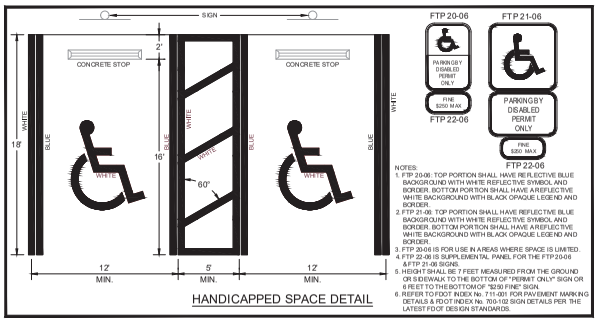
DIRECT BURIAL CONCRETE POLE DETAIL

SCALE=NONE



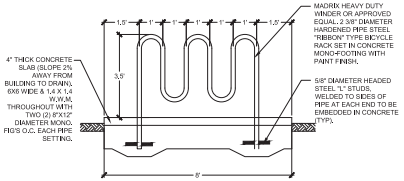
TYPICAL 18' PARKING STALL

1" = 5'



NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN A REAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 &FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

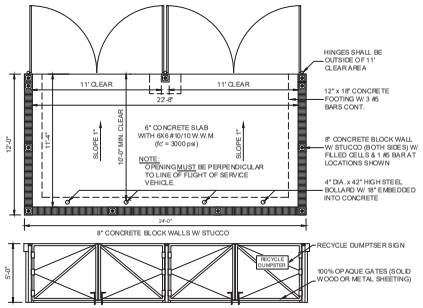
HANDICAPPED SPACE DETAIL



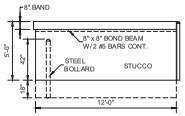
NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

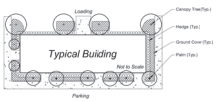
TYPICAL BIKE RACK DETAIL

N.T.S.



24' x 12' DUMPSTER DETAIL





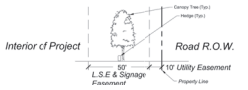
Perimeter Landscaping Adjacent to Building Foundation
Notes:
1. Required on all facades.
2. Sidewalk and driveway connections to the building may be removed from shrub calculations.
3. Two (2) Palms may be used in place of one (1) tree.
4. One (1) small tree may be used in place of one (1) tree in narrow areas adjacent to sidewalks and building facades.
5. Trees / Palms may be planted up to 30' away from building facade, or in dry retention areas for water quality enhancement if building and sidewalk area have conflicts and do not allow for planting in that area (utilities, ADA ramps, etc.).

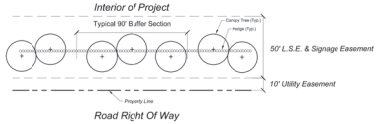
Foundation

Trees
Required: (1 Tree/30 l.f.) - 90 l.f./30 = 3 Trees

Shrubs
Required: Continuous Hedge 2' O.C. = 45 Shrubs

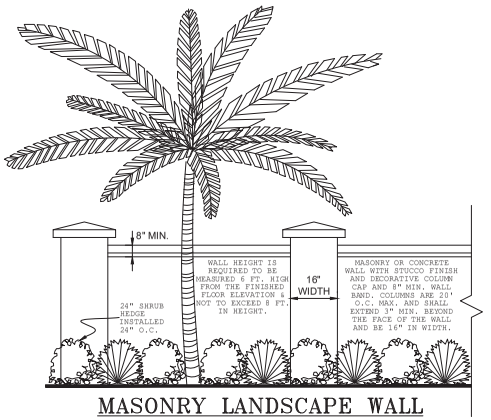
Ground Covers
Required: Massings 1' O.C. = 90 G.C.





Permeter Landscaping Adjacent to Road Right Of Way - North & East Buffer
Trees
Rquired: (1 Tree/30 l.f.) - 90 l.f./30 = 3 Trees

Shrubs
Required: Continuous Hedge 2' O.C. = 45 Shrubs



MASONRY LANDSCAPE WALL

N.T.S.

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edcinc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 6936
L.B. CERTIFICATE OF AUTHORIZATION 6936

BC | DESIGNED BY
VER | DRAWN BY
20-122 Rev 1-4-23 Rev | FILENAME
DETAILS | LAYOUT
AS SHOWN | SCALE
1/6/2023 | DATE

REVISION COMMENTS | DATE

SAINT LUCIE TRAILS

PUD AMENDMENT PLAN DETAILS

PORT ST. LUCIE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-122

2 OF 2

SLW PROJECT NO.
P23-139

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC 2020\20-122 - CDS Residential\ENGINEERING\Civil\CAD\DWG\20-122 CDT 9-15-23.dwg, 9/18/2023 1:19:51 PM

EXHIBIT 11

SURVEY

NOTE:
DESCRIPTION NOT VALID WITHOUT SKETCH.

THIS IS NOT A SURVEY

ABBREVIATION LEGEND

R	RADIUS
Δ	DELTA
L	LENGTH

NOTES:
1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WESTERLY RIGHT-OF-WAY LINE OF S.W. COUNTRY CLUB DRIVE AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS A, B, C, D, TENNIS PARCEL, POOL PARCEL AND CLUBHOUSE PARCEL OF THE PLAT OF ST. LUCIE WEST PLAT NO. 197, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 512,381.82 SQUARE FEET (11.763 ACRES), MORE OR LESS.

MICHAEL T. OWEN · License Number 5556 · STATE OF FLORIDA · Professional Surveyor and Mapper

6/19/2023

MICHAEL T. OWEN — SIGNATURE DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SKETCH & DESCRIPTION OF: TRACTS A-D, TENNIS, POOL & CLUBHOUSE PARCELS

PREPARED FOR:

CGI-ST. LUCIE TRAILS

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS | DATE | BY

NOTE:
SKETCH NOT VALID
WITHOUT DESCRIPTION.

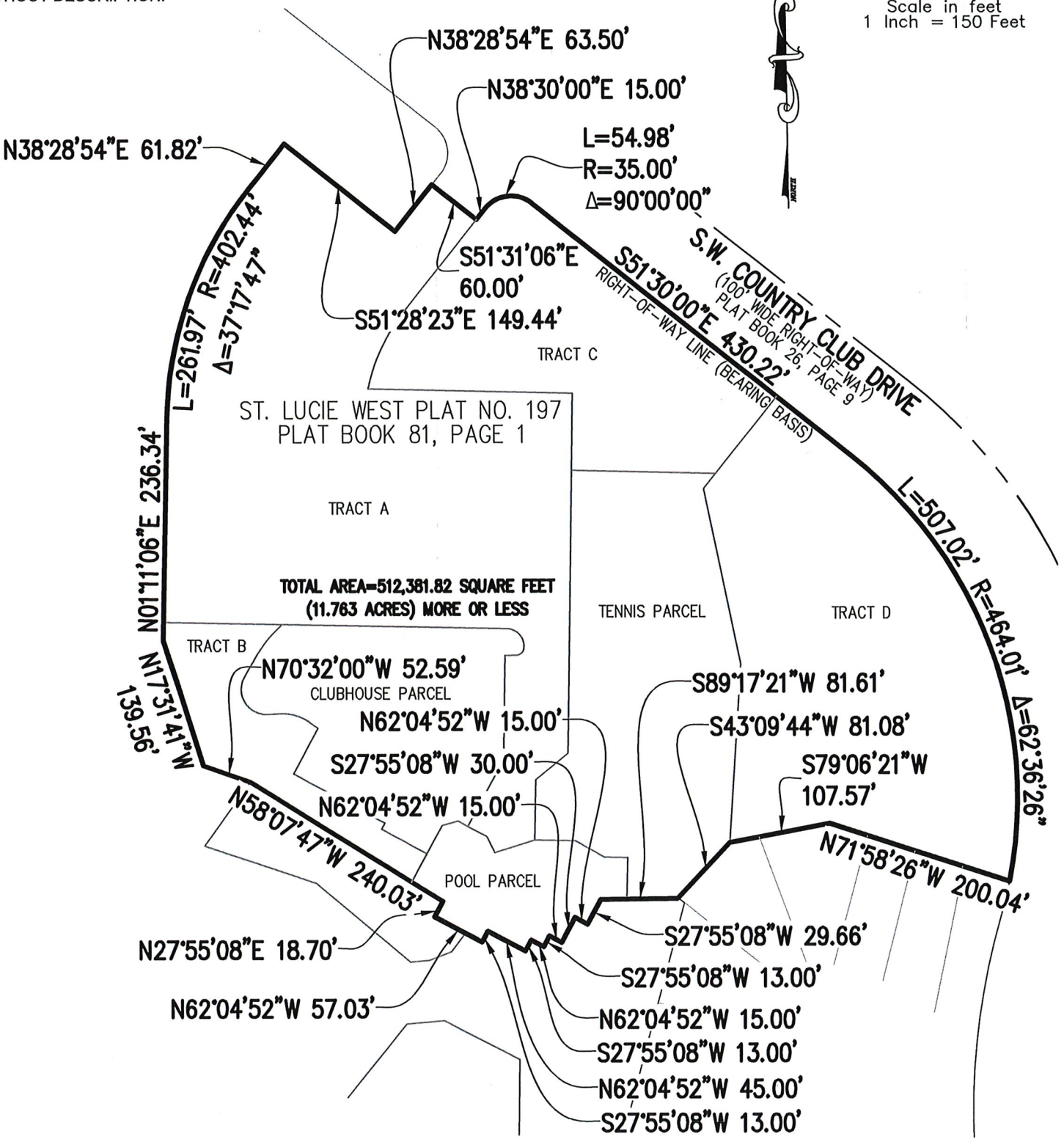
THIS IS NOT A SURVEY

INTENDED DISPLAY SCAL

0 150

Scale in feet
1 Inch = 150 Feet

230



SKETCH & DESCRIPTION OF: TRACTS A–D, TENNIS, POOL & CLUBHOUSE PARCELS

PREPARED FOR:

CGI–ST. LUCIE TRAILS

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

PROJ. #: 18-412-3 DATE: 6/19/2023 DRAWN BY: ABB CHECKED BY: SPT SCALE: 1"=150' CAD FILE: 18-412-3 S&D CC Parcel 4 & Tract S.dwg

Z:\EDC-2018\18-412 – St. Lucie Trails Golf Survey and Plat\SURVEY\18-412-3 Jeck Harris & Jones\Dwg\Survey\18-412-3 S&D CC Parcel 4 & Tract S.dwg, 6/19/2023 10:19 AM

SHEET 1 OF 2

EXHIBIT 12

AGENT CONSENT FORM

CGI St. Lucie LLC
951 SW Country Club Drive
Port St. Lucie, FL 34986

AGENT CONSENT FORM

Project Name: St. Lucie Trail PUD

Parcel ID: 3325-705-0010-000-4, 3325-705-0011-000-1, 3325-705-0007-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED Donald Luneburg, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 11th day of June, 2023, by Donald Luneburg (Name of Person Acknowledging) who is personally known to me or who has produced Fl. Lic. (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Misty Spada
Printed Name of Notary

(Notary Seal)

Notary Public State of Florida
Misty Spada
My Commission HH 282977
Expires 7/23/2026

My commission expires

Donald Luneburg
Owner's Signature

DONALD LUNEBURG, MGE
Owner's Name

115 St. Edwards PL
Street Address

Palm Beach Gardens FL 33418
City, State, Zip

516 361 7283
Telephone / Email

Quick Family Catering, LLC
951 SW Country Club Drive
Port St. Lucie, FL 34986

AGENT CONSENT FORM

Project Name: St. Lucie Trail PUD

Parcel ID: 3325-705-0005-000-6

BEFORE ME THIS DAY PERSONALLY APPEARED Nancy Huszar, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give consent to engineering, design and construction, Inc. to submit, or have submitted applications and all required material and documents for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 11th day of June, 2023, by Nancy Huszar (Name of Person Acknowledging) who is personally known to me or who has produced De. Lic. (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Misty Spada
Printed Name of Notary

(Notary Seal)

Notary Public State of Florida
Misty Spada
My Commission HH 282977
Expires 7/23/2026

My commission expires

Nancy Huszar
Owner's Signature

Nancy Huszar
Owner's Name

951 SW Country Club DR.
Street Address

Port St Lucie FL 34986
City, State, Zip

772-336-2507
Telephone / Email

St. Lucie Trail Owners' Association, Inc.
951 SW Country Club Drive
Port St. Lucie, FL 34986

AGENT CONSENT FORM

Project Name: St. Lucie Trail PUD

Parcel ID: 3325-705-0008-000-7, 3325-705-0009-000-4

BEFORE ME THIS DAY PERSONALLY APPEARED Donald Luneburg, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 11th day of June, 2023, by Don Luneburg (Name of Person Acknowledging) who is personally known to me or who has produced DLicense (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Misty Spada
Printed Name of Notary

(Notary Seal)

Notary Public State of Florida
Misty Spada
My Commission HH 282977
Expires 7/23/2026

My commission expires

Donald Luneburg
Owner's Signature

DONALD LUNEBURG, MGR
Owner's Name

115 St Edwards PL
Street Address

Palm Beach Gardens FL 33418
City, State, Zip

516 361 7283
Telephone / Email

ENGINEERS & SURVEYORS
ENVIRONMENTAL

Neighborhood Meeting
St. Lucie Trail PUD Amendment

RE: Informational Meeting

Dear Property Owner:

Our office represents the applicant of the above noted application for parcels located west of SW Country Club Drive and south of SW St. Lucie West Boulevard in Port St. Lucie, Florida. This meeting is in reference to the below parcels:

Parcel ID	Owner	Acreage
3325-705-0008-000-7	St. Lucie Trail Owner's' Association, Inc.	3.96
3325-705-0005-000-6	Quick Family Catering, LLC	1.09
3325-705-0009-000-4	St. Lucie Trail Owners; Association, Inc.	0.51
3325-705-0006-000-3	CGI St. Lucie, LLC	0.44
3325-705-0007-000-0	CGI St. Lucie, LLC	1.70
3325-705-0011-000-1	CGI St. Lucie LLC	2.56
3325-705-0010-000-4	CGI St. Lucie, LLC	1.50

We would like to invite you to an informational meeting that we are having regarding the proposed project. The purpose of the meeting is to discuss the project and give the property owners the opportunity to ask questions about the project. Please see the aerial which depicts the parcels that are subject to this request.

This meeting is scheduled to occur on **Wednesday, November 15, 2023 at 5:30 p.m.** The meeting will be held at the **St. Lucie Trail Golf Club, 951 SW Country Club Drive (Main Clubhouse Banquette Room) Port St. Lucie, Florida.**

We look forward to the opportunity to meet you. If you plan to attend, please **RSVP** to Patricia Sesta no later than **November 8, 2023** by calling (772) 462-2455 or by email at patriciasesta@edc-inc.com. If you have any questions about this letter, the project, or the meeting, please contact our office.

Sincerely,
ENGINEERING DESIGN & CONSTRUCTION, INC.

Bradley J. Currie, AICP
Vice President

Z:\EDC-2020\20-122 - CGI Residential\ENGINEERING\Documents\Letters\2023-10-30_St._Lucie_Trail_PUD_Amendment_Neighborhood_Meeting_Invite_20-122.docx

P23-139 SLW-St. Lucie Trail - PUD Amendment (CGI St. Lucie)

TYPE	STATUS	BUILDING TYPE
PA	CUSTOMER RESPONSED	

ASSIGNED TO

John Kwasnicki; Public Works Engineering; Francis Forman

ADDRESS

SW Country Club Drive

SECTION	BLOCK	LOT
Pl 42	SLW	Parcels 1-4, Tract "S"

LEGAL DESCRIPTION

See attached legal

SITE LOCATION

SW Country Club Drive

PARCEL #

3325-705-0008-000-7	3325-705-0005-000-6	3325-705-0009-000-4	3325-705-0006-000-3
3325-705-0007-000-0	3325-705-0011-000-1	3325-705-0010-000-4	

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
11.76		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

ST. LUCIE WEST

DESCRIBE REQUEST

Amendment to the St. Lucie Trails PUD to add two (2) additional lots (11.76 acres total) for the construction of a 12-unit condo and 11,436 sf fitness center.

Primary Contact Email

patriciasesta@edc-inc.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Brad	Currie

Business Name

Engineering Design & Construction, Inc.

ADDRESS

10250 SW Village Parkway, Suite 201

CITY	STATE	ZIP
Port St. Lucie	FL	34987

EMAIL	PHONE
bradcurrie@edc-inc.com	7724622455

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS			
CITY	**STATE**		**ZIP**
EMAIL		**PHONE**	
PROJECT ARCHITECT/ENGINEER			
FIRST NAME		**LAST NAME**	
Business Name			
ADDRESS			
CITY	**STATE**		**ZIP**
EMAIL		**PHONE**	
PROPERTY OWNER			
Business Name			
Quick Family Catering, LLC			
ADDRESS			
951 SW Country Club Drive			
CITY	**STATE**		**ZIP**
Port St. Lucie	FL		34986
EMAIL		**PHONE**	
info@creativecateringbh.com		(772) 336-2507	
Business Name			
CGI St. Lucie, LLC			
ADDRESS			
951 SW Country Club Drive			
CITY	**STATE**		**ZIP**
Port St. Lucie	FL		34986
EMAIL		**PHONE**	
mrboyd@stlucietrail.com		(508) 654-1992	
Business Name			
St. Lucie Trail Owners' Assocation, Inc.			
ADDRESS			
951 SW Country Club Drive			
CITY	**STATE**		**ZIP**
Port St. Lucie	FL		34986
EMAIL		**PHONE**	
mrboyd@stlucietrail.com		(508) 654-1992	
FINAL PERMIT INSPECTION REQUIRED BY:			

St. Lucie Trail
Planned Unit Development (PUD) Amendment
P23-139

Planning and Zoning Board

December 5, 2023

Francis Forman, Planner II

Request

This is the first amendment to the St. Lucie Trail PUD document and conceptual plan.

The proposed application includes the following:

1) Incorporate two (2) additional parcels, a Fitness Tract and a Residential Tract.
2) Add a 2-story, 12-unit condominium building, and a 2-story fitness building as permitted uses.
3) Add development standards for the Fitness Tract and Residential Tract
4) Update ownership and legal description of the property.

General Information

Applicant / Property Owner(s):

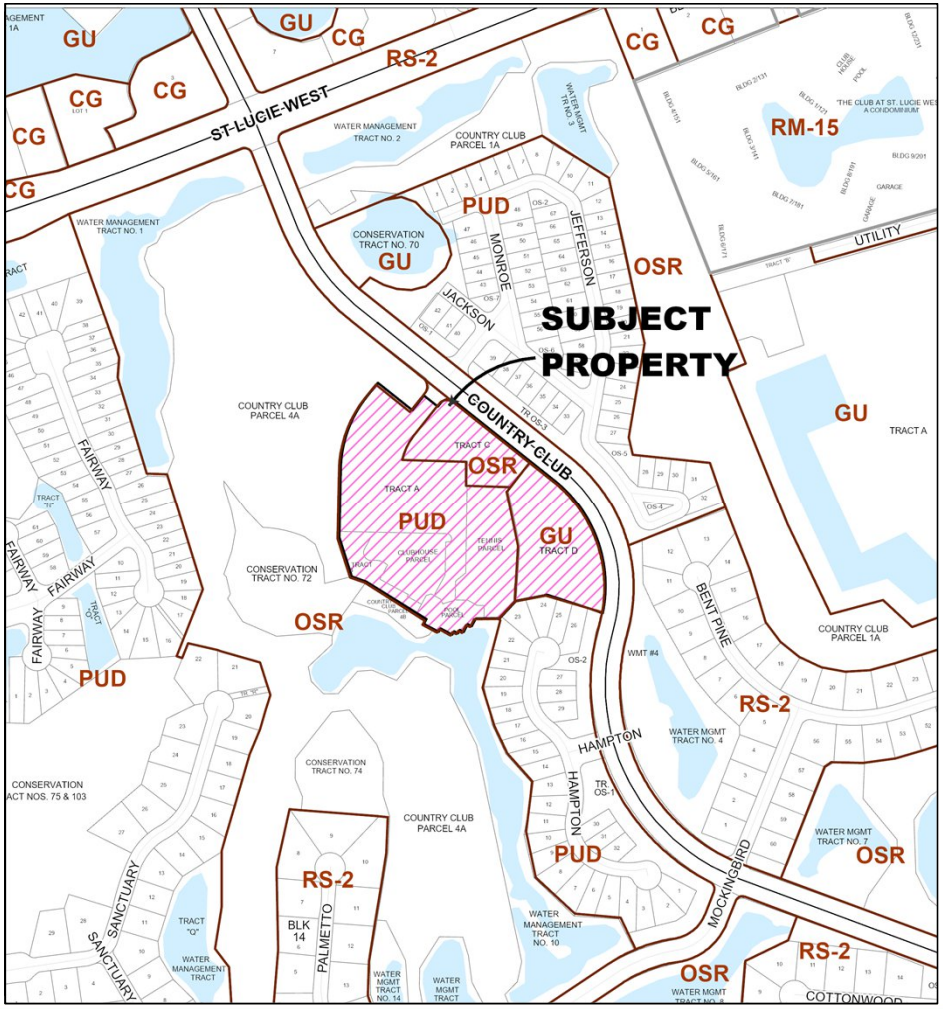
- Quick Family Catering, LLC
- CGI St. Lucie, LLC
- St. Lucie Trail Owner's Association, Inc.

Agent: Brad Currie, Engineering Design and Construction, Inc.

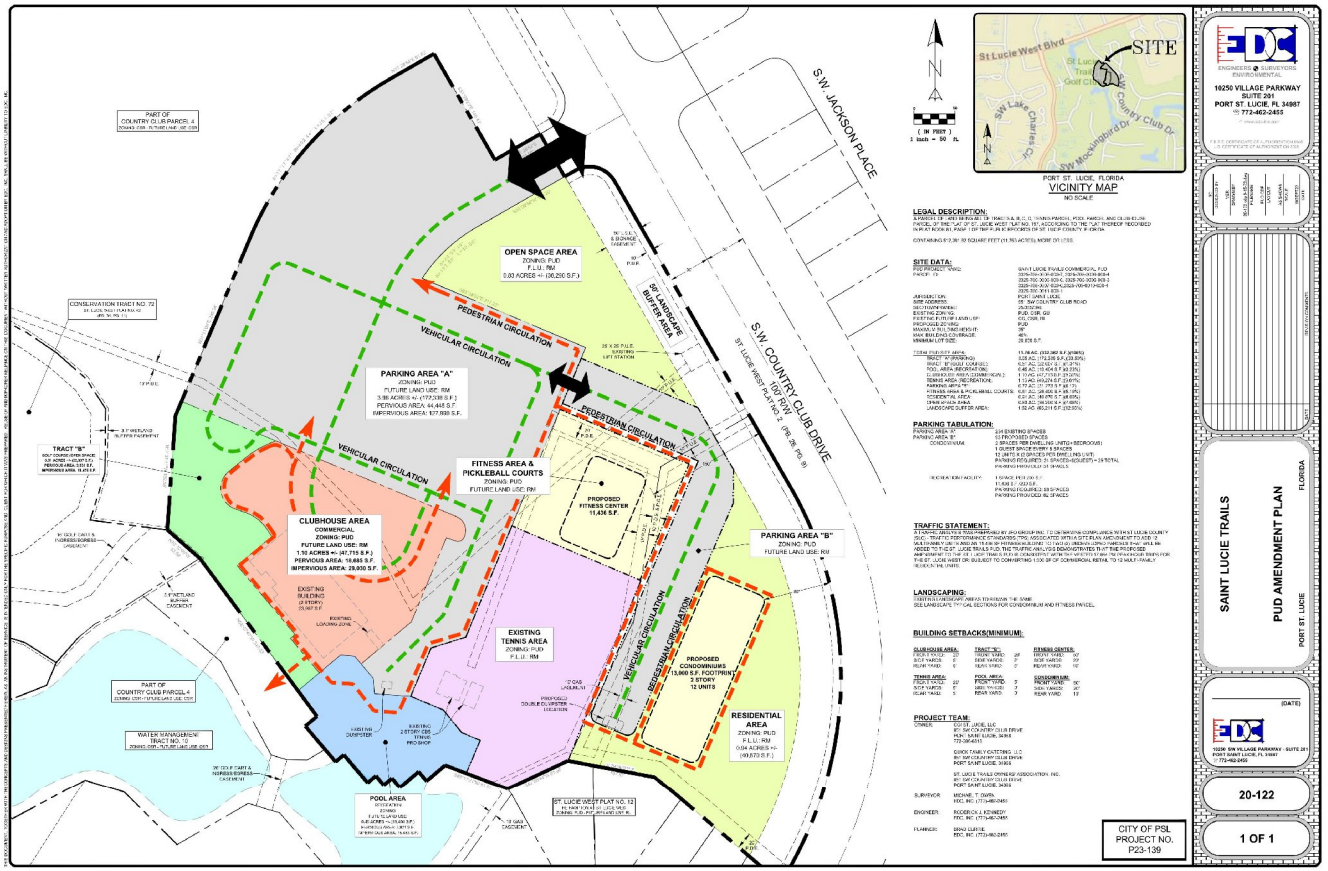
Location: The property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	PUD	St. Lucie West Country Club Estates Association
South	OSC, OSP	OSR	St. Lucie Trail Golf Club, SLW Country Club Estates
East	RL	PUD, RS-2	St. Lucie West Country Club Estates Association
West	OSC	OSR	St. Lucie Trail Golf Club



Conceptual Plan



Compatibility Analysis

This PUD is consistent with the direction and policies of the Comprehensive Plan.

Policy 1.1.4.10: The PUD amendment complies with the maximum required densities and intensities of the respective future land use designations for the project site.

Policy 1.1.4.13: The project complies with Policy 1.1.4.13 which states that PUD is a compatible zoning district with the various future land use designations of CG, OSR, and RL.

Recommendation

The Site Plan Review Committee recommended approval of this PUD amendment on September 13, 2023. Staff recommends approval of the PUD amendment.

ENGINEERS SURVEYORS ENVIRONMENTAL

Planning & Zoning Board Meeting

St. Lucie Trail PUD Amendment

December 5, 2023

PUD Amendment

Application to Amendment the St. Lucie Trail PUD to allow for the addition of:

1) 11,436 sf Fitness Center
2) 12-Unit, 2-Story Condominium Building

Request & Overview

Aerial Map

NORTH

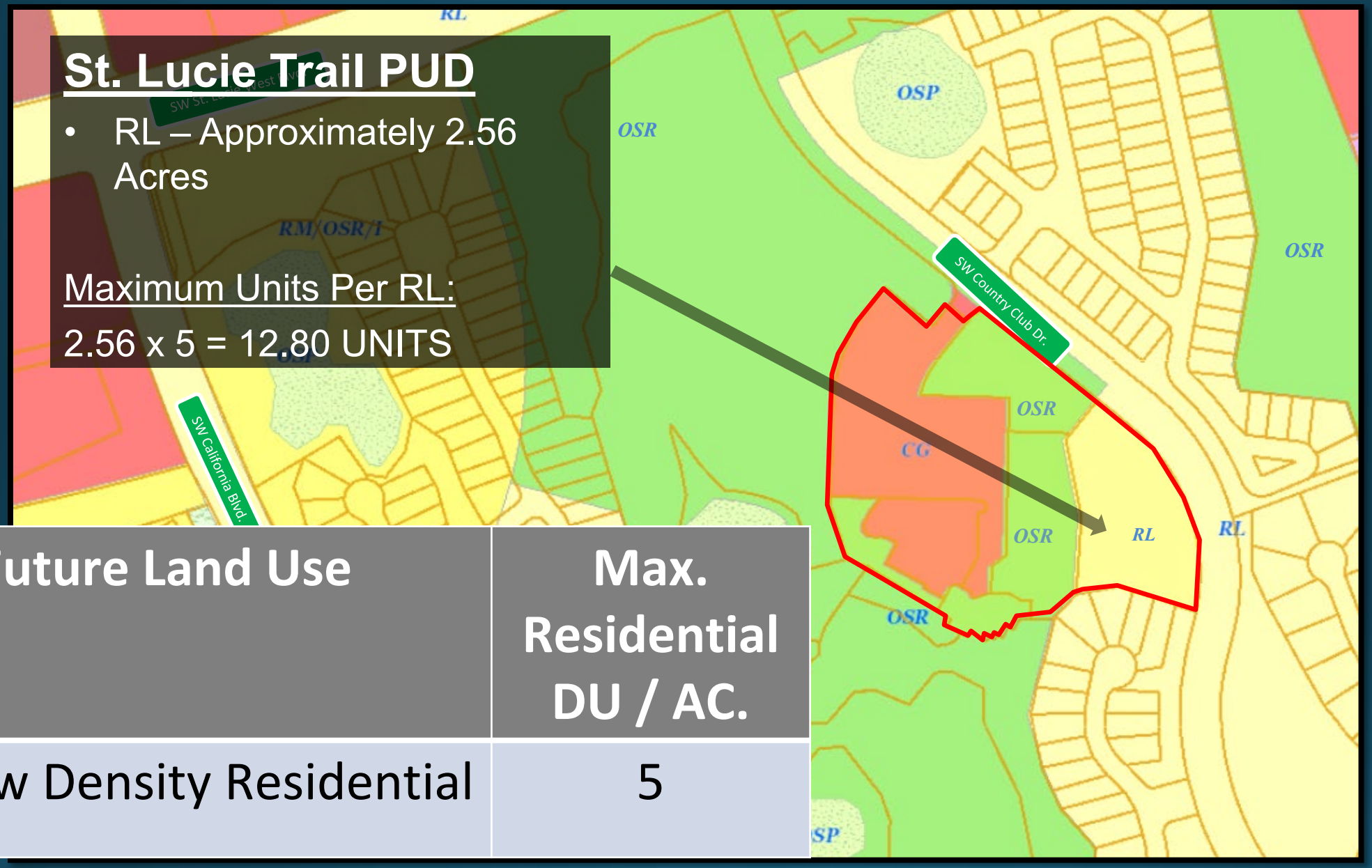
247 ENGINEERS SURVEYORS ENVIRONMENTAL

St. Lucie Trail PUD

- RL – Approximately 2.56 Acres

Maximum Units Per RL:

2.56 x 5 = 12.80 UNITS

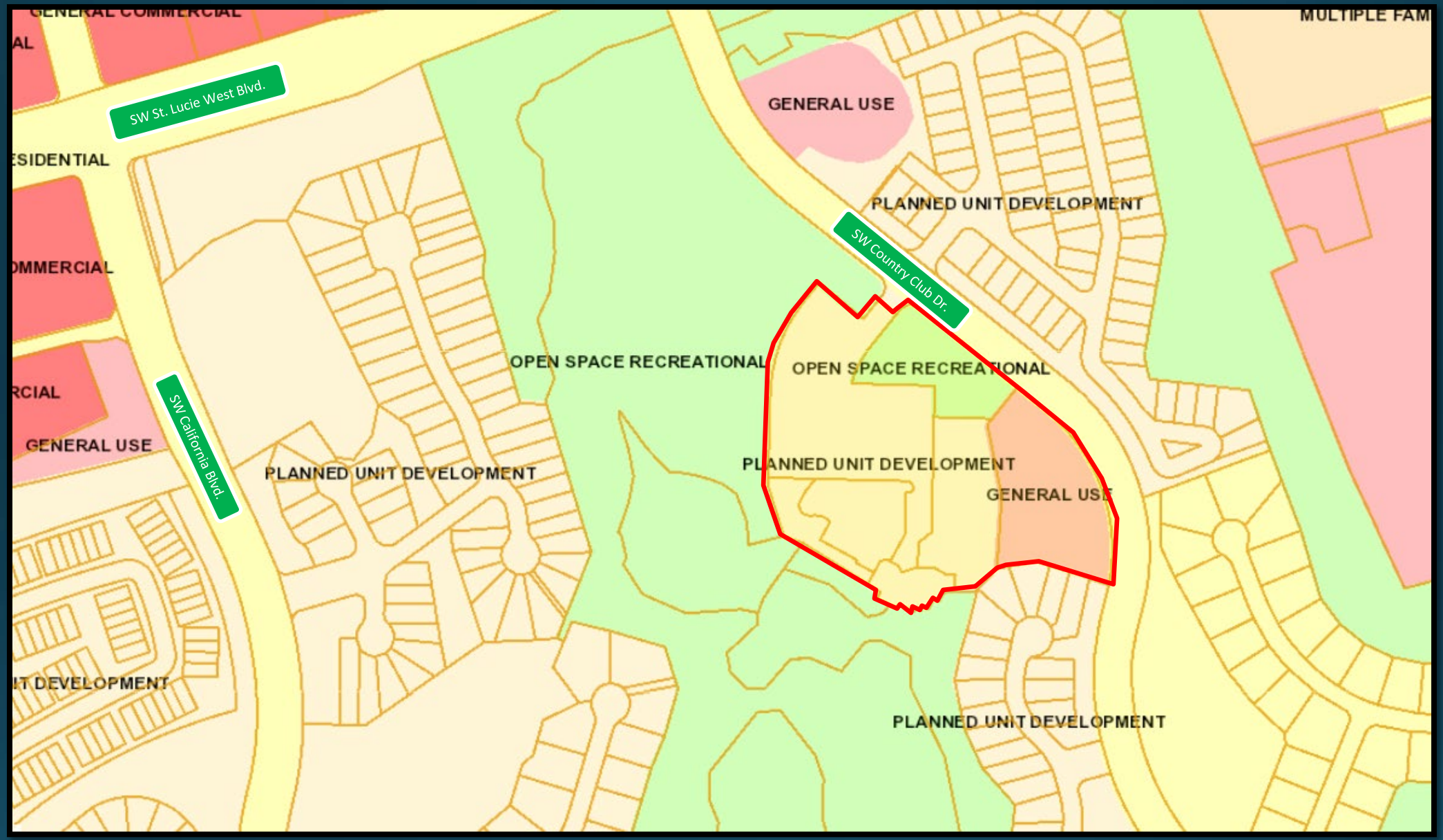


Future Land Use		Max. Residential DU / AC.
RL	Low Density Residential	5

Existing Future Land Use

NORTH

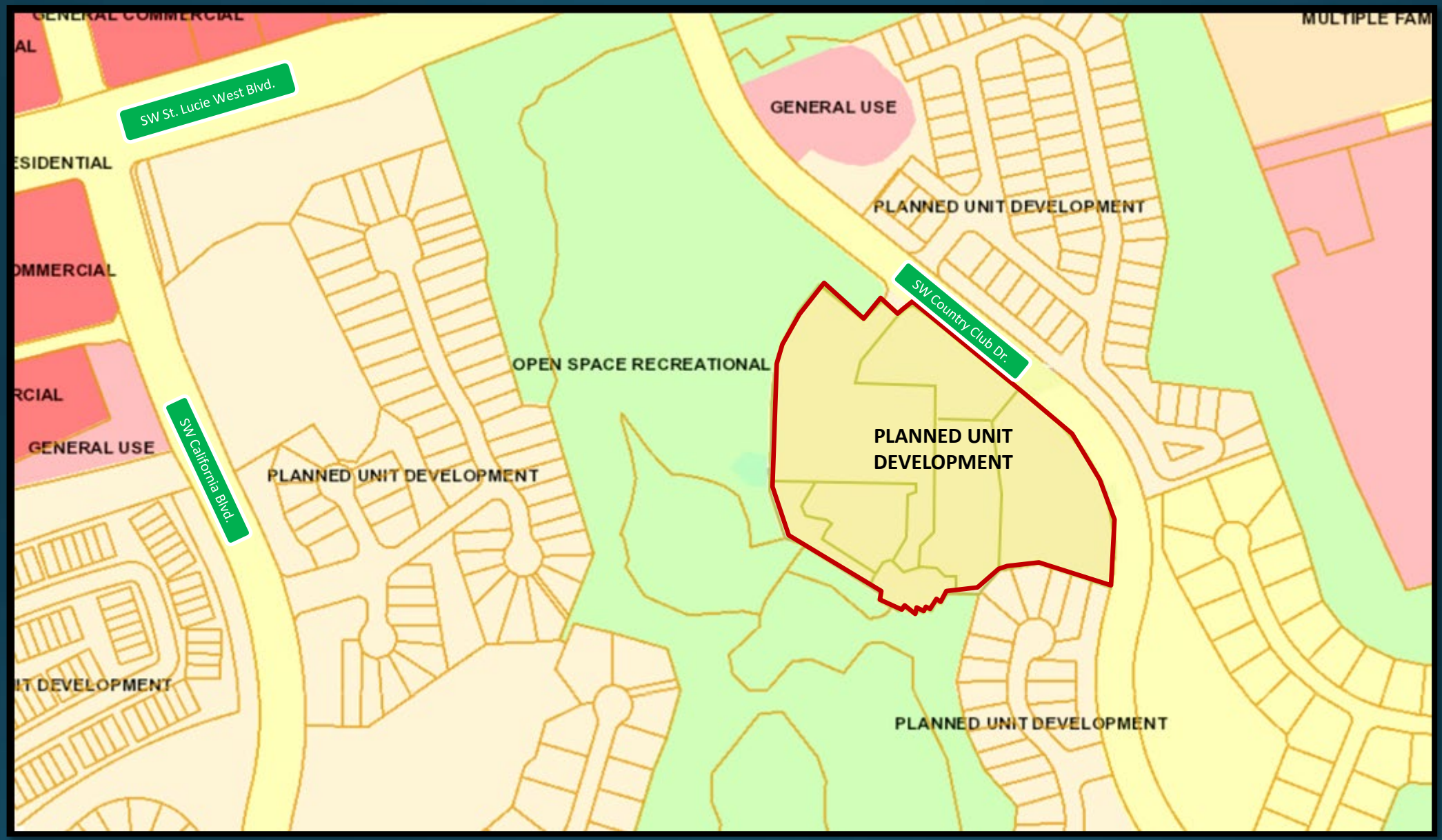
248
ENGINEERS SURVEYORS ENVIRONMENTAL



Existing Zoning

NORTH

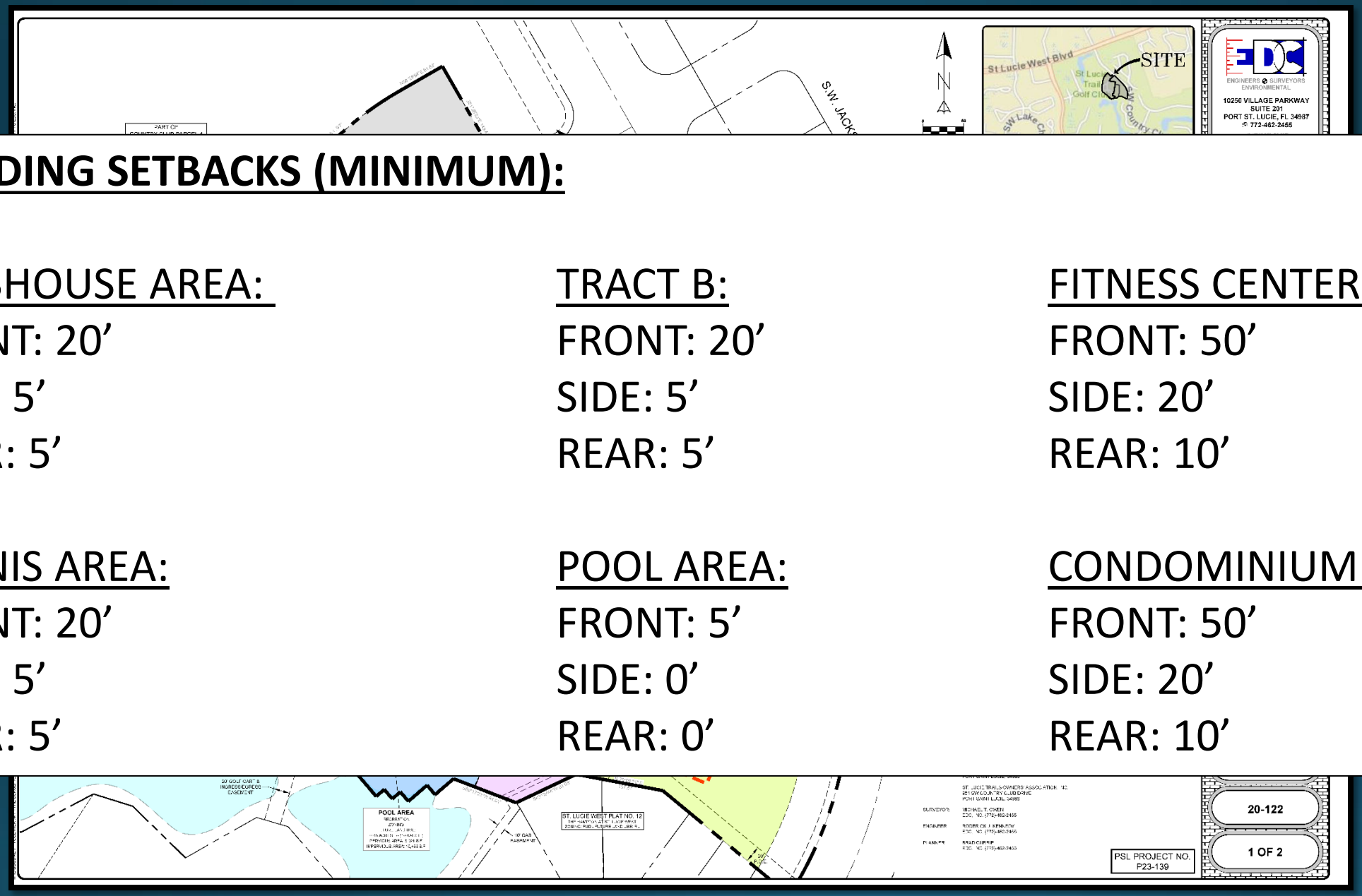
ENGINEERS SURVEYORS ENVIRONMENTAL



Proposed Zoning

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL



BUILDING SETBACKS (MINIMUM):

CLUBHOUSE AREA:
FRONT: 20’
SIDE: 5’
REAR: 5’

TRACT B:
FRONT: 20’
SIDE: 5’
REAR: 5’

FITNESS CENTER:
FRONT: 50’
SIDE: 20’
REAR: 10’

TENNIS AREA:
FRONT: 20’
SIDE: 5’
REAR: 5’

POOL AREA:
FRONT: 5’
SIDE: 0’
REAR: 0’

CONDOMINIUM:
FRONT: 50’
SIDE: 20’
REAR: 10’

Proposed PUD Amendment

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL

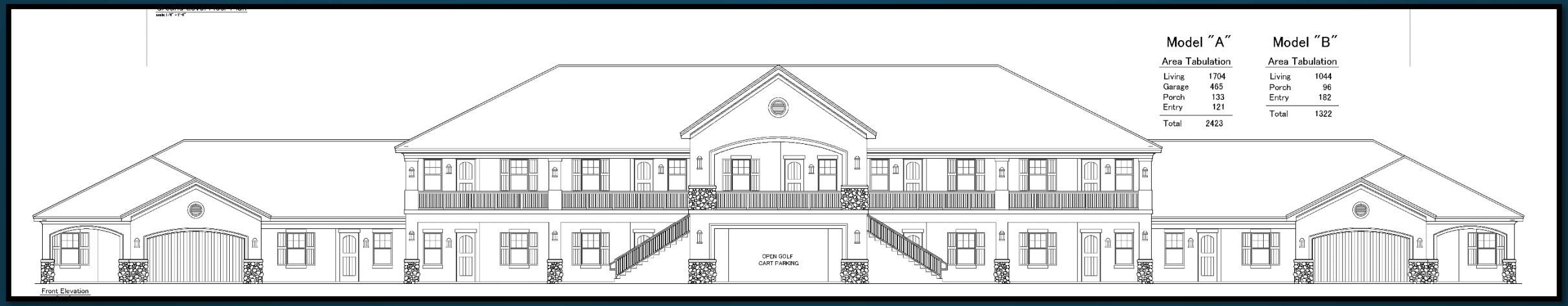
St. Lucie Trail PUD

- Existing
  - Parking Area A
  - Golf Course Tract
  - Pool Area
  - Clubhouse
  - Tennis Area
- Proposed Additions
  - Parking Area B
  - Fitness / Pickleball Area
  - 12 Condominiums
  - Open Space & Landscape Buffers

Proposed PUD Amendment

NORTH

252
ENGINEERS SURVEYORS ENVIRONMENTAL

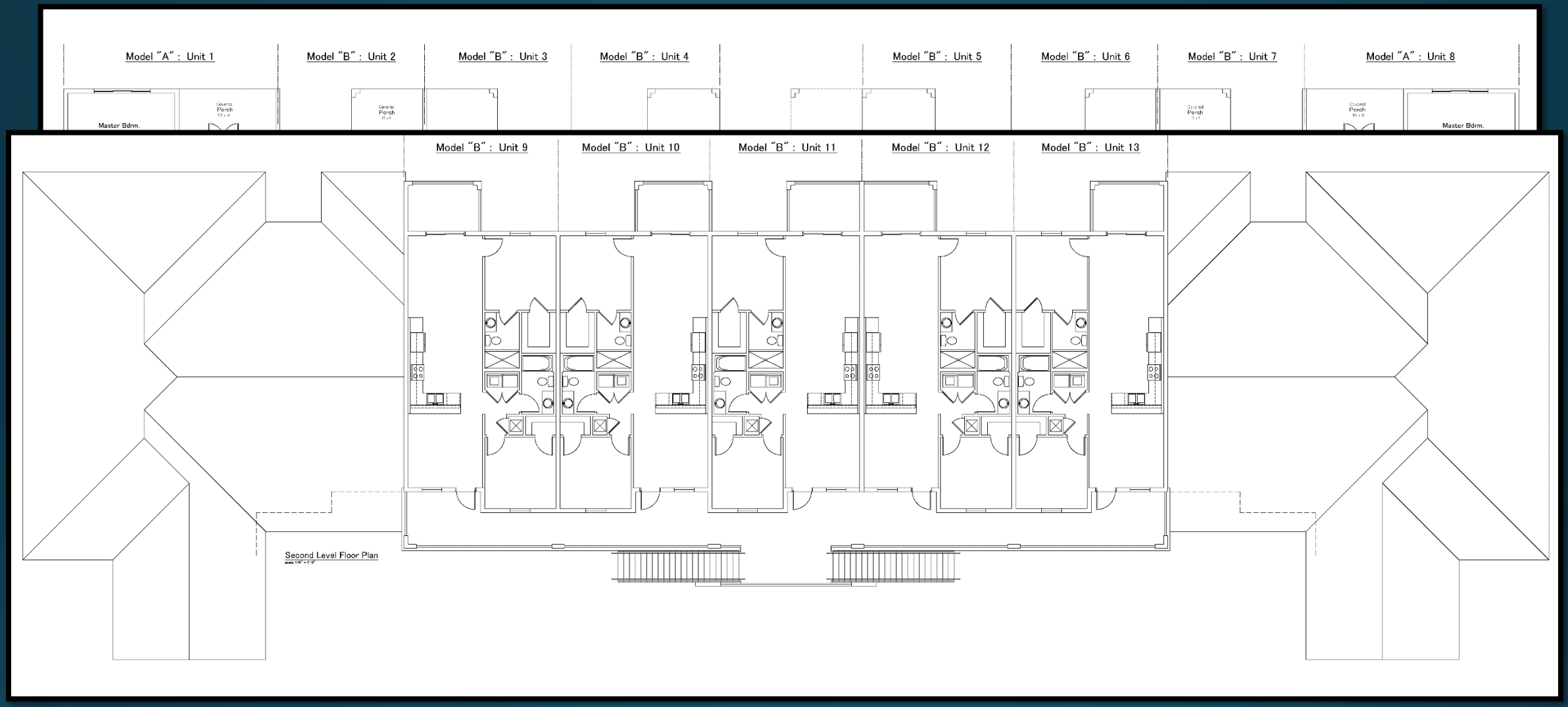


Elevations Residential

NORTH

253

ENGINEERS SURVEYORS ENVIRONMENTAL



Floor Plans – Residential

NORTH

254

ENGINEERS SURVEYORS ENVIRONMENTAL

Front Elevation

CONCEPTUAL DESIGN STUDY

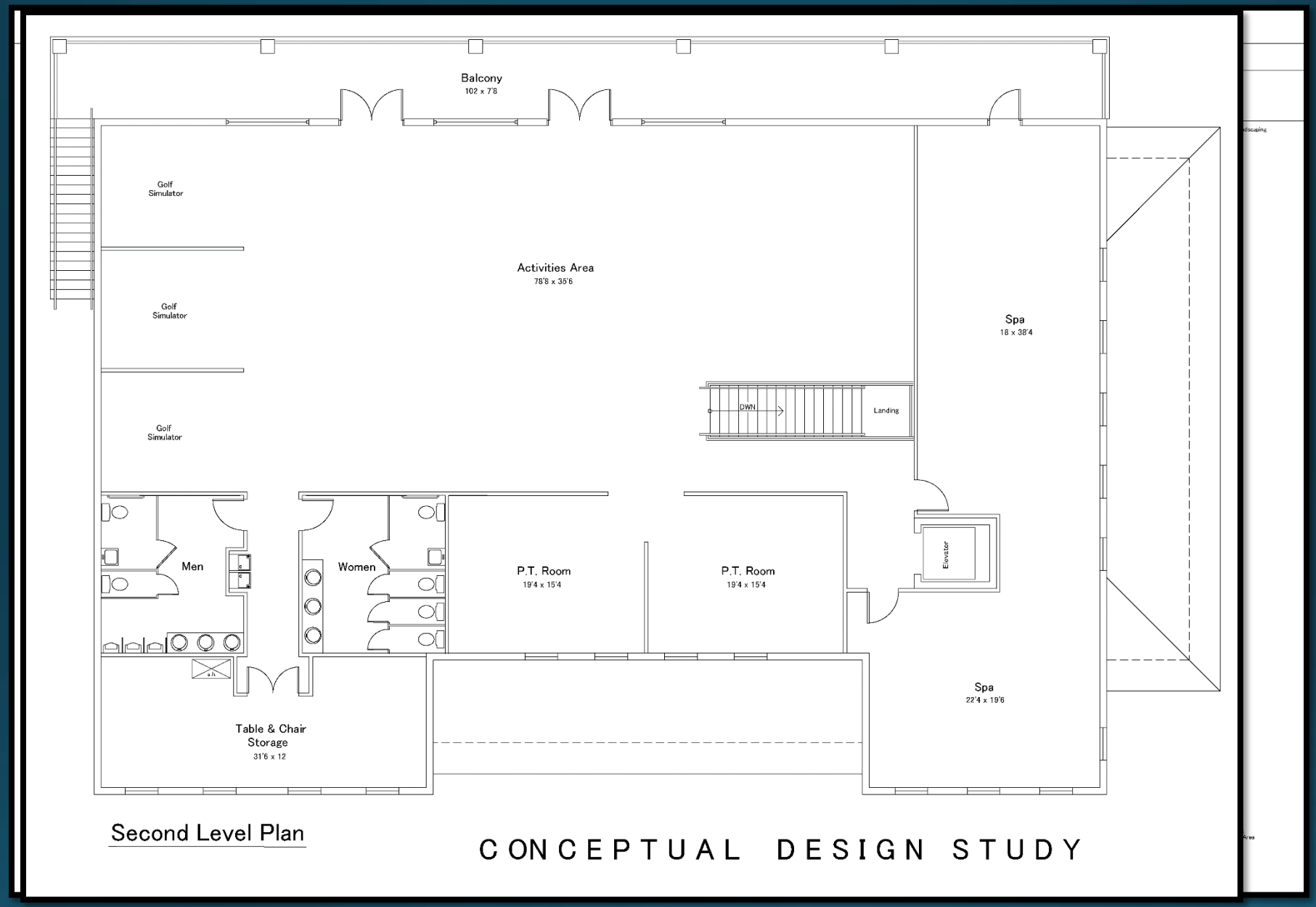
Right Elevation

Elevations - Fitness

NORTH

255

ENGINEERS SURVEYORS ENVIRONMENTAL

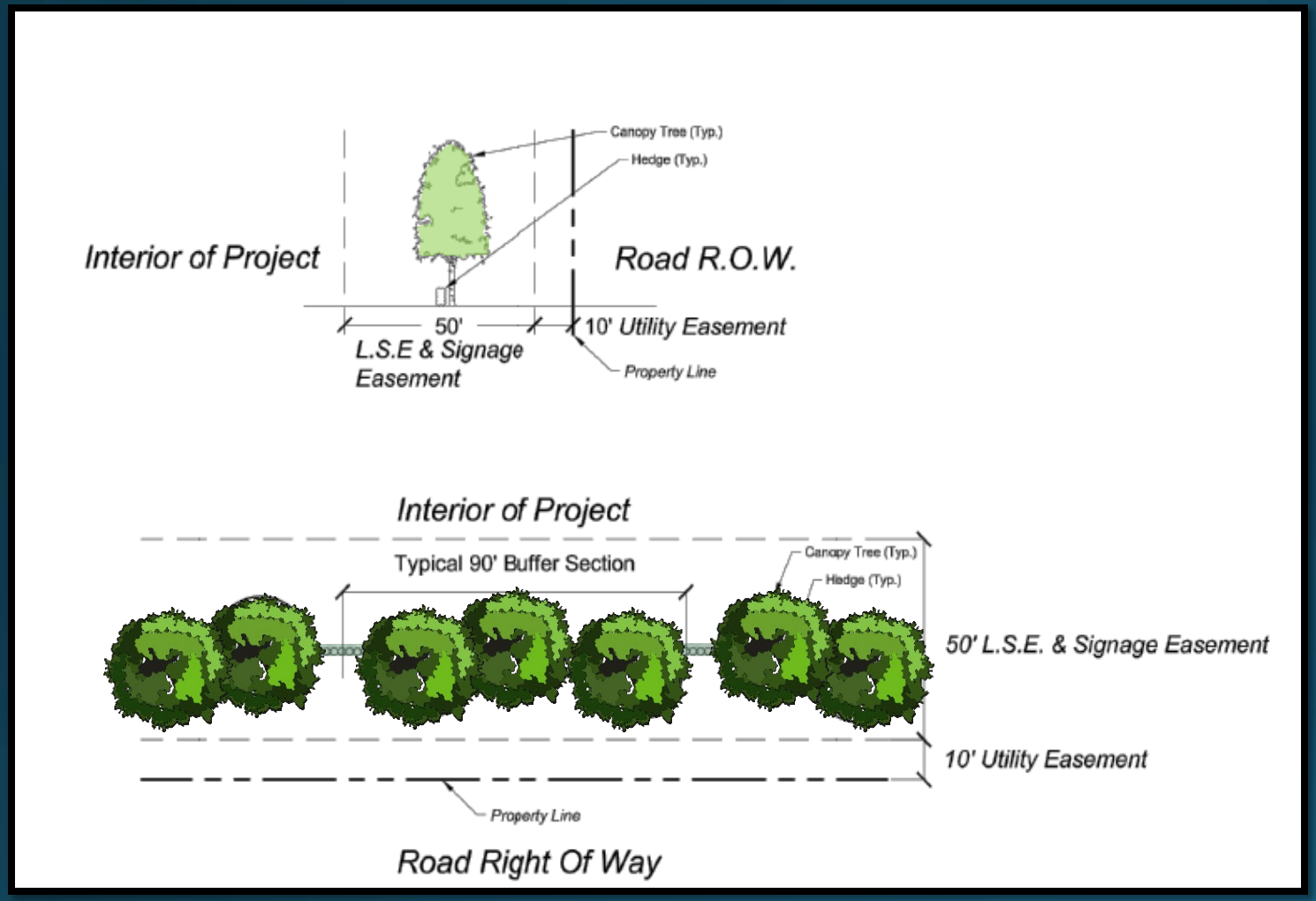


Floor Plans - Fitness

NORTH

256

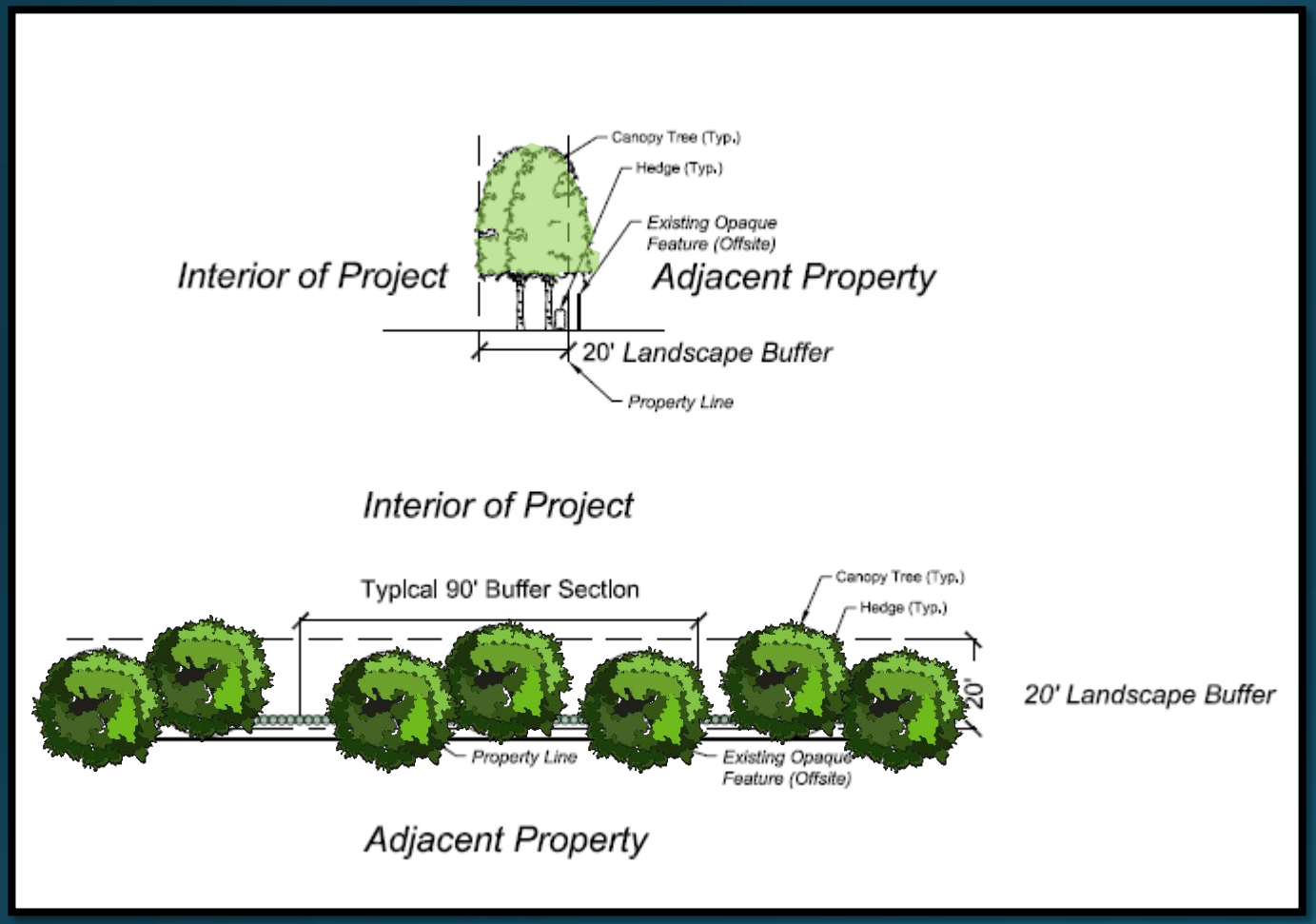
ENGINEERS SURVEYORS ENVIRONMENTAL



Perimeter Landscape Adjacent to Public ROW

- 1 Tree / 30 lf
- Continuous Hedge

Proposed Landscape Buffer



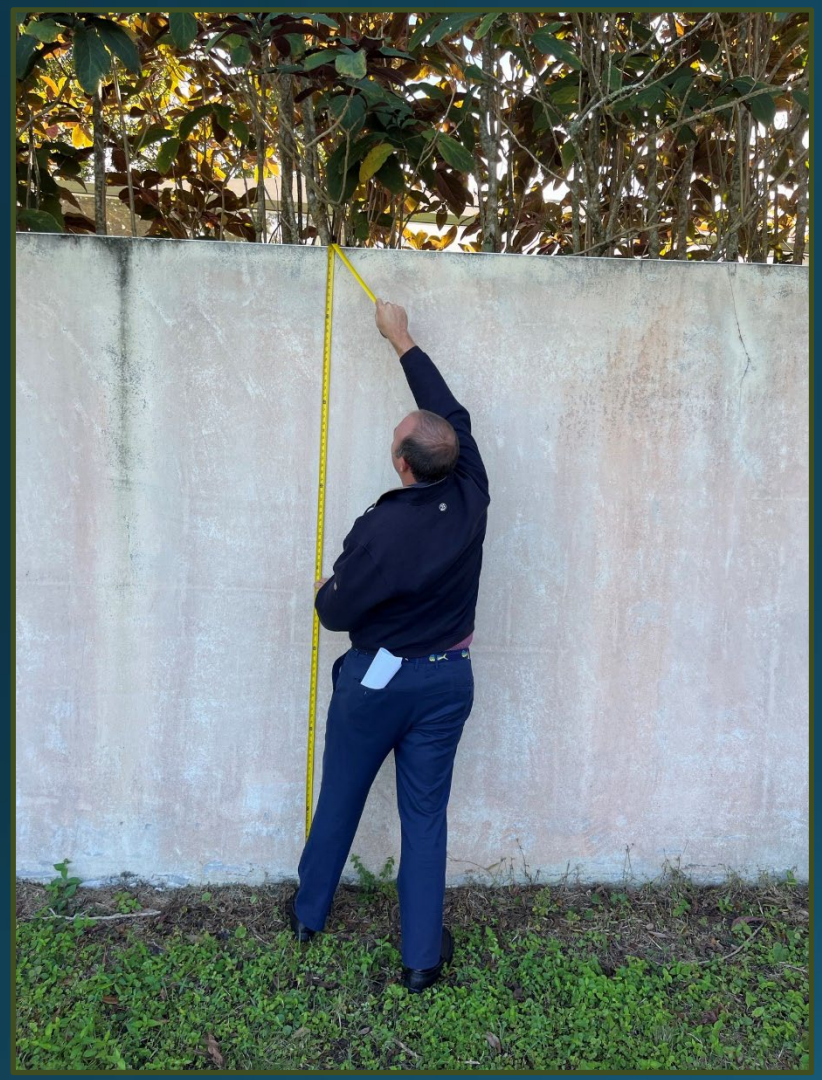
Perimeter Landscape Adjacent Residential

- 1 Tree / 30 lf
- Continuous Hedge

Proposed Landscape Buffer

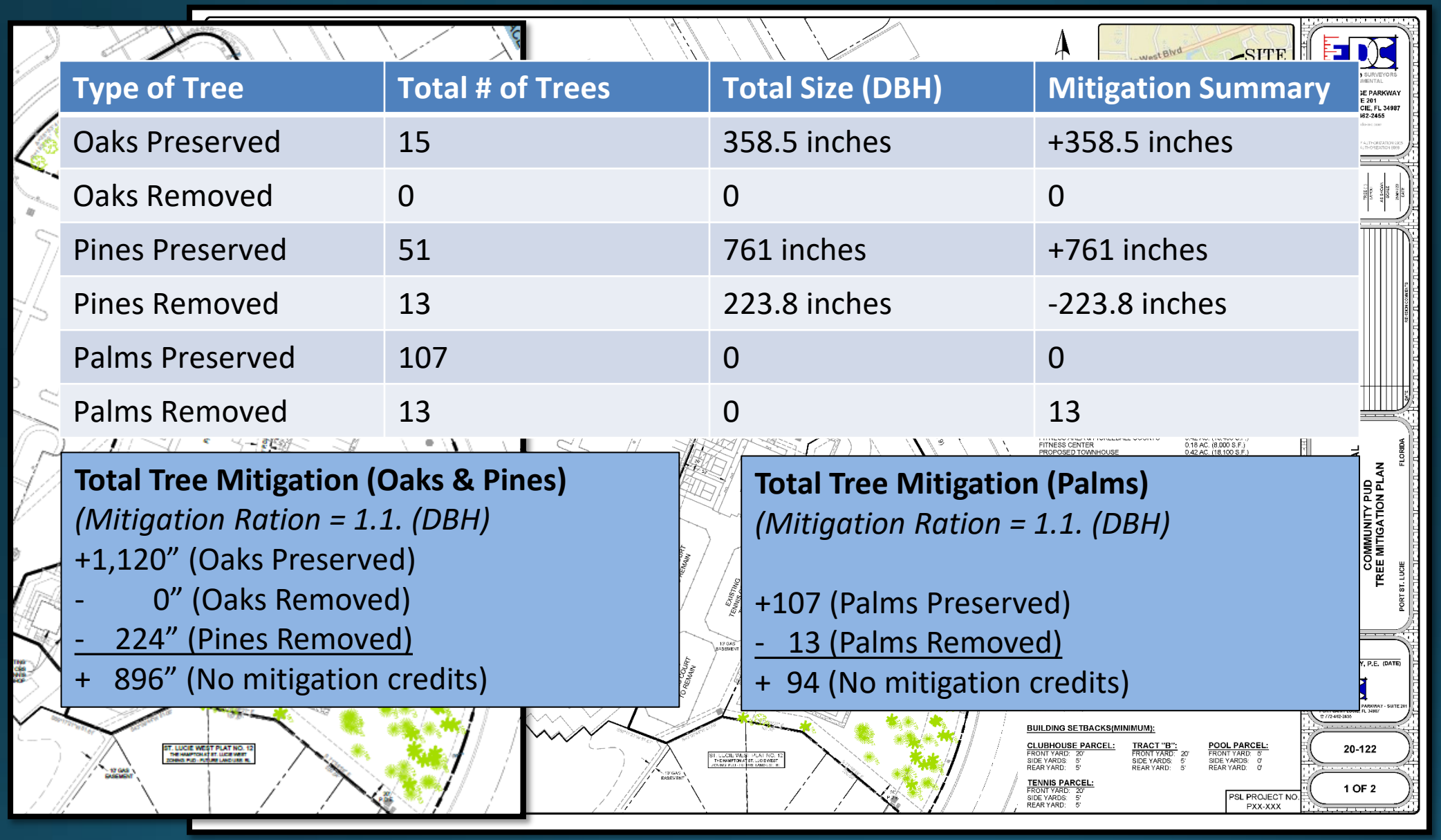
Adjacent Residential

259
ENGINEERS SURVEYORS ENVIRONMENTAL



Adjacent Residential

ENGINEERS SURVEYORS ENVIRONMENTAL



Type of Tree	Total # of Trees	Total Size (DBH)	Mitigation Summary
Oaks Preserved	15	358.5 inches	+358.5 inches
Oaks Removed	0	0	0
Pines Preserved	51	761 inches	+761 inches
Pines Removed	13	223.8 inches	-223.8 inches
Palms Preserved	107	0	0
Palms Removed	13	0	13

Total Tree Mitigation (Oaks & Pines)
(Mitigation Ration = 1.1. (DBH)
+1,120” (Oaks Preserved)
- 0” (Oaks Removed)
- 224” (Pines Removed)
+ 896” (No mitigation credits)

Total Tree Mitigation (Palms)
(Mitigation Ration = 1.1. (DBH)

+107 (Palms Preserved)
- 13 (Palms Removed)
+ 94 (No mitigation credits)

Tree Preservation

ENGINEERS SURVEYORS ENVIRONMENTAL

Planning & Zoning Board Meeting

St. Lucie Trail PUD Amendment

December 5, 2023

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 9:54:08 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Donald Berkshire
Phone Number	(772) 353-1872
Email	theberkshires@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	951-1 SW Country Club Drive, 1061 SW Mockingbird Dr, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment
I am...	Opposed
Comments:	I am President of the SLW Country Club Estates HOA. The residents and Board oppose this project as a violation of the community land standards, which is Single Family Homes. The community is totally built to its original design of 548 units, which are all members of the association and share common area maintenance costs and benefit. The new residences are not being proposed to our land use standards and yet will use association common property for ingress and egress. A two-story gym will be an eyesore to the community clearly visible to residents and guests who enter the community property. Pickle ball courts will become a nuisance noise factor to homes adjacent to this proposed project.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:08:32 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	mauricio Vives
Phone Number	(305) 814-9353
Email	mvives86@gmail.com
I am a...	Resident Business Owner Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1422 sw bluebird cove, Port ST Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Absolutely not.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:09:24 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Robert Mack
Phone Number	(856) 981-1283
Email	bobmack1@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	413 SW Jefferson Circle, Port Saint Lucie, Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I am opposed to this proposal.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:12:38 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Paul Monty
Phone Number	(561) 445-2165
Email	paul@kpmcom.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1125 SW Forest Hill Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am opposed to any condos going into our community of CCE

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:12:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	ARTURO SAPUNAR
Phone Number	(772) 985-4696
Email	arturosapunar@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	555 sw sanctuary drive, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	ab
Name of Agenda Item:	ARTURO SAPUNAR
I am...	Opposed
Comments:	oposed to building

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:12:49 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	ANIL & ANJANA DESAI
Phone Number	(772) 979-1390
Email	anjanaadesai@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	1170 SW MIRROR LAKE COVE, PORT ST. LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. LUCIE TRAILS
I am...	Opposed
Comments:	Strongly oppose building condominiums.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:15:20 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	william tudor
Phone Number	(610) 213-8411
Email	wstudor@outlook.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1385 sw bent pine cv, 0, port st Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie trail
I am...	Opposed
Comments:	This community is single-family homes and condos in my opinion would bring down property value as well as create a security problem. We also have water problems in that area now. It is not up to the community to help bail out the golf courses' financial problems. This would also set a precedent for later zoning changes if approved. Gyms are closing in this area already. So I am strongly opposed to this! - Scott Tudor owner/resident

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:18:32 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	E. Bonnie Lindsay
Phone Number	(772) 204-2105
Email	ebonnie13@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	549 SW HAMPTON CT, Port Saint Lucie, FL, 34986-2024
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	As Director of Hampton Court, I am against the St. Lucie Trails condos. We are a quiet neighbor and the St. Lucie Trails will be apartments for rent to golfers. We can lease in Country Club Estates but a minimum of a year. There is no noise or light barrier between the proposed condos and our neighborhood. Noise and lights will be a nuisance to our community. Also, they will be using our private road for egress and entrance.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:27:35 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Vivian Barto
Phone Number	(810) 423-7877
Email	vivian_barto@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	88
Name of Agenda Item:	Condominium
I am...	Opposed
Comments:	Don't approve of Condominium being built

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:39:34 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Mario Franco
Phone Number	(772) 631-5795
Email	jomafr10@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, 547 SW Hampton Court, Port St Lucie, Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	We live in a very peaceful beautiful subdivision and we are so happy here. Not only would the proposed condos disrupt this peacefulness with traffic and noise, it would decrease our home value. We implore you to vote no on this .

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:52:16 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Maria Roman
Phone Number	(440) 258-1248
Email	mariaroman812@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	413 SW Fairway Landing, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	Condominium Project
Name of Agenda Item:	N/A
I am...	Opposed
Comments:	I am opposed to the condominium project.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 2:51:33 PM

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Thomas Petrovich
Phone Number	(814) 691-1897
Email	tmistake1@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1716 SW MOCKINGBIRD DR, 1716 SW MOCKINGBIRD DR, Port St Lucie, FL, 34986
I would like to comment on:	Non-agenda Items
Comments:	Comcast update. We pay premium already, now We learn that our HOA will go up $55 more per month. We don't approve of this upgrade.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 2:54:10 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Merline Khatib
Phone Number	(760) 458-0971
Email	merline1@live.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1291, SW Cedar Cove, Port St. Lucie, CA, 34986
I would like to comment on:	Non-agenda Items
Comments:	I oppose St. Lucie Trails from building Condominiums

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 2:54:14 PM

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Thomas Petrovich
Phone Number	(814) 691-1897
Email	tmistake1@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1716 SW MOCKINGBIRD DR, 1716 SW MOCKINGBIRD DR, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Personal
I am...	Opposed
Comments:	No interest in the new condo growth in our area.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 2:54:18 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Carol Karpiel
Phone Number	(954) 224-4041
Email	ckarpiel@karpiel.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Undecided
Comments:	N/A

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:00:37 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Robert Sheldon
Phone Number	(917) 604-7812
Email	sheldonrobert65@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Community is crowded enough as is and is composed of private homes. We don't need to add condos to the community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:00:44 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Satish Zutshi
Phone Number	(772) 353-1175
Email	zutshis@bellsouth.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	559 SW SANCTUARY DRIVE , PORT SAINT LUCIE , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	We don't not want any condominiums or developments on the land which was meant to be part of golf course and open space. It will decrease value of our properties if they build anything and change the zoning for other than what it is now. I am totally against any development on the proposed parcel.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:14:03 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Debra Iammatteo
Phone Number	(908) 285-0987
Email	Debrai29@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyle mgmt, 1350 Rayford Park Rd., Suite A, Soring, Tx
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	In Favor
Comments:	Saving our golf course is essential to our community at Country Club Estates.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:25:02 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Marilyn Planny
Phone Number	(772) 343-7108
Email	mjplanny@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1542 SW Mockingbird Circle, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	The proposed condos would change the complexion of this beautiful community which has oversized lots and customed built homes. These condos would be built on a small parcel of land, which would change the whole look of this community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:37:33 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Brian McNally
Phone Number	(630) 945-2669
Email	mcnallyhvac@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	121 SE PSL Blvd., Port St. Lucie , FL, 34984
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I do not want to loose the tennis courts for condos to go in

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:41:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Fely Brooks
Phone Number	(310) 408-9312
Email	gratefulphilly@sbcglobal.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates Subdivision, 1292 SW Moonlite Cv, St Lucie West, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	The proposal to build a 12-unit condominium multi-family housing units is Not in conformity with the already established single-family housing within the community. Due to the most central and best location within Country Club Estates, the kind of housing that is more appropriate in the vacant space is a maximum of four or five very high-end single family units, complete with their own amenities. The location is very centrally located to downtown St Lucie West: walking distance to stores, churches and schools. We Cannot compromise the pristine, beautiful and peaceful landscape surrounding it. We want to keep the high standards maintained and enjoyed by the residents within the subdivision.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:50:53 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Morvin Smith
Phone Number	(630) 777-1616
Email	Kurtis@kmethod.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group LLC
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	N/A

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:53:58 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Stephen D'Asti
Phone Number	(781) 408-0012
Email	Stephendasti@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1256 SW Starlite cove , Port st Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8 B
Name of Agenda Item:	St. Lucie Trail
I am...	Opposed
Comments:	Strongly against condos on any country club estates property owned by HOA or private property owner.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 4:00:19 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Dale Martin
Phone Number	(651) 302-5566
Email	dale17martin@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Would not want condominiums within the single family Country Club Estates community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 4:35:48 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	SUSAN KOSTEN
Phone Number	(954) 389-5480
Email	golfmaven1@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	SLW COUNTRY CLUB ESTATES, COUNTRY CLUB ESTATES DRIVE, PORT ST LUCIE, FLORIDA, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST LUCIE TRAILS
I am...	Opposed
Comments:	There is no evidence that changing the status of the property from Recreational to Residential will improve the property values in Country Club Estates. It is more likely that changing the status could eventually decrease Country Club Estates' value, as it could "open the door" for the adjoining golf course to also undergo a property status change from Recreational to Residential. There remain several opportunities for St Lucie Trails to improve the "Recreational" use and thereby increase revenues.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 4:37:11 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Theresa Bramble
Phone Number	(914) 282-7729
Email	nykickboxer@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Starlite Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	Condos on St Lucie Trails Tennis Court
Name of Agenda Item:	St Lucie Trails Condo Project
I am...	Opposed
Comments:	To arbitrarily put condos where the tennis Court is a knee jerk plan which I assume is a result of their need for money. Most of the residents homeowners in Country Club Estates (CCE) are aging seniors. The proposed condos will bring unwanted, uncontrolled traffic and jeopardizing the peace and security we have enjoyed. The tennis courts are part of the long standing sport attraction for homeowners. The location of the condos will give those residents access to our homes bcuz they will be able to cross over the gate without a security check. This is a nightmare for CCE homeowners. I respectfully request an impact study on the, noise, volume of traffic and also, the security precautions that will be in place to prevent condo dwellers from accessing CCE home and common areas?

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 4:39:28 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Rick Zappolo
Phone Number	(214) 797-2704
Email	rdzairfarm@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1509 SW Mockingbird Cir, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trials
I am...	Opposed
Comments:	As a resident of the community and a St Lucie Trails member the condos will be a negative to our neighborhood.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 4:45:35 PM

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Cary Kosten
Phone Number	(954) 551-2448
Email	caryjkosten@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	515 SW HAMPTON CT, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	There is no evidence that changing the status of the property from Recreational to Residential will improve the property values in Country Club Estates. It is more likely that changing the status could eventually decrease Country Club Estates' value, as it could "open the door" for the adjoining golf course to also undergo a property status change from Recreational to Residential. There remain several opportunities for St Lucie Trails to improve the "Recreational" use and thereby increase revenues.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 5:35:36 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Heidi Skillman
Phone Number	(772) 341-2958
Email	dhskillman@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1528 SW Mockingbird Cir, PORT SAINT LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Heidi Skillman
I am...	Opposed
Comments:	I am 100% opposed to the building of condos in this community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 5:39:15 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	David Skillman
Phone Number	(772) 341-3383
Email	dhskillman@comcast.net
I am a...	Resident Business Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1528 SW Mockingbird Cir, PORT SAINT LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am 100% opposed to the building of condos in this community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:02:55 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jeffrey Watcke
Phone Number	(203) 410-6477
Email	jeff.watcke@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1273 SW Cedar Cv, Port Saint Lucie, FL, 34986-2038
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	This is not in the best interest of all the individual homeowners of Country Club Estates. Not even in the name of the community! Home values will plummet once these condo's are in place. They will be rentals in less time than it takes to have this hearing. So what happens to the security of our community? We and others bought here because there were no condo's/townhomes. Here's a suggestion, turn the tennis courts into a pickleball center. No approvals needed. Huge cash cow. Really tired of course ownership attempting to make $ at owners expense!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:30:12 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Keith Denny
Phone Number	(772) 530-3350
Email	bandb1992@hotmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1276 sw moonlite cove, Port st lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St lucie trails condominiums
I am...	Opposed
Comments:	I am opposed to the construction of condos in Country Club estates

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:39:21 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lindsay Walker
Phone Number	(505) 444-0481
Email	lindsaywalkerdmd@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1243 SW Starlite Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am strongly opposed, seems like a commercialization of a golf course that is trying to make easy money at the expense of the community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:42:11 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Randal Munske
Phone Number	(206) 669-8132
Email	rmunske@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1205 sw Bent Pine cove, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Pretty simple, the city council represents us and gets paid pretty good to do so. It's time you start representing us tax payer's or you WILL be replaced……. Randy Munske

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:48:25 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Phawn Albritton
Phone Number	(772) 713-3458
Email	pkalbritton@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	626 SW Palmetto Cove, PORT SAINT LUCIE, FL, 34986-2019
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Phawn Kinsley Albritton
I am...	Opposed
Comments:	Do NOT want condos built on the tennis courts at St. Lucie Trails!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:55:03 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Gail Landen
Phone Number	(772) 359-7971
Email	lutz1910@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	When the property owner purchased the property he was quoted as wanting to be “a good neighbor”. He is violating that promise. Condominiums (high density housing) will devalue the Country Club Estates community

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 7:35:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lester Jefferson
Phone Number	(772) 475-5132
Email	Lesterlj@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1718 Sw. Mockingbird Dr., Port St. Lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St. Lucie trails
I am...	Opposed
Comments:	the condos were never part of this planned neighborhood development. They will cause undo harm on the neighborhood with no positive attributes for the community.the area they are proposing is a water retention area and helps keep country club drive from flooding in area. by filling in that area it will certainly increase flooding. country club drive is also a private road, the owner is not proposing to help upkeep with maintenance. Country club estates is the oldest neighborhood n SLW. We all bought there because of the beauty of the community, and we do not want that changed.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 7:57:24 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Andrew Burnett
Phone Number	(317) 919-7167
Email	burnett_concord@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country club Estates, 1286 Sw Cedar Cove, Port st Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie trails
I am...	In Favor
Comments:	Currently, with land pricing and housing demand in Palm Beach County many older golf courses are being sold and redeveloped for housing. I would rather see condos with a required course membership be built, then to lose the course to additional home development. The condos may not guarantee this from happening in the future, but will help with the profitability of the course for the near future.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 9:09:10 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michael Kordt
Phone Number	(772) 485-0822
Email	mikekordt@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1412 SW Bent Pine Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I strongly disagree with the approach of having the residents of Country Club Estates carry the burden of decreasing home values due to an eyesore building complex to be erected in their back yards in the attempt to make up for insufficient profits of those businesses owners proposing this project. Maybe those owners should have done their due diligence before purchasing subject properties.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 10:10:52 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Liliana Velez
Phone Number	(631) 484-0433
Email	rodrigom1017@yahoo.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie trails
I am...	Opposed
Comments:	I'm opposed to this because I think that will bring more traffic problems, more crime and more disruptions to the community on top of the pollution

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 10:21:28 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Sandra Wood
Phone Number	(772) 249-5323
Email	sandan6@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	88
Name of Agenda Item:	St. Lucie Teails
I am...	Opposed
Comments:	I am opposed to planned condo and exercise facility to be built behind existing tennis courts

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 7:52:51 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	David Alcantaro
Phone Number	(772) 871-0914
Email	loaddown@duck.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1116 SW Forest Hill Cv, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	David Alcantaro
I am...	Opposed
Comments:	Having paid a premium for our property and maintenance, we are concerned with the unfettered growth of our neighborhood. By building a condiminium in a recreation space you would be upsetting the balance that we invested in. Please reconsider the radical rezoning of this private community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 9:39:01 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Geoffrey Dean Bunting
Phone Number	(734) 895-5974
Email	deanbunting522@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	443 SW Fairway Lndg, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St.Lucie Trails
I am...	In Favor
Comments:	I support the above item. After attending the residents HOA meeting I can see no objection to this project. It will add to the appeal of the area and have no negative affect on the present propreties. I hope the board will support this plan.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 10:54:42 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michelle Ramos
Phone Number	(772) 879-9751
Email	mlbs1940@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	404 SW Fairway Landing , Port St Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I am against the building of condos

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 10:54:42 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Gabriel DuPas
Phone Number	(732) 431-5590
Email	gabe.dupas@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1151 SW Greenbriar Cv., Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Strongly opposed to building condominiums in St. Lucie Trails.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:07:44 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Laurie Muroff
Phone Number	(561) 358-0653
Email	Lamuroff@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	427 sw jefferson circle, port saint lucie, florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	saint lucie trails
I am...	Opposed
Comments:	I am opposed

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:36:49 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Siufer Velandia
Phone Number	(305) 713-6565
Email	info@mysticalcrow.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	425 sw Fairway Landing, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St. lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed. The golf course and clubhouse land within us SLWCCE is intended to be used only for recreational use an access. A change to residential use is inconsistent with our community standards, it's inconsistent with the purpose of the recreational parcel in our community. I do not agree with building more and contesting our beautiful area with more traffic and less greenery.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:41:08 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Janine Vives
Phone Number	(786) 201-3337
Email	starletja9@hotmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1422 Sw Bluebird Cv, Port St Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our Community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:45:13 AM

New Submission: Comments to be Heard

Meeting Date	11-30-2004
Name	Rebecca Quenneville
Phone Number	(413) 478-6401
Email	rebecca.quenneville@icloud.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	772 Sw pelican cove , Port St. Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	We are opposed to condos being built will end up making our home have less value in the long run. More foot traffic at the gate and more people will have access to our community that don't live there though open gate along side the entrance.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:45:21 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Kevin Schmehl
Phone Number	(954) 376-0307
Email	schmehlk@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1204 SW Live Oak Cv, Port St Lucie, FL , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:57:17 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Barbara Sattani
Phone Number	(772) 877-3431
Email	bjsattani9@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1401 SW Osprey Cover, Country Club Estates, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	We purchased our home in Country Club Estates because it is a single-family gated community with HOA restrictions on seasonal and all types of rental properties. As senior citizens we oppose the construction of this new condo development and fear that we will be inundated with families moving in and out, traffic congestion, destruction of our property and its value and disruption to our lifestyle. Our HOA is dedicated to the overall curb appeal of the community by keeping our neighborhood clean and attractive in general. Our fear is that Mr. Boyd will not maintain this development in line with our community restrictions. We cannot imagine that requiring the owners of these 12 new condos will save his deteriorating golf course.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:57:44 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Dennis Bryan
Phone Number	(772) 336-5900
Email	actionsportsnet@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1511 SW MOCKINGBIRD CIR, Port St Lucie, fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:02:10 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Alexandra Sánchez
Phone Number	(561) 512-8166
Email	abilene444@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	Agenda Item # is 8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:06:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Kenneth Krause
Phone Number	(203) 809-5211
Email	kenk330@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	448 SOUTHWEST JACKSON PLACE, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8-B
Name of Agenda Item:	Kenneth J Krause
I am...	Opposed
Comments:	Our community consists of single family homes. The addition to 12 condos is not welcome. It will change to complexion of our established community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:06:46 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Mauricio Salas
Phone Number	(561) 252-0581
Email	msalas8347@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	Item # is 8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:15:17 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Greg Hauenstein
Phone Number	(305) 283-2864
Email	batcave454@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1050 SW Mockingbird Dr, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Greg D Hauenstein
I am...	Opposed
Comments:	I think it would be tragic to put in condos as St Lucie West Blvd can't come close to handling the traffic on it now. And you want to make it worse? What about quality of life for those who live here now? Someone wants to ruin the lives of all residents just to make some dollars? They can make them elsewhere. Condos here make no sense at all and this shouldn't have made it to even the discussion stage.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:18:35 PM

New Submission: Comments to be Heard

Meeting Date	11-05-2023
Name	JIM PAUL
Phone Number	(646) 265-9312
Email	jgplms2000@yahoo.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	463 sw Jefferson circle , Port St. Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I have deep concern and disapprove of the proposed construction of condominiums on the tennis court. As a concerned property owner, I believe repurposing this valuable recreational space for housing development would be detrimental to the overall well-being of our Communtiy.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:24:25 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	LINDA SICILIANO
Phone Number	(513) 545-8407
Email	LSICILIANO7@GMAIL.COM
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, 803 SW Country Club Drive, Port St Lucie, Florida, 34983
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I can see the benefit of building the condos, however, I cannot help but feel this would only open the door to Phase 2, then 3, etc. I am sorry but the bad outweighs the good.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:30:23 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Kathleen Lenane
Phone Number	(860) 324-4201
Email	kathleen.lenane@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1186 SW Mirror Lake Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am concerned about density and traffic should the condo proposal pass. This modest build of 12 units, I believe, would encourage the Trails owners to continue to add dense residential housing.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:30:27 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Linda Karch
Phone Number	(772) 224-2100
Email	leisurelinda@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1237 SW Starlite Cove, Port St. Lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trail
I am...	Opposed
Comments:	I am vehemently opposed to this. Absolutely will not live in a community with condos. Did not purchase a beautiful home to be destroyed by transient construction of condos, townhomes and apartments!! DO NOT ALLOW!!!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:30:56 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Delia Crocco
Phone Number	(718) 702-0716
Email	delia.crocco@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group LLC, 1860 SW Fountainview Blvd., Port Saint Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I am a resident of SLW Country Club Estates ("SLWCCE"), and I am strongly OPPOSED to the proposed building of Condominiums in SLWCCE. The designated area of which the proposed building is located right next to SLWCCE's recreational facilities and even an inexperienced eye could just see that THERE IS NO ROOM TO BUILD THESE CONDOS!! Why?? If these condos are built there will be more PEOPLE in our community, and our community is saturated ENOUGH with residents and renters. Plus the infrastructure of SLW itself cannot support the influx of people. Traffic is at a standstill now during peak season and also off-peak season and you want to build condos to exacerbate this already densely populated community??

My husband Mike and I plead with the PSL Planning and Zoning Committee to recognize that building condos in SLWCCE is not in the best interest of the residents of SLWCCE, not in the best interest of the residents of SLW, and not in the best interest of the residents of Port Saint Lucie. It is only in the BEST interest of the GREED of the Builders and countless others that do not live in our community that want to fill their pockets!!

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Thursday, November 30, 2023 12:33 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Greg Pashke
Phone Number	(772) 528-3871
Email	gpashke@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1547 SW Mockingbird Circle, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I am against St Lucie Trails building condominiums at the tennis court location. It does not benefit the SLWCCE community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:36:17 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Edward Howorka
Phone Number	(772) 773-0079
Email	ehoworka@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1246 SW Starlite Cv, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:36:20 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Matthew Karch
Phone Number	(732) 687-6840
Email	mattkarch@ymail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1237 SW Starlite Cove , Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trail
I am...	Opposed
Comments:	Country Club Estates is a residential community composed of houses built to certain standards. Condominiums would destroy our property value. It will reduce the open space and recreation now available. It will destroy the esthetics of the area.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:36:29 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Fran DuPas
Phone Number	(732) 431-5590
Email	fran.dupas@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1151 SW Greenbriar Cv., Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Strongly oppose.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:03:06 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	ALFONSO JOHNSON
Phone Number	(772) 340-3812
Email	AL26504@AOL.COM
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. LUCIE TRAILS
I am...	Opposed
Comments:	I AM OPPOSED TO THE BUILDING OF CONDOMINIUMS IN ST. LUCIE TRAILS WHERE THE TENNIS COURTS ARE LOCATED. OR ANY WHERE IN ST. LUCIE TRAILS FOR THAT MATTER...

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:05:58 PM

New Submission: Comments to be Heard

Meeting Date	11-30-2023
Name	James Nelson
Phone Number	(772) 878-5111
Email	nels4387@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	To many homes/people/traffic. NOT enough parks/walking and bike paths!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:07:39 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Phawn Albritton
Phone Number	(772) 713-3458
Email	pkalbritton@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	626 SW Palmetto Cove, PORT SAINT LUCIE, FL, 34986-2019
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:30:25 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Satish Zutshi
Phone Number	(772) 353-1175
Email	zutshis@bellsouth.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	559 SW SANCTUARY DRIVE , PORT SAINT LUCIE , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community. SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:33:22 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Ellen Kramer
Phone Number	(954) 684-8633
Email	elnkramer@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group LLC
I would like to comment on:	Agenda Items
Agenda Item Number:	8 B
Name of Agenda Item:	Ellen T. Kramer
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:48:10 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Ed & Carolyn Wilson
Phone Number	(772) 785-6524
Email	edcariwil45@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie TRails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:51:24 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Paula Hanson
Phone Number	(865) 207-9567
Email	mrsaviator@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1190 SW Mirror Lake Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St Lucie trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:00:41 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	peter balbo
Phone Number	(320) 212-6859
Email	pmbalbo@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1155 SW MIRROR LAKE CV, PORT ST LUCIE, FL, 34986-2007
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St.Lucie Trails
I am...	Opposed
Comments:	Concerns: -no additional health club needs as there are many in area @ zero cost for seniors through Silver Sneaker program -entire 500 + homes in the development are single family.Apartments/condos don't add any perceivable value only many negative factors .

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:17:57 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Shaun O'Brien
Phone Number	(772) 899-7888
Email	gators12077@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, Port St Lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	?
Name of Agenda Item:	Condominiums at Country Club Trails golf course
I am...	Opposed
Comments:	A NO vote for the condos.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:18:37 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Julie Norden
Phone Number	(864) 506-6383
Email	jnorden74@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1395 SW Bent Pine Cove, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am unsure if I can attend, but I wanted to disclose my opinion. Thank you.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:21:34 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Susan and Scott Tudor
Phone Number	(772) 485-9338
Email	susanjtudor@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	My husband, Scott, and myself are opposed to condominium being built in our single family neighborhood. Our home is our most important asset, and we do not want to see our valuation diminish. We are unconvinced that should this be approved, there wouldn't be further expansion at a later date. We are also unconvinced that this proposed plan will have any long-term monetary gain for the golf club.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:33:39 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michael Hanson
Phone Number	(561) 215-8206
Email	lostnknox@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1190 sw mirror lake cove, Port Saint Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:45:04 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Diane Tamiso
Phone Number	(772) 708-6369
Email	diane.tamiso@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	435 SW Fairway Landing, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Approval of this zoning amendment would open the door to Saint Lucie Trails to sell or develop the land on the golf course for condo and housing development. St Lucie and St Lucie West most importantly, have been overrun with approvals for thousands of homes, condos, and apartments with no thought or planning for the infrastructure to support this rapid growth. I am against any more changes of zoning that would allow more residences to Saint Lucie West and I would like to see a moratorium on constructing new residences be placed in effect on all of St. Lucie County until the county upgrades the infrastructure to meet the needs of today and any future projects already in place.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:50:36 PM

New Submission: Comments to be Heard

Meeting Date	11-30-2023
Name	Mark Kleiman
Phone Number	(513) 300-2260
Email	markk55fl@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	503 SW Hampton Ct, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Mark Kleiman
I am...	Opposed
Comments:	I live directly behind the proposed development. We currently have a view of pristine woods. Under the proposed development plan, we will have a view of apartments with lights and will have the noise and lights associated with the proposed pickle ball courts. This will entirely destroy our residence as we know it today. In addition to reducing the value of our home and destroying the single family nature of the development as whole, we will be forced to sell our home and move. We purchased the property due to the woods behind the house. If we had wanted an apartment complex and pickle ball courts in our backyard, we would have stayed in Broward County...

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 4:27:32 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	MINERVA GRULLON
Phone Number	(772) 877-1613
Email	caridadgonzalez1612@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1345 Southwest Cedar Cove, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	MINERVA GRULLON
I am...	In Favor
Comments:	IN FAVOR OF WITH YOU

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 4:42:22 PM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Jeffery Albritton
Phone Number	(321) 427-2496
Email	gcrdon@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	626 SW Palmetto Cove, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Changing the zoning of this property would devalue property in the community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 4:54:35 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Karen Sheldon
Phone Number	(772) 201-0565
Email	krex23@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	SLW Country Club Estates, Port Saint Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie trails
I am...	Opposed
Comments:	I strongly oppose of condos. Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community. SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short-term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 5:09:33 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Virginia Caccia
Phone Number	(401) 749-5066
Email	bridle15@cox.net
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	562 SW Sanctuary Drive , Port St Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Condominium
I am...	Opposed
Comments:	Do not want them

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 6:15:48 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jennifer Fleschner
Phone Number	(772) 971-7809
Email	jenfleschner@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1232 SW Bent Pine Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Our community is apt to flood very quickly, especially at the area where the proposed condominiums will be built. This will only exacerbate a very frustrating, dangerous and potentially impossible quality of life for the residents of Country Club Estates. For this reason alone we dearly ask for the vote to be "no" to develop additional residence that this community cannot support. Thank you, Jennifer

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 7:06:58 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Margaret Tobin
Phone Number	(301) 706-7799
Email	margaret.tobinpinto@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	403 SW Fairway Landing, Port Saint Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Disapprove of the project.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 8:09:15 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	William Quintall
Phone Number	(917) 689-0367
Email	bsquintall@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1539 SW Mockingbird Cir, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	No condominium in Country Club Estates!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:09:52 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Justin Miglino
Phone Number	(772) 828-0128
Email	justinline9146@aol.com
I am a...	Resident Business Owner Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	457 SW Jefferson Circle, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Justin Miglino
I am...	Opposed
Comments:	My wife and I are very concerned with the potential risk of having short term housing that would be able to skate the current rules and regulations of a well established community that has been the example of peace and tranquility in our area for many years. The high turnover rate could invite crime and lead to property value declines. St Lucie West as a whole would suffer from this project short term and long. We must be careful not to remove what little Green spaces we have left in our area. We must not forget why people Love our small town appeal. Justin and Anna Miglino

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:26:25 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Robert Murcott
Phone Number	(772) 301-1850
Email	rstormmurcott@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	This is a single family home community. On the crown jewel golf course of St Lucie West. Start with phase 1 of condos with rental units then it continues with phase 2 on and on Until you have destroyed the bird sanctuary and wildlife like you have done to so much of this city . Elections are coming…

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 3:43:05 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Cesar Barrientos
Phone Number	(561) 441-3412
Email	Rodribarriis1@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	Country Club Estates , Saint Lucie West, Port Saint Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	P23-139
Name of Agenda Item:	St. Lucie Trail
I am...	Opposed
Comments:	I oppose any new construction inside Country Club Estates, other than already approved lots for single family homes. NO TO THE CONDOS PROPOSAL.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 3:56:53 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Cesar Barrientos
Phone Number	(561) 441-3412
Email	Rodribarriis1@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	Country Club Estates , 803 SW Country Club Dr., Port Saint Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8 B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	NO TO THE MADNESS OF BUILDING CONDOS IN COUNTRY CLUB ESTATES.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 6:07:12 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Joseph Peduto
Phone Number	(772) 579-9890
Email	Peduto@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1239 SW STARLITE CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Joseph J Peduto Peduto
I am...	Opposed
Comments:	No way do I want or do I feel necessary for the condo in CCE.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 6:08:25 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Diane Peduto
Phone Number	(954) 461-7288
Email	diane.peduto@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1239 SW STARLITE CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Diane Peduto
I am...	Opposed
Comments:	NO CONDO !!!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 6:12:16 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Diane Peduto
Phone Number	(954) 461-7288
Email	diane.peduto@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1239 SW STARLITE CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Diane Peduto
I am...	Opposed
Comments:	no condos

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 9:25:27 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Mark Jansen
Phone Number	(815) 345-1448
Email	mcjansen@herzog.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Construction Debris. unverified onsite workers, Additional Traffick on Country Club Parkway, Eyesore, Disrupting our Quiet and Guarded Community. Property value depreciation, Trucks, Trailers. Bought in this community because there wasn't obtrusive, ugly, Condos or apartments. We pay HOA fees that affords us peace and serenity so unless they are going to pay the HOA Fees and offer to buy our houses then I am not willing to compromise.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 9:39:26 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Darrell Woolen
Phone Number	(972) 358-7252
Email	sirdarrell88@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1145 SW GREENBRIAR CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I am opposed to the condominiums being built at the ST. Lucie Trails because it will bring unwanted rental traffic to the area and cause a depreciation in our properties values. It will also, open the door for other condominiums to be built on the property, should the golf course fail or be reduced in size.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 9:48:13 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	william walters
Phone Number	(860) 490-1886
Email	waltersbilly33@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	Lifestyles Mgt Group, 1860 SW Fountainview Blvd, suite 100, Port Saint Lucie, FL, 34986-2118
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	william walters
I am...	Opposed
Comments:	We can not allow this to happen in Country Club estates. This will have a negitive impact on the value of our homes, add more traffic.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 9:48:25 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Constantino DIMITRIOU
Phone Number	(772) 333-2463
Email	gaildimitri@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	STRONGLY OPPOSED.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 9:51:18 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Mauricio Segovia
Phone Number	(772) 485-5822
Email	mesl1877@hotmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St. Lucie West Country Club Estates, 951-1 SW Country Clib Dr., Port St Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	This project will negatively affect the community and the home owners in the community, it will make this area less attractive, and in few years potentially increase area problems with security and safety

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:00:33 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Victoria Vazquez
Phone Number	(201) 615-8080
Email	vickyceron@hotmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Port Saint Lucie , FL
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	I am opposed to the new construction

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:00:36 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Dennis Scott
Phone Number	(772) 336-3366
Email	jdscott50@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1521 SW. Mockingbird Circle, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Would reduce the value of mine and my neighbors Homes. Did St. Lucie Trails have these plans from day one and never revealed them until now?? Potential for Traffic Problems. The entry road floods out during heavy rains and storms now. Remove more of the Natural grounds and the runoff might prove to be disastrous. i have lived in this community just shy of 27 years and I would be heartbroken to see it ruined by this action. Yours Truly--Dennis Scott

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:03:29 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jennifer Fleschner
Phone Number	(772) 971-7809
Email	jenfleschner@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1232 SW Bent Pine Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	The quality of life and ease of entry to our community will be negatively affected by this construction, and the additional gym memberships. Also, we are in a bad way with flooding especially at the location and this will definitely increase the problem. Please vote "no".

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:03:44 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	willard pray
Phone Number	(847) 224-2531
Email	wpray@att.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1209 sw live oak cove, port St lucie, florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	we have a homeowner only community. It would change the whole community if short term rentals would be brought in. I am very against this building.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:09:32 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lawrence Punter
Phone Number	(646) 210-3441
Email	Lpunter53@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1174 sw Mirror Lake Cove , Port St Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	These short term rentals are not compatible with our community life and the standards that we are have set for our families.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:09:46 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	arturo sapunar
Phone Number	(772) 985-4696
Email	arturosapunar@yahoo.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	555 sw Sanctuart Dr., port st lucie, florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Opposed to the condominium construction

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:12:42 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Stephanie Palacios
Phone Number	(772) 634-4850
Email	steph2014@me.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	At. Lucie West Country Club Estates Association , 951-1 SW Country Club Dr., Port St. Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	At. Lucie Trails
I am...	Opposed
Comments:	This project will take away the beauty of our area, will create short terms rental that will increase people that won't care about our area safety

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:15:46 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Ben Shea
Phone Number	(772) 538-4853
Email	benjshea@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1346 SW Cedar Cove, Port Saint Lucie, FL , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Apartments/Condos as well as short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:18:35 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Margaret Tobin
Phone Number	(301) 706-7799
Email	margaret.tobinpinto@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	403 SW Fairway Landing , Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:27:35 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Raul Gonzalez
Phone Number	(772) 878-9554
Email	raugon@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1241 SW Starlite Cove, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:36:54 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Maria Roman
Phone Number	(440) 258-1248
Email	mariaroman812@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	413 SW Fairway Landing, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am opposed to the condominium project

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:42:24 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Edwin Roman
Phone Number	(440) 308-8468
Email	eeroman213@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	413 SW Fairway Lndg, Port St Lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Property values would plummet if condominiums are built in this location

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:48:22 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Liliam Watcke
Phone Number	(772) 342-6363
Email	detorel@bellsouth.net
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1273 SW CEDAR CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8-B
Name of Agenda Item:	ST lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. Property values will come down. This is a beautiful community and should NOT have condos on the entrance.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:48:25 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Neville Williams
Phone Number	(772) 807-8658
Email	W42989@att.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St Lucie West Country Club Estates
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Condominium will add to the problem of overcrowding caused by overbuilding.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:54:12 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Amy Minter
Phone Number	(412) 298-4982
Email	minter2@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1513 SW Mockngbird Circle, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	SLWCCE prohibits the rental of less than a year. The condominiums would not be governed by SLWCCE statutes.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:06:16 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Maria Balbo
Phone Number	(320) 212-6856
Email	mpbalbo@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1155 SW Mirror Lake Cove, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	While we want St. Lucie Trails to be financially successful, we believe a better alternative to a condominium complex would be to sell lots for single residential homes that would blend better into the community as well as offer a more stable resident base (providing that the homes would not be short-term rentals). That type of proposal would be more desirable and could still be advantageous for the city in terms of property tax generated. Country Club Estates Condominium Objections: 1) The proposed 3-story complex would be visually less desirable entering our Country Club Estates community. 2) Proposed Exercise Club: a. The size of the proposed exercise club would indicate the plan to build a much larger condominium development in the

future in order to warrant its proposed size/capacity.

b. Proposed Exercise club would seem difficult to justify for only 12 owner units, thus would seem to need to generate through outside memberships which would & subsequently bring increased traffic into the community.

c. Additionally, with nearby LA Fitness, Orange Theory, and other health clubs, one would wonder how the complex could justify such a large facility as is proposed.

3) The proposed condominium complex has not provided evidence regarding short-term rentals of the condos, such as VRBO or Airbnb's which would bring a revolving door of people into the community. This would be a detriment as those renters would have access to Country Club Estates Community through the golf course path which could be a security issue to home owners. Country Club Estates HOA requires a minimum home rental requirement of a 1 year lease and registration of renters and their vehicles. Vandalism on the golf course and in our community as well as illegal fishing have already been concerns, so strangers coming in and out of the community could become a larger issue.

4) Precedent for much further development would be established by allowing this proposed 12-unit complex to be built.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:06:35 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2003
Name	Daniel Underwood
Phone Number	(508) 631-6002
Email	underdog2967@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1310 SW Cedar Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	This is a Terrible idea for many reasons. Traffic? School overcrowding, more crime. loosing activity's for current home owners just mention a few reasons. Thanks for your consideration.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:09:22 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Nicholas Hill
Phone Number	(646) 632-5858
Email	nickhill2@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Absolutely NOT IN FAVOR Condominium development at Country Club Estates for several reasons. Please vote this down immediately as it will compromise the value of my property and as well have significant impact on the immediate quality of life in my community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:12:37 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Lemlem Schwarzenberg
Phone Number	(646) 831-1925
Email	llsch@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1860 SW fountain Blvd. , Port Saint Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Absolutely NOT IN FAVOR Condominium development at Country Club Estates for several reasons. Please vote this down immediately as it will compromise the value of my property and as well have significant impact on the immediate quality of life in my community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:34:31 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	JD Lookadoo
Phone Number	(772) 215-6918
Email	bluejayway1418@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1418 SW Osprey Cove, ST Lucie West, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST Lucie Trails
I am...	Opposed
Comments:	The approval of this project will devalue our development and moreover it conflicts with the exclusive and secure intent of the development.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:42:15 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jason Peeler
Phone Number	(772) 302-0215
Email	jasonpeeler@att.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1300 sw cottonwood cv, Port Saint lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am in strong opposition to the proposed installation of condominiums over a present recreational area in St. Lucie Trails. The addition of condominiums will result in additional congestion and strain on our quiet community. Country Club Estates has been a long-standing and coveted neighborhood for over 30 years. Our residents pay high HOA fees and above average property taxes in order to live in this beautiful and unspoiled naturally appealing neighborhood. Although CCE is a gated community, it is almost certain there will be an increase of unauthorized pedestrian and vehicular traffic of those who have no vested interest in our community. The beautiful natural habitat will likely suffer from the result of these added residences as well as the security of the residents who have invested so much financially and personally in our homes of Country Club Estate. I do not see ANY benefit to the addition

of condominiums to our community nor its natural habitat, only decline in its natural beauty and peacefulness.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 12:57:39 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Arthur Salvatore
Phone Number	(772) 344-2862
Email	arthur4319@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	513 SW Hampton Court, PORT SAINT LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I am opposed unless: 1. The residents of 501, 503, 505 & 507 Hampton Court, whom are the most directly affected by the zoning change, ALL agree with the proposal & 2. The owners of the golf course, current and future, also submit to a legally binding agreement that no further zoning changes can be made unless at least 60% of all Country Club Estate residences agree to it in a Referendum held by the City of Port St. Lucie.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 1:51:36 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Maryam Gonzalez
Phone Number	(772) 340-2423
Email	maryamtayeri@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1211 SW Live Oak Cove, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Opposed to condo at St. Lucie Trails

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 2:01:58 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Roger & Mary Ann Rankin
Phone Number	(772) 873-6251
Email	marynroger@ymail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates/The Hamptons, 536 SW Hampton Court, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	While we can appreciate the intent to bring more revenue into St. Lucie Trails, we are opposed to the proposed plan. There were questions that were not addressed fully at the information meeting which left many of our residents unsettled. If all the financing for 12 condos and a fitness center, along with the mandate requiring those who purchase a condo must join the country club and hopefully join the fitness center does not bring in the revenue needed, what would the next step be? If this is allowed, will there be more condos being built in our community which was established for single dwelling family homes only?

There remain several opportunities for St Lucie Trails to improve the "Recreational" use and thereby increase revenues, should the owners choose to pursue them. Suggestion: Hire a planner to bring forth further activities for both the country club members and our community.

Regards,
Roger & Mary Ann Rankin

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 3:08:41 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Anita Zutshi
Phone Number	(772) 722-7711
Email	pammyzutshi@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	559 SE Sanctuary Drive , Port Saint Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.I am totally oppose to any kind of development on this parcel.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 3:21:24 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Tanya Sperber
Phone Number	(772) 240-6779
Email	tanyasperber@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St lucie trails
I am...	Opposed
Comments:	The infrastructure of St Lucie west can not support any additional multi family structures/developments.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 4:03:43 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Deloris Wilkes
Phone Number	(772) 807-8658
Email	dwilkes25@att.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St Lucie West Country Club Estates
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Condominium compromises stability of neighborhood.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 4:19:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Cynthia Lite
Phone Number	(772) 343-8870
Email	lite1407@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1166 SW Mirror Lake Cove, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST Lucie Trails
I am...	Opposed
Comments:	We are a single family home community and do not want density housing in our community; parking lot lights that would interfere with our community as we do not have street lights on any residential streets; traffic increasing with the new residents; a workout club that could bring in many people using OUR road; the possibility of condo owners renting out their properties, as VRBO's, etc. We are governed by our Country Club Estates strict HOA codes on renting out our homes, i.e., for 3 plus months a year & only once during a year's time. I'm very opposed!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 5:16:52 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	JACKLYN Scott
Phone Number	(772) 336-3366
Email	jdscott50@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1521 SW. Mockingbird Circle, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Concerned about all of our Property Values going down in Country Club Estates. I am worried that with rentals, people will not take care of the Property and they will become an eyesore for all. Also worried about Noise, Traffic and other Safety Matters. Please take care of our citizens who have been living here for years.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 5:09:36 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Thomas Labarbera
Phone Number	(772) 834-1514
Email	labsummer@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St. Lucie Trails, 1153 SW Greenbriar Cove, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I have lived in this community since 1994. This community was not developed for short term rental condominiums. Nobody in our community supports or wants this to happen. We are all strongly against the development of condominiums, especially since the proposed project includes removing our tennis courts and community pool. This is just a short cited idea from the company that purchased the golf course to recoup part of their investment.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 5:47:40 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Diane Dasti
Phone Number	(781) 727-9088
Email	ddasti52@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1256 SW Starlite cove , Port St Lucie , FL , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trail
I am...	Opposed
Comments:	Area was intended for recreation. HOA will have no control over rentals and short term rental are against the bylaws of HOA.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 7:51:42 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Julia Kleiman
Phone Number	(513) 379-5281
Email	juliekleiman8@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	503 SW Hampton Ct, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8
Name of Agenda Item:	B
I am...	Opposed
Comments:	I understand that that this proposal would put a two story 12 unit apartment building 30 feet from my back yard wall. In addition, the owners are placing it in one of the only woods in the development that is not a swamp, where a Bobcat family has been living for many years. They are also rezoning another property near the entrance of the neighborhood (where I assume they will put another two story building apartment, once they are done building this one and without having to fight to do that one). This is not only unacceptable to us, but will cause us to have to move out. We only bought here for the beautiful woods and neighborhood (which we had thought was going to stay that way). We are worried about our investment as well. We invested heavily to update our 30 year old house and will probably lose a

lot having to sell it with an apartment going in behind us.

The developer also said they have no plans to put any buffer between our wall and this complex. We are of course very much against this idea.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 8:39:21 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Debbie Mashaw
Phone Number	(772) 528-3077
Email	debbiemashaw@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1207 Sw live Oak cove , Port st Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards. Thank you Debbie Mashaw

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 8:44:03 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Chris Caudullo
Phone Number	(772) 708-4325
Email	raiders2112@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country club est. , 1207 Sw Live Oak Dr, Port St. Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the community. Thank you, Chris Caudullo

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 8:46:01 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Melissa Tozzi
Phone Number	(586) 839-6986
Email	m_l_tozzi@yahoo.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1292 SW Cedar Cove , Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I do not feel this will be beneficial for our community. More traffic more risk of crime from fitness center and rentals. The owners are only interested in profit and no interest in our community itself and maintaining its beauty. We live in a gated community and anyone from there will cut thru into our community to use our bike paths and walk ways. Also homes that face this course will have an eyesore. This owner has it already planned out with markings on trees etc. no good intentions. We have a lot of wildlife as well and that would be a risk to all of them as well.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:12:53 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Thomas Kerby
Phone Number	(317) 518-4292
Email	tekerby1@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Private residential access would become a 24 hour public thorough fair. This is not a suitable place to build multi-family dwellings.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:18:54 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Susan Wilson
Phone Number	(772) 473-0294
Email	susanjean@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1305 SW Bent Pine Cove , St Lucie West, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	We bought here 21 years ago.. because it was a single family gated community we want it to stay that way. No one benefits by the building of a multi family units except the golf course

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:23:00 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	David Liddle
Phone Number	(772) 873-5331
Email	dml1197@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1352 SW Cedar Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	We do not need extra traffic at the entrance of our community. The density level is not favorable for this area. Our community was set up with less density in mind and that is what made our area very favorable over other communities in SLW. Thank you for listening to my plea. Sorry I could not attend as I care for my eld Please verify that you are human* erly Mom. David Liddle

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:24:19 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Thomas Roden
Phone Number	(516) 507-8325
Email	tandgandc@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	No comments

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:27:15 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Marion Morell-Ruiz
Phone Number	(786) 399-3838
Email	MarionMorell-Ruiz@Keyes.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:27:20 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	john thayer
Phone Number	(954) 942-7007
Email	jthayer107@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	776 sw pelican cove, saint lucie west, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St lucie trails
I am...	Opposed
Comments:	24 hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE which is limited to recreational use

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:33:12 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Alfonso Ruiz-Ovadia
Phone Number	(786) 399-3838
Email	AlfonsoOvadia999@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:42:20 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lisette Jannotti
Phone Number	(772) 985-6436
Email	lisette.jannotti@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	541sw hampton court, Port st lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St lucie trail
I am...	Opposed
Comments:	This is detrimental.to the calue of my property There is enough and too much construction in st Lucie west The quality of life is getting to be unbearable and adding to the water roads traffic problems Is st lucie west has enough and does people has to move out to find again a good quality of life and all this for a buck to the owner and city

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:49:16 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Elizabeth Kolman
Phone Number	(860) 770-3971
Email	lizmyl@sbcglobal.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Home Owners Association, 971 Country Club Drive, PORT ST LUCIE, FL, 34986-2121
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 10:27:35 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Rohit Dsouza
Phone Number	(917) 520-4166
Email	joandsouza@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	508 SW Sanctuary Dr., Port st. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members. Also 24 hour traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 10:42:21 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Robert Hamel
Phone Number	(760) 382-4653
Email	bghamel@metrocast.net
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	438 SW JEFFERSON CIR, PORT ST Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. LUCIE TRAILS
I am...	Opposed
Comments:	Opposed to the plan

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 11:06:38 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	John Gauvreau
Phone Number	(772) 873-5310
Email	thekids4347@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	SLW Country Club Esates, Country Club Drive, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Dt Lucie Trails
I am...	Opposed
Comments:	The area is single family residence, plus the 24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 12:08:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Peter Foland
Phone Number	(518) 312-7717
Email	pdf4144@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	539 SW Hampton Court, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	St Lucie West Country Club Estates (SLWCCE) is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 12:31:38 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lisa Hirsch
Phone Number	(908) 295-1314
Email	lhirsch416@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	410 SW Fairway Landing, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	St Lucie West is over populated now. We are loosing trees, wildlife and nature. My vote is no condos.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 1:20:46 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Stephanie Palacios
Phone Number	(772) 634-4850
Email	segovia-palacios@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	578 SW Sanctuary Dr, Port Saint Lucie , Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 1:32:44 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	JOHN GIANGARRA
Phone Number	(772) 446-4724
Email	JGIANGARRA@COMCAST.NET
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1147 SW Greenbriar Cv, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	NOT GOOD FOR OUR PROPERTY VALUES

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 2:10:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Monika Liddle
Phone Number	(772) 873-5331
Email	mliddle0321@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1352 SW Cedar Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	We do not need extra traffic at the entrance of our community. The density level is not favorable for this area. Our community was set up with less density in mind and that is what made our area very favorable over other communities in SLW. Thank you for listening to my plea.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 2:30:37 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Ron & Annette Myavec
Phone Number	(772) 336-1133
Email	armyavec@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	439 S.W. Fairway Vista, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	The plan for residential buildings on the property where tennis courts currently reside will not only increase traffic, but will destroy an aesthetically pleasing parklike setting and negatively impact our property values.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 7:12:04 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Alfonso Johnson
Phone Number	(772) 216-8426
Email	al26504@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 7:56:01 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jorge Chong
Phone Number	(516) 450-1964
Email	chong.jorge@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Association LLC, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Will disrupt the peace and health of the community

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 10:52:30 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	SHIRLEY LANHAM
Phone Number	(630) 267-5726
Email	suzichas@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1437 SW Osprey Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I feel that building condos in Country Club Estates area would make my property less valuable. Traffic on St. Lucie West Blvd is so excessive it takes 5 minutes to just to enter St. Lucie West Blvd from Country Club Estates. Only 4 cars can turn left from the estates before the light changes. i can just imagine how long it would take to leave the estates if condo residents had access too. We just don't need more traffic on Country Club Drive or St. Lucie West Blvd.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 8:25:01 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	lorraine sharper
Phone Number	(917) 748-1884
Email	lwsharper1235@outlook.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	This project violates Country Club Estates rental policies. Without proper fencing, the renters would more than likely wander in and out of our properties and we'd have no way of stopping them nor would we know who they are. Once the owners of the golf course build this condo unit, they will be inclined to construct additional condos and ruin the community atmosphere.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 9:59:40 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Joseph Stagnitta
Phone Number	(772) 871-1972
Email	joestagnitta@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group LLC
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I am opposed.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 10:44:10 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Carmelita Gutierrez
Phone Number	(772) 240-4312
Email	clgutierrez@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	622 Sw Palmetto Cove, Port saint lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	Condo
Name of Agenda Item:	Congo
I am...	Opposed
Comments:	I am opposed to building condos

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 11:01:57 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Donna Hartman
Phone Number	(716) 228-6512
Email	dshartman@live.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1134 SW Greenbriar Cove, Port Saint Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST Lucie Trails
I am...	Opposed
Comments:	I strongly oppose any building and disruption and destruction to green space and animal habitats.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 11:09:42 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	David Hartman
Phone Number	(716) 830-8917
Email	kbonaire@msn.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1134 SW Greenbriar Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST Lucie Trail
I am...	Opposed
Comments:	I strongly oppose the proposal to our community. Traffic, drainage, and security issues will be forever changed in a negative way, including devastation to green space and wildlife. A quiet community will be forever ruined.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 2:17:21 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Randy DeFrehn
Phone Number	(301) 367-1723
Email	randy.defrehn@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	403 SW Fairway Isles, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	As a member of the Board of Directors of the Country Club Estates (CCE) HOA, and President of the Board of Directors of the Fairway Isles HOA, I wish to go on record in opposition to the petition of the St. Lucie Trails PUD as being inconsistent with both the letter and spirit of the agreement executed between CCE HOA and St. Lucie Trails at the time of the sale of the property by the PGA. For reasons I will explain in greater detail at Tuesday's meeting, I believe that the provisions of the petitioner's application regarding the creation of multi-story, multi-family residential units undermine the community standards as defined and maintained by CCE.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 4:52:02 PM

New Submission: Comments to be Heard

Meeting Date	12-03-2023
Name	Leetonya Gibson
Phone Number	(772) 281-9347
Email	leetonyag1@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1421 SW OSPREY CV, Port St Luice, Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	ST Lucie Trail
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 5:32:43 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jodi Lyke
Phone Number	(772) 216-9640
Email	j1828l@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	459 sw Jefferson Cir, Port Saint Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	This will cause decreased property value, increased traffic, and changing the dynamics of single family neighborhood that has been in place for close to 40 years. I feel this is just the beginning and more construction will take place because of greed. By allowing this change and construction, not only will there be a large eye sore, but multiple trees and green spaces will be destroyed. Country Club Estates is one of the few areas left in Port St. Lucie that looks and still feels like the true PSL that we all love.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 5:52:16 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michael FALL
Phone Number	(860) 874-3962
Email	michaelfall14@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1143 SW Greenbriar Cv, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 5:53:51 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michael FALL
Phone Number	(860) 874-3962
Email	michaelfall14@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1143 SW Greenbriar Cv, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 6:07:09 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Laura Perez-Martinez
Phone Number	(706) 996-1145
Email	mickpm@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	1215 SW BENT PINE CV, Port Saint Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	That was the whole reason why as a retired military family moved here to the Saint Lucie Trails Community. Surrounded “by” and “on” a golf Community that is also gated. Thank you and have a bless day

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 6:15:50 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lonee Cataldo
Phone Number	(772) 708-3434
Email	loneecat@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	523 SW Hampton Ct, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St lucie trails
I am...	Opposed
Comments:	There is no proof that this project will add value to our neighborhood. It might devalue our homes.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 7:07:08 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michele Fall
Phone Number	(860) 874-3959
Email	michelefall28@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 8:29:03 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Leisa Richardson
Phone Number	(214) 223-6307
Email	leisar10@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1145 SW Greenbriar Cv, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I do not feel this will benefit our community. One building is a foot in the door for future buildings, which will have a direct and negative impact on the value of our property. Mattamy is a big developer and it doesn't make sense that they would only build one building. One building now, and who knows how many in the future. Therefore, we do not want the first building.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:15:15 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Stephanie DeVries
Phone Number	(772) 828-1426
Email	stephaniedevries@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	646 SW Palmetto Cove, Port Saint Lucie, FL, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:21:27 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Saeb Khatib
Phone Number	(760) 717-4809
Email	saebkhatib@outlook.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1291 SW Cedar Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	1- 24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use. 2- Short term rentals will create noise and trouble for our community

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:27:25 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Denice Boucher
Phone Number	(772) 260-2009
Email	dboucher@iwttesoro.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	551 Southwest Sanctuary Drive, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:27:32 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Carla Wakim
Phone Number	(772) 530-4425
Email	wakimcarla@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1161 Southwest Mirror Lake Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:30:21 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Paul Boucher
Phone Number	(772) 260-0420
Email	paul@iwttesoro.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	551 Southwest Sanctuary Drive, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:30:39 AM

New Submission: Comments to be Heard

Meeting Date	12-06-2023
Name	Jo Ann Ramsey
Phone Number	(772) 708-2492
Email	joannramsey8@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, St Lucie West Blvd, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Not in favor of rental property

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:33:14 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	ANIL & ANJANA DESAI
Phone Number	(772) 979-1390
Email	anjanaadesai@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	1170 SW MIRROR LAKE COVE, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST LUCIE TRAILS
I am...	Opposed
Comments:	1. 24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use. 2. SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards. 3. Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community

standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:33:16 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Kristina Peeler
Phone Number	(772) 708-8676
Email	krisjay710@yahoo.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1300 sw cottonwood cv, Port Saint luice, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St lucie trails
I am...	Opposed
Comments:	Building condominiums on what is now a recreational area will have a very undesirable effect on traffic and the surrounding community. It will add unnecessary stress to the roads as well as the remaining natural environment. Multi family buildings will only have a negative impact on this area. St Luice Trails and Country Clube Estates are among the last few naturally beautiful areas in Port St Luice. SLW Blvd is almost always overly congested with no room for widening in this area. Left turns are nearly impossible without the use of a traffic signal. Adding yet even MORE residences to this area seems absurd. SLW is being spoiled and the residents have had enough. We are over taxed and don't seem to have much voice on the over building in our once very desirable area.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:42:27 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Camille Blume
Phone Number	(772) 631-5996
Email	camyanders@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	Unknown
Name of Agenda Item:	Permission to build condominiums
I am...	Opposed
Comments:	I am submitting my vote today to count in this election on Tuesday, December 5 regarding condominiums. I oppose strongly any option to build any condominiums within Country club Estates.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:55:17 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Rosemary A Swift
Phone Number	(772) 708-3552
Email	Lrswift@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1175 SW BENT PINE COVE, PORT SAINT LUCIE, SAINT LUCIE, FL, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Lack of need for additional housing, especially condo/apartments in neighborhood. This area has a myriad of housing choices already. Apartments will be an overload to community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 10:38:20 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Joel Rosenberg
Phone Number	(516) 633-9314
Email	joelrosen837@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	550 SW Sanctuary Dr , Port St Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I strongly oppose this proposed development. We moved to the Sanctuary community for peace, tranquility, and a better pace of life. The proposed development with a large increase of population/residents will reduce the sanctity of my neighhood, increase substantially car traffic, noise pollution and decrease property values.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 10:48:58 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Camilo Arango
Phone Number	(786) 473-1488
Email	arangoeli@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	Fairway Isles
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use. Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members. SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the

SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 11:36:03 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Donna Cabral
Phone Number	(772) 528-0128
Email	donnacabral181@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St. Lucie Trails
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Donna Cabral
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use. Also, what about the potential of entering the community when the gate is open by tailgating or on holidays when the gates are open 24hr?

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 11:58:31 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	suzanne feight
Phone Number	(317) 506-4683
Email	suzanne.feight@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	st lucie trails
I am...	Opposed
Comments:	this will lower our property values, different rules will be applied (renters....vrbo's)

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 12:18:22 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	John M. Blevins
Phone Number	(513) 290-3141
Email	blevinsjm@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	429 SW Monroe Dr., Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St: Lucie Trails
I am...	Opposed
Comments:	it is not acceptable to have an increase in the traffic 24/7. In addition@ the Board: it is unacceptable to send out daily reminders re this topic unless you provide new information. In future, please adere to common business etiquette!.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 1:55:06 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	dennis pfannenstiel
Phone Number	(772) 828-9656
Email	lessons58@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1362 SW BENT PINE CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	dennis pfannenstiel
I am...	Opposed
Comments:	Not consistent with this type of bylaws

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 2:56:51 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Donald Campbell
Phone Number	(772) 807-1039
Email	decmanco@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1212 SW Bent Pine Code, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. LUCIE TRAILS
I am...	Opposed
Comments:	The zoning in place is there for an obvious reason, in addition the traffic created is beyond that presently called for and would create a definite problem for all residents. I am firmly opposed to this change in zoning.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 2:59:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Leon Goolsby
Phone Number	(772) 871-5923
Email	leonjudygoolsby@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	1302 SW Bent Pine CV, St. Lucie West, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	TOTALLY OPPOSED!!! Our residentia community is fully developed; golf course and clubhouse land within SLWCCE is intended to be iused only for recreational use and access.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 3:07:57 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	John M. Blevins
Phone Number	(513) 299-0314
Email	blevinsjm@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	429 SW Monroe Dr., Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	No further comments

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 3:16:17 PM

New Submission: Comments to be Heard

Meeting Date	12-12-1944
Name	Ronald Myers
Phone Number	(772) 212-7475
Email	Rj1myers@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	432 SW Jefferson Circle , PSL , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	We are a residential community, established & fully developed. The golf course & clubhouse land within SLWCCE is intended for recreational use & access only. A change to this proposal would greatly disrupt our community standards & create problems that are not needed or wanted.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 4:20:15 PM

New Submission: Comments to be Heard

Meeting Date	12-04-2023
Name	Giovanna Pallino
Phone Number	(631) 652-5903
Email	andate932@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 7:33:46 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Mark Ronkko
Phone Number	(561) 573-0988
Email	markr@skqualityroofing.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	566 SW Sanctuary Dr., Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	A two story condo adding 12 residences does not match up with our community of single family homes and will detract from the value or our homes. Not to mention that St. Lucie West Blvd is near grid locked and cannot handle the current traffic load. There is just no good reason to approve this zoning change, unless you are one of the golf coarse owners or investors.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:35:02 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Sally Lightcap
Phone Number	(772) 877-3794
Email	lightcapsally@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1536 SW MOCKINGBIRD CIRCLE, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	This will not meet with the current regulations of the community for short term rentals.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:41:16 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Trudy Harangozo
Phone Number	(772) 879-6468
Email	trudyh15@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	443 SW Fairway Vista, Port St. Lucie, Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Already too much construction in our area, enough traffic!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 10:42:24 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Kathleen Orgek
Phone Number	(716) 860-7722
Email	kathi.orgek@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St. Lucie West Country Club Estates, Country Club Drive, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Undecided
Comments:	I don't object to the golf course adding 12 condos

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:09 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Therese Gaudreau
Phone Number	(772) 340-2458
Email	tagodrow@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	623 SW Palmetto Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	StLucie Trails
I am...	Opposed

Comments: Do not wish to have condominiums on property

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:13 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Atenas De taboada
Phone Number	(505) 444-0854
Email	atedetaboada@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	803 SW Country Club Dr, Port Saint Lucie, 34983
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St lucie trails
I am...	Opposed

Comments:

We don't need anymore development in this area. I am a new owner and I selected this area for a reason. If this is going to have more development me and my family want out. Traffic is already horrible all around. Unless more roads are built or expand we can't carry any more people.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:15 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	joan eger
Phone Number	(502) 640-6100
Email	eger.joan@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1402 SW Osprey Cove, Port St Lucie, FL, 34986-0218
I would like to comment on:	Agenda Items
Agenda Item Number:	B-8
Name of Agenda Item:	St Lucie Trails
I am...	Opposed

Comments: We do not wish to have the Condominiums built on the land where the tennis court currently reside.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:21 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Stephen Fox
Phone Number	(973) 610-5669
Email	steve@sfoxcpa.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	436 SW Jefferson Cir, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed

Comments:

I am a resident of the Country Club Estates (CCE) neighborhood. I strenuously oppose the proposal to change the zoning laws to allow building attached dwellings (condominiums) in the neighborhood and within the gated part of the community. The proposal would dramatically alter the character of the neighborhood, and could significantly increase traffic on affected streets within CCE. If built, it would almost certainly decrease property values of all nearby residences. Such decrease, in aggregate, would likely exceed the value of the newly constructed dwellings, and result in a net loss of tax revenues for all taxing districts.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:42 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Constance Hobson
Phone Number	(772) 215-7105
Email	alconnie1278@yahoo.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1278 SW MOONLITE, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed

Comments:

I AM AGAINST BUILDING CONDOS IN MY COMMUNITY. To all the commissioners, members of the council, not listening to anyone who voices a disapproval of any more development anywhere. ex; P1 motor club where everyone, property owners and even environmental specialist voiced concern but no one on the council listened. Or, you even MAKING ANY EFFORT to make developers allot acreage for preserves as you did 20 years ago, oh that's right it wasn't this commision but people that cared about PSL. Have ya noticed all these vultures (developers) are from Dade, Broward, and Palm Beach County to where there is no more land. I am a FLORIDA NATIVE, born in Miami and lived in Palm Beach, I might as well move back to the cement jungle YOU single handedly are creating here or better yet why don't you move back to where you came from or is it all wiped out and there is nothing for you to destroy there. You are destroying EVERYTHING, EVERYWHERE. Shame on all of you for not being concerned with the land, (what are you receiving in return) and increasing our taxes and giving big business tax incentives. I see by previous concerned citizens, voicing their pleads and concerns, it doesn't get anywhere, so i refuse to beg and plead to you because bottom line, YOU DON'T CARE, you are not GOD, but you all act like it.. I AM AGAINST BUILDING CONDOS IN MY COMMUNITY..DO YA GET IT??

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:49 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Howard Bernstein
Phone Number	(772) 446-4432
Email	howardb1@comcast.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Susan Bernstein
I am...	Opposed

Comments:	I am not in favor of the condo on country club estates or st Lucie trails

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:07 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Scott McClure
Phone Number	(612) 991-3645
Email	mcclure@spacestar.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1522 SW Mockingbird Cir., Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed

Comments:

I oppose St. Lucie Trails from building Condominiums where the tennis courts are now and a fitness center where the parking lot is. Country Club Estates is a community of single family homes and a 12 unit condominium and fitness center is very wrong for our community.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:09 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Corinne McClure
Phone Number	(612) 747-7086
Email	corkymcclure@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1522 SW Mockingbird Cir., Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed

Comments:

I oppose St. Lucie Trails from building Condominiums where the tennis courts are now and a fitness center where the parking lot is. Country Club Estates is a community of single family homes and a 12 unit condominium and fitness center is very wrong for our community.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:15 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Sylvia Ogburn
Phone Number	(772) 828-1879
Email	soho2@aol.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1541 SW Mockingbird Circle, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed

Comments:

I am strongly opposed to building condos in St Lucie Trails. We have been enjoying our community for 20 years and it is changing for the worse. We do not need more people entering our community which increases the risk of more crime, and more traffic on the shared roadway. Please do not approve this. Thank you.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:18 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Herbert Ogburn
Phone Number	(772) 370-4970
Email	soho2@aol.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1541 SW Mockingbird Circle, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed

Comments:

I am strongly opposed to building condos in St Lucie Trails. We have been enjoying our community for 20 years and it is changing for the worse. We do not need more people entering our community which increases the risk of more crime, and more traffic on the shared roadway. This property was originally a PGA golf course. Why doesn't St Lucie Trails add Pickle Ball courts or improve the amenities for more sports related activities. We do not need condos! Please do not approve this. Thank you.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:21 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michael Kramer
Phone Number	(954) 684-4315
Email	mkramer5@bellsouth.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group LLC
I would like to comment on:	Agenda Items
Agenda Item Number:	8 B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed

Comments:

This construction proposal is value detrimental to the Country Club Estates owners of which there are 500 plus property owners. Positioning of this proposal is undesirable for the existing property owners and would create density congestion that is unwarranted. The proposal requires multiple site owners approval and therefor all owners must agree to the proposal. The Country Club Estates owners assoc controls about half of the proposed site and are unlikely to approve this project.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:28 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Charlotte Bunting
Phone Number	(734) 895-5971
Email	chbunting723@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	443 SW Fairway Landing, Port St. Lucie, FL., 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	Agenda Item # is 8B
Name of Agenda Item:	Agenda Name is ST. Lucie Trails
I am...	In Favor

Comments:

I support the above item. The plan as outlined will be a benefit to the community and help to sustain the golf course. It will add to the appeal of the area and have no negative affect on the present residents.
I hope the board will support this plan.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:33 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Beverly Elkin
Phone Number	(949) 212-5877
Email	Bevelkin@att.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1306 SW Cottonwood Cv, Port St. Lucie, Florida, United States, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	BEVERLY A ELKIN

I am...	Opposed
Comments:	I disapprove of this project.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:39 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michelle Giangarra
Phone Number	(908) 963-5876
Email	mlgiangarra@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed

Comments: Will effect our property value and add to flooding issues in our neighborhood.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:48 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Helene Petrovich
Phone Number	(814) 659-2801
Email	helene.rfskin@outlook.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1716 SW MOCKINGBIRD DR, 1716 SW MOCKINGBIRD DR, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Helene Marie Petrovich
I am...	Opposed

Comments: I have no interest in more people in this community, more traffic, more crowd

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:51 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Saeb Khatib
Phone Number	(760) 717-4809
Email	saebkhatib@outlook.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1291 SW Cedar Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Non-agenda Items
Comments:	I am opposed to St. Lucie Trails from building Condominiums

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:51 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Thomas Petrovich
Phone Number	(814) 691-1897
Email	tmistake1@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1716 SW MOCKINGBIRD DR, 1716 SW MOCKINGBIRD DR, Port St Lucie, FL, 34986
I would like to comment on:	Non-agenda Items
Comments:	Comcast update. We pay premium already, now We learn that our HOA will go up $55 more per month. We don't approve of this upgrade.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:51:11 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Alex Restrepo
Phone Number	(772) 333-7221
Email	Torontorestrepo20222@gmail.com
I am a...	Resident, Business Owner, Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Excessive and unnecessary residential traffic, it would be outside of scope of road access provided by SLWCCE, which is limited to recreational use. Allowing additional residential units in an already crowded St. Lucie West área, will lower quality of life and tranquility, not to mention higher taxes imposed on existing residents. The City, Counseling members and other officials are doing very little to preserve St. Lucie West. STOP this none sense.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 10:07:52 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Beata Zych
Phone Number	(201) 815-9683
Email	beatazych@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8 B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the club or any of its properties, in consideration of the fact that the country club functions will be of benefit to the community at large. However, the proposed residential units , and short term rentals, which cannot be regulated by the SLWCCE community ,do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 10:14:01 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Bruce Martins
Phone Number	(607) 423-2601
Email	elmtreegolf@yahoo.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	416 sw fairway landing, Port st lucir, Fla, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	Condos at the trail
Name of Agenda Item:	Condos
I am...	Opposed
Comments:	Opposed to condo developmentat st lucie trail golf course

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, December 5, 2023 8:40:56 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Carmela Trapani
Phone Number	(347) 306-7932
Email	josie8923@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	428 SW Monroe Drive, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trail
I am...	Undecided
Comments:	Undecided

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, December 5, 2023 9:55:38 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Gerard Legere
Phone Number	(772) 879-2709
Email	jlegere22@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group, 1860 SW Mountainview Blvd., Saint Lucie West Fl
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Increase traffic, elimination of tennis courts, and “open areas”,and devaluation of existing properties.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, December 5, 2023 10:06:59 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Rosemary Cummins
Phone Number	(917) 626-4034
Email	rodion15rose13@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	777 SW Pelican Cove , Port Sanit Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, December 5, 2023 11:04:31 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	James Williams
Phone Number	(561) 670-7172
Email	pelicanwilliams@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I irreversibly oppose the PUD zoning amendment St. Lucie Trail (P23-139) being requested .

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, December 5, 2023 11:14:42 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Maria De La Cruz
Phone Number	(772) 579-9905
Email	smilesbylulu@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	447 SW JEFFERSON CIR, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST LUCIE TRAILS
I am...	Opposed
Comments:	UNDESIRABLE TRAFFIC THAT WOULD BE OUTSIDE THE SCOPE OF THE ROAD USE ACCESS PROVIDED BY SLWCCE, WHICH IS LIMITED TO RECEREATIONAL USE.

"A City for All Ages"

Agenda Summary

2023-1013

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-178 Holiday Builders, Inc. (fka Ceppetelli) - Rezoning

Location: Southeast corner of SW Port St. Lucie Boulevard and SW McCall Road.

Legal Description: Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3

This is a request to rezone 0.76 acres of land from Institutional (I) to Multi-Family Residential (RM-5) Zoning District.

Submitted By: Marissa Da Breo-Latchman, Environmental Planner II, Planning and Zoning

Executive Summary: The applicant is requesting approval for the rezoning of a 0.76-acre parcel from Institutional (I) to Multi-Family Residential (RM-5). The subject property is located at the southeast corner of SW Port St. Lucie Blvd and SW McCall Rd, between SW Darwin and SW Paar Dr.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the request to rezone the 0.76-acre parcel from Institutional (I) to Multi-family Residential (RM-5).

Alternate Recommendation:

1. Move that the Board recommend denial of the rezoning request to City Council.

Background: See Staff Report.

Issues/Analysis: See Staff Report.

Special Consideration: N/A

Location of Project: 3911 SW Port St. Lucie Blvd

Attachments: Staff Report, Application, Deed, Staff Presentation.

3911 SW PORT ST LUCIE BLVD
Rezoning
P23-178

Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 0.76 acres of land currently zoned Institutional (I) to Multi-Family Residential (RM-5) zoning district.
Applicant:	Kirsten Ceppetelli

Property Owner:	Holiday Builders, Inc.
Location:	Southeast Corner of SW Port St. Lucie Blvd & SW McCall Rd
Address:	3911 SW Port St. Lucie Blvd
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant is requesting approval for the rezoning of a 0.76-acre parcel from Institutional (I) to Multi-Family Residential (RM-5). The subject property is located at the southeast corner of SW Port St. Lucie Blvd and SW McCall Rd, between SW Darwin and SW Paar Dr. The parcel has an assigned address of 3911 SW Port St. Lucie Blvd. The property is located within Conversion Area 1 and has the Future Land Use designation of Medium Density Residential (RM). In 2021, the City Council approved an amendment to the Comprehensive Plan that revised Policy 1.1.4.13 to remove the Institutional Zoning District as a compatible zoning designation with the RM land use classification (P21-047). As a result, the subject property's land use and zoning are not currently compatible. The applicant is applying to rezone the property to the Multi-family Residential (RM-5) Zoning designation which is compatible with the RM Future Land Use.

Previous Actions and Prior Reviews

In 2017, an application was made to rezone the property from Single-Family Residential (RS-2) to Institutional (I) (P17-193). The application was approved via Ordinance 17-83. The property was never developed.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property on October 27, 2023.

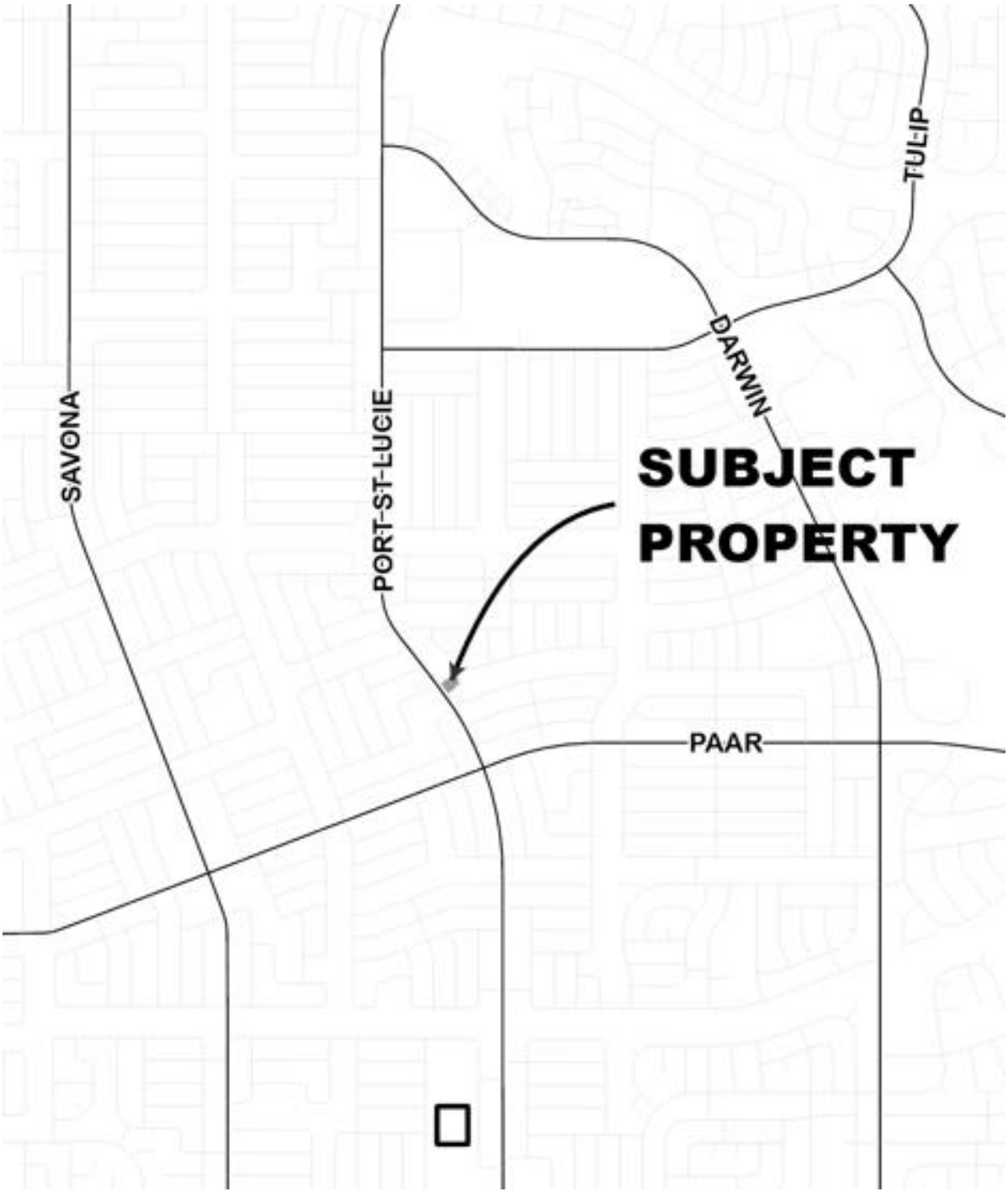
Location and Site Information

Parcel Number:	3420-600-0828-000-1
Property Size:	0.76 acres
Legal Description:	Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3
Existing Future Land Use:	RM (Medium Density Residential)
Existing Zoning:	Institutional (I)
Existing Use:	Vacant Land
Requested Zoning:	Multi-Family Residential (RM-5)
Proposed Use:	Undisclosed

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RM & RL	RS-2	Single family residential & vacant lot
South	RM	RS-2	Drainage canal; Single family residential (vacant and built)
East	RL	RS-2	Single family residential
West	I & ROI	RS-2	St. Lucie County Fire Station 16, Vacant land

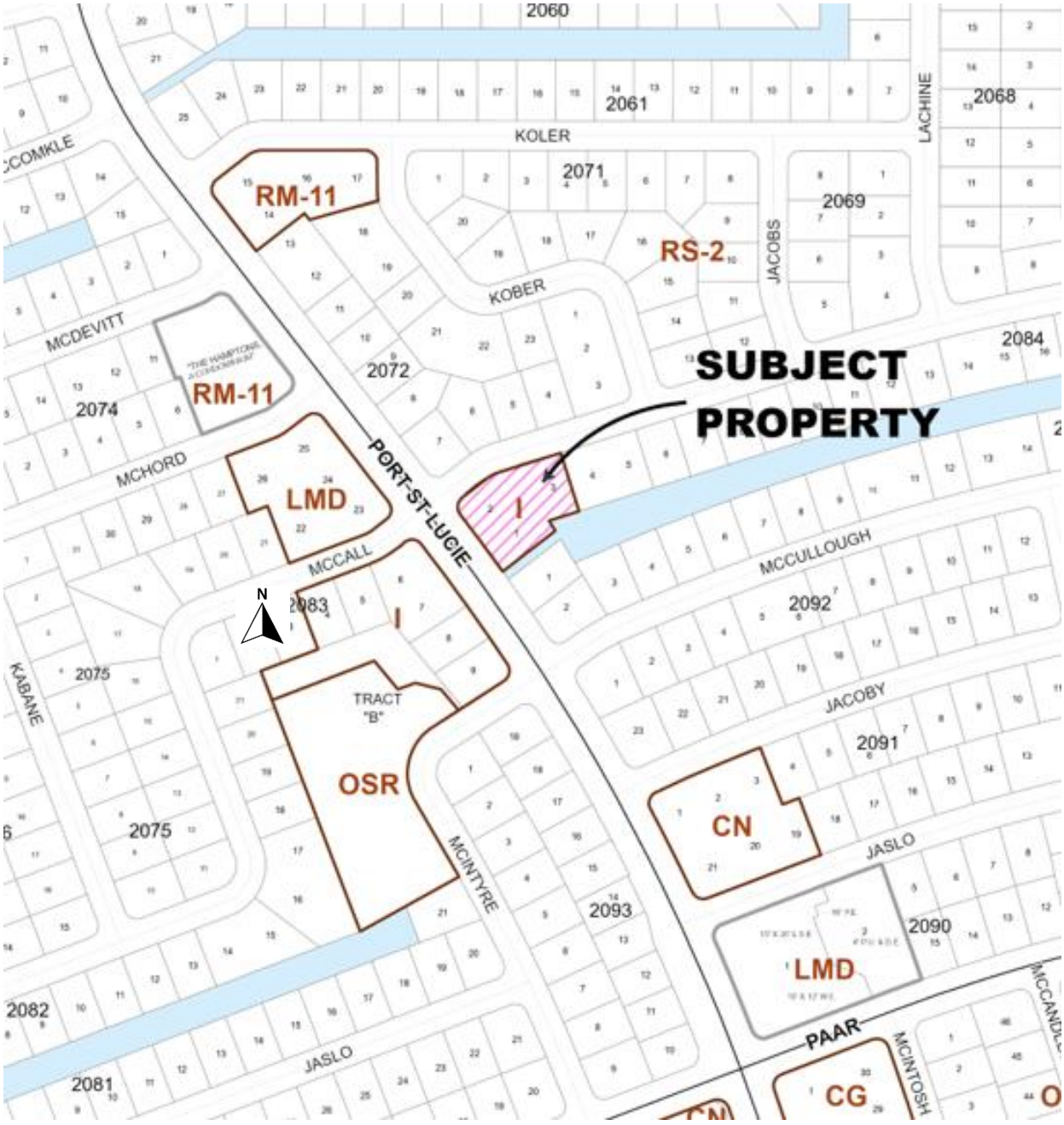
RM – Medium Density Residential, RL-Low Density Residential, I-Institutional, RS-2-Single Family Residential



Location Map

SUBJECT PROPERTY
RM
RL
ROI
OSR
I
CL
2060
2061
2068
2071
2069
2072
2084
2074
2083
2092
2075
2091
2093
2090
2081
KOLER
KOBER
JACOBS
LACHINE
MCDEVITT
MCHORD
MCCALL
MCCULLOUGH
JACOBY
JASLO
PAAR
MCINTYRE
PORT-ST-LUCIE
TRACT "B"

Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. The Multiple-Family Residential (RM-5) zoning district is listed as a compatible zoning district under the Medium Density Residential (RM) future land use classification as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RM (Medium Density Residential)	**RM-5** or Residential PUD (Planned Unit Development) between 5-11 units per acre)

Applicant's Justification Statement: The applicant did not disclose a proposed use. The following uses are permitted in the RM-5 zoning District:

- Multiple-family dwellings;
- Park or playground, or other public recreation;
- Single-family dwelling;
- Townhouse dwelling, as part of a planned complex;
- Community residential home
- Family day care home.

Staff Analysis: The rezoning complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Multiple-Family Residential (RM-5) Zoning District is compatible with the Medium Density Residential (RM) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan.

Additionally, the property is in Conversion Area 1. The proposed rezoning is consistent with the applicable regulations for the conversion area and advances the objective of the Comprehensive Plan to provide more intensive commercial and multi-family residential uses along major throughfares such as Port St. Lucie Blvd and allow for a transition to less intensive residential uses.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	Area 1	
Is all property within planning area?	Yes	
Type of Conversion Area	RM (Medium Density Residential)	
Proposed rezoning	Multiple-family Residential (RM-5)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	A Unity of Title was recorded with the previous rezoning. (P17-193)	
	Required	**Proposed**
Minimum Frontage	160'	+/- 224'
Minimum Depth	Entire conversion area perpendicular to the street.	Entire conversion area perpendicular to the street.
Landscape Buffer Wall	A 6 ft high architectural wall is required along the eastern and southern property lines.	

RELATED PROJECTS

P17-193 Rezoning from Single-Family Residential (RS-2) to Institutional (I) approved via Ordinance 17-83 on December 11, 2017.

STAFF RECOMMENDATION

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

Planning and Zoning Board Action Options:

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

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

REZONING 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 recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: SGarrett@lucidodesign.com

PROPERTY OWNER:

Name: Holiday Builders INC

Address: 2293 W. Eau Gallie Blvd, Melbourne FL 32935

Telephone No.: (407) 745 - 3823 Email JSands@HolidayBuilders.com

AGENT OF OWNER (if any)

Name: Steve Garrett, Tony Palumbo, Jared Sands

Address: 701 SE Ocean Blvd, Stuart Florida 34994 2293 W Eau Gallie Blvd, Melbourne FL 32935

Telephone No.: (772) 220 - 2100 x109 (Steve) Email sgarrett@LucidoDesign.com JSands@holidaybuilders.com
(954) 826 - 7487 (Tony) (407) 745 - 3823 (Jared) TPalumbo@holidaybuilders.com

PROPERTY INFORMATION

Legal Description: PORT ST LUCIE-SEC 21- BLK 2084 LOTS 1, 2 AND 3 (0.76 AC -33,331 SF) (MAP 44/30N)
(Include Plat Book and Page)

Parcel I.D. Number: 3420-600-0828-000-1

Current Zoning: Institutional (I)

Proposed Zoning: Multi-Family Residential (RM-5)

Future Land Use Designation: RM (Medium Density Residential) Acreage of Property: .76 ac

Reason for Rezoning Request: The Institutional zoning designation has been removed by the City, therefore the property's land use and zoning are currently not compatible.

Richard Brown — *Signature of Owner

Richard Brown for Holiday Builders INC. — Hand Print Name

11/16/2023 — 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.

02/26/20

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5260910 OR BOOK 5064 PAGE 629, Recorded 10/27/2023 04:48:55 PM Doc Tax: $2100.00

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Susie Randazzo, an employee of
First International Title
12534 West Atlantic Blvd.
Coral Springs, FL 33071

File No.: 236130-25

WARRANTY DEED

This indenture made on **October 22, 2023** by **Kirsten Saine Ceppetelli,** whose address is: 5812 NW Burri CT, Port St. Lucie, FL 34986 hereinafter called the "grantor", to **Holiday Builders, Inc., a Florida corporation,** whose address is: 2293 West Eau Gallie Boulevard, Melbourne, FL 32935, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie** County, **Florida,** to-wit:

Lots 1, 2 and 3, Block 2084, PORT ST. LUCIE SECTION TWENTY ONE , according to the Plat thereof, recorded in Plat Book 13, Page 27, of the Public Records of St. Lucie County, Florida.
Parcel Identification Number: 3420-600-0828-000-1-Split Parcel

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2022.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Kirsten Saine Ceppetelli

Signed, sealed and delivered in our presence:

1st Witness Signature

Print Name: Bernice Garcia

Address: 3465 SW Erickson St PSL, FL 34953

2nd Witness Signature

Print Name:

Address: 3465 SW Erickson St PSL, FL 34953

State of Florida

County of St. Lucie

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or ( ) online notarization on this 27th day of October 2023 by **Kirsten Saine Ceppetelli,** who ( ) is/are personally known to me or who (✓) produced a valid Driver's License as identification.

Notary Public Signature

Printed Name: Bernice Garcia (NOTARY SEAL)

My Commission Expires: 3-23-2024

BERNICE GARCIA
Notary Public-State of Florida
Commission # GG 972133
My Commission Expires
March 23, 2024

Holiday Builder, Inc. (fka Kirsten Ceppetelli) Rezoning Application P23-178

Planning and Zoning Board

December 5, 2023

Marissa Da Breo-Latchman

Environmental Planner II

Request Summary

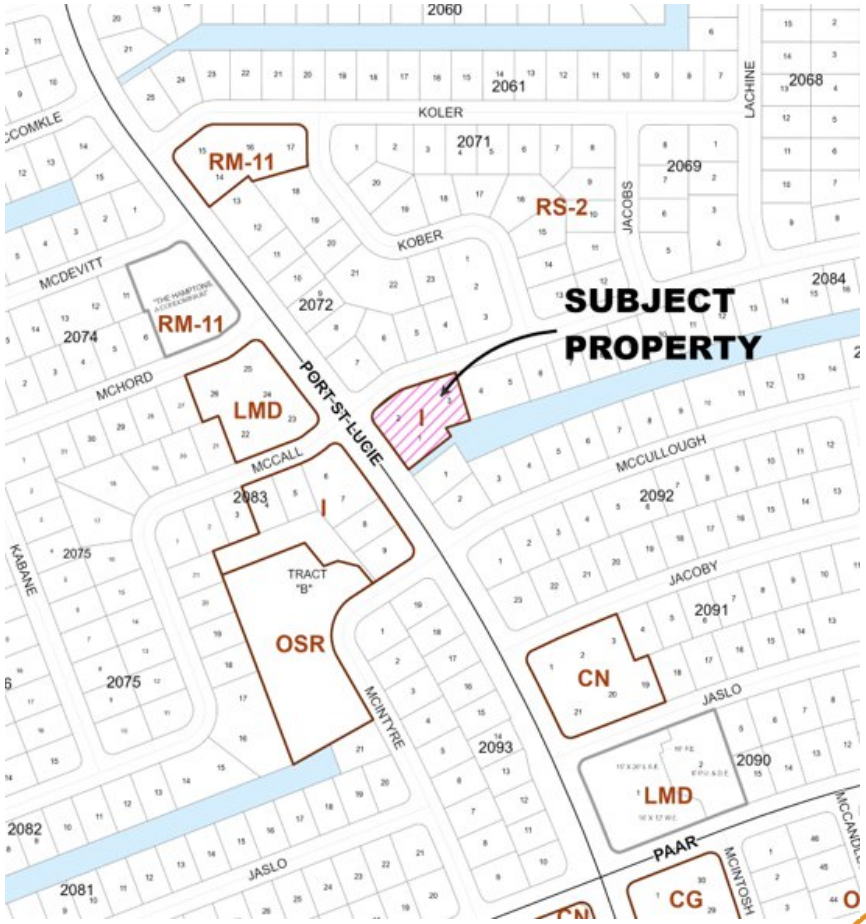
Applicant / Property Owner: Holiday Builders, Inc.
Agent: Steve Garrett, Lucido & Associates
Address: 3911 SW Port St. Lucie Blvd

Existing Use: Vacant land

Request: The applicant is requesting a rezoning from Institutional (I) to Multiple-Family Residential (RM-5) for a 0.76-acre parcel.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	RM & RL	RS-2	Single family residential & vacant lot
South	RM	RS-2	Drainage canal; Single family residential (vacant and built)
East	RL	RS-2	Single family residential
West	I & ROI	RS-2	St. Lucie County Fire Station 16, Vacant land



Future Land Use-Zoning Compatibility

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RM (Medium Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre)

- ❖ Institutional (I) zoning district is not compatible with the Medium Density Residential (RM) Future Land Use hence the need for the rezoning.

Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The proposed (RM-5) Multi-Family Residential Zoning District is listed as a compatible zoning district under the RM (Medium Density Residential) future land use classification.

Planning and Zoning Staff Recommendation

- Planning and Zoning Department staff recommends approval of the rezoning request.

"A City for All Ages"

Agenda Summary

2023-1142

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-194- Southern Grove - Baron Shoppes at Tradition Cell Tower - Special Exception Use

Location: South of SW Tradition Parkway, west of SW Village Commons, and east of SW Community Boulevard. The property's address is 10870 SW Tradition Parkway.
Legal Description: Southern Grove Plat No. 28 Parcel 3
This is a request to a special exception to allow a 150-foot-tall monopole tower in the Master Planned Unit Development (MPUD) Zoning District.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: An application for a special exception to allow a 150-foot-tall monopole tower in the Master Planned Unit Development (MPUD) Zoning District, with a Mixed Use Area designation, per Section 2.C.1. of the Southern Grove MPUD Regulation Book and Section 158.213 of the Zoning Ordinances. The proposed tower will be located onsite along with the existing car wash.

Presentation Information: N/A

Staff Recommendation: Move that the Board table this request for a special exception use to a date uncertain.

Background: The Site Plan Review Committee (SPRC) tabled the application at their November 21, 2023 meeting.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: The 2.31-acre property is located south of SW Tradition Parkway, west of SW Village Commons, and east of SW Community Boulevard. The property's address is 10870 SW Tradition Parkway.

Attachments:

1. Memo to table

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Bethany Grubbs, Planner III

DATE: November 21, 2023

RE: Southern Grove-Baron Shoppes Tradition-Cell Tower (PCW Holdings LLC)
Special Exception Use (SEU)
Request to Table Application (P23-194)

- The Planning and Zoning Department is requesting to **table this application to a date uncertain.**

- The application was advertised for the December 5, 2023 Planning and Zoning Board Meeting.

"A City for All Ages"

Agenda Summary

2023-1150

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-196 Bush, Kevin D. & Nicole M. - Variance

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.

Legal Description: Port St Lucie Section 31, Block 1706, Lot 15.

This is a request for a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story building.

Submitted By: Bianca Lee, Planning & Zoning Department, Planner II

Executive Summary: The applicant is requesting a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story CBS building. The property is zoned CS (Service Commercial). Per Section 158.126(J) Setback Requirements and Landscaping, a rear setback of twenty-five (25) feet shall be required when a building abuts a residential future land use category or public right-of-way. The building encroaches into the 20 foot utility & drainage easement.

Presentation Information: N/A

Staff Recommendation: N/A

Background: See attached memo to table.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: 2756 SW Casella St.

Attachments: 1. Memo to table

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Bianca Lee, Planner II

DATE: November 28, 2023

RE: Variance – Bush, Kevin D. & Nicole M.
Request to Table Application (P23-196)

- The applicant is requesting to **table this application to the February 6, 2024, Planning and Zoning Board meeting.**

- The Planning and Zoning Department advertised this application for the December 5, 2023, Planning & Zoning Board hearing.

- This application will be heard at the February 6, 2024, board hearing.

"A City for All Ages"

Agenda Summary

2023-1138

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-197 Kevin D. & Nicole M. Bush - Rezoning

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.

Legal Description: Port St. Lucie Section 31, Block 1706, Lot 13

This is a request to rezone from Single-Family Residential (RS-2) to Service Commercial (CS) zoning district.

Submitted By: Bianca Lee, Planning & Zoning Department, Planner II

Executive Summary: The applicant is requesting the rezoning of a 0.24-acre parcel, from Single-Family Residential (RS-2) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan. The Service Commercial (CS) zoning district allows permitted uses as listed per Section 158.126 of the City's Zoning Code.

Presentation Information: A presentation will be given.

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

Alternate Recommendations:

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

Background: See attached staff report.

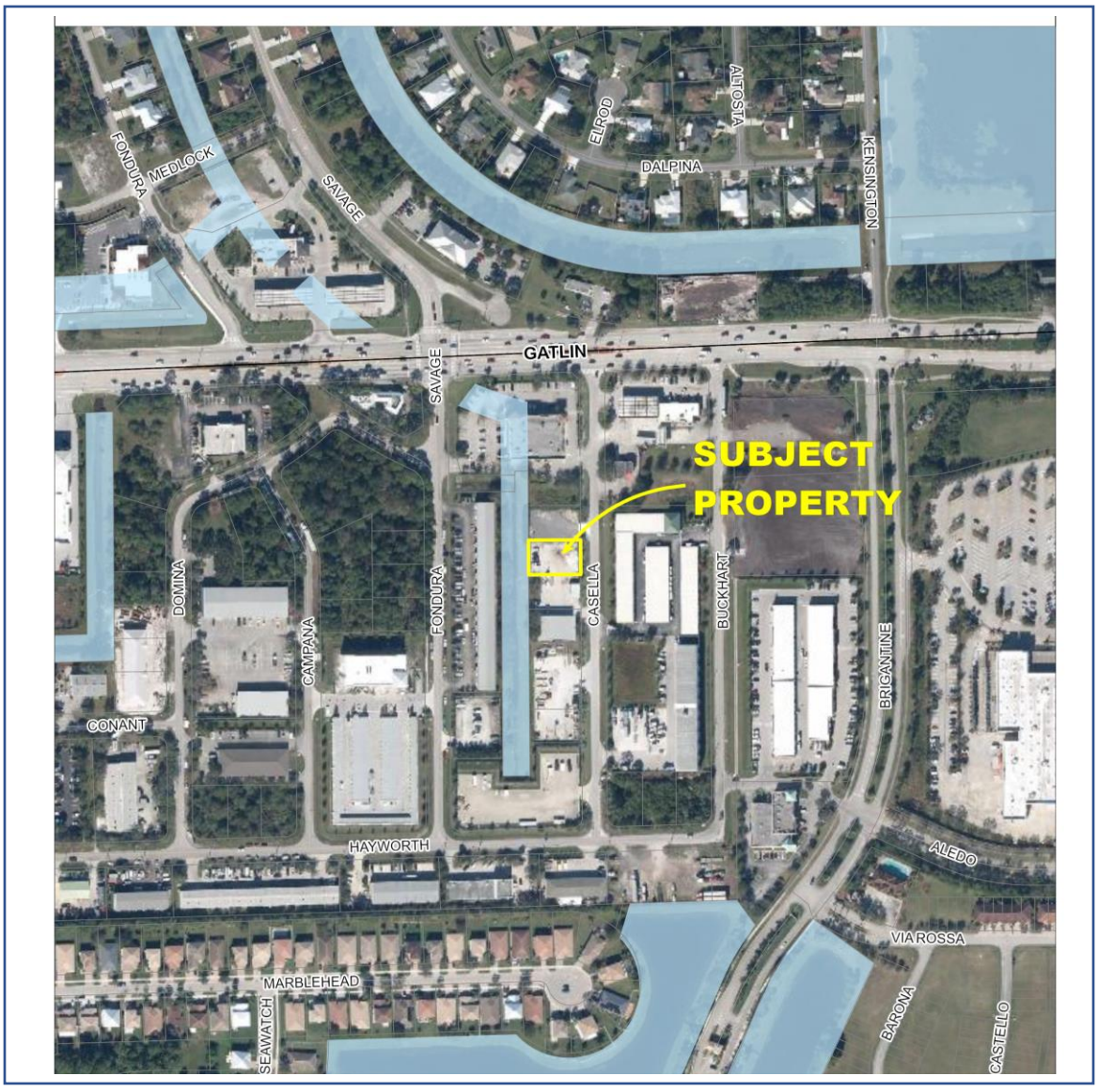
Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 2740 SW Casella Street

Attachments: 1. Staff report, 2. Application, 3. Deed, 4. Agent authorization, 5. Staff presentation

Bush, Kevin D. & Nicole M.
Rezoning
P23-197



Project Location Map

S**UMMARY**

Applicant's Request:	Rezoning from Single-Family Residential (RS-2) to Service Commercial (CS).
Applicant:	Engineering Design & Construction, Inc.- Alejandro Toro
Property Owner:	Kevin D. & Nicole M. Bush
Location:	South of SW Gatlin Boulevard, on the west side of SW Casella Street
Address:	2740 SW Casella Street
Project Planner:	Bianca Lee, Planner II

Project Description

The applicant is requesting the rezoning of a 0.24-acre parcel, from Single-Family Residential (RS-2) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan. The property is legally described as Port St. Lucie Section 31, Block 1706, Lot 13. The parcel's address is 2740 SW Casella Street, located south of SW Gatlin Boulevard, on the west side of SW Casella Street.

The property has a future land use classification of Service Commercial (CS), and a zoning designation of Single-Family Residential (RS-2). The proposed rezoning to the Service Commercial (CS) Zoning District is compatible with the property's existing Service Commercial (CS) future land use.

Background

Lots 14 through 18 to south of this parcel are also owned by Kevin and Nicole Bush. This rezoning will allow the owners to incorporate Lot 13 into their existing warehouse and open storage development. The rezoning of Lot 13 will not result in an isolated lot, since a variance for the adjacent property legally described as Port St. Lucie Section 31, Block 1706, Lot 12 was granted by the City (P22-197). The variance was to the City of Port St. Lucie Land Use Conversion Manual requirements for Conversion Area 24, for lot size and frontage requirements to allow the rezoning of the one lot to the Service Commercial (CS) Zoning District by Resolution 23-R74. Lot 12 maintains its single-family residential zoning, since an application to rezone to Service Commercial has not been filed.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the December 5, 2023, Planning & Zoning Board meeting.

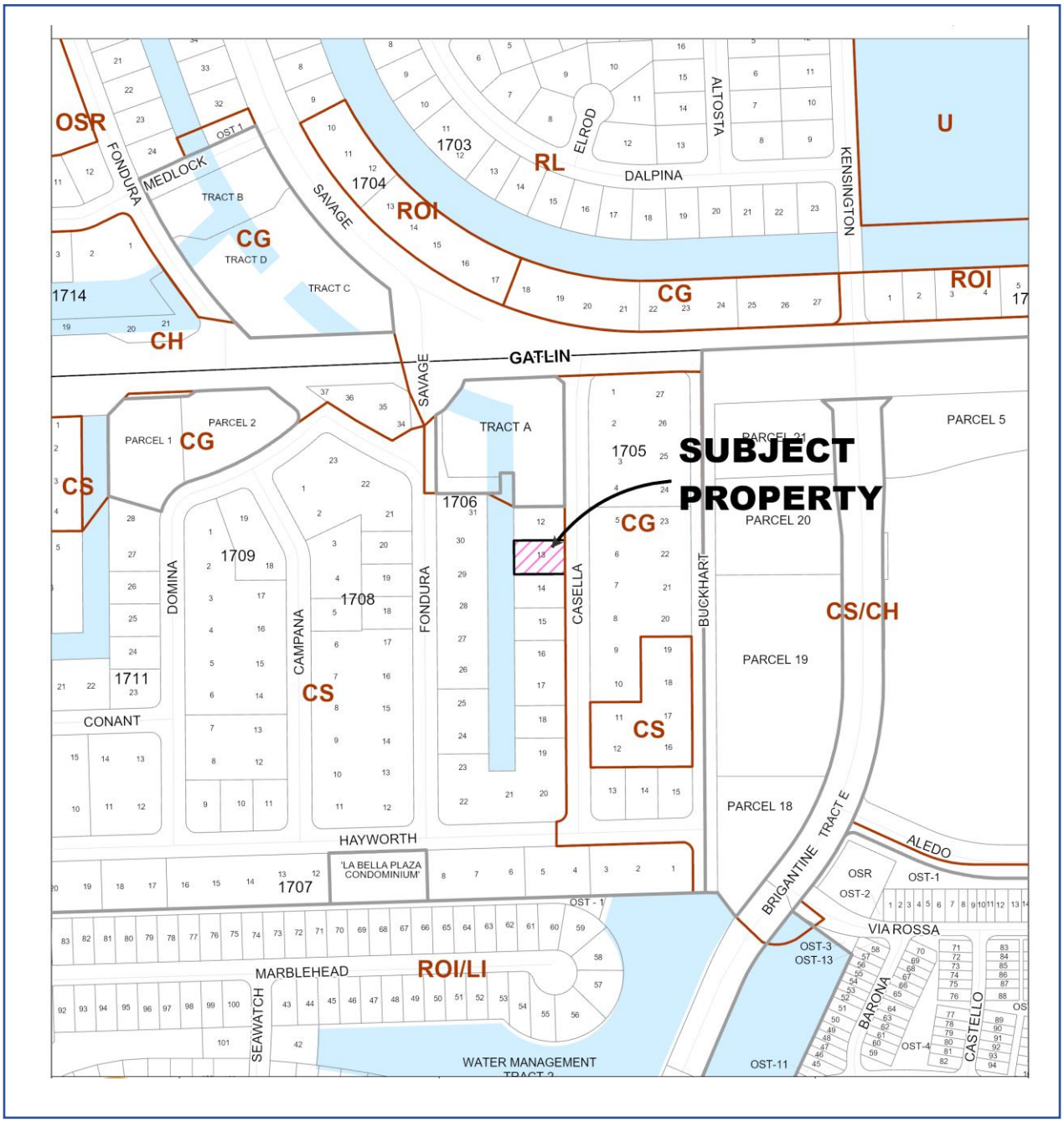
Location and Site Information

Parcel Number:	3420-650-1027-000-8
Property Size:	0.24 acres: 10,375 SF
Legal Description:	Port St. Lucie Section 31, Block 1706, Lot 13
Future Land Use:	CS- Service Commercial
Existing Zoning:	Single-Family Residential (RS-2)
Existing Use:	Vacant
Requested Zoning:	Service Commercial
Proposed Use:	A use consistent with the Service Commercial Zoning District & Comprehensive Plan

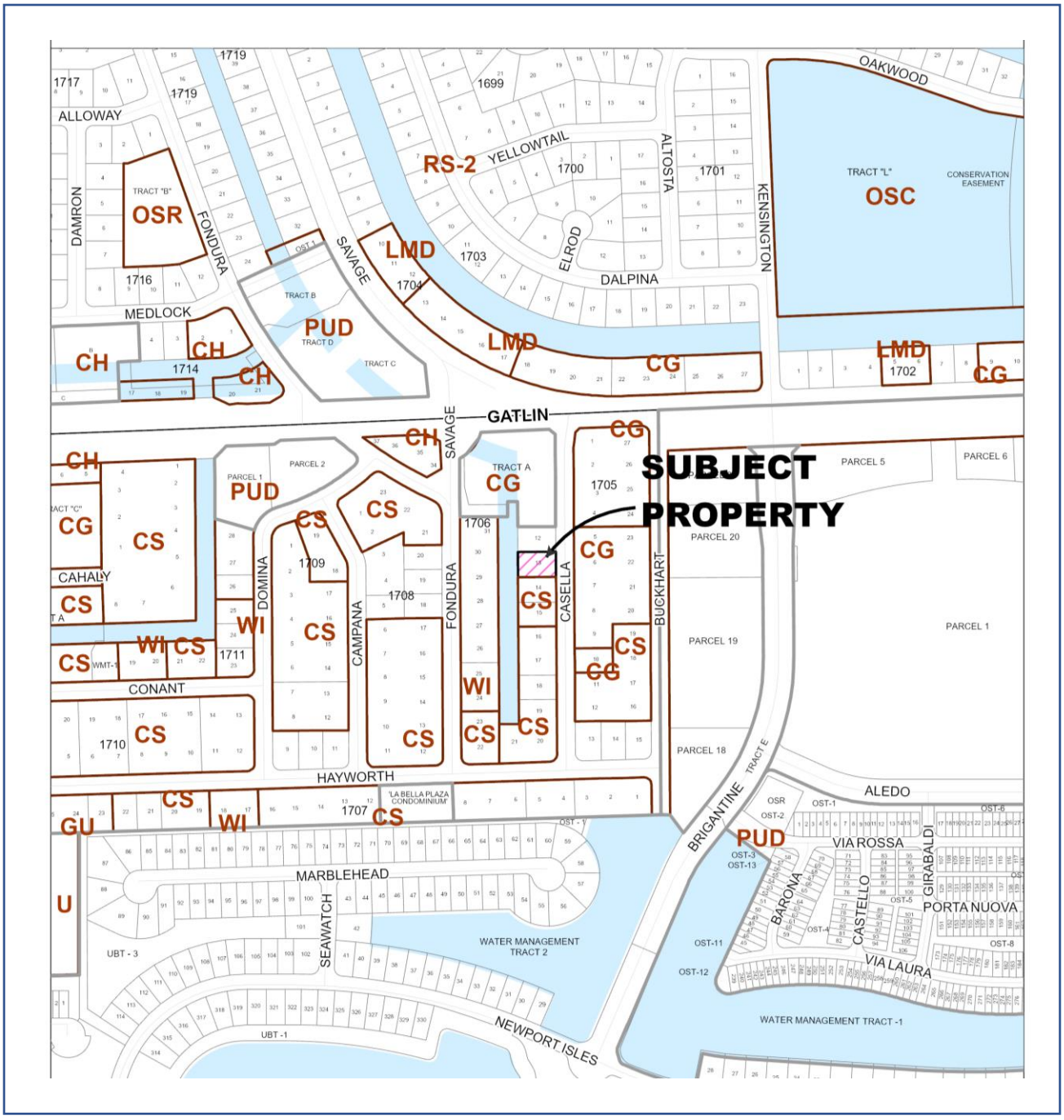
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	RS-2	Vacant
South	CS	CS	Storage yard
East	CG	CG	Self-storage
West	CS	WI	Warehouse

CS-Service Commercial, CG- General Commercial, & WI-Warehouse Industrial



Future Land Use Map


SUBJECT PROPERTY
RS-2
OSR
OSC
PUD
LMD
CG
CH
CS
WI
GU
U
OAKWOOD
YELLOWTAIL
ALLOWAY
MEDLOCK
GATLIN
HAYWORTH
CONANT
CAHALY
MARBLEHEAD
NEWPORT ISLES
ALEDO
VIA ROSSA
PORTA NUOVA
VIA LAURA
DALPINA
ELROD
ALTOSTA
KENSINGTON
DAMRON
FONDURA
SAVAGE
DOMINA
CAMPANA
CASELLA
BUCKHART
BRIGANTINE
GIRABALDI
BARONA
CASTELLO
SEAWATCH
TRACT "L"
CONSERVATION EASEMENT
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
PARCEL 1
PARCEL 2
PARCEL 5
PARCEL 6
PARCEL 18
PARCEL 19
PARCEL 20
WATER MANAGEMENT TRACT 2
WATER MANAGEMENT TRACT -1
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Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Service Commercial is compatible with Policy 1.1.4.13 and future land use classification of Service Commercial (CS).

ZONING REVIEW

Justification Statement: The subject property is in Conversion Area 24 with an CS future land use. The purpose of this request is to rezone the parcel to match the surrounding uses which aligns with the proposed use and direction and intent of the Service Commercial Zoning District within the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Service Commercial Zoning District (CS) is compatible with the Service Commercial (CS) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	24	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	Service Commercial Zoning District	
Will rezoning result in isolation of lots?	No, a variance for lot 12 was granted, P22-197	
Has Unity of Title been submitted?	A Unity of Title will be required for Lots 13-18.	
	Required	Proposed
Minimum Frontage	160'	486 (SW Casella St.)
Minimum Depth	240' (Single lot depth, 125' may be used if the entire rear lot line is bounded by a major drainage right-of way)	125' (abutting a major drainage R/W) single lot depth.
Landscape Buffer Wall	Not required	

ENVIRONMENTAL REVIEW

N/A

RELATED PROJECTS

Rezoning application (Lots 14 & 15); approved by the City Council on April 27, 1992 (P92-016)
Rezoning application (Lot 18); approved by the City Council on April 9, 1990 (P90-024).
Rezoning application (Lots 16 & 17); approved by the City Council on March 14, 1988 (P87-188)
Site plan amendment application, P12-017-A1 is under review.

STAFF RECOMMENDATION

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

Planning and Zoning Board Action Options:

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

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

REZONING 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 recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: alejandrotoro@edc-inc.com

PROPERTY OWNER:

Name: Nicole Bush

Address: 2748 SW Casella Street, Port St. Lucie, FL 34953

Telephone No.: 772-528-4044 Email nicolebush01@gmail.com

AGENT OF OWNER (if any)

Name: Alejandro Toro - EDC (Authorized Agent)

Address: 10250 SW Village Parkway Suite 201, Port St. Lucie, FL 34987

Telephone No.: 772-462-2455 x 121 Email alejandrotoro@edc-inc.com

PROPERTY INFORMATION

Legal Description: PORT ST LUCIE-SECTION 31- BLK 1706 LOT 13 (MAP 43/14N) (PB 14, PG 22)
(Include Plat Book and Page)

Parcel I.D. Number: 3420-650-1027-000-8

Current Zoning: Single-Family Residential Zoning District (RS-2)

Proposed Zoning: Service Commercial Zoning District (CS)

Future Land Use Designation: Service Commercial (CS) Acreage of Property: 0.24

Reason for Rezoning Request:
The property located to the north of the subject property has been granted a variance to rezone to the CS Zoning
This approval was adopted at the July 24,2023 City Council meeting (Resolution 23-R74). When the property
owner to the north rezones to service Commercial (CS), the subject site will be isolated. Because the City of
Port St. Lucie Land Conversion Manual does not allow for isolated lots, the subject property must be rezoned.

*Signature of Owner	Alejandro Toro (Authorized Agent) Hand Print Name	10/30/2023 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.

02/26/20

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5122414 OR BOOK 4916 PAGE 5, Recorded 11/17/2022 09:09:04 AM Doc Tax: $0.70

THIS DOCUMENT PREPARED BY:
Caroline York
Caroline's Advanced Paralegal Service, LLC
(without examination of title)
1204 White Oak Lane
Fort Pierce, FL 34982

WARRANTY DEED

THIS DEED Made this 16th day of November, 2022 by **MELVIN BUSH and JOHANNE BUSH,** husband and wife, whose post office address is: 1131 SE Cambridge Dr., Port St. Lucie, FL 34952, herein called the Grantor, to **KEVIN D. BUSH and NICOLE M. BUSH**, husband and wife, hereinafter called the Grantee, whose post office address is: 10475 SW Toren Way, Port St. Lucie, FL 34987.

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

WITNESSETH: That Grantor, for and in consideration of the sum of $10.00, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situated in **Saint Lucie** County, Florida, to-wit:

LOT 13, BLOCK 1706, PORT ST. LUCIE SECTION THIRTY-ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TAX PARCEL ID# 3420-650-1027-000-8
Address: 2740 SW Casella St., Port St. Lucie
The above-described property is Vacant Land.

SUBJECT TO the following: all covenants, conditions, restrictions, reservations, limitations, easements, zoning regulations, prohibitions imposed by governmental authorities, and taxes and assessments for the current year and subsequent years.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st, 2021.

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

Signed, sealed and delivered in the presence of:

Witness: ROBERT COTE

MELVIN BUSH, Grantor

Witness: CAROLINE YORK

JOHANNE BUSH, Grantor

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this 16th day of November, 2022, the foregoing instrument was acknowledged before me by **MELVIN BUSH** and **JOHANNE BUSH,** husband and wife, by means of ☒ physical presence or ☐ online notarization, who is ☐ personally known to me or has produced FLDL as identification, who executed the foregoing instrument and acknowledged that he/she executed the same, and who did not take an oath.

Notary Public State of Florida
Caroline M York
My Commission HH 301257
Expires 9/23/2026

Notary Public: **CAROLINE M. YORK**

Southern Underground, Inc
2748 SW Casella Street
Port St Lucie, FL 34953

AGENT CONSENT FORM

Project Name: Southern Underground

Parcel ID: 3420-650-1027-000-8
3420-650-1028-000-5
3420-650-1029-000-2
3420-650-1030-000-2
3420-650-1032-000-6

BEFORE ME THIS DAY PERSONALLY APPEARED Kevin Bush, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14 day of December 2022, by Kevin Bush (Name of Person Acknowledging) who is personally known to me or who has produced St. of FL DL (type of identification) as identification and who did (did not) take an oath.

Janis R Court
Notary Signature

Janis R Court
Printed Name of Notary

(Notary Seal)
JANIS R COURT
Notary Public - State of Florida
Commission # HH 39562
My Comm. Expires Sep 3, 2024

My commission expires

Kevin Bush
Owner's Signature

Kevin Bush
Owner's Name

2748 SW Casella Street
Street Address

Port St Lucie, FL 34953
City, State, Zip

772.528.4044 / nicolebush01@gmail.com
Telephone / Email

Bush, Kevin D. & Nicole M.
REZONING
P23-197

Planning & Zoning Board

December 5, 2023

Bianca Lee

Planner II

Request:

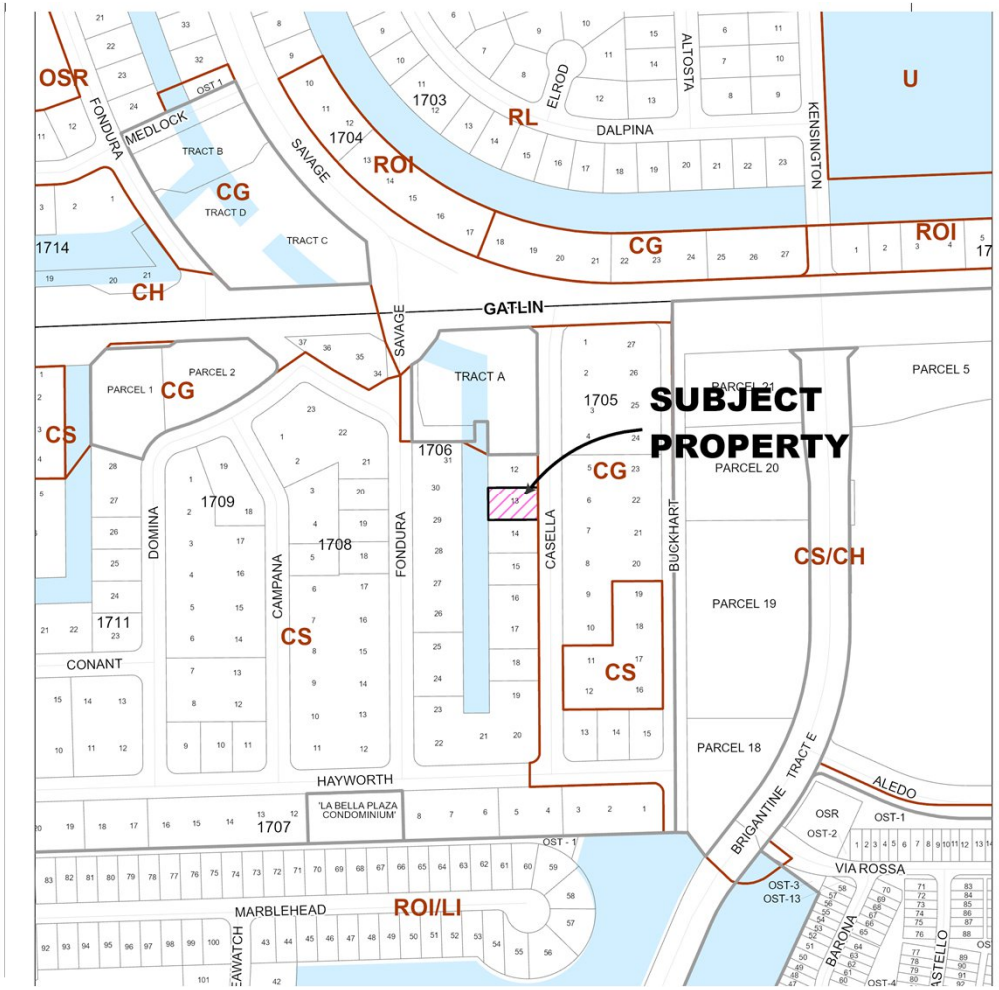
Alejandro Toro of Engineering Design & Construction, Inc., acting as agent for the property owner, Kevin D. & Nicole M. Bush, is requesting approval of the rezoning of approximately 0.24 acres from Single-Family Residential (RS-2) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan.

Proposed Project: A use consistent with the Service Commercial Zoning District

General Information:

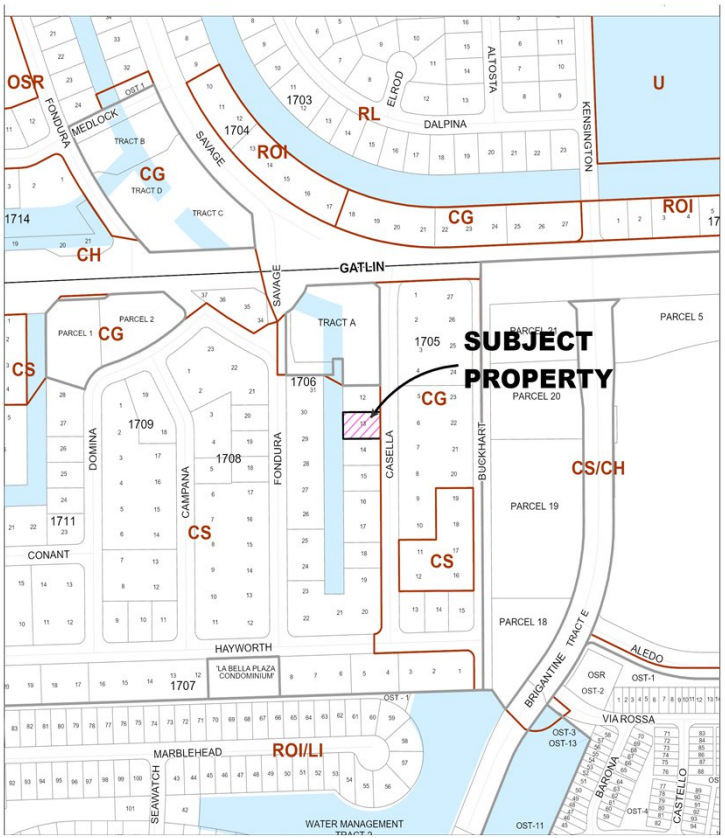
Owners – Kevin D. & Nicole M. Bush
Applicant – Alejandro Toro, agent for EDC
Location – 2740 SW Casella St.
Existing Use – Vacant

Future Land Use



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Service Commercial (CS)	Single –Family Residential (RS-2)	Vacant
South	Service Commercial (CS)	Service Commercial (CS)	Storage yard
East	General Commercial (CG)	General Commercial (CG)	Self-storage
West	Service Commercial (CS)	Warehouse Industrial (WI)	Warehouse



Compliance with Conversion Area Requirements

CONVERSION AREA REVIEW STANDARDS		
Planning Area location per Conversion Manual	Area 24	
Is all property within planning area?	Yes	
Type of Conversion Area	Service Commercial (CS)	
Proposed rezoning	Service Commercial Zoning District	
Will rezoning result in isolation of lots?	No; a variance for lot 12 was granted, P22-197	
Has Unity of Title been submitted?	All lots are under the same ownership, unity req.	
	Required	Proposed
Minimum Frontage	160’	486’ (SW Casella St.)
Minimum Depth	240’ (Single lot depth, 125’ may be used if the entire rear lot line is bounded by a major drainage right-of way)	125’ (abutting a major drainage R/W) single lot depth.
Landscape Buffer Wall	No	Existing chain link fence.

Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Service Commercial (CS) Zoning District is listed as a compatible zoning district under the Service Commercial (CS) future land use classification.

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification	Compatible Zoning District
Service Commercial (CS)	CS (Service Commercial), GU (General Use), and WI (Warehouse Industrial)

Planning & Zoning Staff Recommendation

The Planning & Zoning Department staff recommends approval of the rezoning request.

Kevin D Bush
Nicole M Bush
10475 SE Toren Way
Port St Lucie, FL 34987

AGENT CONSENT FORM

Project Name: Southern Underground

Parcel ID: 3420-650-1027-000-8
3420-650-1028-000-5
3420-650-1029-000-2
3420-650-1030-000-2
3420-650-1032-000-6

BEFORE ME THIS DAY PERSONALLY APPEARED Nicole Bush, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 28 day of November, 2023, by nicole bush (Name of Person Acknowledging) who is personally known to me or who has produced FL Driver License (type of identification) as identification and who did (did not) take an oath.

Notary Signature

ines ruiz
Printed Name of Notary

INES RUIZ
Notary Public - State of Florida
Commission # HH 302402
My Comm. Expires Aug 18, 2026
Bonded through National Notary Assn.

(Notary Seal)

Aug 18, 2026
My commission expires

Owner's Signature

Nicole Bush
Owner's Name

2148 SW Castle St
Street Address

PSL St Lucie FL 34953
City, State, Zip

772 528 4044
Telephone / Email

nicolebush01@gmail.com

"A City for All Ages"

Agenda Summary

2023-1161

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.g

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-204 Verano South POD B PUD 1 Amendment #2 - PUD Amendment

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

Submitted By: Daniel Robinson, Planner III

Executive Summary: This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD B PUD 1 reducing the permitted number of dwelling units.

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Board make a recommendation to approve the ordinance as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend the approval of the ordinance.
2. Move that the Board not recommend approval and provide explanation.

Background: The Verano DRI is permitted to provide 7,200 number of dwelling units maximum. This PUD currently permits 260 units. The amount of lots platted equal only 245. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Issues/Analysis: N/A

Special Consideration: N/A

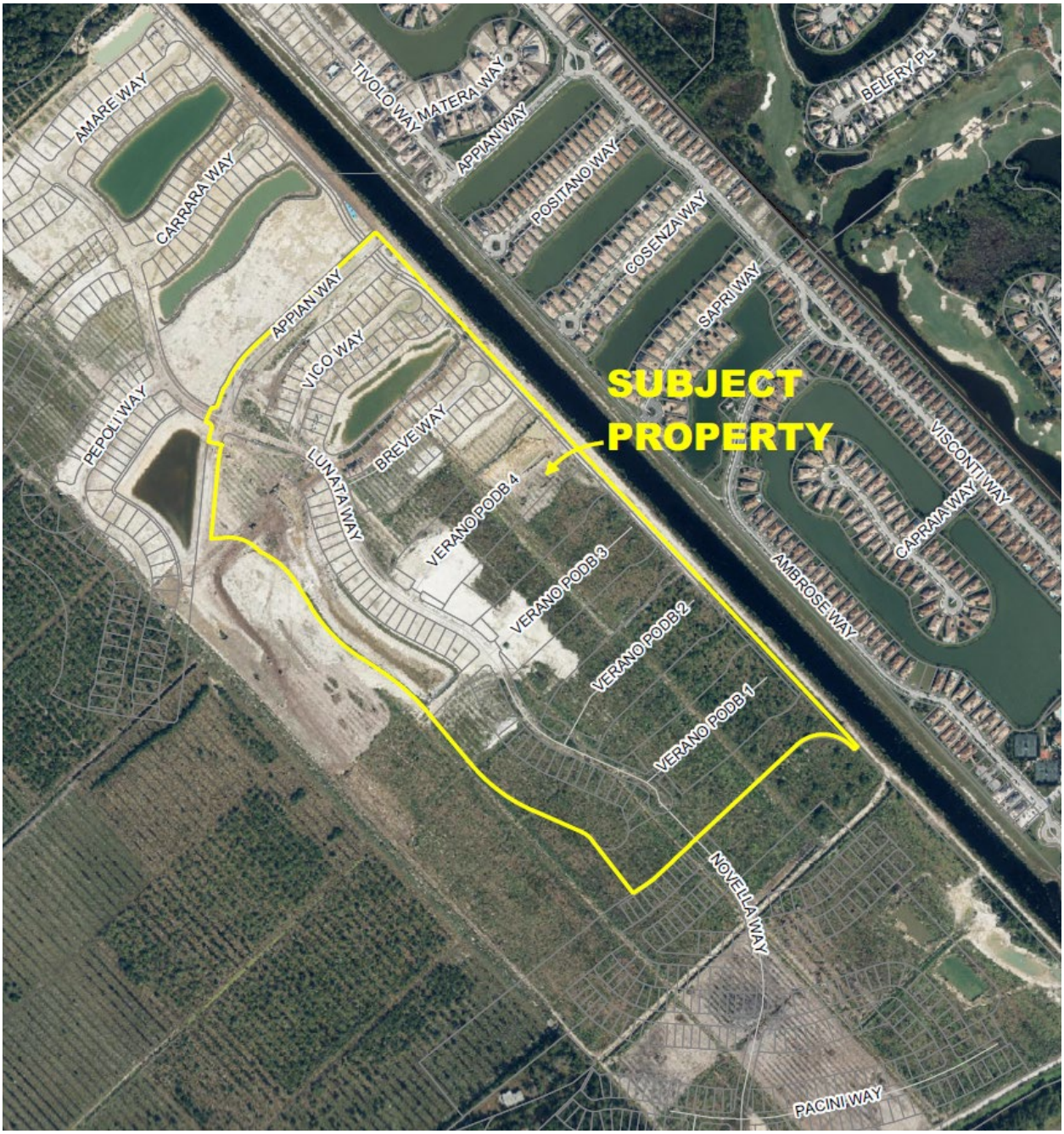
Location of Project: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway

Attachments:

- Staff report

- Exhibit A (PUD Document)
- Application
- Staff presentation

Verano South Pod B PUD 1 Amendment #2
Planned Unit Development Amendment
P23-204



Location Aerial Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document for Verano South Pod B.
Applicant:	Cotleur & Hearing / Daniel Sorrow
Property Owner:	Verano Development, LLC
Location:	This property is located within the Verano DRI (Development of Regional Impact), and is south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is the second amendment to the Verano South Pod B PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD B PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

PUD	*Current No. of permitted Units*	*Proposed Maximum Units*
Verano PUD 1	*1200*	*1037*
Verano South POD A	*350*	*276*
Verano South POD B	*260*	*245*
Verano South POD C	*450*	*429*
Verano South POD E	*317*	*215*
Total number of units lessened = 375		

Previous PUD Requirement: This PUD currently permits 260 units. The amount of lots platted equal 245. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Analysis: The update is to allow for future PUDs within the Verano DRI to unitize the full permitted amount of dwelling units permits as per the approved Development Order. The availability of use of the 375 units elsewhere in the DRI allows the development to be built out to it full potential and maximum permitted units.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

P17-034 - Verano South Pod B PUD
P19-202 - Verano South Pod B PUD Amendment No. 1

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

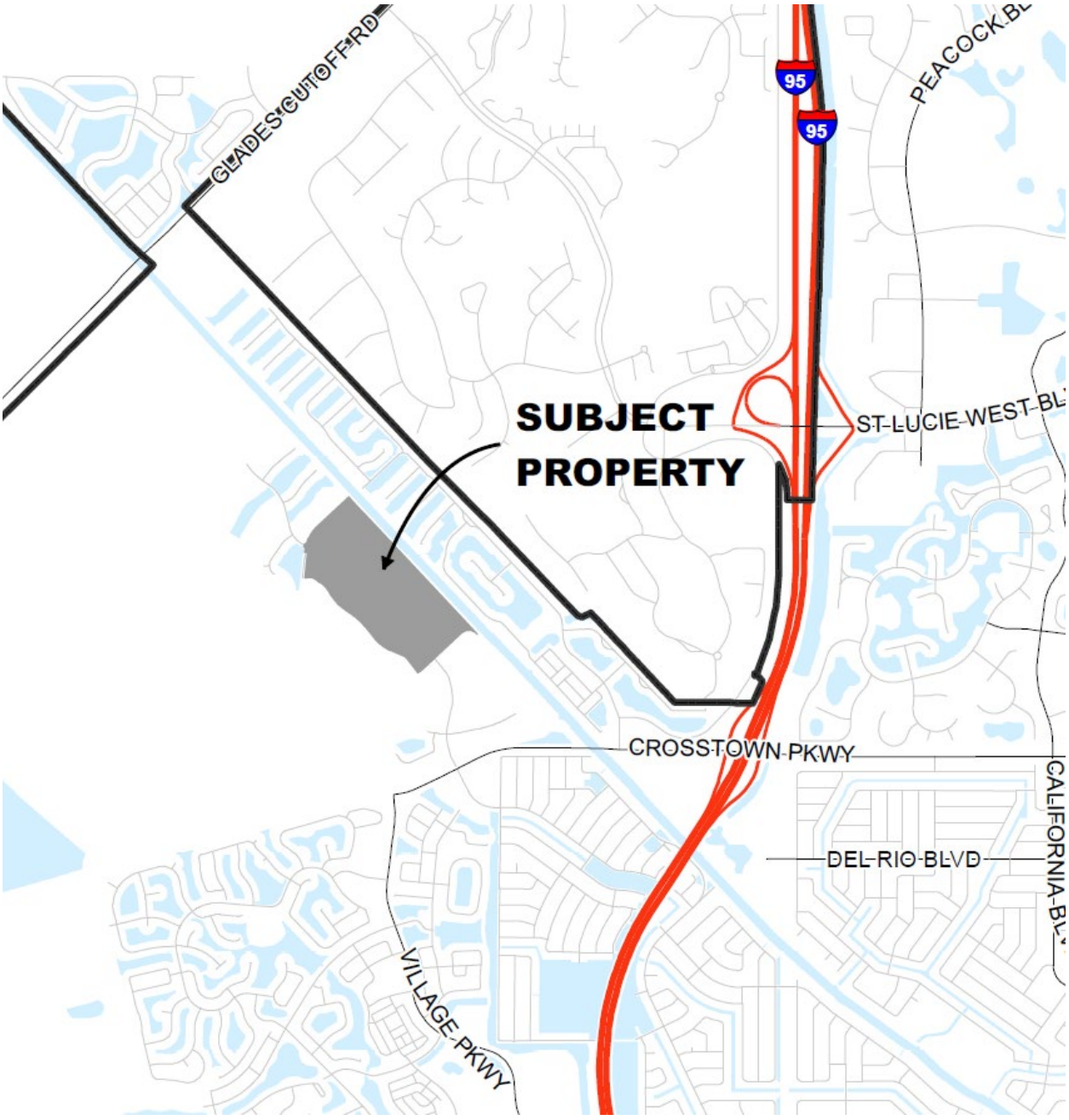
Location and Site Information

Parcel Number:	N/A
Property Size:	116.23 acres
Legal Description:	A parcel of land lying within Sections 28, 29, 31, 32, 33, and 34 Township 36 South, Range 39 East and Sections 5 & 6, Township 37 South, Range 39 East.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano South Pod A Planned Unit Development)
Existing Use:	Verano Development
Proposed Use:	Residential development

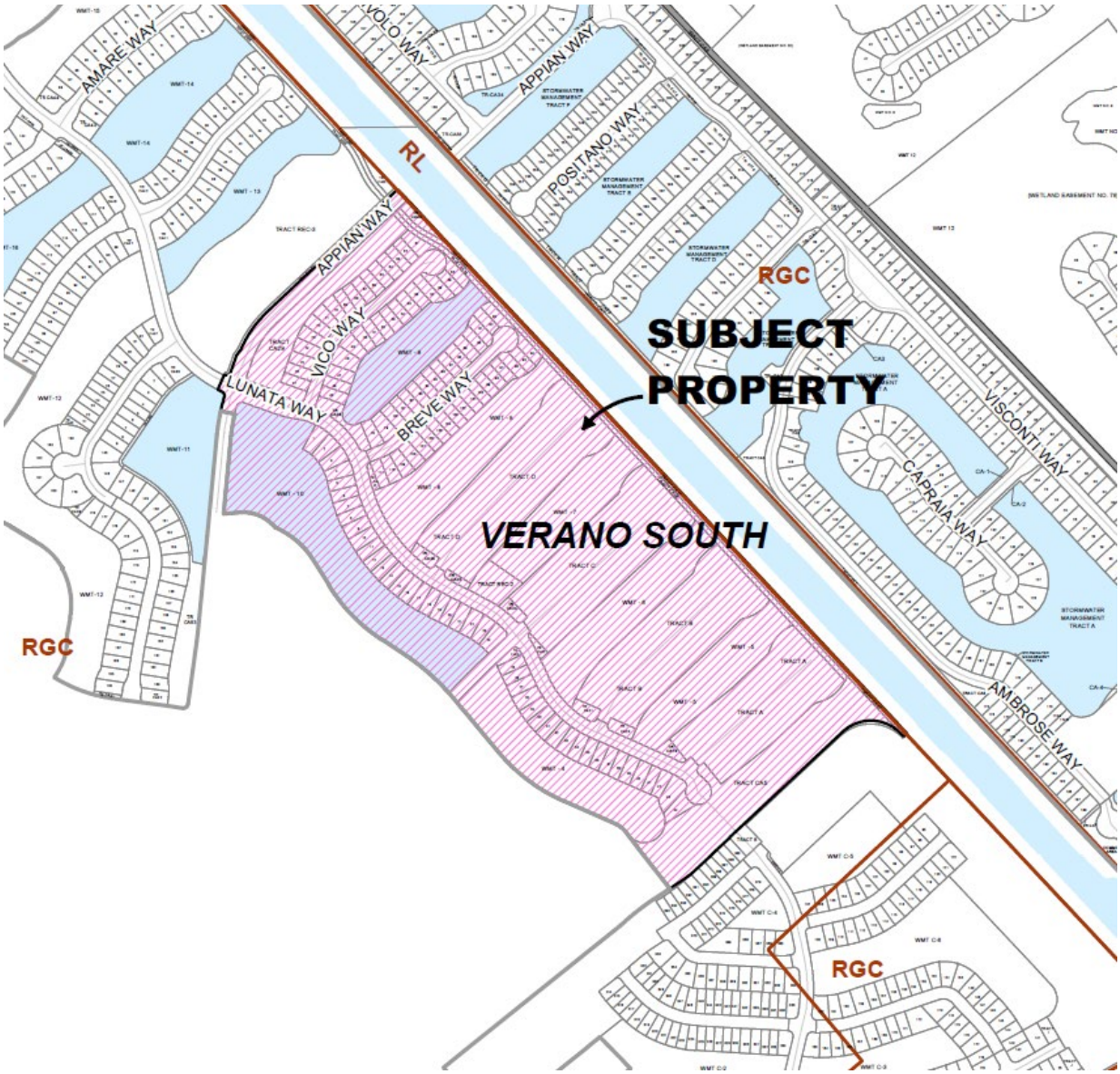
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	PUD	Verano Development
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

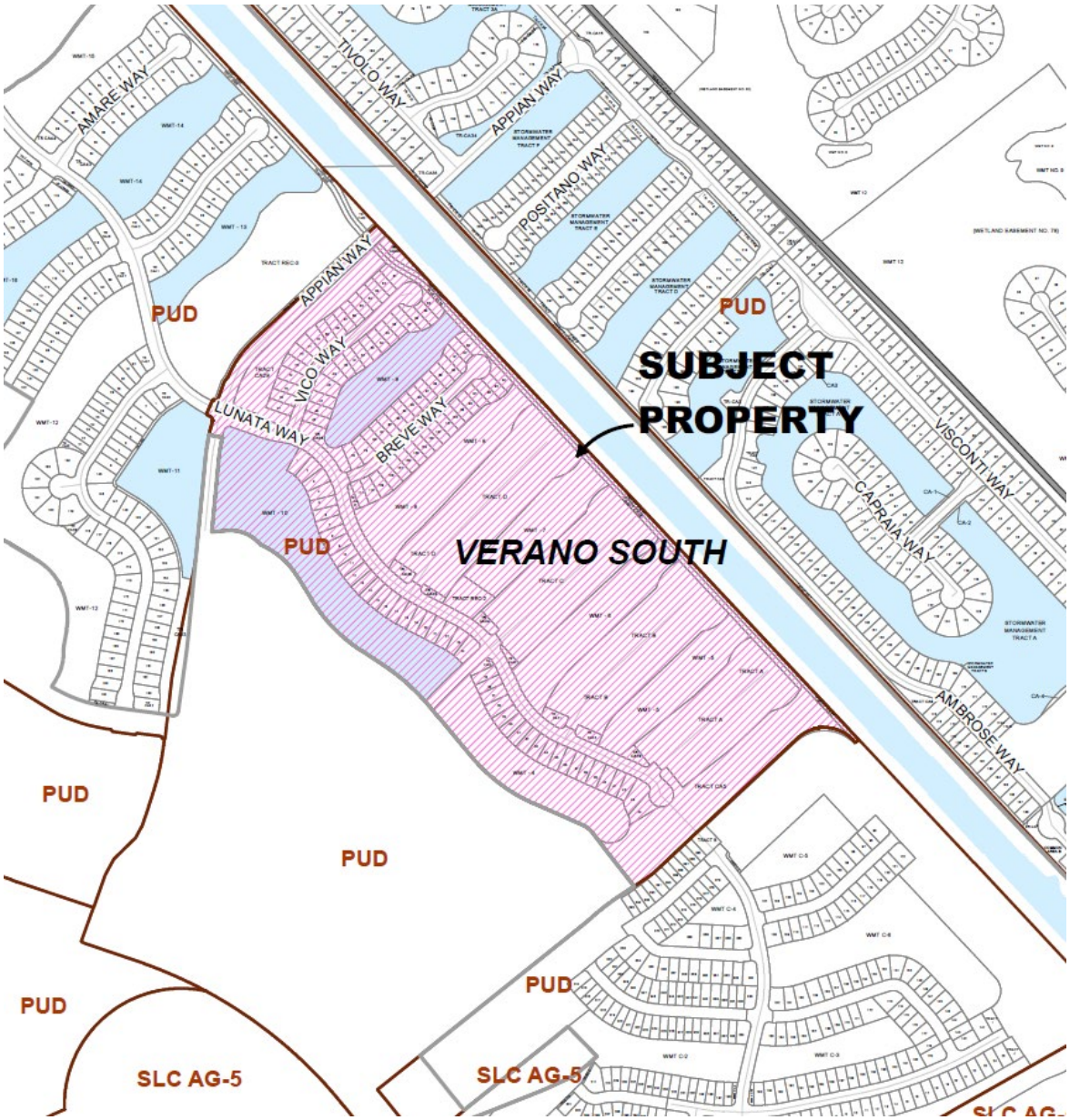
RGC, Residential Golf Club – PUD, Planned Unit Development



Location Map



Future Land Use Map


SUBJECT PROPERTY
VERANO SOUTH
PUD
PUD
PUD
PUD
PUD
PUD
SLC AG-5
SLC AG-5
AMARE WAY
TIVOLI WAY
APPIAN WAY
APPIAN WAY
POSITANO WAY
VICO WAY
LUNATA WAY
BREVE WAY
VISCONTI WAY
CAPRAIA WAY
AMBROSE WAY

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10)

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows a maximum density of 5 dwelling units per acre. The projected density for Verano South Pod A PUD is 2.11 dwelling units per acre which allows a maximum of 245 units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

Planning and Zoning Board Action Options:

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

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

EXHIBIT A

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

PLANNED UNIT DEVELOPMENT APPLICATION

Verano South Pod B PUD 1

(FKA PGA Village/Montage)

Amendment Number ~~1~~ 2

~~December 2, 2019~~ November 27, 2023

City of Port St. Lucie Project No: P~~19-202~~ 23-204

PSLUSD Project No: 11-652-31

	Approval Date	PSL Pro No.:	Ord No.:
Original Base	August 14, 2017	P17-034	17-44
Amendment 1	February 10, 2020	P19-202	20-07
Amendment 2	TBD	P23-204	TBD

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

Verano South Pod B PUD 1

Amendment Number ~~1~~ 2

City of Port St. Lucie Project No. P~~19-000~~23-204

The following changes to the previously approved PUD (PSL Project Number P19-202) are proposed in Amendment Number 2:

- To reduce units

- The following changes to the previously approved PUD (PSL Project Number P17-034) are proposed in Amendment Number 1:
- To make minor formatting changes throughout the PUD document to enhance and further facilitate the flow of the information presented (such as center and underline exhibit headings and change spacing between sections of exhibits to better fit on pages).
- To amend Exhibit A Table of Contents and Information section to provide updated information in a clearer manner (page 3 and 5).
- To amend Exhibit 1 to show the PUD Amendment Application (page 6).
- To amend Exhibit 5 to fit in one page and show correct acreage information (page 10).
- To amend Exhibit 6 to correct information and include additional information about landscaping, model row, utilities, and architectural reviews (pages 11-16).
- To amend Exhibit 8, 9a, and 9b to show most recent Pod layouts (pages 34-36).
- To amend Exhibit 10 to show latest right-of-way typicals (pages 37-39).
    - To amend Exhibit 11 to include an 82' Lot Typical and update lot dimensions (pages 40-44).

TABLE OF CONTENTS and LIST OF EXHIBITS

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EXHIBIT 9a P.U.D. Conceptual Master Plan 35

EXHIBIT 9b P.U.D. Conceptual Water and Sewer Master Plan....37

EXHIBIT 10 Road Sections ….....39

EXHIBIT 11 Typical Lots….....43

EXHIBIT 12 Traffic Statement 49

EXHIBIT 13 Drainage Statement ….....50

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 Championship Golf Courses, Commercial Development, Open Space, and Country Club amenities. The overall average density of the Verano DRI shall not exceed 2.2 du/ac.

PUD 1 of Verano South Pod B is to be a ~~Single Family~~ residential development of single-family homes and attached villas, and consists of approximately 116.23 acres. The proposed Pod B PUD 1 site borders C-24 Canal to the north and vacant land owned by Verano Development LLC to the south. The site can best be described as ~~working citrus groves, with some areas at the east end being utilized as improved pasture~~ a residential community under development. Although the average density for the Verano DRI as a whole shall not exceed 2.2 du/ac, Pod B PUD 1 is designed with a maximum residential density of 2.2 du/ac. The Verano DRI will include a variety of land uses including office commercial, retail commercial, residential single family, residential multifamily, light industrial, upland preserve, golf course and open space. Pod B PUD 1 is to be mainly a residential development with an amenity center. The residential component will be single-family detached lots and single-family attached villas.

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

Access to the Pod B PUD 1 will be provided by the C-24 Bridge. The internal bridge shown on the master plan is the primary access for the PUD. A secondary access to Crosstown Parkway is proposed per the request of the St. Lucie County Fire District and the City of Port St. Lucie Engineering Department. Future internal connections will be implemented throughout the DRI, and there will be at a minimum two access points into the Pod at all times~~: one (1) primary access and one (1) emergency access.~~

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

EXHIBIT 1

PUD AMENDMENT APPLICATION

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

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it 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 / Robert Fromm

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

Telephone No. 772-349-8065 FAX No. _____

AGENT OF OWNER (if any)

Name: Cotleur & Hearing / Daniel Sorrow

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

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

PROPERTY INFORMATION

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

Parcel I.D. Number: See attached.

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: RGC Acreage of Property: 116.23

Reason for amendment request:

To include additional and accurate information in Exhibit A, Exhibit 5, Exhibit 6, Exhibit 10, and Exhibit 11 and to make minor changes to the formatting of the document.

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	8.8.19 Date

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

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

EXHIBIT 2

PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 4.

2. The Conceptual Plan for Verano South Pod B PUD 1 is enclosed as Exhibit 9 of this submittal.

3. Please see Exhibit 6 for the proposed Development Uses/ Standards established for this PUD. The maximum building heights. Minimum setbacks and other site data are shown in Exhibit 6 and Exhibit 11.

4. This community is part of the Verano DRI approval.

EXHIBIT 3

LETTER OF AUTHORIZATION

April 23, 2019

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

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

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

For:

Robert L Framm
Signatory Authority

4/23/19
Date

ROBERT L FRAMM
Printed Name

NOTARY ACKNOWLEDGEMENT

State of Florida

County of St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 23rd day of April, 2019 by Robert L. Framm

He or she is personally known to me or has produced personally known as identification.

Gina Jolly
Notary Public Signature

Gina Jolly
Printed Name

State of Florida at-large

Gina Jolly
Commission # GG094574
Expires: April 16, 2021
Bonded thru Aaron Notary

EXHIBIT 4

BINDING PUD AGREEMENT

Binding PUD Agreement

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

See attached

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

Verano Development LLC
By: _____
Print Name: JOHN CSAPO
Title: MANAGER

PSL Commercial Holdings, LLC
By: _____
Print Name: JOHN CSAPO
Title: MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 14th day of March, 2017, by John Csapo. He or she

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

_____
Notary public signature

SALA BROWN
Printed name

State of FLORIDA at-large

SALA BROWN
MY COMMISSION # FF 914474
EXPIRES: August 31, 2019
Bonded Thru Notary Public Underwriters

EXHIBIT 5

SITE INFORMATION

	Existing	Proposed	Change	Recommendation
Land Use Designation	RCG			
Existing Zoning	AG-5			
Proposed Zoning	PUD			
Total Area	116.06 ac			
Total Dwelling Units	~~260~~ 245	245	15	
Density	~~2.2~~ du/ac 2.11	2.11 du/ac	0.09	
Residential Area	50.9			
	43.86%			
Recreation	0.73			
	0.63%			
R/W	14.83			
	12.78%			
Open Space	19.89			
	17.14%			
Lakes	29.71			
	25.60%			

1. TOTAL ACREAGE: 116.06 acres

A.	Residential	50.9	acres
B.	Open Space	19.89	acres
C.	Water Management Tracts	29.71	acres
D.	Road Right-Of-Ways	14.83	acres
F.	Clubhouse/Recreation	0.73	acres
	Totals	**116.06**	**acres**

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

3. PROPOSED DENSITY ~~2.2 du./ac~~ 2.11 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 adjacent to streets within the residential neighborhoods as well as a pathway along the C-24 Canal as exhibited on Exhibit 8 & 11

Note: Verano South Pod B PUD 1 is part of the Verano DRI with regards to maximum building coverage, open space and upland preservation requirements.

The acreage breakdown provided is conceptual and subject to adjustments during the platting process.

EXHIBIT 6

PROPOSED DEVELOPMENT USES/STANDARDS

1. PERMITTED PRINCIPAL USES

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

1. Single Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Temporary Construction Trailers
3. Model Homes
4. Lakes
5. Recreation Facility and Maintenance Facility
6. Entry Gates and Guard House.
7. ~~Golf Course (18 holes minimum)~~
8. ~~Hotel (as defined in PGA/Verano DRI)~~
9. ~~Retail (as defined in PGA/Verano DRI)~~
10. ~~Conference Center~~
11. ~~Institutional (as defined in PGA Village/Verano DRI)~~
12. Temporary Sales and Design Center

2. DENSITY:

~~2.2 du/ac~~. 2.11 du./ac

3. PARKING REQUIRED:

RGC Land Use: Two (2) parking spaces per residential unit ~~and guest parking~~. All units shall have at ~~least~~ minimum a 2-car garage~~s~~. At least two exterior parking spaces in the driveway shall be provided for each unit for residents and guests.

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

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

4. STREET DESIGN:

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

5. MAXIMUM BLDG HEIGHT:

Maximum height of residential structures, temporary sales centers and recreation and maintenance facilities shall not exceed thirty-five (35) feet above finished grade. Maximum ~~height of hotels shall be seventy-five (75) feet. M~~aximum height of other commercial uses shall be limited to fifty (50) feet.

6. MINIMUM LOT SIZES:

Single Family	Min. Width:	42 Feet	Max. Width:	100 feet
	Min. Depth:	125 Feet	Max. Depth:	~~155~~ 175 feet
	(See Exhibit 11 – Typical Lots)			
Villas	Min. Depth:	37.5 Feet	Max. Depth:	70 feet
	(See Exhibit 11 – Typical Lots)			

7. MAXIMUM BUILDING COVERAGE:

For Whole DRI:	30%
Residential:	60%

8. MAXIMUM IMPERVIOUS COVERAGE:

For Whole DRI:	50%
Residential:	75%

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

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

Front ~~Yard~~ Setback:
Each lot shall have a front ~~yard with a building setback line of~~ setback of thirteen (13) feet ~~for~~ from a dwelling's living area or a side entry garage, and of ~~twenty (20)~~ eighteen (18) feet ~~for dwellings~~ to a front entry garage.

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

Side Street Setback:
A side setback of ten (10) feet shall be provided adjacent to rights-of-way.

Rear ~~Yard~~ Setback:
Each lot shall have a rear ~~yard~~ setback ~~with a building setback line~~ of ~~fifteen (15)~~ ten (10)

feet. There shall be a five (5) ~~feet~~ foot setback requirements for accessory ~~uses~~structures. If adjacent to a lake, open space, or common area tract, the setback requirement for accessory ~~uses~~ structures ~~is~~ shall be three (3) feet.

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

Villas: Minimum setbacks shall be as stated below unless otherwise indicated. Roof ~~overhangs~~ encroachments are allowed to overhang into building setbacks~~, but no more than~~ not to exceed 24 inches.

Front ~~Yard~~ Setback:
Each lot shall have a front ~~yard~~ setback ~~with a building setback line~~ of ~~twenty (20)~~ eighteen (18) feet ~~to the front entry garage~~.

Side ~~Yard~~ Setback:
~~Side Yards apply to building.~~Each lot shall have a side setback of seven and one half feet ~~– six inches~~ (7'-6"). ~~A side yard of fifteen (15) feet shall be provided adjacent to rights of way. Pool equipment and A/C units~~ Accessory structures are allowed within the side ~~yard~~ setback and shall have a minimum setback requirement of three (3) feet. Any ~~equipment~~ accessory structure placed within the setback must be landscaped to be shielded from ~~surrounding neighbors~~ the right-of-way.

Side Street Setback:
A side street setback of ten (10) feet shall be provided adjacent to rights-of-way.

Rear ~~Yard~~ Setback:
Each lot shall have a rear ~~yard~~ setback ~~with a building setback line~~ of ten (10) feet. There shall be five (5) ~~feet.~~ foot setback ~~requirements~~ for accessory ~~uses~~ structures. If adjacent to a lake, open space, or common area tract, the setback requirement for accessory ~~uses~~ structures is three (3) feet.

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

10. FENCES / WALLS:

Single Family:

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

Villas:

Fences and walls for ~~V~~villas may be located along the rear and side property lines, but ~~they~~ shall not extend ~~past~~ into the front ~~building line~~setback. Maximum height shall be seven (7) feet. Notwithstanding the foregoing, a~~A~~ decorative fence with a maximum height of three (3) feet shall be allowed within ~~along~~ the front and side ~~property line up~~

~~to the front edge of the building~~setbacks.

11. ACCESSORY USES:

Accessory Uses/Structures are permitted in connection with any principle use provided that all accessory structures or uses are in full compliance with all setback, height, building coverage, and other requirements, or as restricted within the Property Owners Association documents. Such a~~A~~pproved uses or structures are patios, outdoor cooking areas, gazebos, pool equipment, A/C units, generators, screen enclosures or as listed in the Property Owners Association Documents. Boats, RV's and similar trailers are not allowed to be parked on site, unless located in an enclosed garage.

12. LANDSCAPING:

Overall:

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

Easement and Utility Area Landscaping:

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

No trees shall be planted within 10' of all PSLUSD facilities.

Landscape Buffer Strips:

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

Common Area Landscaping:

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

Single Family:

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

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

Street Trees:

Street trees shall be provided on a basis of one (1) tree per forty (40) linear feet of roadway per

side. Tree spacing can be adjusted as necessary but shall not exceed fifty (50) feet on center. Street trees planted in front of residential lots may be counted towards the canopy tree requirements for the lot. The street trees provided are in excess of the minimum requirement of 1 tree per fifty linear feet. This provides for enough additional trees to compensate for trees counted towards the canopy tree requirements for the lots.

13. CLUBHOUSE/RECREATION:

Permitted Uses:
Pool, Hot Tub, Cabana, Conference Facilities, Health Club, Outdoor Sports Facilities, Tot Lot, Passive Garden Area, Golf Cart Parking Spaces, Racquet Club Facilities, Fire Pits, Outdoor Cooking.

Minimum Building Setbacks:

Front Setback: The minimum front setbacks for amenity centers and clubhouses shall be ten (10) feet.
Side Setback: The minimum side setbacks for amenity centers and clubhouses shall be ten (10) feet.
Rear Setback: The minimum rear setbacks for amenity centers and clubhouses shall be six (6) feet.

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

14. MODEL ROW AND SALES CENTERS:

Model homes and their respective sales centers are permitted within this PUD. If the location of model row is not shown on the Conceptual Master Plan (Exhibit 9a), it may be permitted within the PUD through site plan review and model home applications, without warranting a PUD amendment. Temporary trap fences are permitted in model row. Trap fences are intended to prohibit vehicular access within model row but will allow access to emergency vehicles through an emergency lock.

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

15. ~~FACADES~~ELEVATIONS:

No two same residential elevations ~~facades~~ shall be adjacent to each other on the same side of the street. ~~This applies to residential units. This does not apply to facades~~ A same or similar elevation is permissible across the street.

16. UTILITIES AND PUBLIC WORKS:

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

This PUD will be supplied with water and/or wastewater services by the City of Port St. Lucie Utility Systems Department (PSLUSD) and will abide and comply with all the applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such services.

Pump stations will be designed to serve adjacent parcels to maximize the benefit of the system and minimize maintenance costs to the City.

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

No vegetation with intrusive root systems ~~vegetation~~ shall be placed within ten (10) feet of utilities. All utilities shall be placed underground.

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

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

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

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

No landscaping other than sod grasses may be planted within a five (5)' foot 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 easements shall comply with PSLUSD technical specifications, policies, and codes.

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

EXHIBIT 7a

LEGAL DESCRIPTION

LEGAL DESCRIPTION: VERANO SOUTH P.U.D. NO. 1, - POD B – BOUNDARY SURVEY

A PORTION OF PARCELS 2 AND 3, VERANO MASTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 1, OF SAID VERANO MASTER PLAT; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL AS SHOWN ON SAID VERANO MASTER PLAT, NORTH 43°08'38" WEST, A DISTANCE OF 2,115.98 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 46°51'22" WEST, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 215.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 46°45'56" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°54'33", A DISTANCE OF 337.38 FEET; THENCE SOUTH 46°51'23" WEST, A DISTANCE OF 890.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 835.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°41'15", A DISTANCE OF 141.18 FEET; THENCE SOUTH 56°32'39" WEST, A DISTANCE OF 84.38 FEET; THENCE NORTH 37°48'50" WEST, A DISTANCE OF 356.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°21'04", A DISTANCE OF 49.48 FEET; THENCE NORTH 66°09'53" WEST, A DISTANCE OF 285.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 868.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°18'46", A DISTANCE OF 398.86 FEET; THENCE NORTH 39°51'07" WEST, A DISTANCE OF 330.78 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,165.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°13'28", A DISTANCE OF 350.22 FEET; THENCE NORTH 57°04'34" WEST, A DISTANCE OF 110.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 835.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°42'36", A DISTANCE OF 374.69 FEET; THENCE NORTH 31°21'58" WEST, A DISTANCE OF 134.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 415.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'26", A DISTANCE OF 255.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE

OF 25°48'51", A DISTANCE OF 6.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 198.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°33'12", A DISTANCE OF 185.07 FEET; THENCE SOUTH 85°36'15" WEST, A DISTANCE OF 82.13 FEET; THENCE NORTH 05°34'23" EAST, A DISTANCE OF 369.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 965.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°39'54", A DISTANCE OF 112.26 FEET; THENCE NORTH 77°45'43" WEST, A DISTANCE OF 70.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,035.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 77°45'43" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE AOF 03°46'59", A DISTANCE OF 68.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°29'13", A DISTANCE OF 35.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 615.90 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°51'19", A DISTANCE OF 19.94 FEET; THENCE NORTH 23°03'50" EAST, A DISTANCE OF 92.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°03'50" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°52'58", A DISTANCE OF 16.39 FEET; THENCE NORTH 19°10'52" EAST, A DISTANCE OF 87.57 FEET; THENCE NORTH 37°18'07" EAST, A DISTANCE OF 32.72 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°04'12" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°55'36", A DISTANCE OF 229.68 FEET; THENCE NORTH 46°51'24" EAST, A DISTANCE OF 879.67 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL SOUTH 43°08'38" EAST, A DISTANCE OF 3,637.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 116.060 ACRES, MORE OR LESS.

EXHIBIT 7b

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:

Allison Barra
Print Name: Allison Barra

Vera Russell
Print Name: Vera Russell

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

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

By: _____
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 limited partnership, who is: [X] personally known to me, or [ ] has produced _____ as identification.

(NOTARIAL SEAL)

Janet Kind
My Commission DD289533
Expires February 10, 2008

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

WPB 871636.1

EXHIBIT "A"

PARCEL 1

WESTERN GROVE

TRACT ONE

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

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

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

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

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

COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, 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 aforedescribed 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 aforedescribed 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 aforedescribed Point "A"; thence S 02 degrees 40 minutes 10 seconds E a distance of 4.30 feet to the beginning of a curve concave to the northwest having a radius of 130.00 feet; thence southwesterly along the arc of said curve a distance of 112.33 feet; through an angle of 49 degrees 30 minutes 25 seconds; thence S 46 degrees 50 minutes 15 seconds W a distance of 2041.23 feet to the southwesterly boundary of the parcel first described above and the POINT OF TERMINATION of easement, said easement being bounded on the northeast by the southwesterly right of way line of aforesaid Canal C-24 and on the southwest by the southwesterly boundary of the parcel first described above.

EGAN PARCEL

TRACT 2 GROVE 2:

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

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

EXHIBIT "A"

Parcel 2 (Continued)

described parcel:
Thence continue north 43 degrees 08 minutes 38 seconds West a distance of 1577.34 feet;
thence south 46 degrees 51 minutes 22 seconds west a distance of 63.46 feet:
thence south 17 degrees 05 minutes 14 seconds east a distance of 421.43 feet;
thence south 01 degrees 49 minutes 23 seconds West a distance of 1037.87 feet;
thence south 24 degrees 54 minutes 09 seconds east a distance of 60.06 feet;
thence north 60 degrees 24 minutes 31 seconds east a distance of 793.61 feet;
thence south 89 degrees 08 minutes 58 seconds east a distance of 318.77 feet to the point of beginning.

EASEMENT NO. 1:

An easement for ingress and egress 30.00 feet in width lying 15 feet each side of the centerline in Township 36 South, Range 39 East and Township 37 South, Range 39 East the centerline of which being described as follows:

Beginning at a point on a Westerly prolongation of the centerline of Gatlin Boulevard as shown on Florida Department of Transportation right-of-way maps for State Road 9 (I-95) Section 94001-2412, dated 6/22/77, with last revision of 9/11/79, said point being 15 feet westerly of the west toe of spoil lying west of the "Borrow Canal"; thence northerly, 15 feet westerly of, as measured at right angles, and parallel with said west toe of spoil of the "Borrow Canal"; thence easterly, northeasterly, northerly and northwesterly, 15 feet distance from, as measured at right angles and parallel with the said toe of spoil of the "Borrow Canal" to a point 15 feet southerly of, as measured at right angles, the south toe of spoil south of the Canal South of the north line of Section 10, Township 37 South, Range 39 East; thence Westerly parallel with the said south toe of spoil to the intersection with a line 15 feet westerly of, as measured at right angles, the West toe of spoil lying West of a Canal west of the east line of Section 4, Township 37 South, Range 39 East; thence Northerly parallel with the said west toe of spoil of said Canal and the Northerly prolongation thereof to the Southeasterly boundary of "Grove 2".

EASEMENT NO. 2:

An easement for ingress and egress 30.00 feet in width lying in Township 36 South, Range 39 East and Township 37 South, Range 39 East being bounded as follows:
On the northeast by the ingress and egress easement from Gatlin Boulevard to said "Grove 2"; on the Northwest by the southerly toe of slope of the spoil bank south of the "O.L. Peacock Canal"; on the southwest by the 20.00 feet wide ingress and egress easement from "Grove 1", to "Grove 3', on the southeast by a line 30.00 feet southeasterly of, as measured at right angles, and parallel with the 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.

EXHIBIT "A"

PARCEL 5

RECORDED MONTAGE PLAT

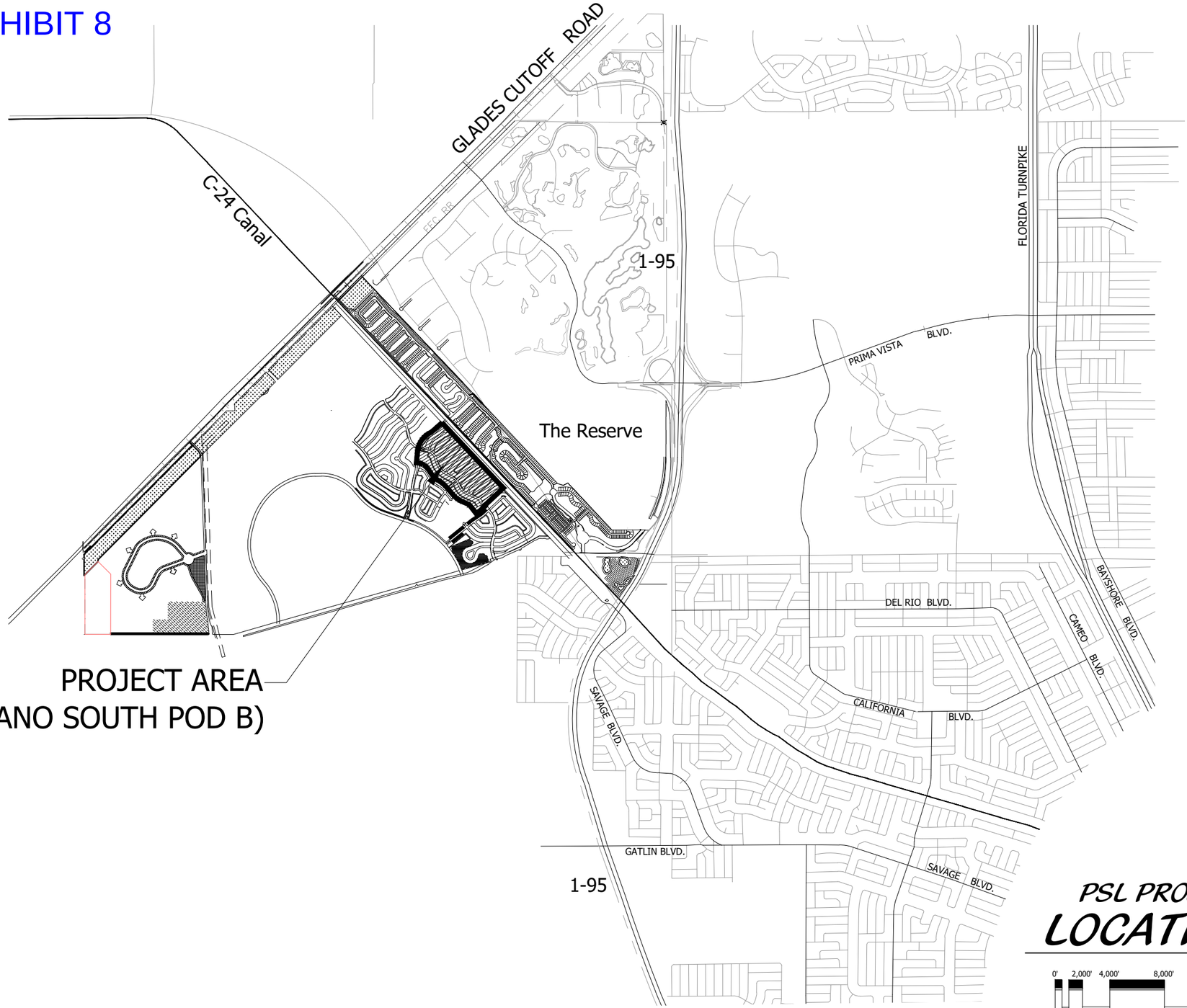
All of the Plat of Montage PUD No. 1, according to the Plat thereof as recorded in Plat Book 49, Page 23, Public Records of St. Lucie County, Florida, LESS AND EXCEPT the Commercial Tract.

EXHIBIT 8

LOCATION MAP

Go to Next Page

EXHIBIT 8



PSL PROJ# P19-202

LOCATION MAP

0' 2,000' 4,000' 8,000' 12,000' 16,000'

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

North

Cotleur & Hearing
Landscape Architects
Land Planners
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Lic# LC-C000239

VERANO SOUTH POD B

Kolter Homes

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0202
DATE	06-16-17
REVISIONS	10-10-19

October 18, 2019 1:34:37 p.m.
Drawings\17-0202 CONCEPTUAL MASTER PLAN B_10-09-19.DWG

SHEET 1 OF 1

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EXHIBIT 9a

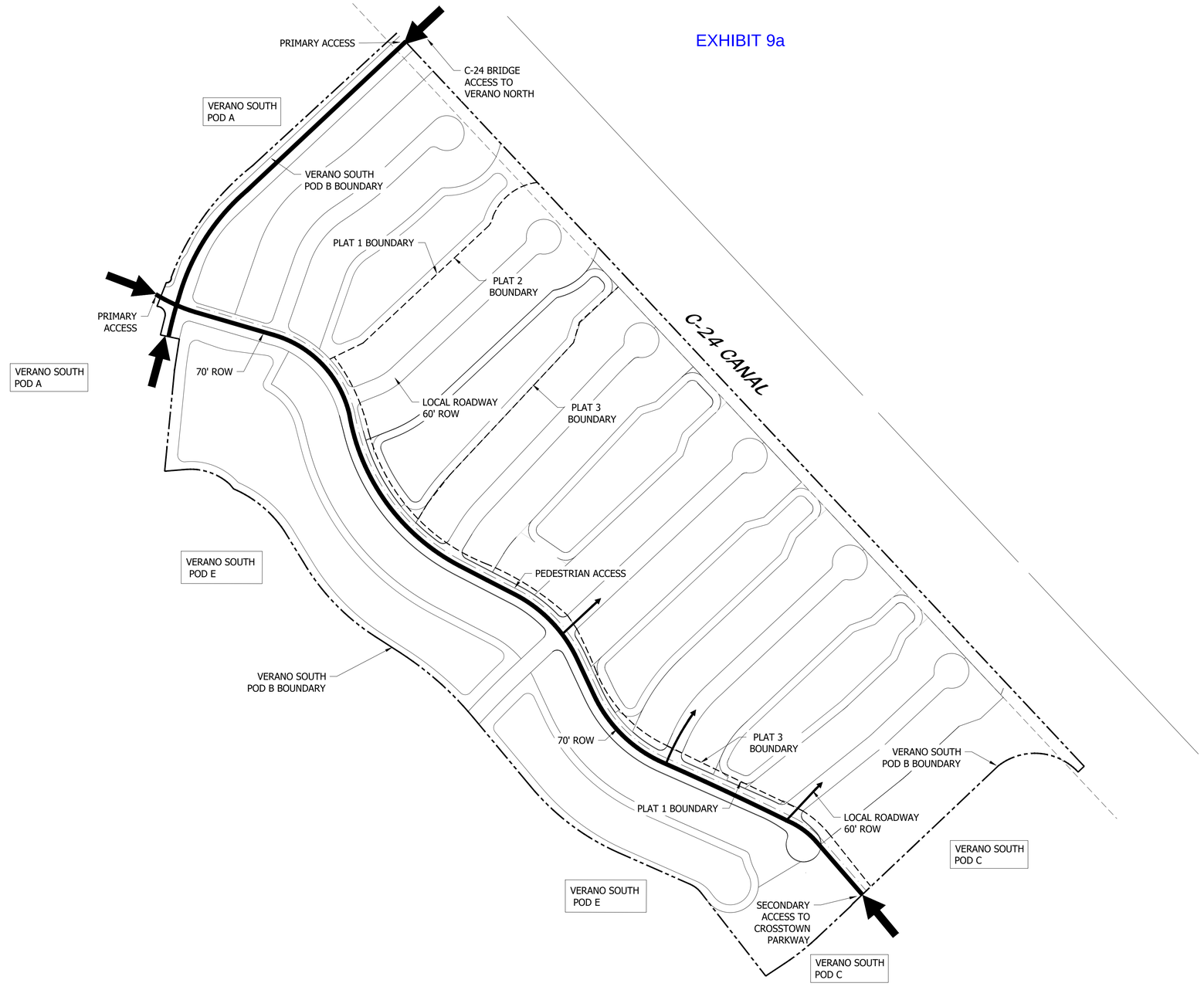
P.U.D. CONCEPTUAL MASTER PLAN

Go to Next Page

EXHIBIT 9a

LEGEND

- FUTURE VERANO PUD B BOUNDARY
- PEDESTRIAN ACCESS
- PLAT BOUNDARY
- TRACT BOUNDARY
- INGRESS/ EGRESS TO PUD/SITE



Notes:

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

PSL PROJ# P19-202

POD B PUD 1

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

Scale: 1" = 200'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
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VERANO SOUTH POD B

Kolter Homes
Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0202
DATE	06-16-17
REVISIONS	10-10-19

October 18, 2019 1:34:37 p.m.
Drawing:17-0201 CONCEPTUAL MASTER PLAN B_10-09-19.DWG

SHEET 1 OF 1

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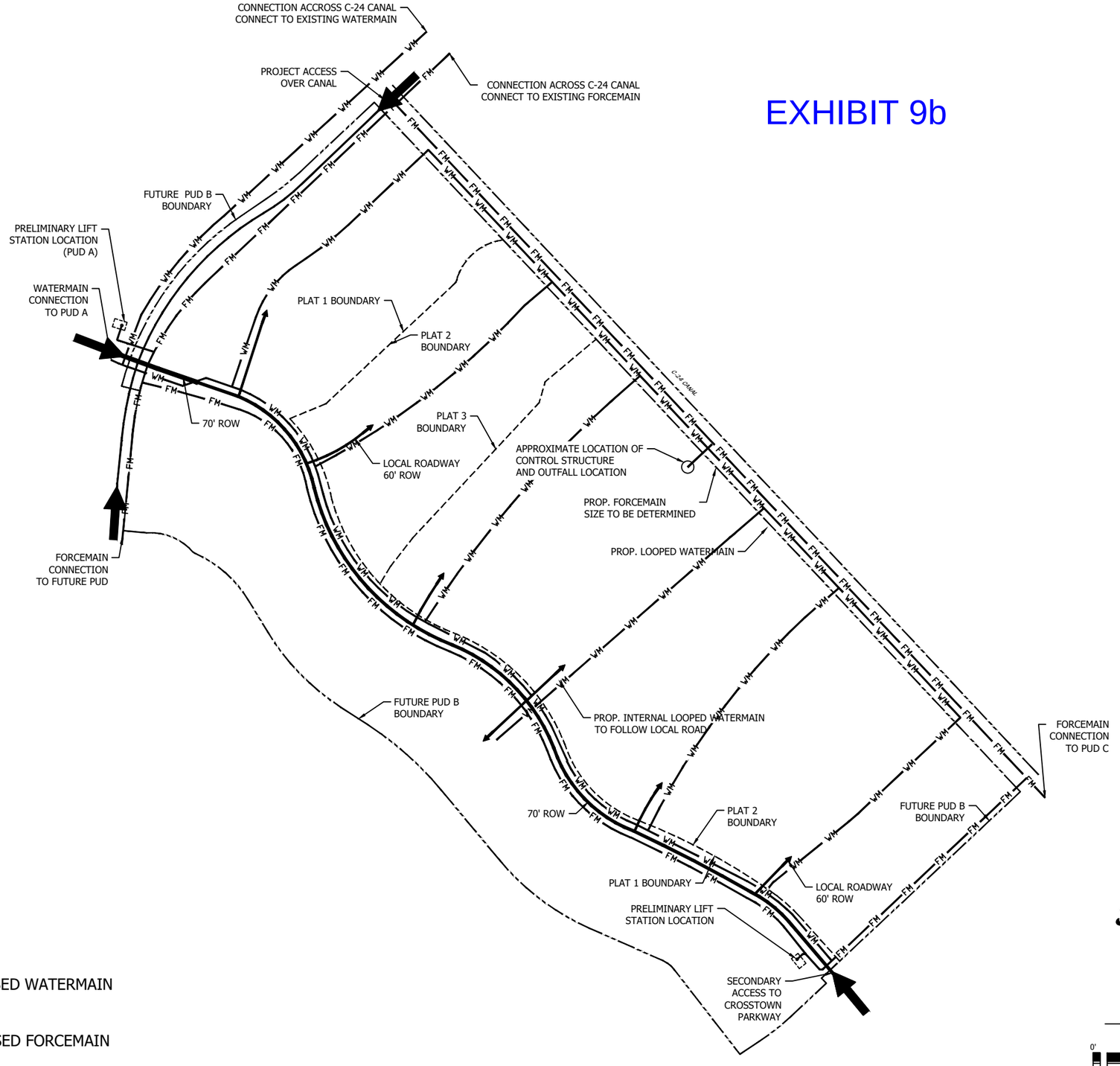
EXHIBIT 9b.

P.U.D. CONCEPTUAL WATER AND SEWER MASTER PLAN

Go to Next Page

EXHIBIT 9b



LEGEND

WM WM WM — PROPOSED WATERMAIN

FM FM FM — PROPOSED FORCEMAIN

PSL PROJ# P19-202

CONCEPTUAL WATER AND SEWER MASTER PLAN

PUD B

0' 125' 250' 500' 750'

Scale: 1" = 250'-0"

North

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VERANO C-24 SOUTH

Kolter Homes
Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	06-16-17
REVISIONS	10-18-19

October 18, 2019 11:32:04 a.m.
DWG: F:\JOBS\06-MASTER-UTILITY-B_10-18-19.DWG

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EXHIBIT 10

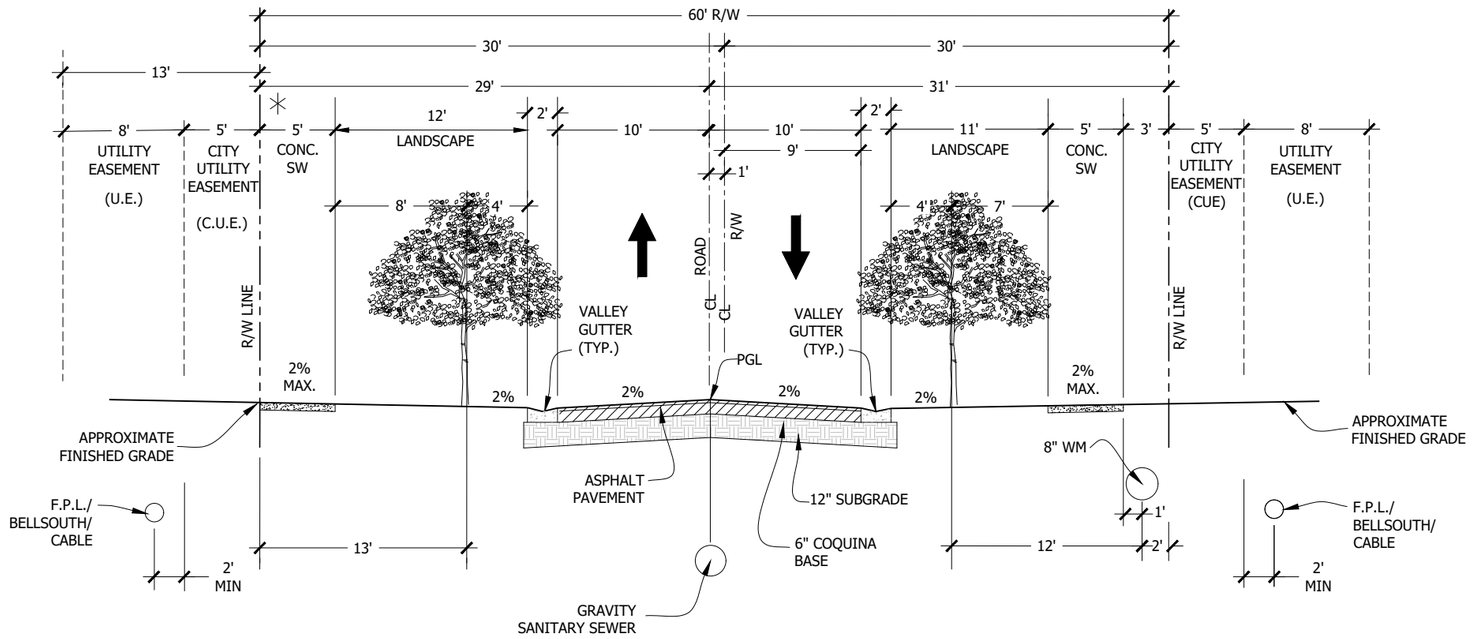
TYPICAL RIGHT-OF-WAY SECTIONS

Go to Next Page

EXHIBIT 10

LEGEND

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



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

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

PSL PROJ# P19-202

TYPICAL 60' ROW POD B

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

North

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www.cotleurhearing.com
Lic# LC-C000239

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

DESIGNED DTS
DRAWN LH
APPROVED DTS
JOB NUMBER 17-0202
DATE 06-16-17
REVISIONS 10-10-19

October 18, 2019 1:34:37 p.m.
Drawing: 17-0201 CONCEPTUAL MASTER PLAN B_10-09-19.DWG

SHEET 1 OF 1

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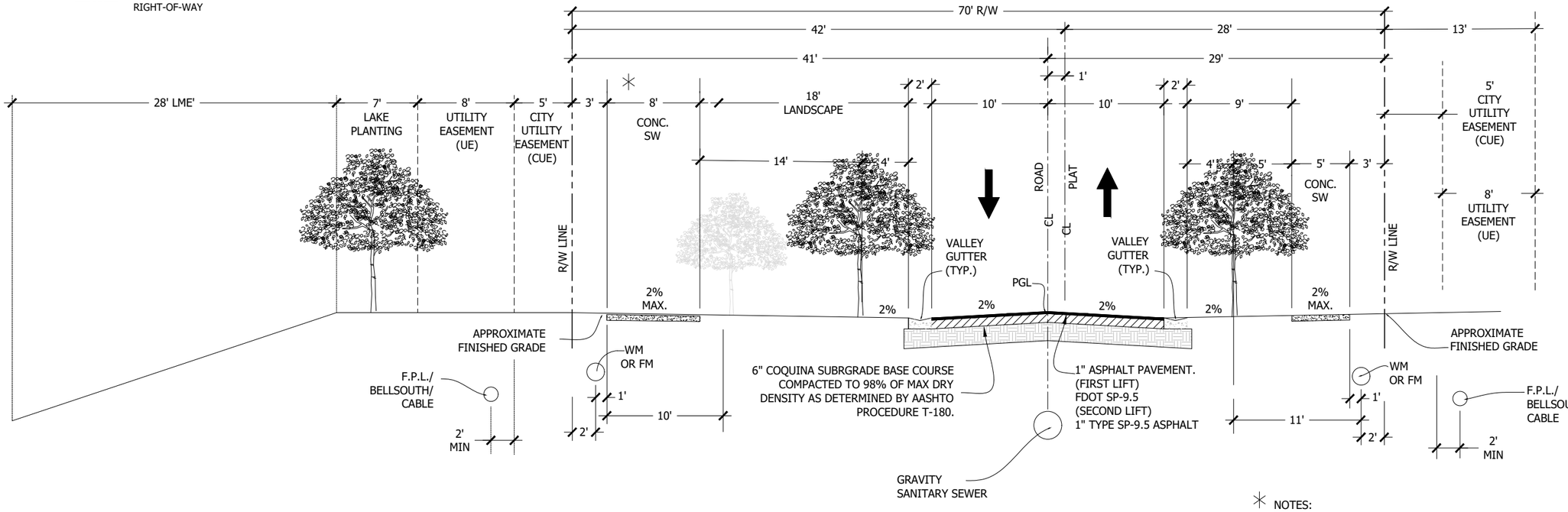
LEGEND

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



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

✳ NOTES:

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

MEANDERING SIDEWALK LOCATION MAY VARY WITHIN LANDSCAPE STRIP FROM THAT SHOWN ON SECTION.

PSL PROJ# P19-202

TYPICAL 70' ROW POD B

Scale: 1" = 10'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

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

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0202
DATE	06-16-17
REVISIONS	10-10-19

October 18, 2019 1:34:37 p.m.
Drawings:17-0201 CONCEPTUAL MASTER PLAN B_10-09-19.DWG

SHEET 1 OF 1

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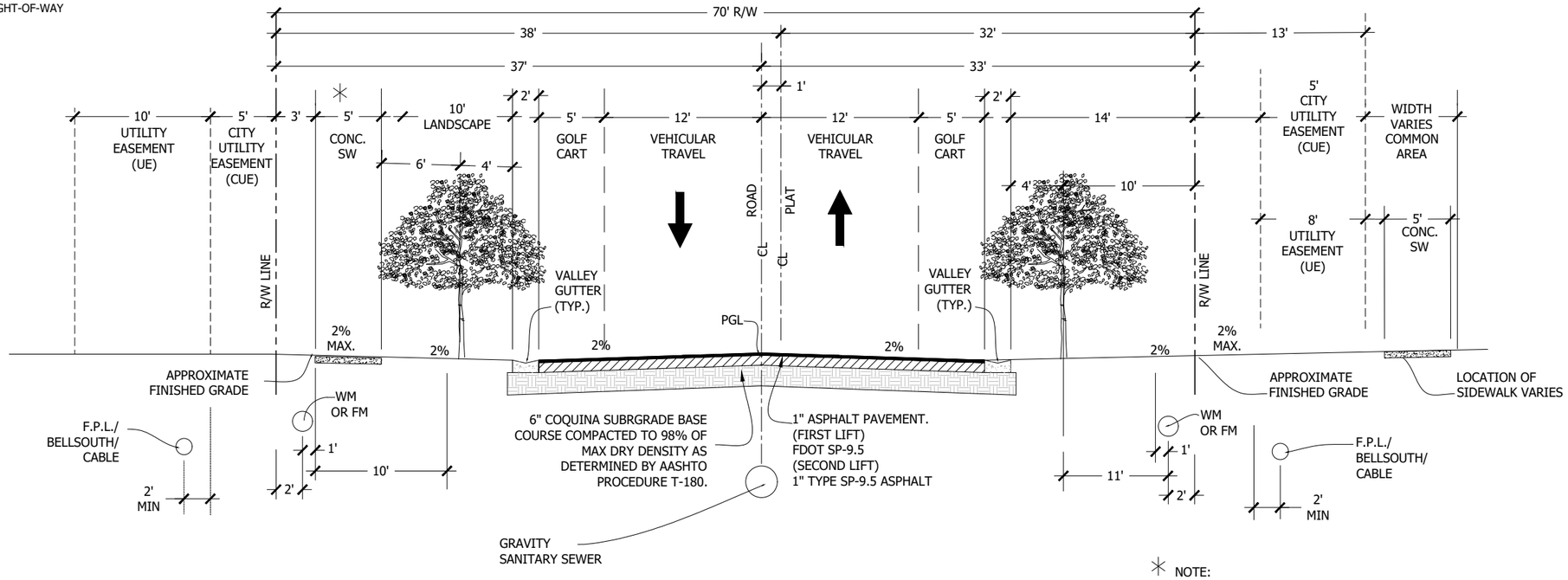
LEGEND

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



70' RIGHT-OF-WAY
APPIAN WAY SECTION

POSTED SPEED 25 MPH

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

PSL PROJ# P19-202

TYPICAL 70' ROW APPIAN WAY POD B

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

North

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SHEET 1 OF 1

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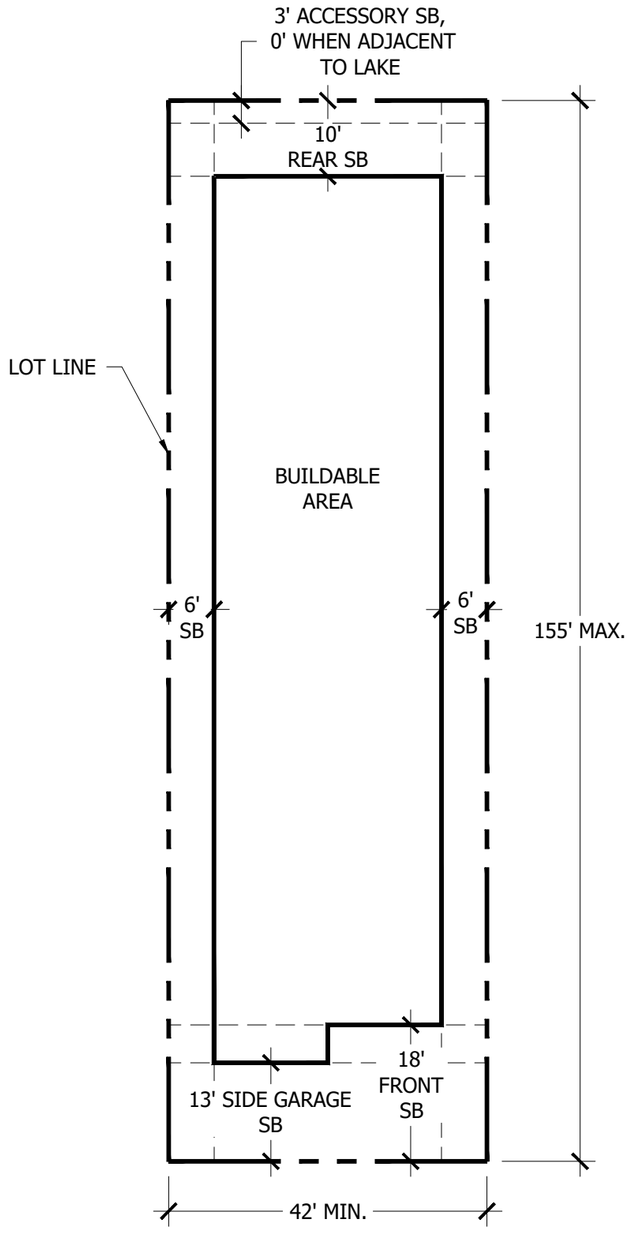
EXHIBIT 11

TYPICAL LOTS

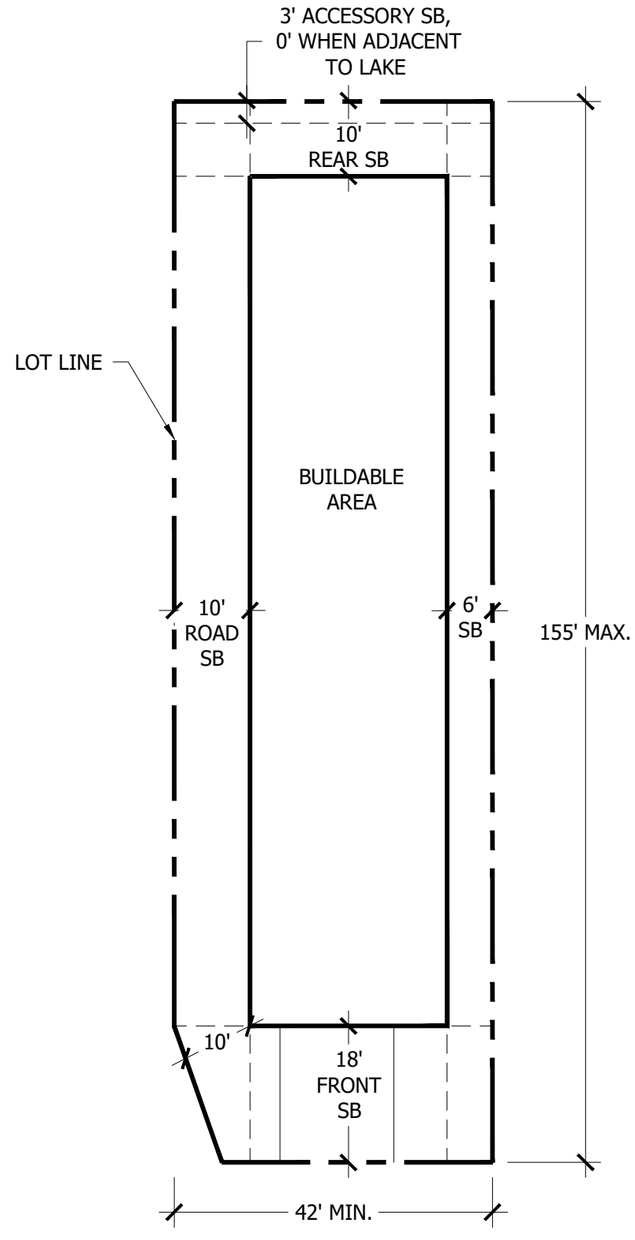
Go to Next Page

EXHIBIT 11

INTERNAL LOT



CORNER LOT



Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

IF ADJACENT TO AN OPEN SPACE TRACT 5' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 6'.

PSL PROJ# P19-202

42' TYPICAL LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

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www.cotleurhearing.com
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VERANO SOUTH POD B
Kolter Homes
Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
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Drawing: 17-0202 CONCEPTUAL MASTER PLAN B_10-09-19.DWG

SHEET 1 OF 1

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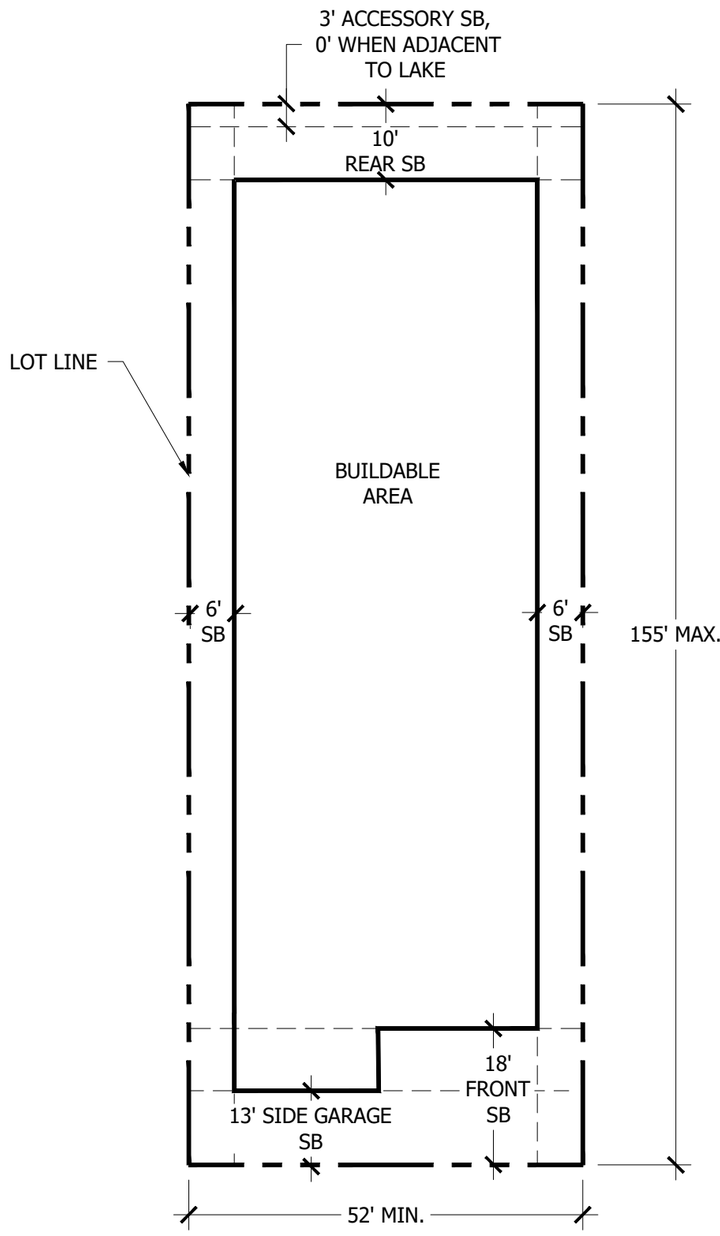
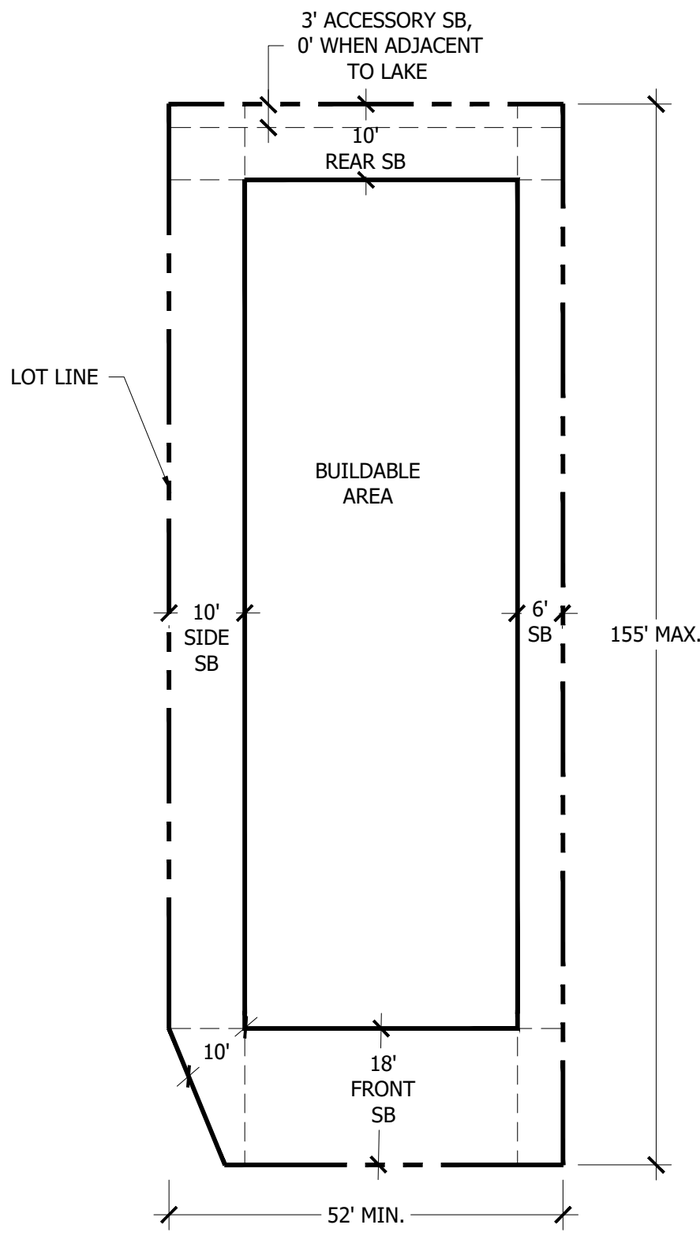
INTERNAL LOT



CORNER LOT



Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

IF ADJACENT TO AN OPEN SPACE TRACT 5' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 6'.

PSL PROJ# P19-202

52' TYPICAL LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

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Port St. Lucie, Florida

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October 18, 2019 1:34:37 p.m.

SHEET 1 OF 1

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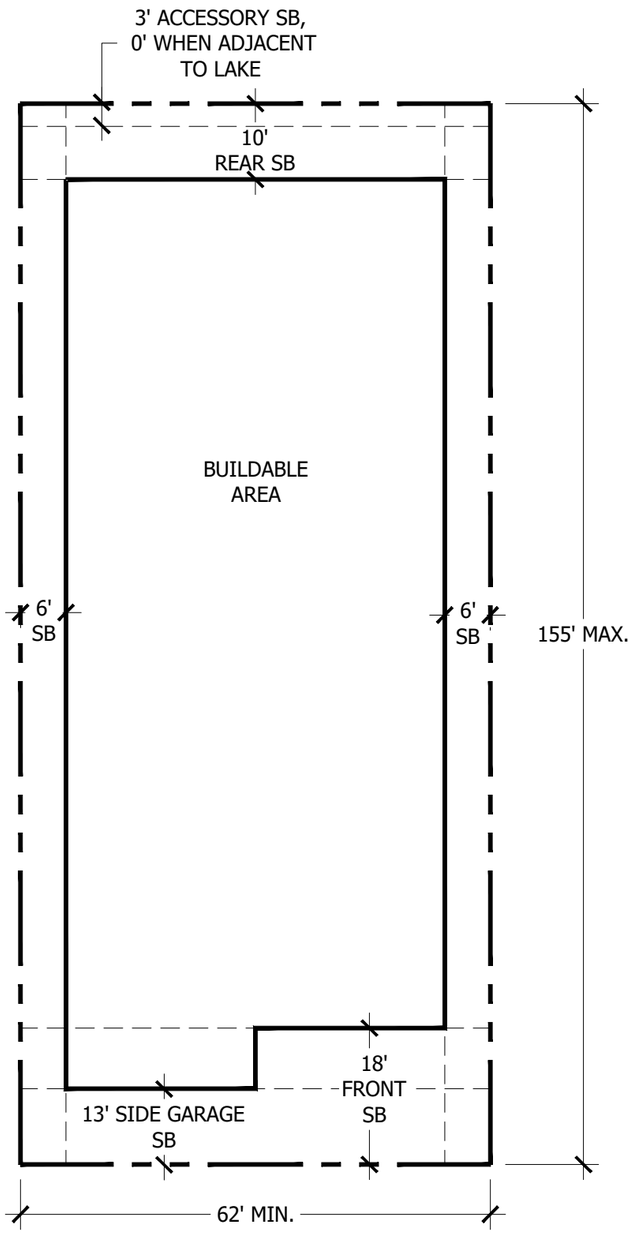
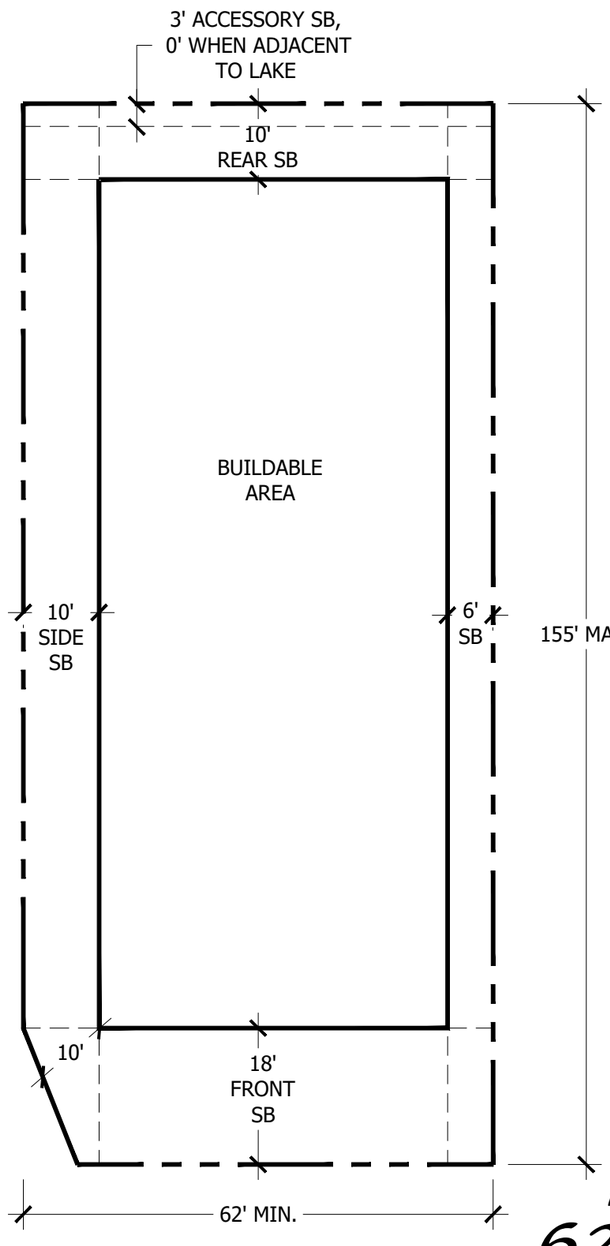
INTERNAL LOT



CORNER LOT



Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

IF ADJACENT TO AN OPEN SPACE TRACT 5' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 6'.

PSL PROJ# P19-202

62' TYPICAL LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

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SHEET 1 OF 1

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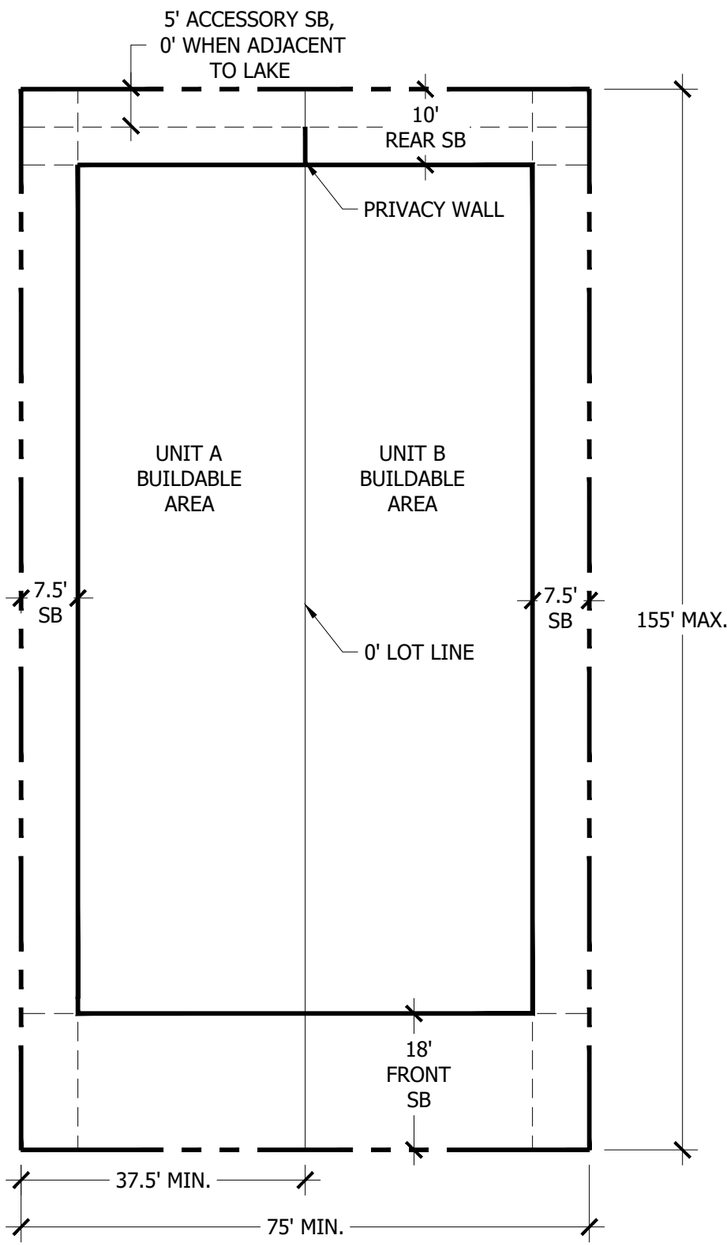
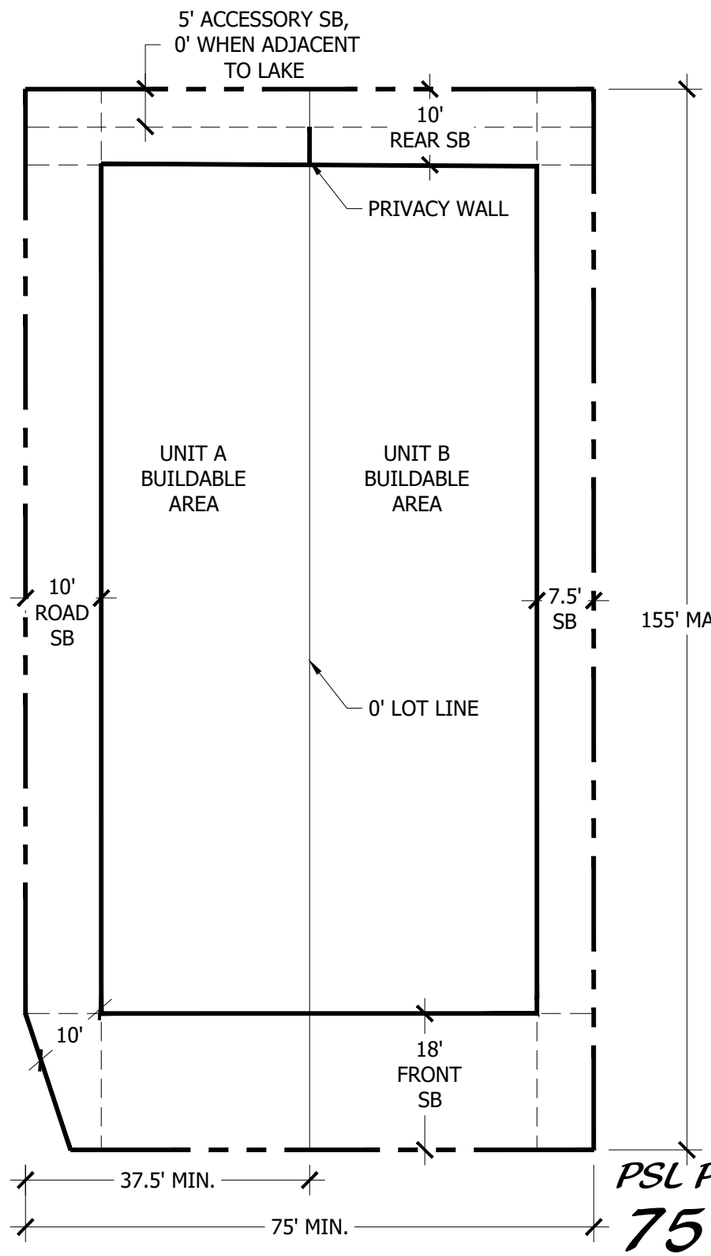
INTERNAL LOT



CORNER LOT



IF ADJACENT TO AN OPEN SPACE TRACT 5' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 6'.

Notes:

1.REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

2. THERE WILL BE A 15' SEPARATION BETWEEN BUILDINGS

PSL PROJ# P19-202

75' TYPICAL VILLA LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

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Land Planners
Environmental Consultants
1934 Commerce Lane
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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VERANO SOUTH POD B

Kolter Homes

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0202
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SHEET 1 OF 1

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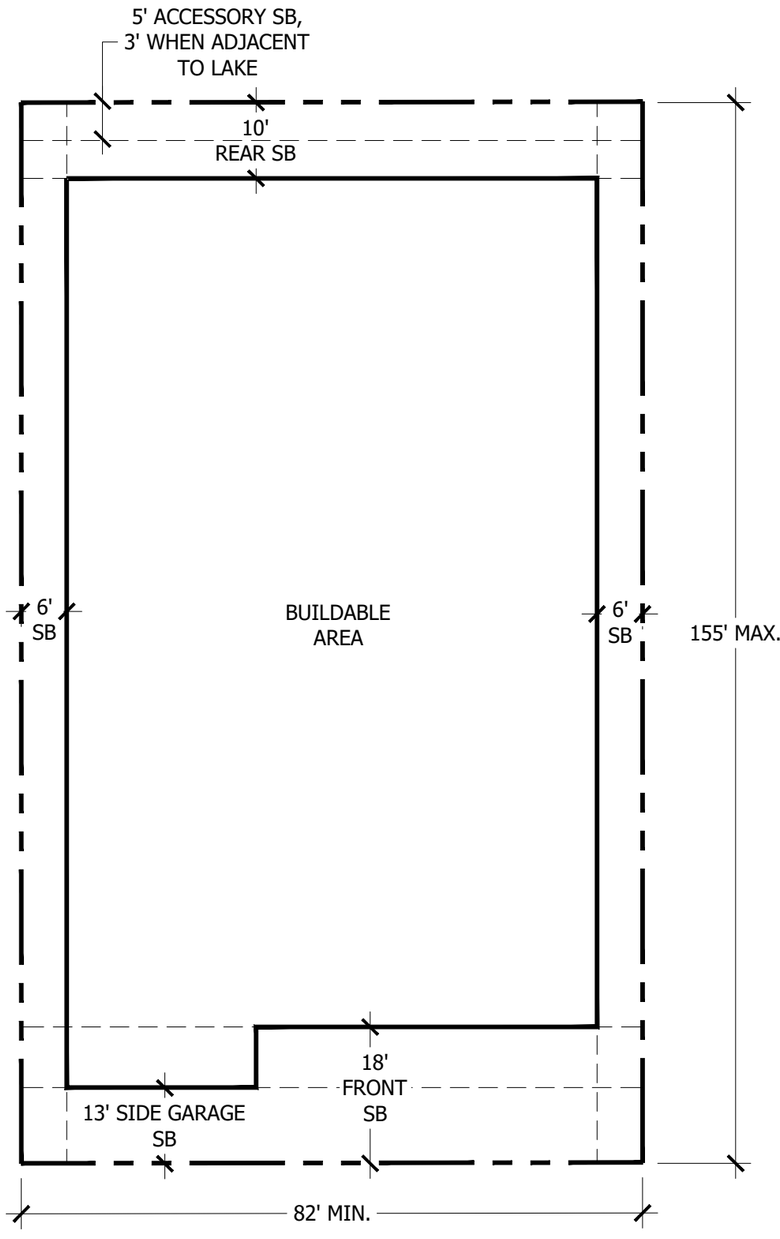
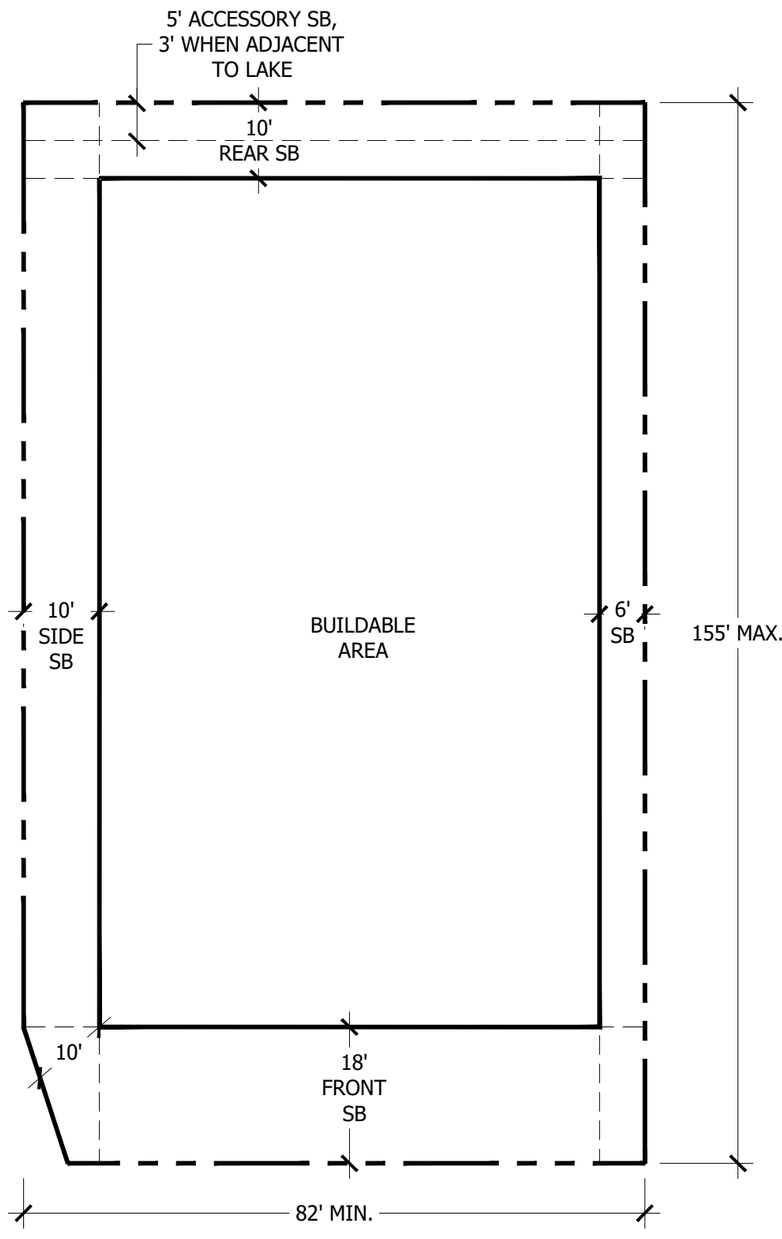
INTERNAL LOT



CORNER LOT



IF ADJACENT TO AN OPEN SPACE TRACT 5' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 6'.

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

PSL PROJ# P19-202

82' TYPICAL LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

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SHEET 1 OF 1

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EXHIBIT 12

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

Shaun G. MacKenzie LICENSE No. 61751 STATE OF FLORIDA PROFESSIONAL ENGINEER

To: City of Port St. Lucie Planning Department

From: Shaun G. MacKenzie, P.E.

Date: March 14, 2017

Re: Verano Planned Unit Development (PUD B)
Traffic Statement

Shaun G. MacKenzie
Florida P.E. 61751
CA#29013
3/14/17

This traffic Statement was prepared for the proposed masterplan, Verano C-24 South, within the approved Verano Development of Regional Impact (DRI) and constitutes a portion of the DRI's second phase (Phase II).

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

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

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

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

EXHIBIT 13

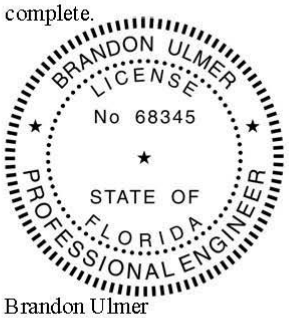
THOMAS ENGINEERING GROUP
125 W. INDIANTOWN RD., STE. 206
JUPITER, FL 33458
P: 561-203-7503
F: 561-203-7721

DRAINAGE STATEMENT FOR
PUD 1
March 15, 2017

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

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

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



Brandon Ulmer
Florida P.E. License # 68345

P23-204 Verano South-POD B PUD 1 Amendment #1

TYPE	STATUS	BUILDING TYPE
PA	CUSTOMER RESPONSED	

ASSIGNED TO

Daniel Robinson; Clyde Cuffy; Public Works Engineering; Ivan Betancourt; Bret Kaiser

ADDRESS

1 SW Lunata Way

SECTION	BLOCK	LOT
	VeranoSouth	POD "B"

LEGAL DESCRIPTION

Verano POD B PUD

SITE LOCATION

West of C-24 Canal and South of Appian Way

PARCEL #

3333-506-0024-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
116		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Revision to PUD to reduce approved units in POD B

Primary Contact Email

dsorrow@cotleur-hearing.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Daniel	Sorrow

Business Name

Cotleur & Hearing

ADDRESS

1934 Commerce Lane

CITY	STATE	ZIP
Jupiter	FL	33458

EMAIL	PHONE
dsorrow@cotleur-hearing.com	5618008426

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Daniel	Sorrow

ADDRESS

1934 Commerce Lane

CITY	STATE	ZIP

Jupiter	FL		33458
EMAIL		**PHONE**	
dsorrow@cotleur-hearing.com		5618008426	
PROJECT ARCHITECT/ENGINEER			
FIRST NAME		**LAST NAME**	
Business Name			
ADDRESS			
CITY	**STATE**		**ZIP**
EMAIL		**PHONE**	
PROPERTY OWNER			
Business Name			
Cotleur & Hearing			
ADDRESS			
1934 Commerce Lane			
CITY	**STATE**		**ZIP**
Jupiter	FL		33458
EMAIL		**PHONE**	
dsorrow@cotleur-hearing.com		(561) 800-8426	
FINAL PERMIT INSPECTION REQUIRED BY:			

Verano South Pod B

Planned Unit Development Amendment No. 2

(P23-204)

Planning and Zoning Meeting

December 5, 2023

Overview:

Owner – Verano Development, LLC

Applicant – Cotleur & Hearing / Daniel Sorrow

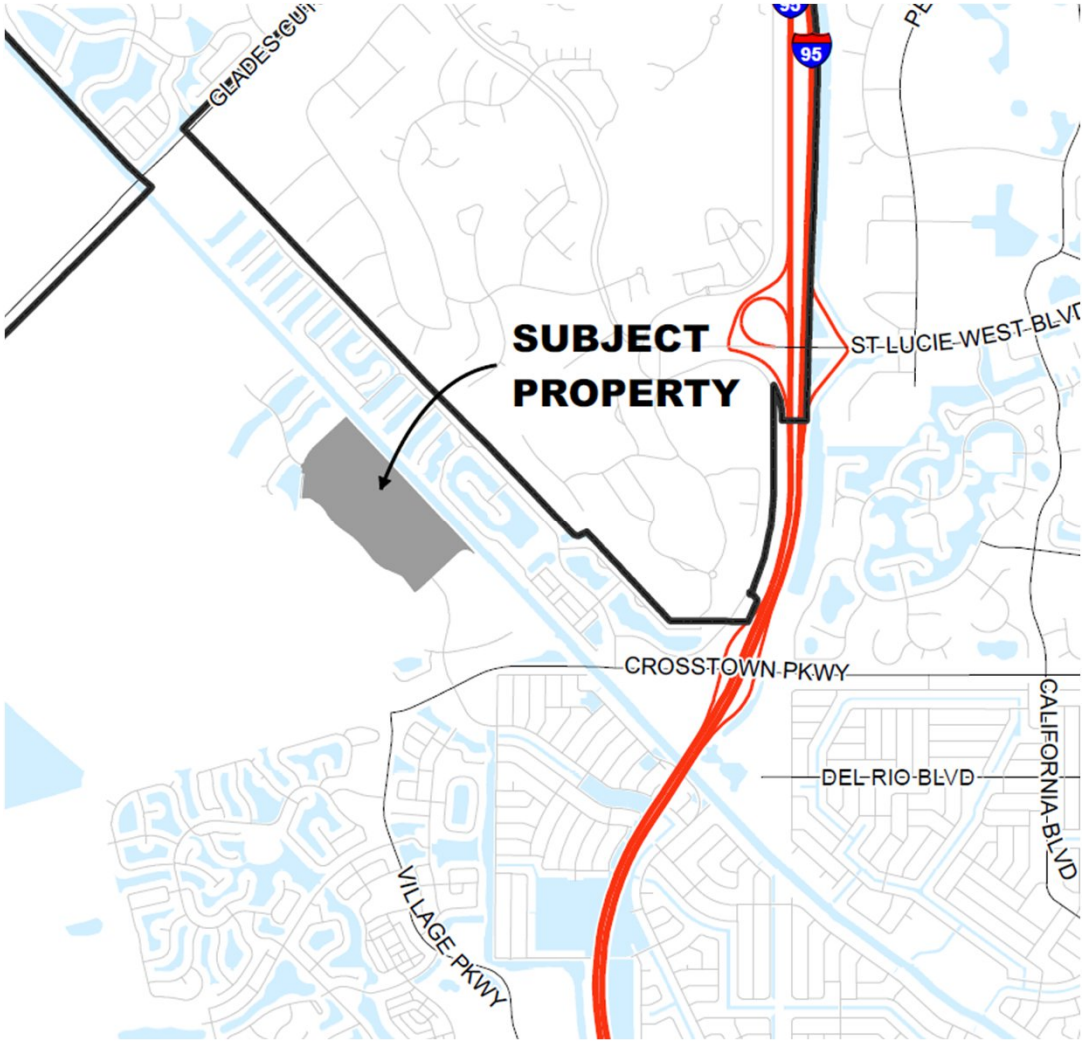
This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD B PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

PUD	Current No. of permitted Units	Proposed Maximum Units
Verano PUD 1	1200	1037
Verano South POD A	350	276
Verano South POD B	260	245
Verano South POD C	450	429
Verano South POD E	317	215
Total number of units lessened = 375		

- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.

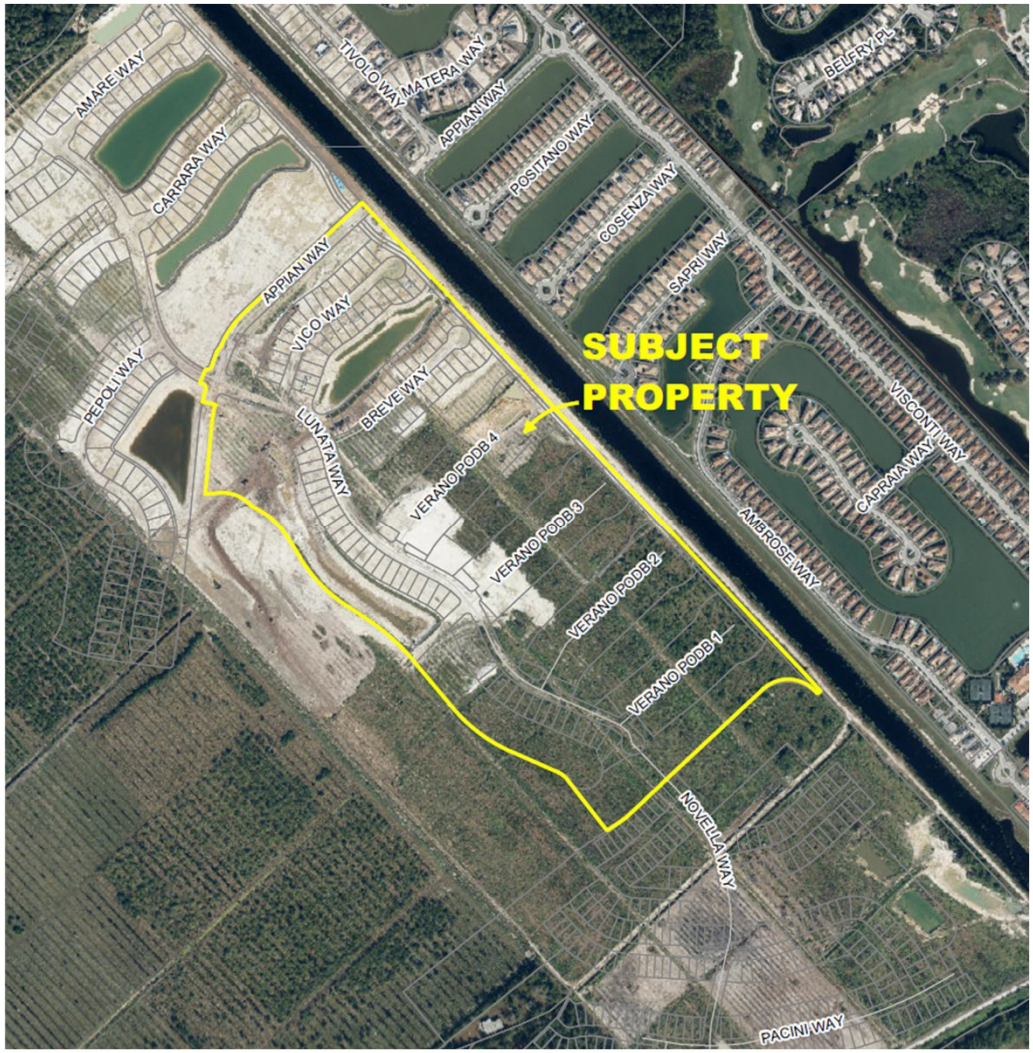
- DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.

- This proposed PUD application proposes a maximum of 245 units on 116.23 acres, or 2.11 dwelling units per acre.



LOCATION MAP

CityofPSL.com



AERIAL

CityofPSL.com

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- As per Comprehensive Plan Policy 1.1.4.10 RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed. The maximum density proposed for Verano South POD B is 2.11 dwelling units per acre, or 245 dwelling units.

Recommendation:

The Site Plan Review Committee recommended approval at their meeting of November 21, 2023.

"A City for All Ages"

Agenda Summary

2023-1163

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.h

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-205 Verano South POD C PUD 1 Amendment #2 - PUD Amendment

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.
Submitted By: Daniel Robinson, Planner III

Executive Summary: This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD C PUD 1 reducing the permitted number of dwelling units.

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Board make a recommendation to approve the ordinance as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend the approval of the ordinance.
2. Move that the Board not recommend approval and provide explanation.

Background: The Verano DRI is permitted to provide 7,200 number of dwelling units maximum. This PUD currently permits 450 units. The amount of lots platted equal only 429. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Issues/Analysis: N/A

Special Consideration: N/A

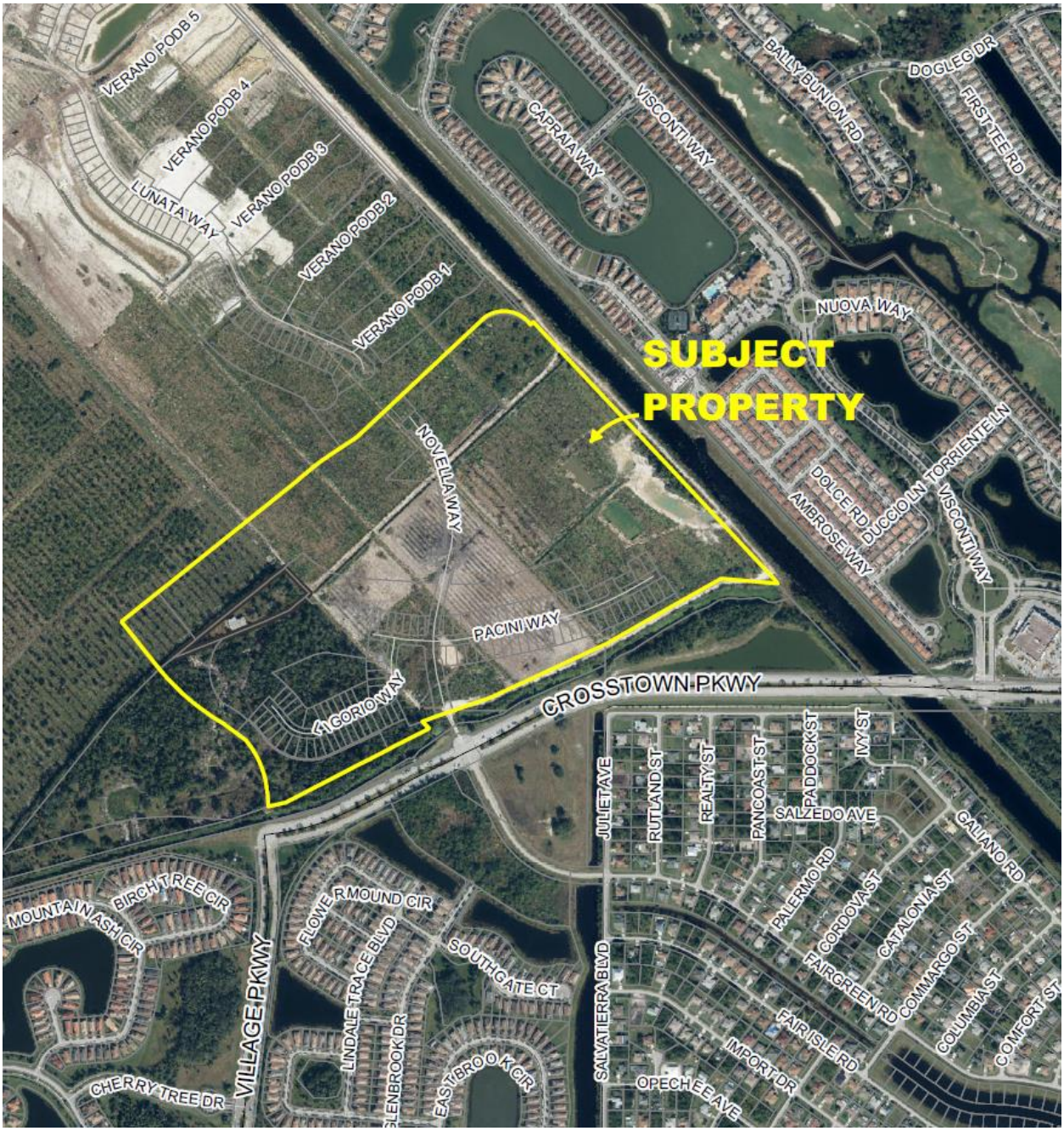
Location of Project: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway

Attachments:

- Staff report
- Exhibit A (PUD Document)

- Application
- Staff presentation

Verano South Pod C PUD 1 Amendment #2
Planned Unit Development Amendment
P23-205



Location Aerial Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document for Verano South Pod C.
Applicant:	Cotleur & Hearing / Daniel Sorrow
Property Owner:	Verano Development, LLC
Location:	This property is located within the Verano DRI (Development of Regional Impact), and is south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is the second amendment to the Verano South Pod C PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD C PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

PUD	*Current No. of permitted Units*	*Proposed Maximum Units*
Verano PUD 1	*1200*	*1037*
Verano South POD A	*350*	*276*
Verano South POD B	*260*	*245*
Verano South POD C	*450*	*429*
Verano South POD E	*317*	*215*
Total reduction in permitted number of units = 375		

Previous PUD Requirement: This PUD currently permits 450 units. The amount of lots platted equal 429. The applicant is reducing the maximum number of units in this POD to match what is platted in order to transfer the extra units to future PUDs.

Analysis: The update is to allow for future PUDs within the Verano DRI to unitize the full permitted amount of dwelling units permits as per the approved Development Order. The availability of use of the 375 units elsewhere in the DRI allows the development to be built out to it's full potential and maximum permitted units.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

P17-035 - Verano South Pod C PUD
P19-020 - Verano South Pod C PUD Amendment No. 1

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

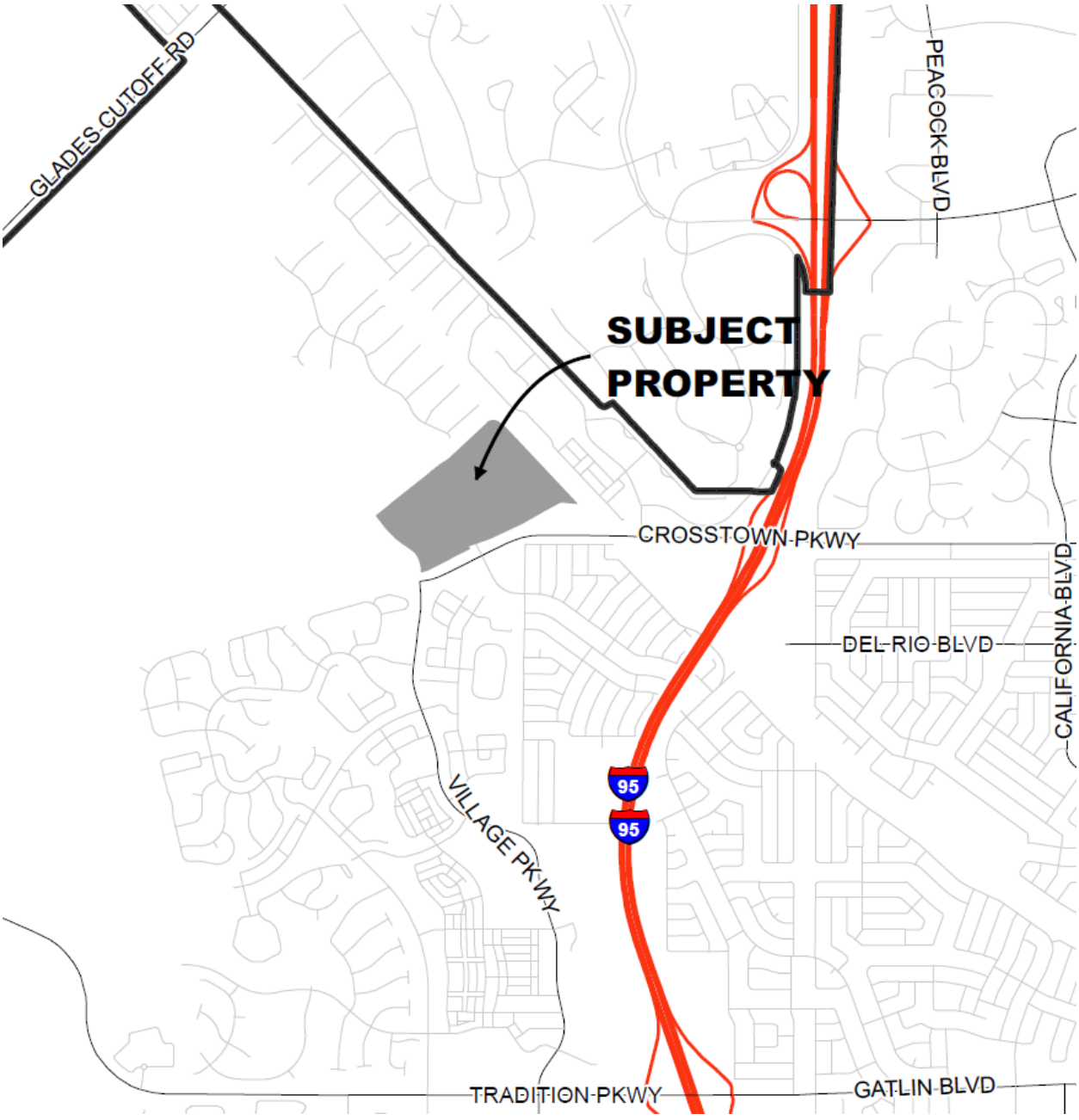
Location and Site Information

Parcel Number:	N/A
Property Size:	125.75 acres
Legal Description:	A parcel of land lying within Sections 28, 29, 31, 32, 33, and 34 Township 36 South, Range 39 East and Sections 5 & 6, Township 37 South, Range 39 East.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano South Pod A Planned Unit Development)
Existing Use:	Verano Development
Proposed Use:	Residential development

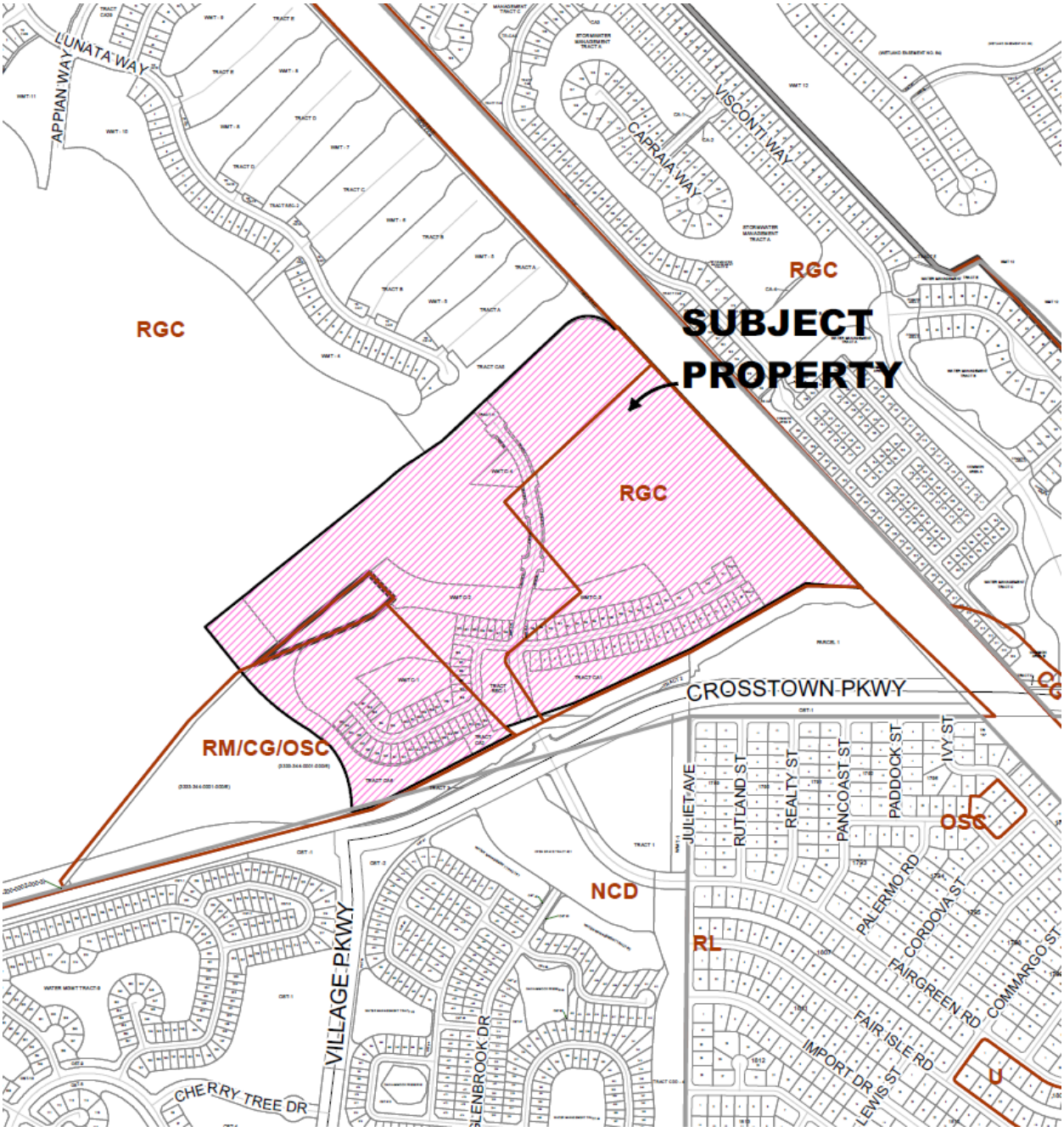
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	PUD	Verano Development
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

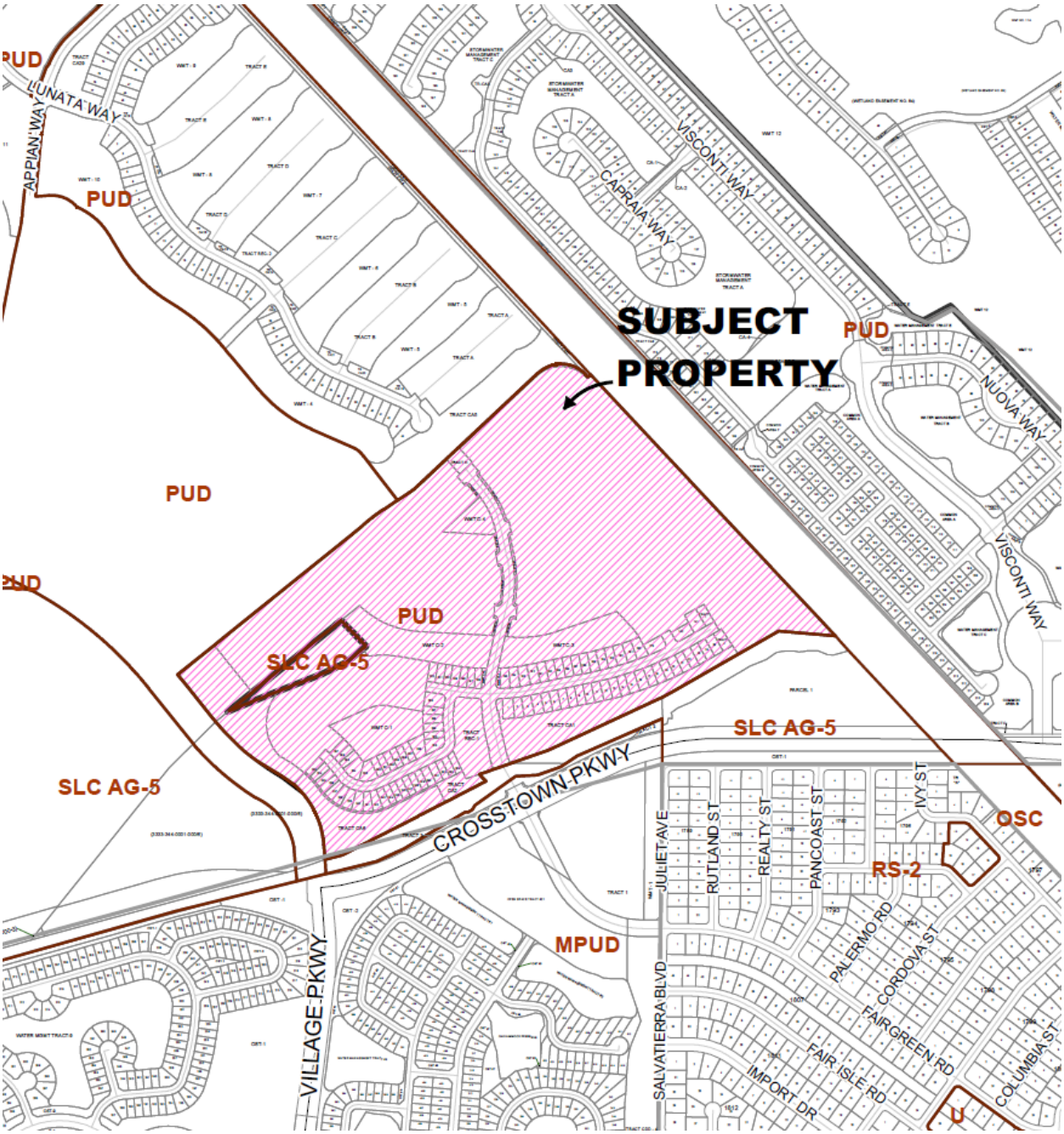
RGC, Residential Golf Club – PUD, Planned Unit Development



Location Map



Future Land Use Map


SUBJECT PROPERTY
PUD
PUD
PUD
PUD
PUD
SLC AG-5
SLC AG-5
SLC AG-5
MPUD
RS-2
OSC
LUNATA WAY
APPIAN WAY
VISCONTI WAY
CAPRAIA WAY
NUOVA WAY
VISCONTI WAY
CROSSTOWN PKWY
VILLAGE PKWY
JULIET AVE
RUTLAND ST
REALTY ST
PANCOAST ST
IVY ST
PALERMO RD
CORDOVA ST
FAIRGREEN RD
FAIR ISLE RD
IMPORT DR
SALVATIERRA BLVD
COLUMBIA ST

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10)

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows a maximum density of 5 dwelling units per acre. The projected density for Verano South Pod A PUD is 3.51 dwelling units per acre which allows a maximum of 429 units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

Planning and Zoning Board Action Options:

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

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

EXHIBIT A

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

PLANNED UNIT DEVELOPMENT APPLICATION

Verano South Pod C PUD 1

(FKA PGA Village/Montage)

PGA VILLAGE VERANO

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

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

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

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

Verano Pod C PUD 1

Amendment Number ~~1~~ 2

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

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

- To reduce number of units

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

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

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LIST OF EXHIBITS

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Exhibit 2 P.U.D. Application Checklist

Exhibit 3 Letter of Authorization

Exhibit 4 Binding P.U.D. Agreement

Exhibit 5 Site Information

Exhibit 6 Proposed Development Uses/Standards

Exhibit 7a Legal Description

Exhibit 7b Warranty Deeds

Exhibit 8 Location Map

Exhibit 9a P.U.D. Conceptual Master Plan

Exhibit 9b P.U.D. Conceptual Water and Sewer Master Plan

Exhibit 10 Road Sections

Exhibit 11 Typical Lots

Exhibit 12 Traffic Statement

Exhibit 13 Drainage Statement

INTRODUCTION

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

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

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

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

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

EXHIBIT 1

PUD REZONING APPLICATION

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

FOR OFFICE USE ONLY

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

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

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

PROPERTY OWNER:

Name: KLP Crosstown LLC

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

Telephone No. _____ FAX No. _____

AGENT OF OWNER (if any)

Name: Daniel T. Sorrow (Cotleur & Hearing)

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

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

PROPERTY INFORMATION

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

Parcel I.D. Number: See attached.

Current Zoning: PUD

Proposed Zoning: PUD

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

Reason for rezoning request:
See attached cover letter.

Signature of Owner | DANIEL T. SORROW Hand Print Name | 2.19.19 Date

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

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

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

PUD REZONING APPLICATION

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

FOR OFFICE USE ONLY

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

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

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

PROPERTY OWNER:

Name: Crosstown Commons Community Association, Inc

Address: 14205 Riveredge Dr, Suite 175, Tampa, FL 33637

Telephone No. _____ FAX No. _____

AGENT OF OWNER (if any)

Name: Daniel T. Sorrow (Cotleur & Hearing)

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

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

PROPERTY INFORMATION

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

Parcel I.D. Number: See attached.

Current Zoning: PUD

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Signature of Owner | DANIEL T. SORROW Hand Print Name | 2.19.19 Date

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

EXHIBIT 2

P.U.D. APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 4.

2. The Conceptual Plan for Verano South Pod C PUD 1 is enclosed as Exhibit 9 ~~8~~ of this submittal package.

3. Please see Exhibit 6 for the proposed Development Uses / Standards established for this Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibit 6 and Exhibit 11.

4. This community is part of the approved Verano D.R.I.

EXHIBIT 3

LETTER OF AUTHORIZATION

February 19, 2019

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

Re: Letter of Authorization

To Whom It May Concern:

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

CROSSTOWN COMMONS COMMUNITY ASSOCIATION, INC.
A Florida corporation

By:_____ Date: FEBRUARY 19, 2019
James P. Harvey
President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

_____
Notary Public

Notary Public State of Florida
Bryon T LoPreste
My Commission FF 943080
Expires 01/27/2020

Bryon T LoPreste
Printed, Typed or Stamped Name

My Commission Expires: 01-27-20

February 19, 2019

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

Re: Letter of Authorization

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 KLP Crosstown LLC in the Verano project, located at Crosstown Parkway and I-95 in the City of Port St. Lucie, Florida for the purposes of obtaining approvals and permits from state and local government agencies regarding the site plan, signage plan, subdivision plat, PUD, and other similarly related applications.

KLP CROSSTOWN LLC
A Florida limited liability company

By:_____ Date: FEBRUARY 19, 2019
James P. Harvey
Authorized Signatory

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

Notary Public State of Florida
Bryon T LoPreste
My Commission FF 943080
Expires 01/27/2020

_____
Notary Public

Bryon T. LoPreste
Printed, Typed or Stamped Name

My Commission Expires: 01-27-20

EXHIBIT 4

BINDING PUD AGREEMENT

Binding PUD Agreement

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

See attached

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

KLP Crosstown LLC

By: _____

Print Name: James P. Harvey

Title: Authorized Signatory

Crosstown Commons Community Association, Inc

By: _____

Print Name: James P. Harvey

Title: President

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Hillsborough

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

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

_____

Notary public signature

Bryon T. LoPreste

Printed name

Notary Public State of Florida
Bryon T LoPreste
My Commission FF 943080
Expires 01/27/2020

State of Florida at-large

EXHIBIT 5

SITE INFORMATION

	Existing	Proposed	Change	Recommendation
Land Use Designation	RCG			
Existing Zoning	PUD			
Proposed Zoning	PUD			
Total Area	125.748 ac			
Total Dwelling Units	~~450~~ 429	429	21	
Single Family	450 Min			
Density	~~3.6 du/ac~~ 3.51 du/ac	3.51 du/ac	.09	
Residential Area (ac)	59.78			
	48.96%			
Recreation (ac)	1.19			
	0.97%			
R/W (ac)	19.79			
	16.21%			
Open Space (ac)	34.89			
	25.59%			
Lakes (ac)	10.1			
	8.27%			

1. TOTAL ACREAGE: ~~122.101~~ 125.748 acres

A.	Residential	59.78	acres
B.	Open Space	~~31.24~~ 34.89	acres
C.	Water Management Tracts	10.1	acres
D.	Road Right-Of-Ways	19.79	acres
F.	Clubhouse/Recreation	1.19	acres
	Totals	**~~122.10~~ 125.75**	**acres**

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

3. PROPOSED DENSITY ~~3.6 du./ac Proposed Density~~ 3.51 du/ac

4. UPLAND PRESERVATION As indicated in the Verano DRI

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

Note: Verano South Pod C PUD 1 is part of the Verano DRI with regards to maximum building coverage, open space and upland preservation requirements.

The acreage breakdown provided is conceptual and subject to adjustments during the platting process.

EXHIBIT 6

PROPOSED DEVELOPMENT USES/STANDARDS

1. PERMITTED PRINCIPAL USES

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

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

2. DENSITY:

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

3. PARKING REQUIRED:

RGC Land Use:

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

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

4. STREET DESIGN:

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

5. MAXIMUM BLDG HEIGHT:

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

6. MINIMUM LOT SIZES:

Single Family	Min. Width:	42 feet	Max. Width:	100 feet
	Min. Depth:	120~~5~~ feet	Max. Depth:	155 feet
	(See Exhibit 11 – Typical Lots)			

7. MAXIMUM BUILDING COVERAGE:

For Whole DRI:	30%
Residential:	60%

8. MAXIMUM IMPERVIOUS COVERAGE:

For Whole DRI:	50%
Residential:	75%

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

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

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

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

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

10. FENCES / WALLS:

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

11. ACCESSORY USES:

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

12. LANDSCAPING:

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

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

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

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

Single Family:

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

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

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

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

13. CLUBHOUSE/RECREATION:

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

Minimum Building Setbacks:

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

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

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

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

14. MODEL ROW AND SALES CENTERS:

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

15. FACADES:

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

16. UTILITIES AND PUBLIC WORKS:

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT 7a

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

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

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

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

CONTAINING 125.748 ACRES, MORE OR LESS.

EXHIBIT 7b

WARRANTY DEED

See the following pages.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4415122 OR BOOK 4111 PAGE 1274, Recorded 03/22/2018 12:12:12 PM Doc Tax: $29890.00

This instrument prepared by:

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

30676853

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

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

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

SPECIAL WARRANTY DEED

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

W I T N E S S E T H:

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

See Exhibit "A"

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

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

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

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

Signed, sealed and delivered in the presence of:

Printed Name: Sala BROWN

Printed Name: Charlotte R Feinberg

VERANO DEVELOPMENT LLC,
a Delaware limited liability company

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

By: _____
John Csapo, Authorized Signatory

STATE OF FLORIDA)
)
COUNTY OF Palm Beach)

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

SALA BROWN
MY COMMISSION # FF 914474
EXPIRES: August 31, 2019
Bonded Thru Notary Public Underwriters

Signature of Notary Public
Print Name: Sala BROWN
My Commission Expires: 8/21/2019
Commission Number: FF 914474
[Notary Stamp or Seal]

Exhibit "A" – Legal Description

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

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

Exhibit "B" – Permitted Exceptions

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

Official Records Book 2803, Page 829, together with Certificate of Amendment and Restatement of Club Verano Membership Plan recorded in Official Records Book 2946, Page 2447, Second Amended and Restated Club Verano Membership Plan recorded in Official Records Book 3211, Page 246, Notice of Club Usage Agreement recorded in Official Records Book 3211, Page 397 and Corrective Amendment to Second Amended and Restated Club Verano Membership Plan recorded in Official Records Book 3233, Page 1233, as may be subsequently amended.

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

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4523325 OR BOOK 4225 PAGE 1643, Recorded 01/23/2019 01:42:52 PM Doc Tax: $2520.00

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

File Number: **PR18705**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **17th day of January, 2019**, between **T.S. Murphy Holdings Limited Partnership, a Florida limited partnership** whose post office address is **Post Office Box 13896, Ft. Pierce, FL 34979**, grantor, and **KLP Crosstown LLC, a Florida limited liability company** whose post office address is **701 S. Olive Avenue, Ste. 104, West Palm Beach, FL 33401**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **St. Lucie County, Florida**, to-wit:

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

Commence at the point of intersection of South line of Section 34, Township 36 South, Range 39 East, and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24 as shown on the Right-of-Way Map for Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence N 43°08'38" W, along said right-of-way, a distance of 2992.80 feet, to a point hereinafter referred to as Point "A"; thence S 02°40'10" E a distance of 4.30 feet to the beginning of a curve concave to the Northwest, having a radius of 130.00 feet; thence Southwesterly along the arc of said curve a distance of 112.33 feet, through a central angle of 49°30'25"; thence S 46°50'15" W a distance of 2041.23 feet to a point hereinafter referred to as Point "B" and the Point of Beginning of the following described parcel:

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

TOGETHER WITH a non-exclusive easement for ingress and egress from Canal C-24 right-of-way to the aforedescribed parcel, being 15.00 feet in width, lying 7.50 feet each side of the following described centerline:

Begin at the aforedescribed Point "A"; thence S 02°40'10" E a distance of 4.30 feet to the beginning of a curve concave to the Northwest, having a radius of 130.00 feet; thence Southwesterly along the arc of said curve a distance of 112.33 feet, through an angle of 49°30'25"; thence S 46°50'15" W a distance of 2041.23 feet to the Northwesterly boundary of the aforedescribed parcel and the point of termination of easement.

SUBJECT TO an easement for ingress and egress, being 15.00 feet in width, lying 7.50 feet each side of the following described centerline:

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

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

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

To Have and to Hold, the same in fee simple forever.

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

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

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

Signed, sealed and delivered in our presence:

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

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

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

Witness Name: Joya Lippard

Witness Name: Susan L Pric

State of Florida
County of St. Lucie

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

Notary Public

Printed Name:

My Commission Expires:

JOYA LIPPARD
Commission # GG 236838
Expires August 4, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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

CERTIFICATE OF GENERAL PARTNER RESOLUTION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

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

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

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

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

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

Commence at the point of intersection of South line of Section 34, Township 36 South, Range 39 East, and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24 as shown on the Right-of-Way Map for Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence N 43°08'38" W, along said right-of-way, a distance of 2992.80 feet, to a point hereinafter referred to as Point "A"; thence S 02°40'10" E a distance of 4.30 feet to the beginning of a curve concave to the Northwest, having a radius of 130.00 feet; thence Southwesterly along the arc of said curve a distance of 112.33 feet, through a central angle of 49°30'25"; thence S 46°50'15" W a distance of 2041.23 feet to a point hereinafter referred to as Point "B" and the Point of Beginning of the following described parcel:

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

TOGETHER WITH a non-exclusive easement for ingress and egress from Canal C-24 right-of-way to the aforedescribed parcel, being 15.00 feet in width, lying 7.50 feet each side of the following described centerline:

Begin at the aforedescribed Point "A"; thence S 02°40'10" E a distance of 4.30 feet to the beginning of a curve concave to the Northwest, having a radius of 130.00 feet; thence Southwesterly along the arc of said curve a distance of 112.33 feet, through an angle of 49°30'25"; thence S 46°50'15" W a distance of 2041.23 feet to the Northwesterly boundary of the aforedescribed parcel and the point of termination of easement.

SUBJECT TO an easement for ingress and egress, being 15.00 feet in width, lying 7.50 feet each side of the following described centerline:

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

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

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

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

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

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

Further Affiant sayeth not.

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

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

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

State of Florida
County of St. Lucie

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

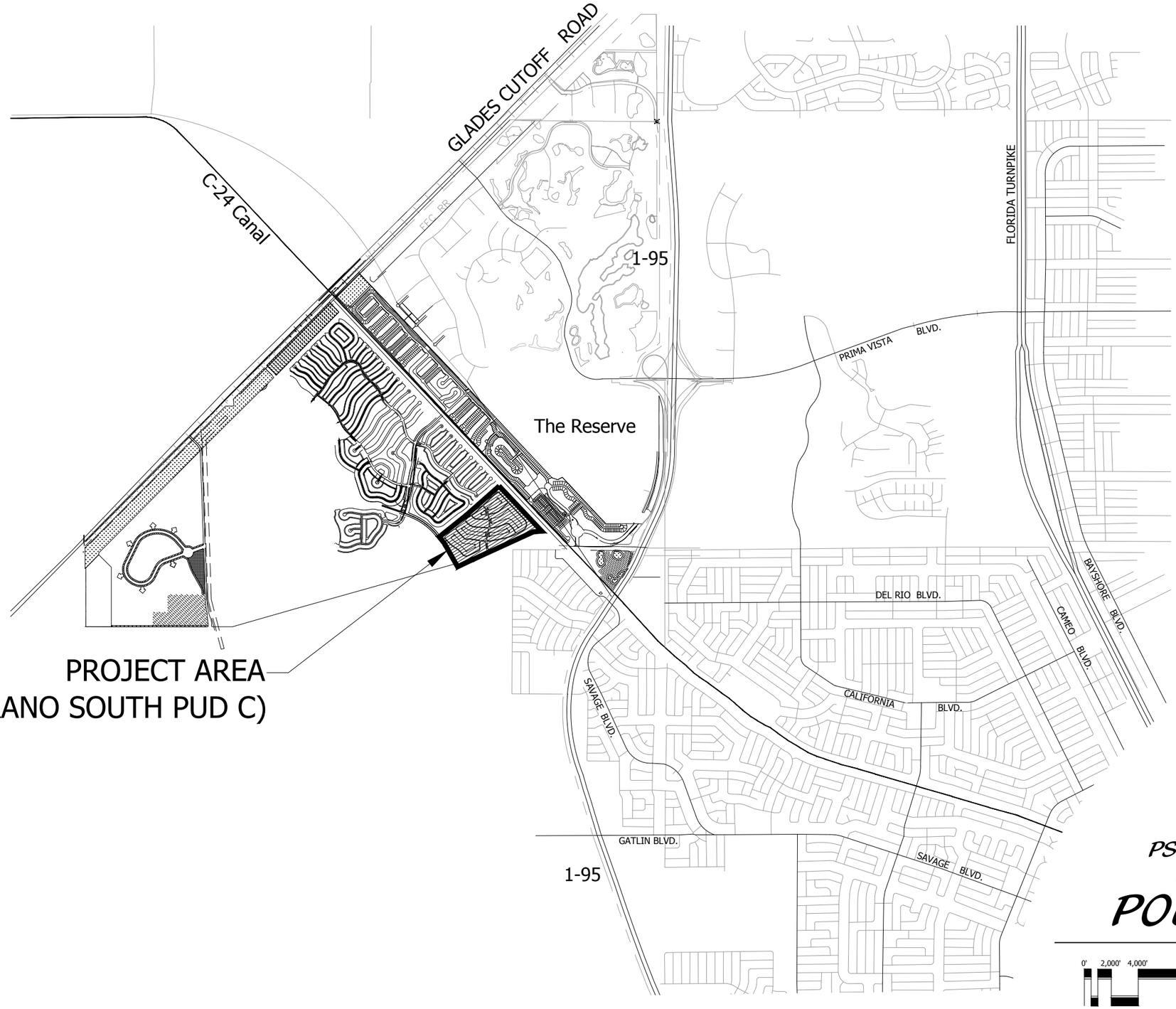
Notary Public

Printed Name: _____

My Commission Expires: _____

JOYA LIPPARD
Commission # GG 236838
Expires August 4, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT 8



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

0' 2,000' 4,000' 8,000' 12,000' 16,000'

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

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

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

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

March 12, 2019 2:58:42 p.m.
Drawing: 17-0201_CONCEPTUAL MASTER PLAN C_02-18-19.DWG

SHEET 1 OF 1

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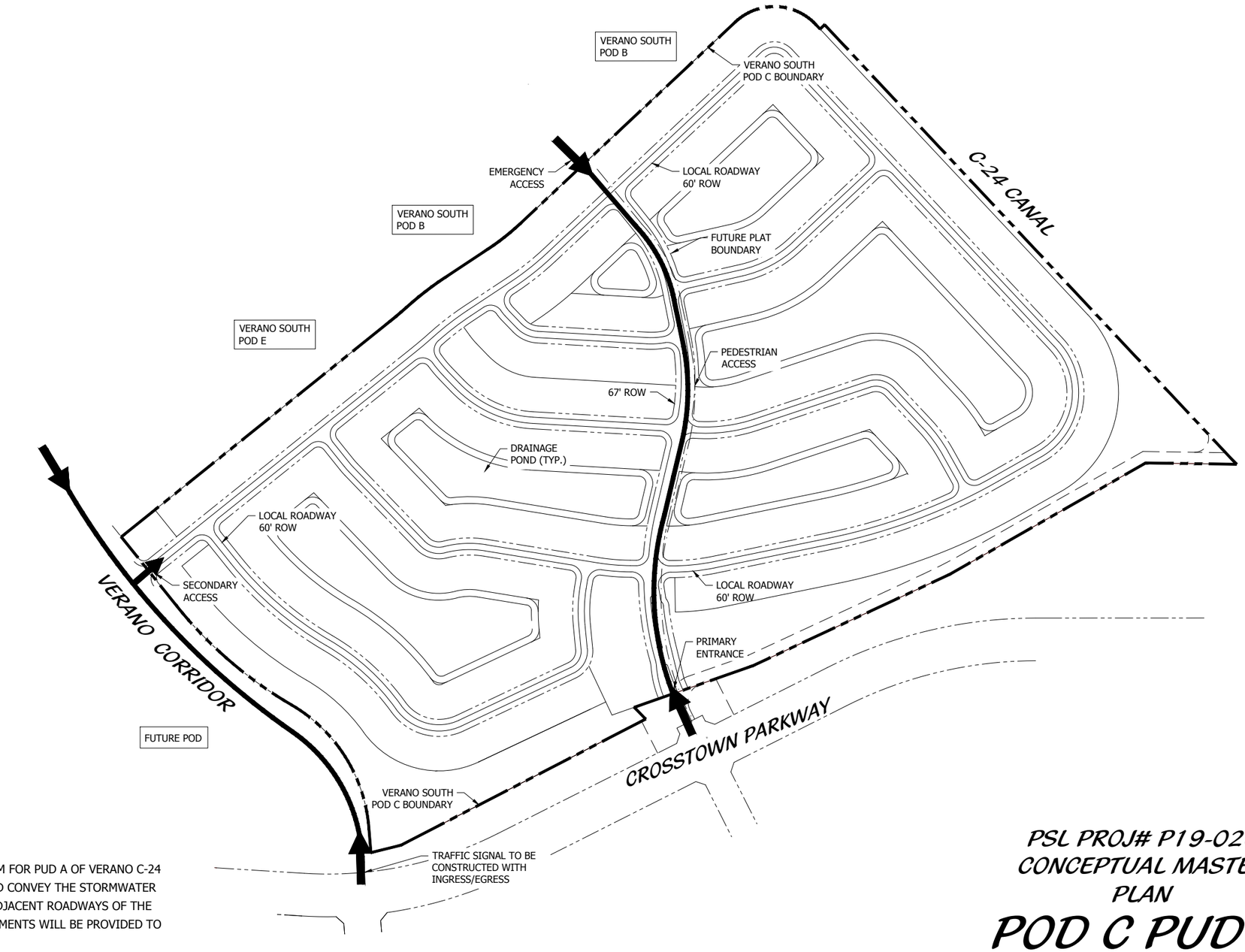
EXHIBIT 9a

LEGEND

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



Notes:

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

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

0' 250' 500' 750' 1,000'

Scale: 1" = 250'-0"

North

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

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

March 12, 2019 2:58:42 p.m.
Dwg: 17-0201_CONCEPTUAL MASTER PLAN C_02-18-19.DWG

SHEET 1 OF 1

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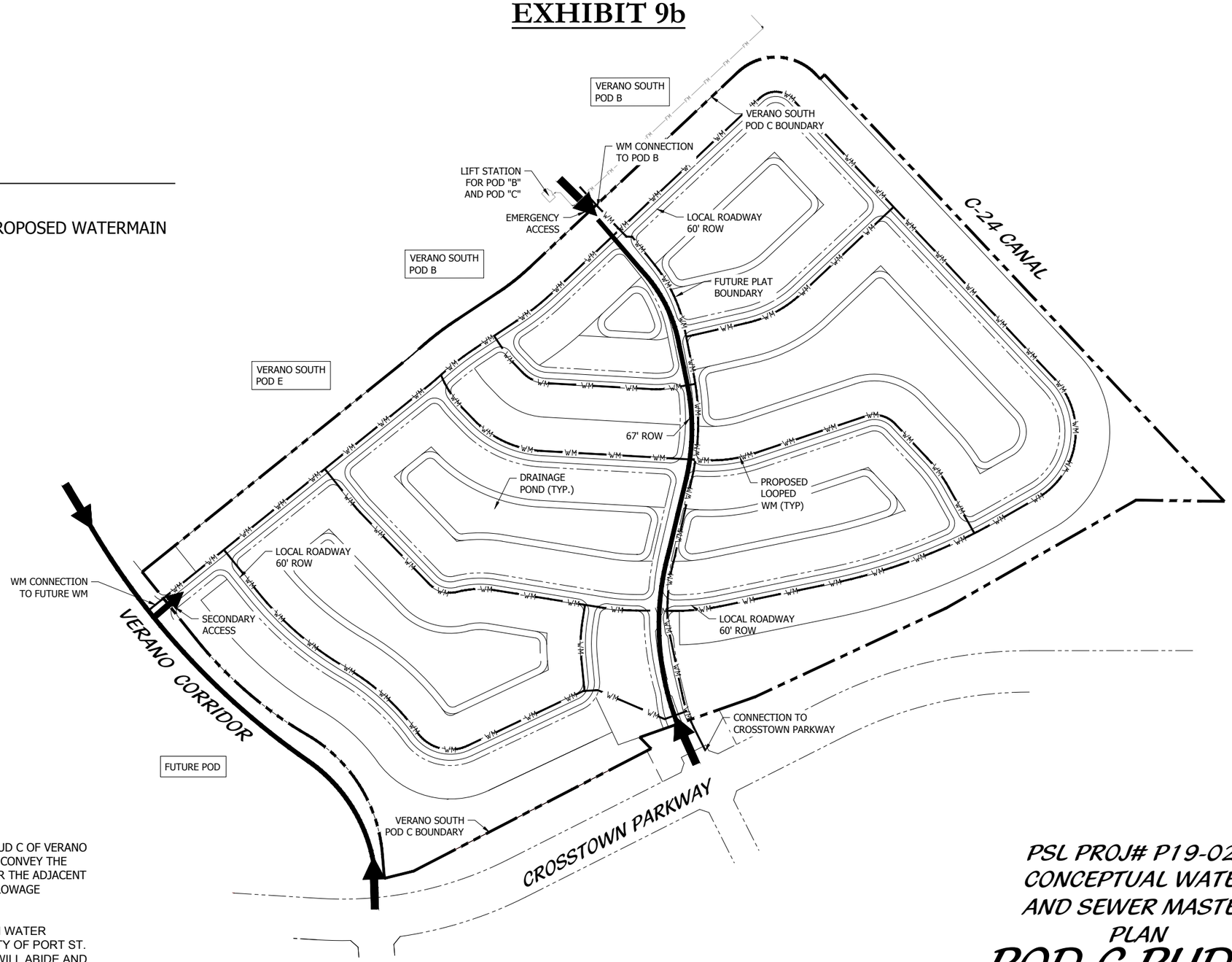
EXHIBIT 9b

LEGEND

WM PROPOSED WATERMAIN



NOTES:

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

THE SUBJECT P.U.D. WILL BE SUPPLIED WITH WATER AND/OR WASTEWATER SERVICES BY THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT AND WILL ABIDE AND COMPLY WITH ALL APPLICABLE CITY ORDINANCES, POLICIES, SPECIFICATIONS AND REGULATORY AGENCIES GOVERNING SUCH SERVICES.

THE APPLICANT ACKNOWLEDGES THAT THE CITY MAY REQUIRE REUSE WATER TO BE UTILIZED FOR IRRIGATION, EQUAL TO THE AMOUNT OF WASTEWATER GENERATED BY THE PROJECT.

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

0' 250' 500' 750' 1,000'

Scale: 1" = 250'-0"

North

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Landscape Architects
Land Planners
Environmental Consultants
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

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

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

March 12, 2019 3:03:1 p.m.
Drawing: FJ1600\06-MASTER-UTILITY-C_02-19-19.DWG

SHEET 1 OF 1

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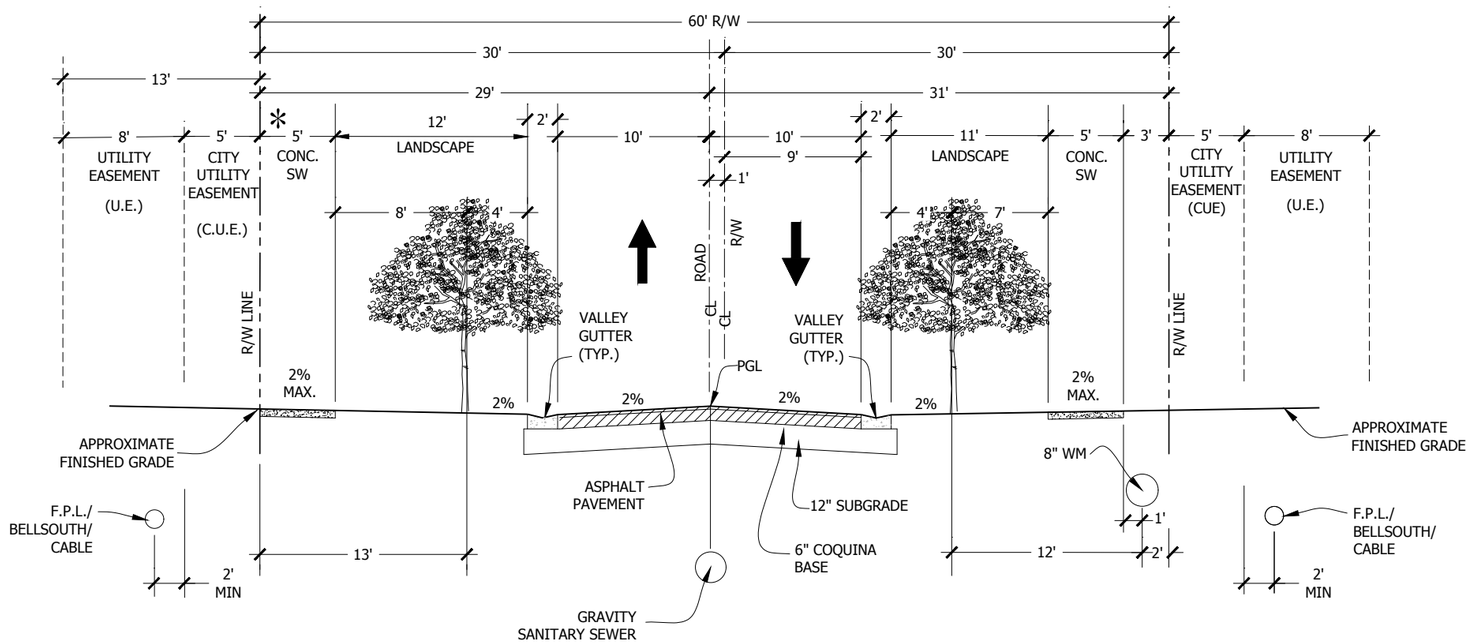
EXHIBIT 10

LEGEND

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



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

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

PSL PROJ# P19-020
TYPICAL 60' ROW

POD C PUD 1

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

North

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

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

March 12, 2019 2:58:42 p.m.
Drawing: 17-0201_CONCEPTUAL MASTER PLAN C_02-18-19.DWG

SHEET 1 OF 1

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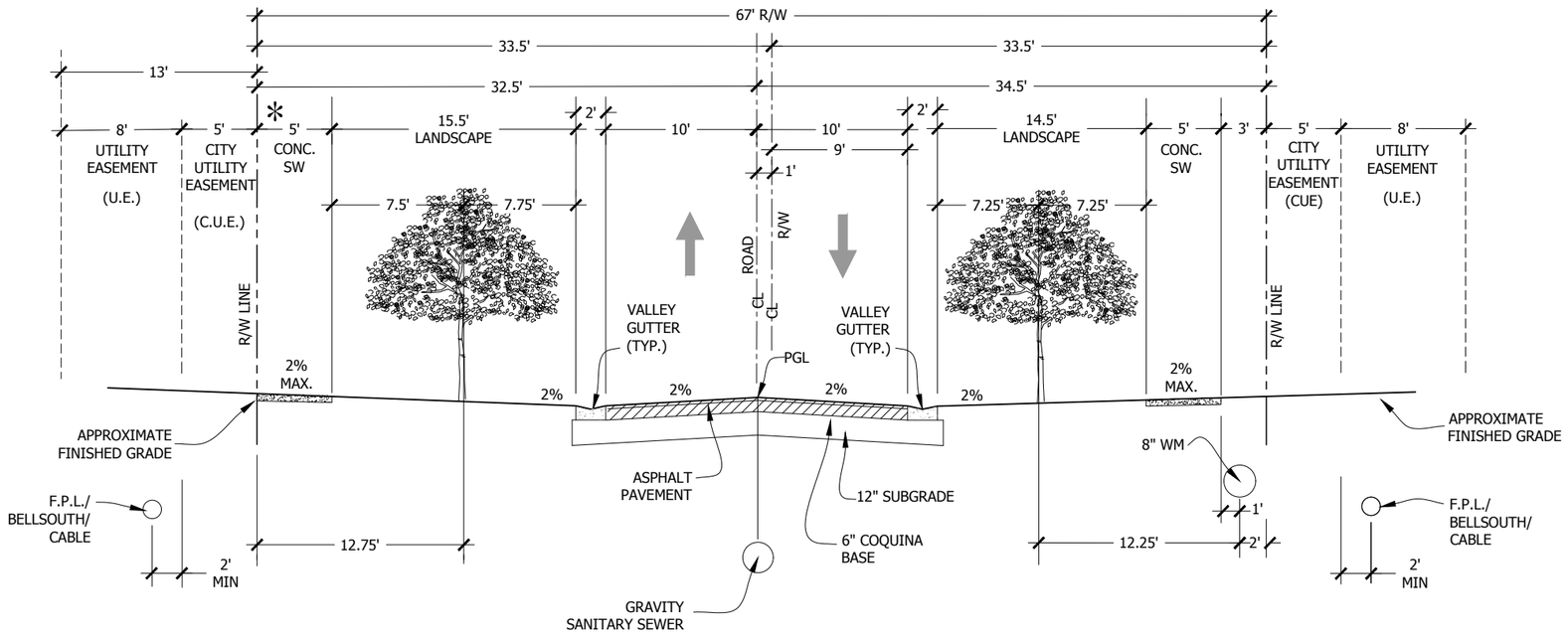
LEGEND

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



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

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

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

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

North

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VERANO SOUTH
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Port St. Lucie, Florida

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DRAWN	LAH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	02-19-19
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March 12, 2019 2:58:42 p.m.
Drawing: 17-0201_CONCEPTUAL MASTER PLAN C_02-18-19.DWG

SHEET 1 OF 1

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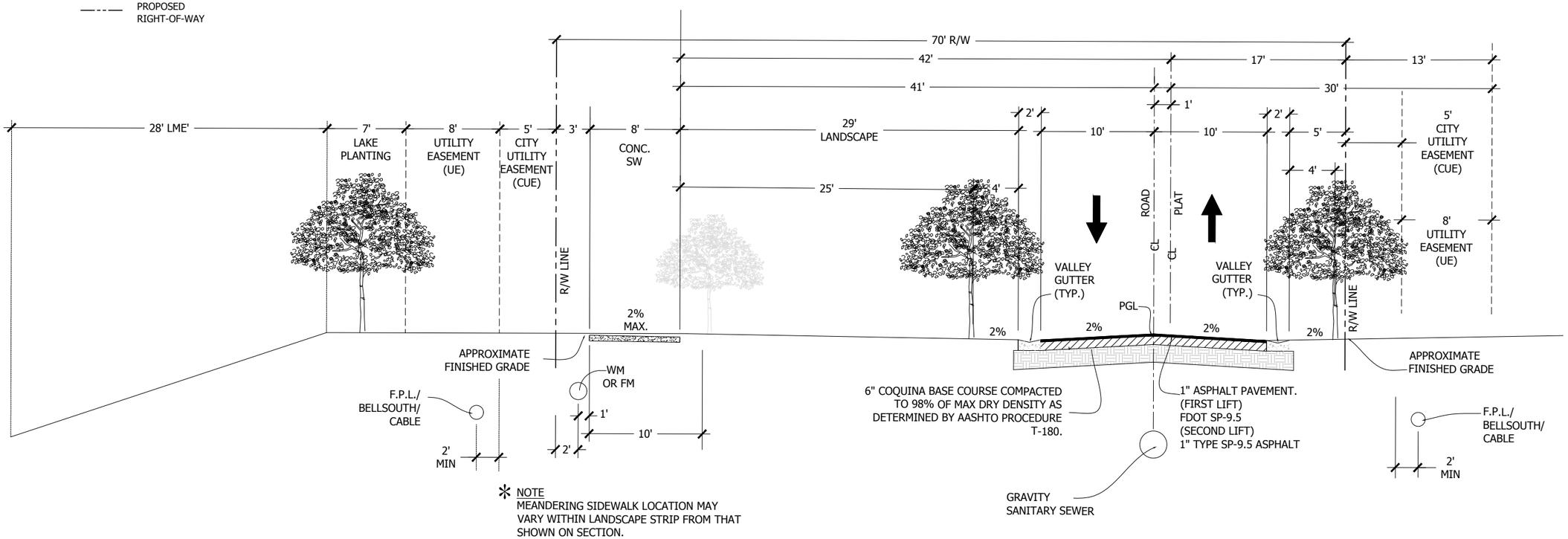
LEGEND

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



✻ NOTE
MEANDERING SIDEWALK LOCATION MAY VARY WITHIN LANDSCAPE STRIP FROM THAT SHOWN ON SECTION.

70' RIGHT-OF-WAY
TYPICAL SECTION

POSTED SPEED 25 MPH

PSL PROJ# P19-020
TYPICAL 70' ROW

POD C PUD 1

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

North

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

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

March 12, 2019 2:58:42 p.m.
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SHEET 1 OF 1

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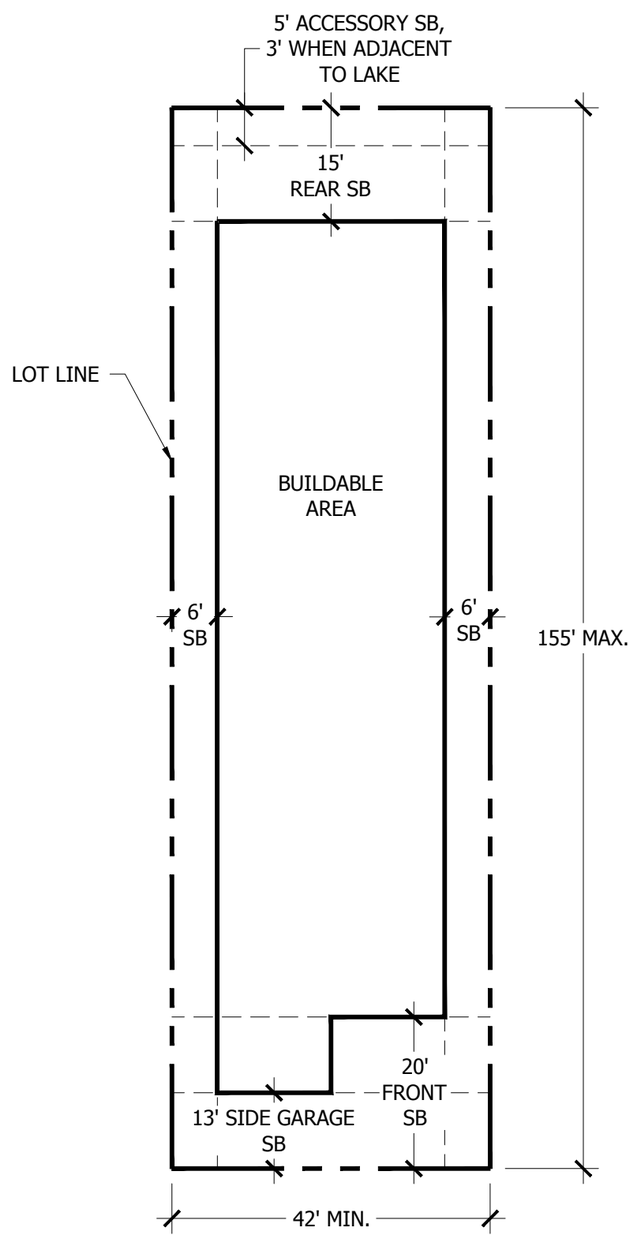
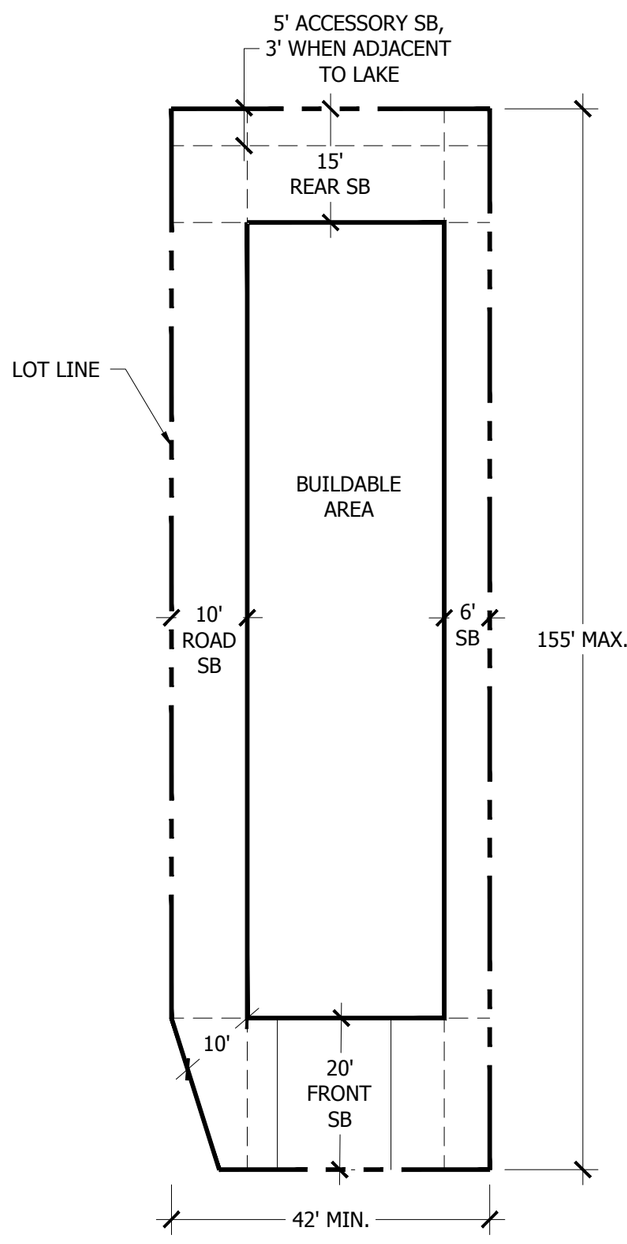
EXHIBIT 11

INTERNAL LOT



CORNER LOT



Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

PSL PROJ# P19-020

42' TYPICAL LOT

POD C PUD 1

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

Drawing: 17-0201_CONCEPTUAL MASTER PLAN C_02-18-19.DWG

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VERANO SOUTH

Kolter Land Acquisition LLC.

Port St. Lucie, Florida

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

March 12, 2019 2:58:42 p.m.

SHEET 1 OF 1

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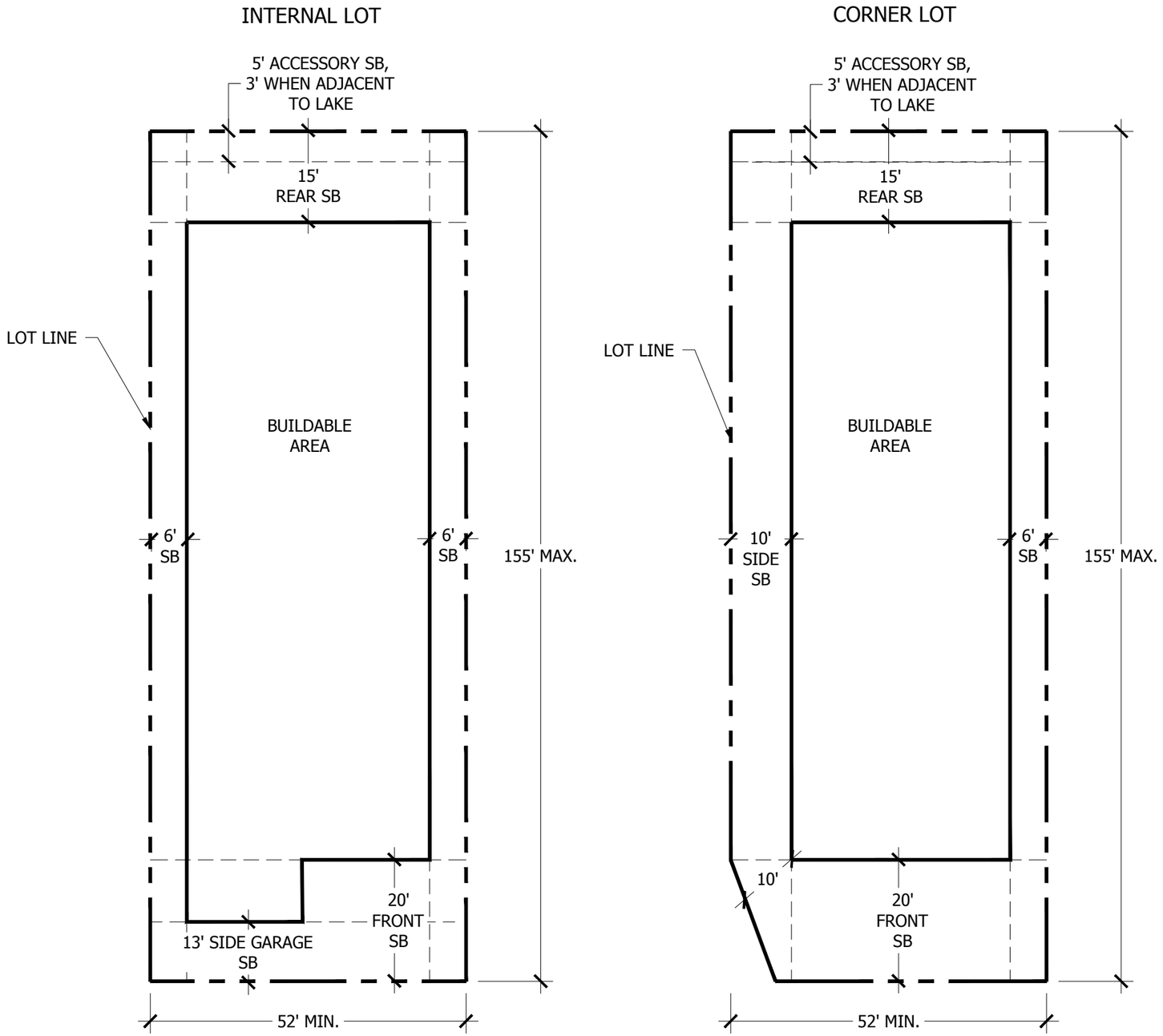

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

PSL PROJ# P19-020

52' TYPICAL LOT

POD C PUD 1

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

Drawing: 17-0201_CONCEPTUAL MASTER PLAN C_02-18-19.DWG

March 12, 2019 2:58:42 p.m.

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VERANO SOUTH

Kolter Land Acquisition LLC.

Port St. Lucie, Florida

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

SHEET 1 OF 1

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EXHIBIT 12

TRAFFIC STATEMENT

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500 · Palm City · Florida · 34990
(772) 286-8030 · www.mackenzieengineeringinc.com

To: City of Port St. Lucie Planning Department

From: Shaun G. MacKenzie, P.E.

Date: February 20, 2019

Re: Verano Planned Unit Development (Pod C)
Traffic Statement

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

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

This traffic Statement was prepared for the proposed masterplan, Verano C-24 South, within the approved Verano Development of Regional Impact (DRI) and constitutes a portion of the DRI's second phase (Phase II).

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

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

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

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

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

Verano Phase	Development Area	Dwelling Units
1	Verano PUD (North of the C-24)	1,200
2	Verano South PUD 1, Pod A	286
2	Verano South PUD 1, Pod B	260
2	Verano South PUD 1, Pod C	450
2	Verano South PUD 1, Pod D	699
2	Verano South PUD 1, Pod E	307
2	Verano South PUD 1, Pod G	200
2	Total to Date	3,402

EXHIBIT 13

DRAINAGE STATEMENT

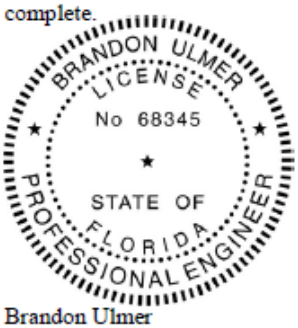
THOMAS ENGINEERING GROUP
125 W. INDIANTOWN RD., STE. 206
JUPITER, FL 33458
P: 561-203-7503
F: 561-203-7721

DRAINAGE STATEMENT FOR
PUD 1
March 15, 2017

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

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

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



Brandon Ulmer
Florida P.E. License # 68345

P23-205 Verano South-POD C PUD 1 Amendment #2

TYPE	STATUS	BUILDING TYPE
PA	SPRC MEETING SCHEDULED	

ASSIGNED TO

Daniel Robinson; Clyde Cuffy; Public Works Engineering; Ivan Betancourt; Bret Kaiser

ADDRESS

100 SW Novella Way

SECTION	BLOCK	LOT
	VeranoSouth	POD "C"

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (NEW POD C BOUNDARY)

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

BEGIN AT THE SOUTHEAST CORNER OF VERANO SOUTH P.U..D 1 – POD B PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 43°08'38" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL AS SHOWN ON THE RIGHT-OF-WAY MAP FOR CANAL C -24, CHECKED DATED 11/25/58 AND REVISED 2/23/59, A DISTANCE OF 2,115.98 FEET; THENCE ALONG THE NORTH LINE OF THE O.L PEACOCK CANAL PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA THROUGH THE FOLLOWING SEVEN (7) COURSES, NORTH 89°08'58" WEST, A DISTANCE OF 318.77 FEET; THENCE SOUTH 60°24'31" WEST, A DISTANCE OF 793.61 FEET; THENCE SOUTH 65°05'51" WEST, A DISTANCE OF 762.00 FEET; THENCE SOUTH 70°42'47" WEST, A DISTANCE OF 440.53 FEET; THENCE SOUTH 43°58'29" EAST, A DISTANCE OF 57.68 FEET; THENCE SOUTH 62°44'35" WEST, A DISTANCE OF 967.89 FEET; THENCE SOUTH 76°11'52" WEST, A DISTANCE OF 108.04 FEET; THENCE NORTH 04°37'46" WEST, A DISTANCE OF 88.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 529.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 534.03 FEET; THENCE NORTH 38°43'51" WEST, A DISTANCE OF 312.46 FEET; THENCE NORTH 51°16'22" EAST, A DISTANCE OF 1,210.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,349.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'26", A DISTANCE OF 76.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,151.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°31'43", A DISTANCE OF 171.33 FEET; THENCE NORTH 56°32'39" EAST, A DISTANCE OF 180.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 849.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°41'15", A DISTANCE OF 143.55 FEET; THENCE NORTH 46°51'23" EAST, A DISTANCE OF 1,036.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 314.16 FEET; TO A POINT ON THE SOUTHWEST LINE OF TRACT "CA17" OF SAID VERANO SOUTH P.U..D 1 – POD B PLAT NO. 1; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 21.66 FEET; THENCE NORTH 46°51'22" EAST, ALONG THE SOUTHEAST LINE OF SAID TRACT "CA17", A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

SITE LOCATION

Sw Novella Way and Crosstown Parkway

PARCEL #

3333-802-0011-000-4

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
125.74		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

PUD Amendment to Verano POD C to reduce units

Primary Contact Email

dsorrow@cotleur-hearing.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Daniel	Sorrow

Business Name

Cotleur & Hearing

ADDRESS

1934 Commerce Lane

CITY	STATE	ZIP
Jupiter	FL	33458

EMAIL	PHONE
dsorrow@cotleur-hearing.com	5618008426

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Daniel	Sorrow

ADDRESS

1934 Commerce Lane

CITY	STATE	ZIP
Jupiter	FL	33458

EMAIL	PHONE
dsorrow@cotleur-hearing.com	5618008426

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name			
Cotleur & Hearing			
ADDRESS			
1934 Commerce Lane			
CITY	**STATE**		**ZIP**
Jupiter	FL		33458
EMAIL		**PHONE**	
dsorrow@cotleur-hearing.com		(561) 800-8426	
FINAL PERMIT INSPECTION REQUIRED BY:			

Verano South Pod C
Planned Unit Development Amendment No. 2
(P23-205)

Planning and Zoning Meeting

December 5, 2023

Overview:

Owner – Verano Development, LLC

Applicant – Cotleur & Hearing / Daniel Sorrow

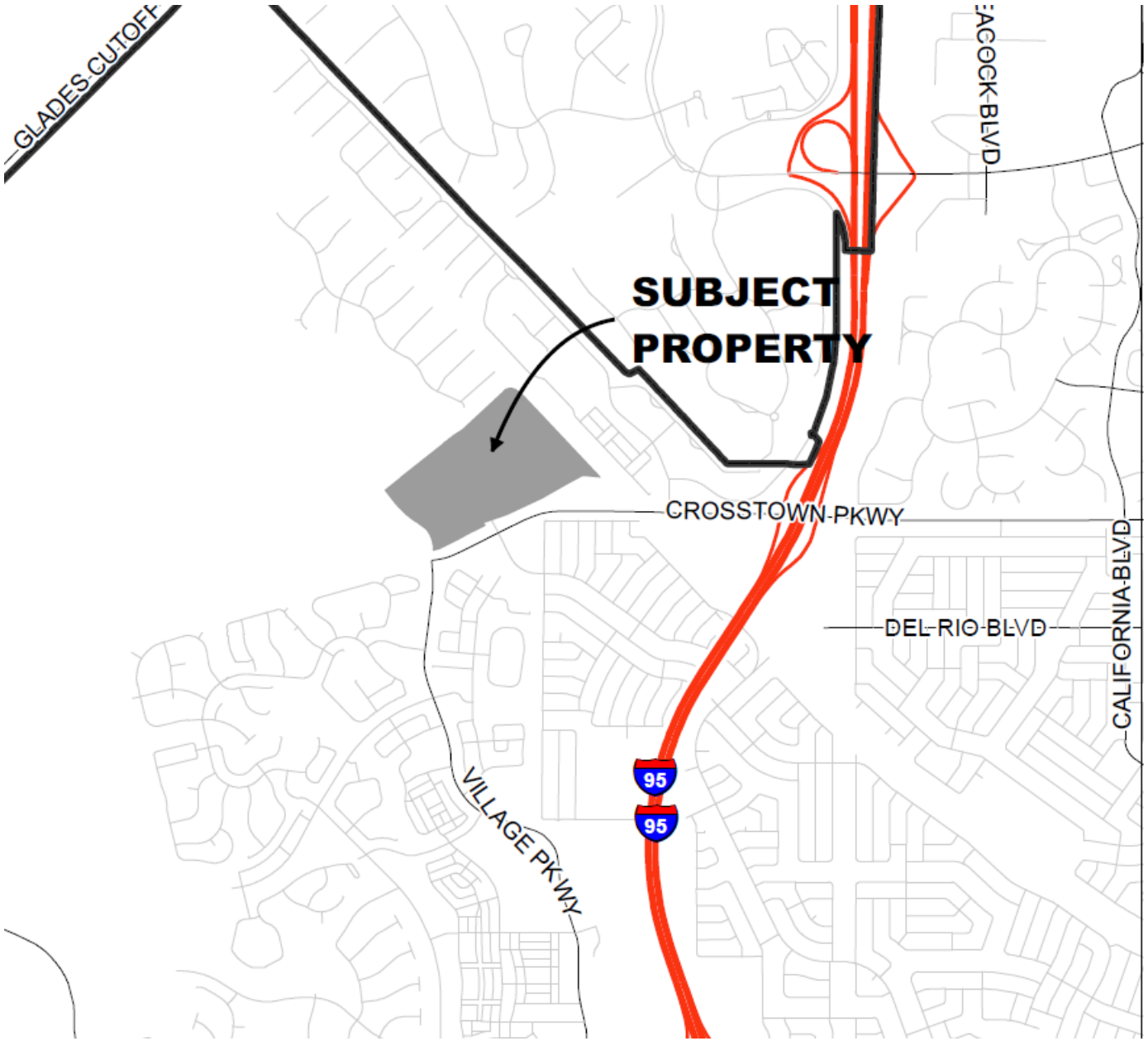
This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD C PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

PUD	Current No. of permitted Units	Proposed Maximum Units
Verano PUD 1	1200	1037
Verano South POD A	350	276
Verano South POD B	260	245
Verano South POD C	450	429
Verano South POD E	317	215
Total number of units lessened = 375		

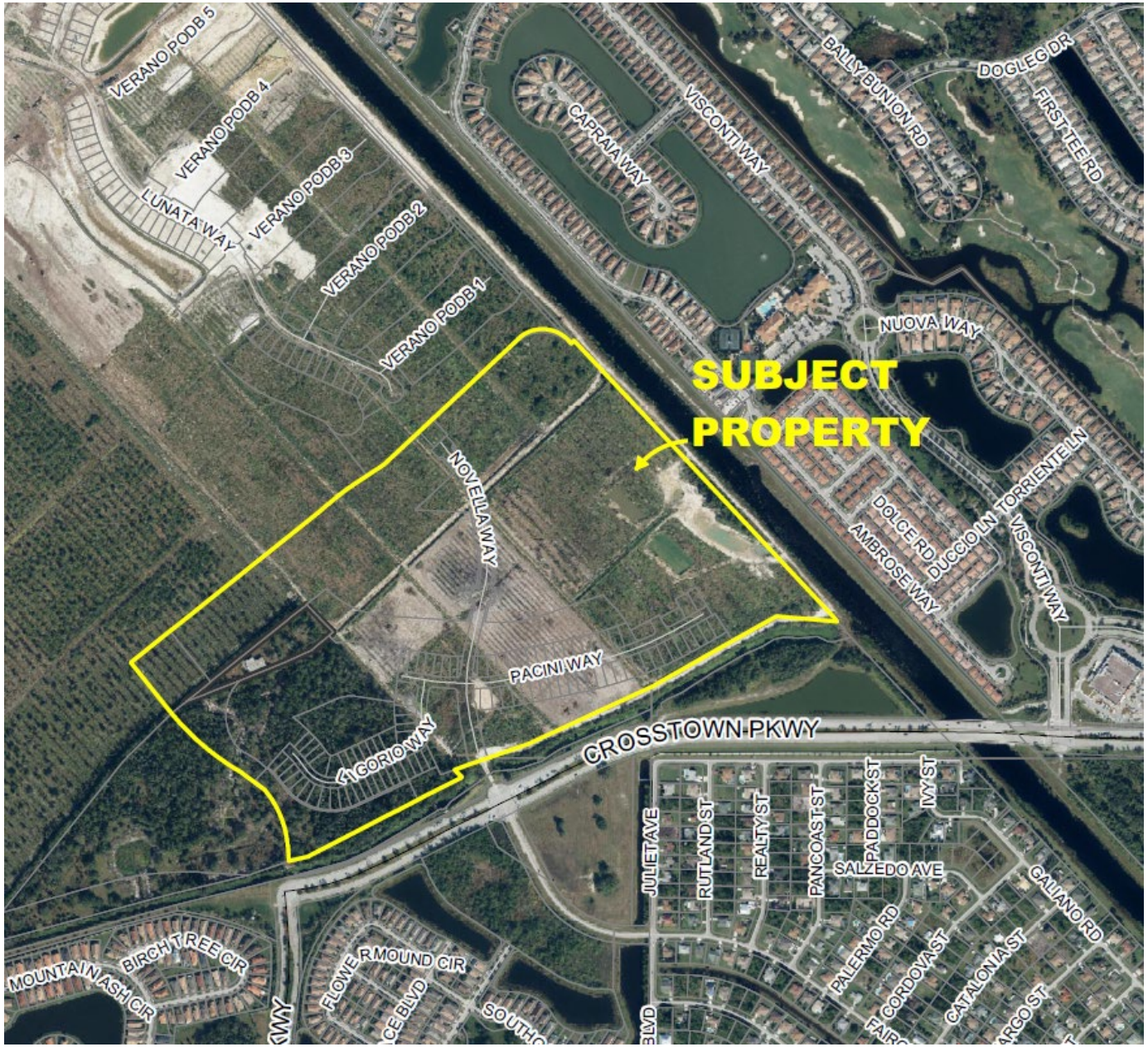
- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.

- DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.

- This proposed PUD application proposes a maximum of 429 units on 125.75 acres, or 3.51 dwelling units per acre.



LOCATION MAP


SUBJECT PROPERTY
VERANO PODB 5
VERANO PODB 4
VERANO PODB 3
VERANO PODB 2
VERANO PODB 1
L'UNATA WAY
CAPRAIA WAY
VISCONTI WAY
BALLYBUNION RD
DOGLEG DR
FIRST TEE RD
NUOVA WAY
NOVELLA WAY
PACINI WAY
DOLCE RD
DUCCIO LN
TORRIENTE LN
AMBROSE WAY
VISCONTI WAY
CROSSTOWN PKWY
GORIO WAY
JULIET AVE
RUTLAND ST
REALTY ST
PANCOAST ST
PADDOCK ST
IVY ST
SALZEDO AVE
GALIANO RD
PALERMO RD
CORDOVA ST
CATALONIA ST
MOUNTAIN ASH CIR
BIRCH TREE CIR
FLOWERMOUND CIR
SOUTH

AERIAL

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- As per Comprehensive Plan Policy 1.1.4.10 RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed. The maximum density proposed for Verano South POD C is 3.51 dwelling units per acre, or 429 dwelling units.

Recommendation:

The Site Plan Review Committee recommended approval at their meeting of November 21, 2023.

"A City for All Ages"

Agenda Summary

2023-1164

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.i

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-209 Verano South POD E Amendment #4 - PUD Amendment

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.
Submitted By: Daniel Robinson, Planner III

Executive Summary: This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD E reducing the permitted number of dwelling units.

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Board make a recommendation to approve the ordinance as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend the approval of the ordinance.
2. Move that the Board not recommend approval and provide explanation.

Background: The Verano DRI is permitted to provide 7,200 number of dwelling units maximum. This PUD currently permits 317 units. The amount of lots platted equal only 215. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Issues/Analysis: N/A

Special Consideration: N/A

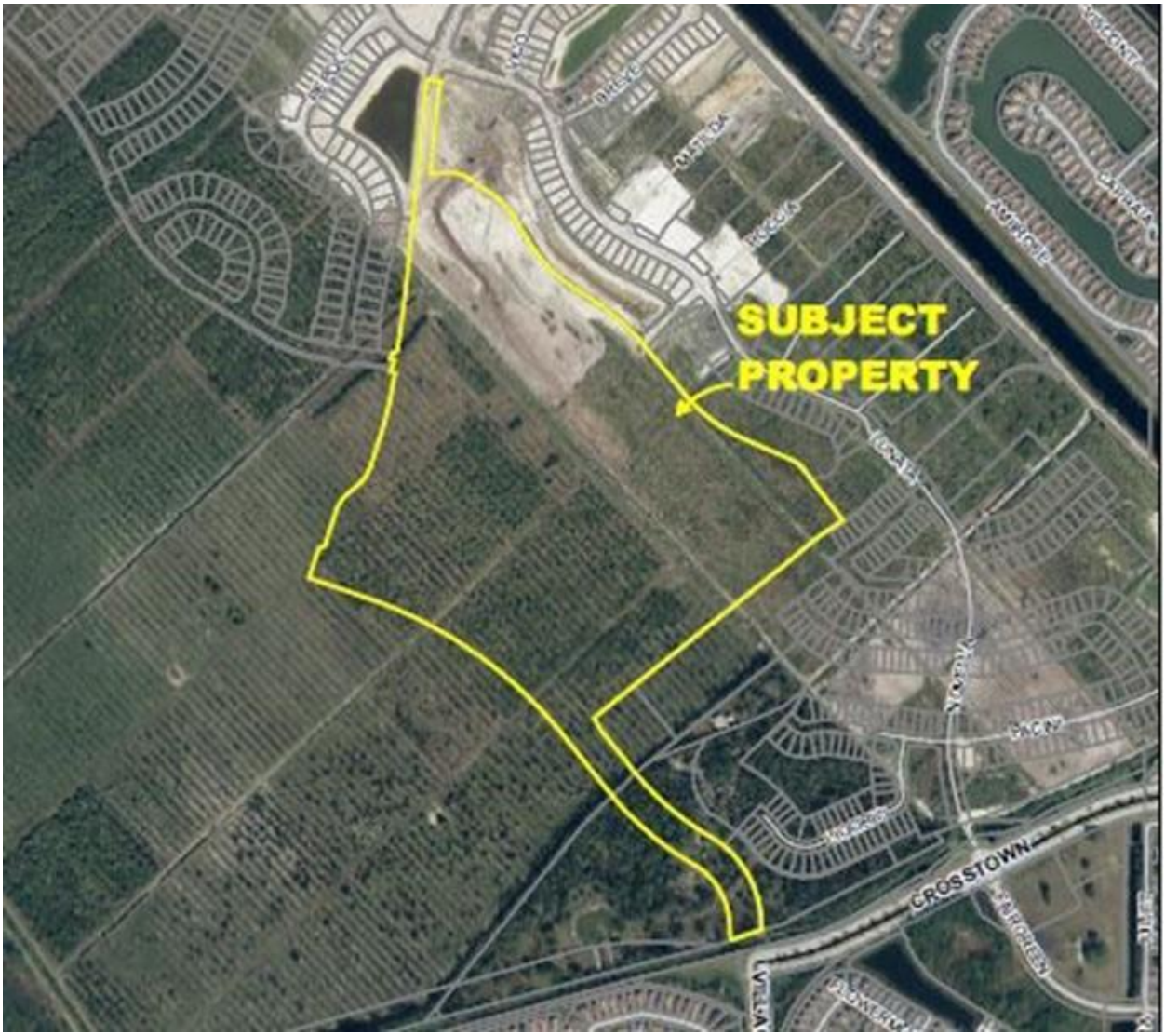
Location of Project: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway

Attachments:

- Staff report
- Exhibit A (PUD Document)

- Application
- Staff presentation

Verano South Pod E Amendment #4
Planned Unit Development Amendment
P23-209



Location Aerial Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document for Verano South Pod E.
Applicant:	Cotleur & Hearing / Daniel Sorrow
Property Owner:	Verano Development, LLC

Location:	This property is located within the Verano DRI (Development of Regional Impact), and is south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is the fourth amendment to the Verano South Pod E PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD E PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

PUD	*Current No. of permitted Units*	*Proposed Maximum Units*
Verano PUD 1	*1200*	*1037*
Verano South POD A	*350*	*276*
Verano South POD B	*260*	*245*
Verano South POD C	*450*	*429*
Verano South POD E	*317*	*215*
Total number of units lessened = 375		

Previous PUD Requirement: This PUD currently permits 317 units. The amount of lots platted equal 215. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Analysis: The update is to allow for future PUDs within the Verano DRI to unitize the full permitted amount of dwelling units permits as per the approved Development Order. The availability of use of the 375 units elsewhere in the DRI allows the development to be built out to it full potential and maximum permitted units.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

P18-147 - Verano South Pod E PUD
P19-217 - Verano South Pod E PUD Amendment No. 1
P20-061 - Verano South Pod E PUD Amendment No. 2
P20-219 - Verano South Pod E PUD Amendment No. 3

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

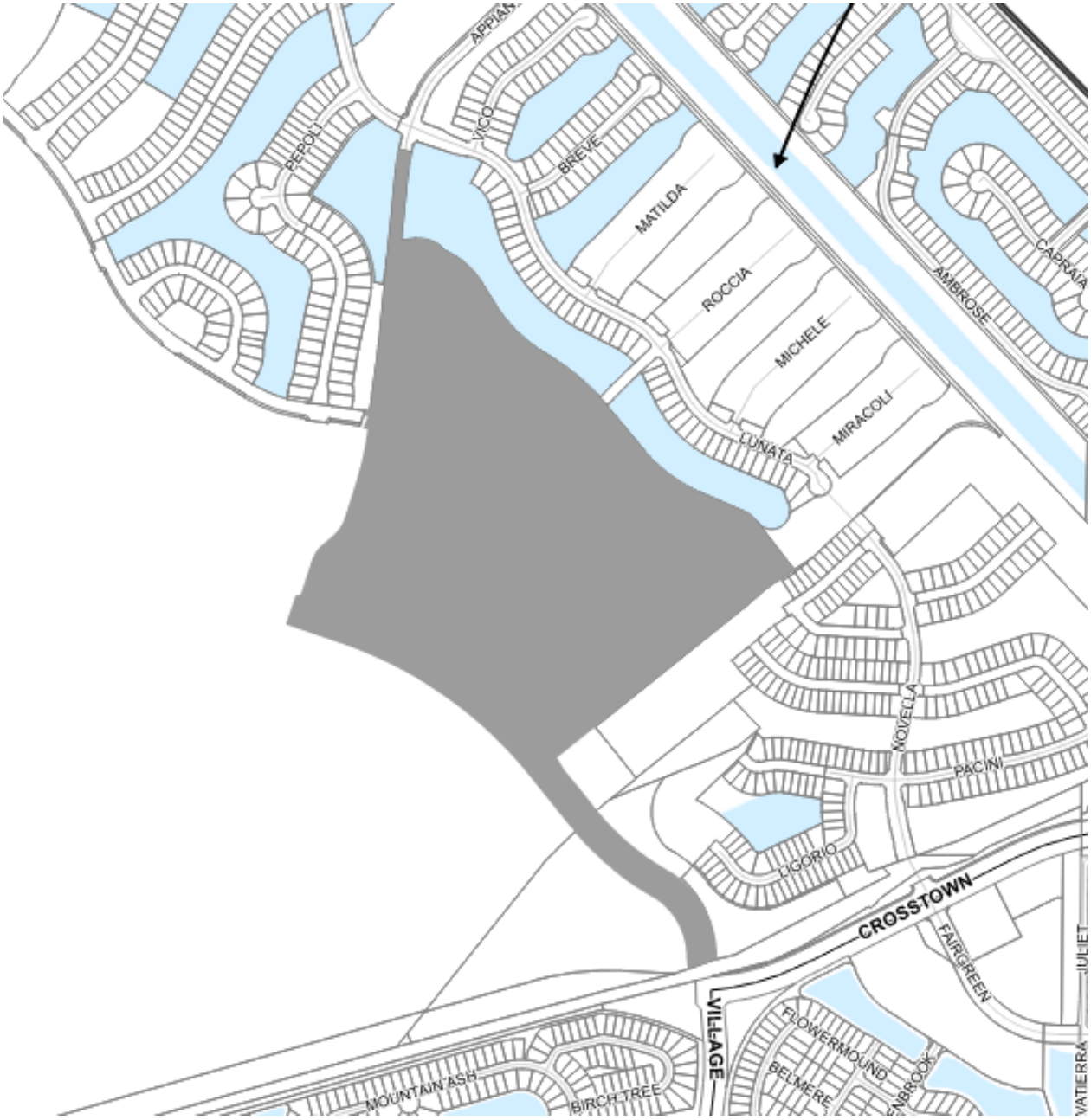
Location and Site Information

Parcel Number:	N/A
Property Size:	105.54 acres
Legal Description:	Being A Portion Of Tract "CA6", Verano South – P.U.D. 1 – Pod C – Plat No. 1, According To The Plat Thereof Recorded In Plat Book 78, Pages 24 Through 31, As Recorded In The Public Records Of St. Lucie County, Florida, And Being Portions Of Sections 33, Township 36 South, Range 39 East And Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano South Pod A Planned Unit Development)
Existing Use:	Verano Development
Proposed Use:	Residential development

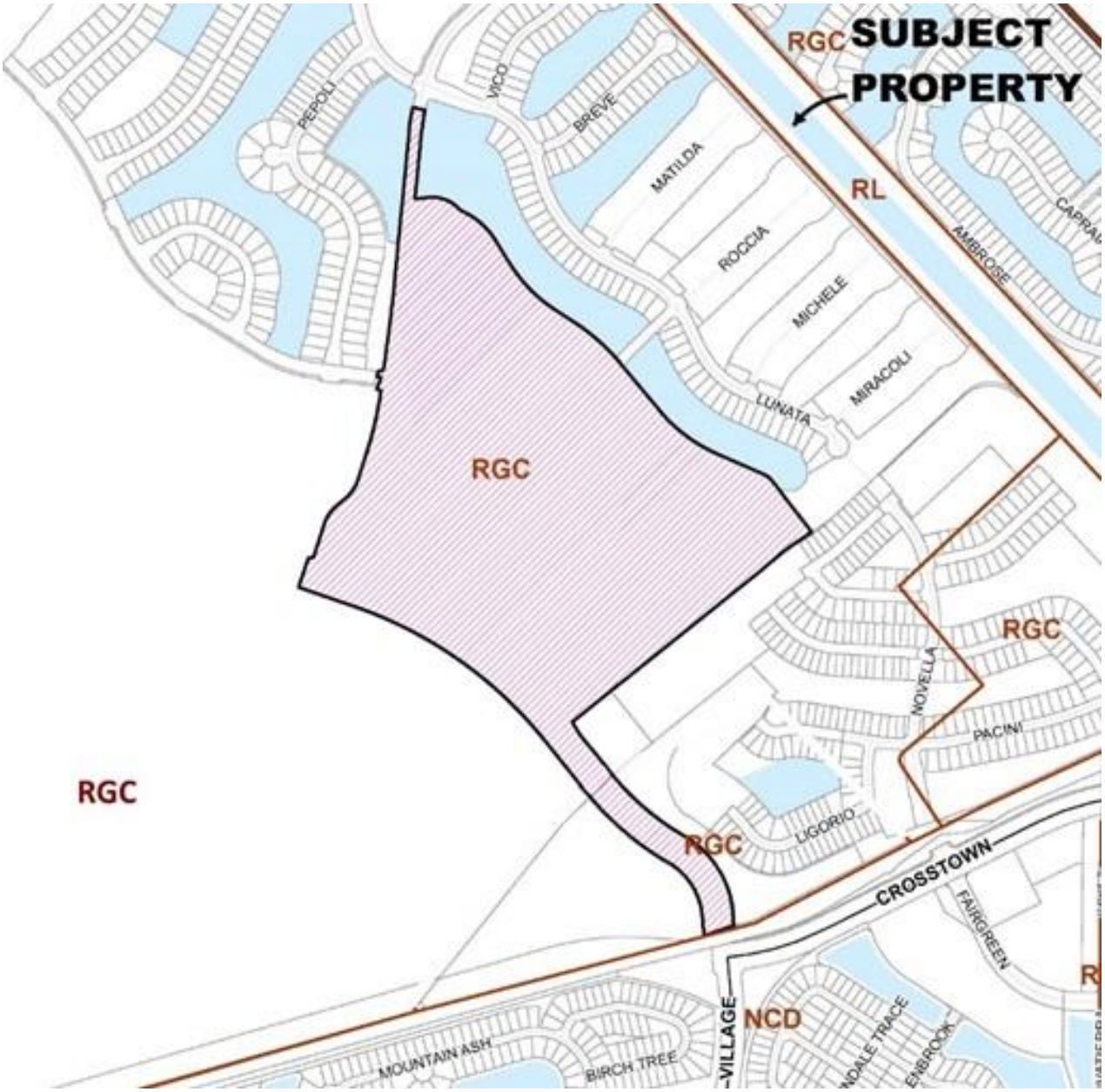
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	PUD	Verano Development
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

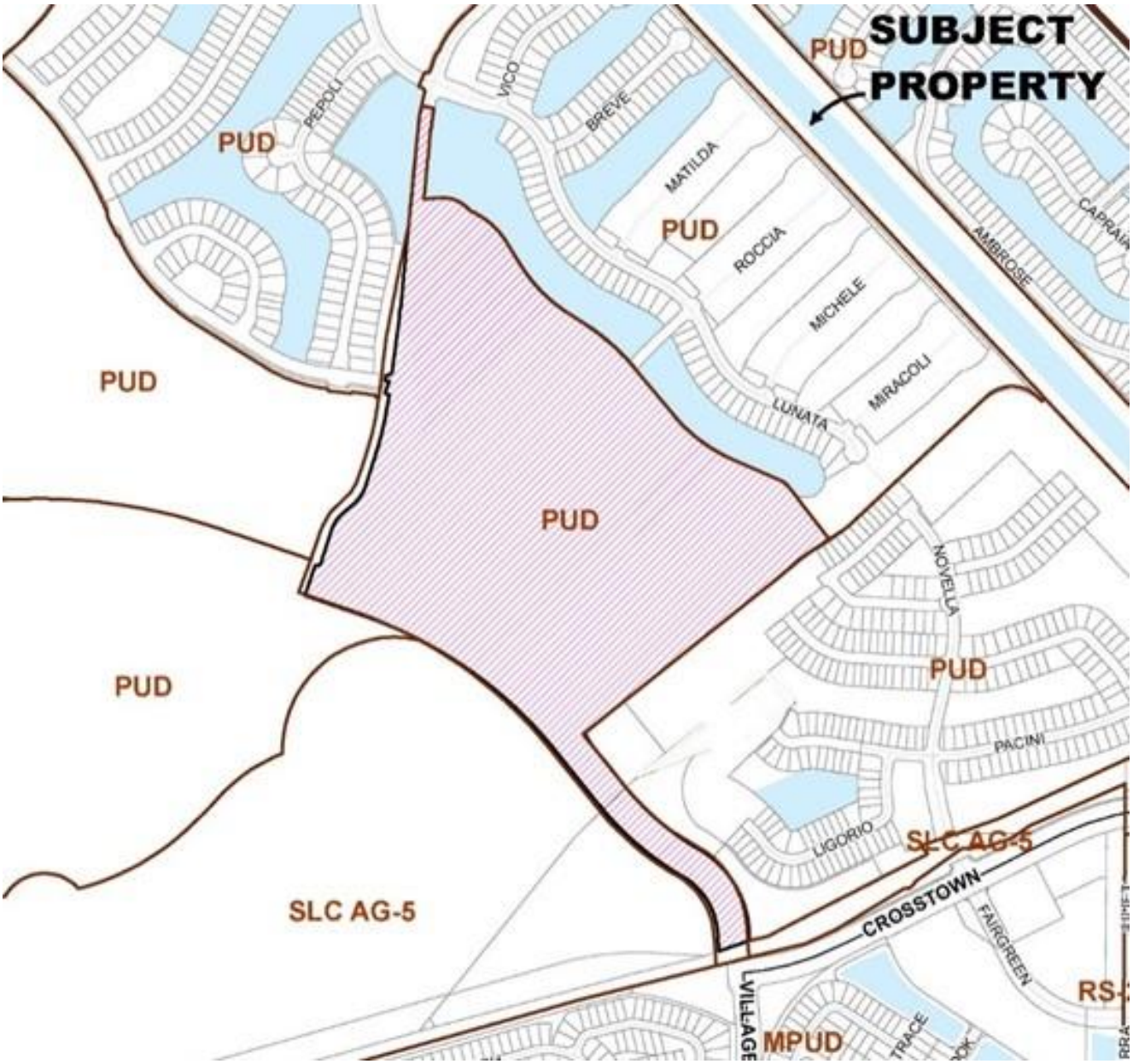
RGC, Residential Golf Club – PUD, Planned Unit Development



Location Map



Future Land Use Map


SUBJECT PROPERTY
PUD
PUD
PUD
PUD
PUD
PUD
PUD
PUD
SLC AG-5
SLC AG-5
MPUD
PEPOLI
VICO
BREVE
MATILDA
ROCCIA
MICHELE
MIRACOLI
LUNATA
AMBROSE
NOVELLA
PACINI
LIGORIO
CROSSTOWN
FAIRGREEN

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10)

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows a maximum density of 5 dwelling units per acre. The projected density for Verano South Pod A PUD is 2.04 dwelling units per acre which allows a maximum of 215 units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

Planning and Zoning Board Action Options:

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

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

EXHIBIT A

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

VERANO SOUTH POD E

PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

PGA VILLAGE VERANO

Amendment Number ~~3~~ 4

~~Application Submitted for Review: NOVEMBER 4, 2020~~
City of Port St. Lucie Project No: ~~P20-219~~
P23-209
Port St. Lucie Utilities Department Project No: 11-652-34

	APPROVED	PROJECT NO.	ORD. NO
ORIGINAL BASE	February 11, 2019	P18-147	19-10
AMENDMENT 1	March 9, 2020	P19-217	20-16
AMENDMENT 2	August 10, 2020	P20-061	20-39
AMENDMENT 3	February 8, 2021	P20-219	21-10
AMENDMENT 4	TBD	P23-209	TBD

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

EXHIBIT B

TABLE OF CONTENTS/LIST OF EXHIBITS

Exhibit A Cover Page..... 1

Exhibit B Table of Contents/ List of Exhibits..... 2

Exhibit C List of Amendments..... 3

Exhibit D Introduction..... 4

Exhibit 1 PUD Amendment Application..... 6

Exhibit *2* PUD Amendment Application Checklist..... 8

Exhibit 3 Letter of Authorization..... 11

Exhibit 4 Binding PUD Agreement..... 14

Exhibit 5 Site Information..... 16

Exhibit 6 Proposed Development Uses/Standards..... 18

Exhibit 7a Legal Description..... 27

Exhibit 7b Warranty Deeds..... 32

Exhibit 8 Location Map..... 47

Exhibit 9a PUD Conceptual Master Plan..... 49

Exhibit 9b PUD Conceptual Water and Sewer Master Plan..... 51

Exhibit 10 Typical Right of Way Sections..... 53

Exhibit 11 Typical Lots..... 57

Exhibit 12 Traffic Statement..... 62

Exhibit 13 Drainage Statement..... 65

EXHIBIT C

LIST OF AMENDMENTS

City of Port St. Lucie Project No.: P23-209

The following changes to the previously approved Verano South Pod E PUD (City of Port St. Lucie project number P20-219) are proposed in Amendment Number 4: (P23-209).

- To reduce the number of units

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

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

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

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

EXHIBIT D

INTRODUCTION

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

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

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

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

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

EXHIBIT 1

APPLICATION FOR P.U.D.AMENDMENT

(PLEASE SEE PAGE 6)

PUD AMENDMENT APPLICATION.

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

Verano Pod E PUD

FOR OFFICE USE ONLY

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

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

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

PROPERTY OWNER:

Name: Verano Development c/o Robert Fromm

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

Telephone No. 772.349.8065 Email rfromm@kolter.com

AGENT OF OWNER (if any)

Name: Cotleur & Hearing / Daniel Sorrow

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

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

PROPERTY INFORMATION.

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

Parcel I.D. Number: See attached

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

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

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

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

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

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

Signature of Owner* DANIEL T. SORROW Hand Print Name 10-27-2020 Date

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

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

Revised 02/26/20

P20-219
PSLUSD 11-652-34

EXHIBIT 2

CHECKLIST FOR P.U.D. AMENDMENT

(PLEASE SEE PAGE 8)

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: Verano Pod E PUD Amendment #3

Project Number: P____ _ New Submittal X 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*

Applican Checklis	*Descri lion o Item Provided*	*Su ,cient*		
X	**Sufficiency Checklist**: One original completed and signed by applicant.			
X	**2 CD's with all application materials**			
X	**Cover Letter:** Sixteen copies of a typed letter explaining the purpose and history of the application.			
NA	**Written Response to Comments:** Sixteen copies. For resubmittals only.			
X	**Completed Application:** Sixteen copies. Use black ink or type to fill out compl	ompletel and le "b l .		
X	**Owner's Authorization**: Sixteen copies of authorization on Owner's letterhead.			
X	**Application Fees**: Refer to each department's fee schedule.			
X	**Proof of Ownershi** :			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or…			
	…Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
X	Sixteen sets of 11" x 17" concept plans			
X	Show traffic access points			
X	Show drainage discharge locations			
X	Show proposed water and sewer connection points			
X	Evidence of unified control and binding PUD agreement			
X	Density statement			
X	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" !ans - either a roved site Ian or pro osed conce t Ian			

CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2011

Project Name: VERANO SOUTH POD E PUD AMENDMENT #3

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

Applicant Certification

I, DANIEL T. 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.

(Signature of Applicant) 10.29.2020 *(Date)*

Planning and Zoning Department Representative

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

Additional Comments:

(Signature of Planning and Zoning Department Representative) *(Date)*

Engineering Department Representative

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

Additional Comments:

(Signature of Engineering Department Representative) *(Date)*

Utilities System Department

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

Additional Comments:

(Signature of Utility System Department Representative) *(Date)*

EXHIBIT 3

LETTER OF AUTHORIZATION

(PLEASE SEE PAGE 11)

April 16, 2020

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

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Verano Development LLC in the Verano project , located at Crosstown Parkway and 1-95 in the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plat, PUD, and other similarly related applications.

AUTHORIZED SIGNATORY FOR VERANO DEVELOPMENT LLC

JOHN CSAPO
PRINTED NAME

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

[NOTARIAL SEAL]

NOTARY PUBLIC, State of Florida

SALA BROWN
MY COMMISSION # GG 329696
EXPIRES: August 31, 2023
Bonded Thru Notary Public Underwriters

CERTIFICATE AS TO RESOLUTIONS OF
THE MANAGER OF VERANO DEVELOPMENT LLC

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

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

IT IS FURTHER RESOLVED, that the following individual acting on behalf of the Company is further authorized, empowered and directed to do singly, all such further acts, execute and deliver all such contracts, listing agreements, deeds, affidavits, settlement statements, purchase and sale agreements, papers, leases, documents, instruments and agreements and otherwise take any action as may be necessary or appropriate in connection with the aforesaid transactions:

John Csapo Authorized Signatory

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

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

VERANO DEVELOPMENT LLC

By: THE KOLTER GROUP LLC
Its: Manager

By: _____
William Johnson
Its: Manager

EXHIBIT 4

BINDING P.U.D. AGREEMENT

(PLEASE SEE PAGE 14)

EXHIBIT 4

BINDING PUD AGREEMENT

Binding PUD Agreement

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

See attached

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

Verano Development LLC
By: _____
Print Name: JOHN CSAPO
Title: AUTHORIZED SIGNATORY

NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 11th day of October, 2018, by JOHN CSAPO.
He or she
☑ is personally known to me or ☐ has produced _____ as identification.

_____
Notary public signature

Sala Brown
Printed name

State of Florida at-large

SALA BROWN
MY COMMISSION # FF 214474
EXPIRES: August 31, 2019
Bonded Thru Notary Public Underwriters

EXHIBIT 5

SITE INFORMATION

(PLEASE SEE PAGE 16)

Underline changes. how changes are made are not consistent. add new or make update and then add changes through entire doc.

EXHIBIT 5
SITE INFORMATION

	Existing	Proposed	Change	Recommendation
Land Use Designation	RGC	N/A	N/A	
Existing Zoning	PUD	N/A	N/A	
Proposed Zoning	NA	N/A	N/A	
Total Area	105.54 ac	N/A	N/A	
Total Dwelling Units	~~317~~ 215	215	102	
Density	~~3.01 du/ac~~ 2.04	2.04 DU/AC	.97	
Residential Area (ac)	50.13	N/A	N/A	
	47.5%	N/A	N/A	
Recreation (ac)	1.2	N/A	N/A	
	1.14%	N/A	N/A	
R/W (ac)	29	N/A	N/A	
	27.48%	N/A	N/A	
Open Space (ac)	17.45	N/A	N/A	
	16.53%	N/A	N/A	
Lakes (ac)	7.76	N/A	N/A	
	7.35%	N/A	N/A	

1. **TOTAL ACREAGE:** 105.54 acres

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

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

3. **PROPOSEDDENSITY** ~~3.01 du./ac Proposed Density~~ 2.04 du./ac

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

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

***Note**: Verano South Pod is part of the Verano DRI with regards to maximum building coverage, open space and upland preservation requirements.

EXHIBIT 6

PROPOSED DEVELOPMENT USES/STANDARDS

(PLEASE SEE PAGE 18)

EXHIBIT 6

PROPOSED DEVELOPMENT USES/STANDARDS

1. PERMITTED PRINCIPAL USES

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

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

2. DENSITY:
3.01 du/ac.

update

3. PARKING REQUIRED:

RGC Land Use:

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

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

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

4. STREET DESIGN:

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

5. MAXIMUM BLDG HEIGHT:

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

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

6. MINIMUM LOT SIZES:(See Exhibit 11 Typical Lots)
Lot sizes are not restricted to the typical plans, provided they adhere to the requirement of this section.

Single-Family:	Min. Width: Min. Depth:	40 feet 125 feet	Max Depth: 175 feet
Villas:	Min. Width: Min. Depth:	25 feet 125 feet	Max Depth: 175 feet

7. MAXIMUM BUILDINGCOVERAGE:
For Whole DRI: 30%
Residential: 60%

8. MAXIMUM IMPERVIOUS COVERAGE:
For Whole DRI: 50%
Residential: 75%

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

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

Front Setback:

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

Side Setback:

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

Side Street Setback:

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

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

Rear Setback:

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

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

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

Front Setback:

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

Side Setback:

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

Side Street Setback:

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

Rear Setback:

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

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

10. FENCES / WALLS:
Single-Family:

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

Villas:

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

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

Accessory Uses/Structures are permitted in connection with any principle use provided that all accessory structures or uses are in full compliance with all setback, height and building coverage. Such approved uses or structures include but are not limited to patios, outdoor cooking areas, gazebos, and screen enclosures. Air Conditioning Units, Pool Equipment, and Generators are necessary support equipment rather than accessory uses, and as such are allowed anywhere in the setback area.

12. LANDSCAPING:

<u>Overall:</u>

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

<u>Easement and Utility Area Landscaping:</u>

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

Landscape Buffer Strips:

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

Common Area Landscaping:

The minimum perimeter landscaping for common areas, amenity centers, model centers, and mail kiosks will be an average of five feet (5') from property line. Street trees will be provided, but landscaping on all common areas will be provided in keeping with the desired community aesthetic.

Single-Family:

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

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

Street Trees:

Large Canopy Street trees shall be provided on a basis of one (1) tree per forty (40) linear feet of roadway per side. Tree spacing can be adjusted as necessary but shall not exceed fifty (50) feet on center as per City ~~landscape~~ Subdivision Code. Street trees planted in front of residential lots may be counted towards the canopy tree requirements for the lot. The street trees provided are in excess of the minimum requirement of one (1) tree per fifty linear feet. This provides for enough additional trees to compensate for trees counted toward the canopy tree requirements for the lots.

13. CLUBHOUSE/RECREATION:

Permitted Uses:

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

Minimum Building Setbacks:

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

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

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

Landscape:

Screening amenity centers with perimeter landscaping and providing Vehicular Use Area (VUA) landscaping will be subject to the approval of the Site Plan Review Committee on a case by case basis. A minimum average of five feet (5') is required for most perimeter landscaping. One (1) tree per parking island will also be required. Parking islands will be provided to facilitate a landscape design that is in keeping with the desired community aesthetic. Certain vistas to lakes, open space, and natural area are subject to landscaping/ buffering requirements, with opportunity for uninterrupted views of these vistas. The same amount of landscaping that is required per City Code will be provided in these buffers, however this PUD provides opportunity to provide open vistas where no landscaping will be placed up to a maximum of fifty percent (50%) of the buffer length. Landscaping may instead be grouped on at least half of the bufferlength.

14. MODEL ROW AND SALES CENTERS:

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

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

15. FACADES ELEVATIONS:

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

16. UTILITIES AND PUBLIC WORKS:

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

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

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

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

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

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

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

All other utilities shall be a minimum of five feet 5' horizontal separation from city utility mains for parallel installations and a minimum of 18" below city utility mains (all measurements are from outside to outside).

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

Berms and structural landscape features such as rock, foundations, sculpture, decorative wall and tree wells-aregenerally not allowed in PSLUSD easements, but may be reviewed on a case by case basis. All measurements are from outside to outside, not centerline to centerline. Example: outside of pipe to nearest point on tree trunk.

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

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

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

EXHIBIT 7A

LEGAL DESCRIPTION

(PLEASE SEE PAGE 27)

LEGAL DESCRIPTION

BEING A PORTION OF TRACT “CA6”, VERANO SOUTH – P.U.D. 1 – POD C – PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNNTY, FLORIDA, AND BEING PORTIONS OF SECTIONS 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY “FT. PIERCE CUT-OFF” TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D7, DATED FEBRUARY 1, 1960 WITH “TRACK CORRECT” REVISION DATED 04/26/67; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF- WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.44 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;THENCE CONTINUE SOUTH 43°08'38” EAST; ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 5,155.15 FEET; THENCE SOUTH 46°51'24” WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF- WAY LINE, A DISTANCE OF 879.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°55'36”, A DISTANCE OF 229.68 FEET; THENCE SOUTH 37°18'07” WEST, A DISTANCE OF 32.72 FEET; THENCE SOUTH 19°10'52” WEST, A DISTANCE OF 87.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°52'58”, A DISTANCE OF 16.39 FEET; THENCE SOUTH 23°03'50” WEST, A DISTANCE OF 92.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO NORTHEAST, HAVING A RADIUS OF 615.90 FEET, THE RADIUS POINT BEARS OF SAID CURVE BEARS NORTH 26°22'55” EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°51'19”, A DISTANCE OF 19.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°29'13”, A DISTANCE OF 35.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,035.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°46'59”, A DISTANCE OF 68.34 FEET RADIAL TO THE POINT OFBEGINNING.

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

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

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

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

EXHIBIT 7B

WARRANTY DEED

(PLEASE SEE PAGE 32)

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

WARRANTY DEED

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

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

SUBJECT TO:

1. Real estate taxes and assessments for the year 2006 and subsequent years.

2. Restrictions, reservations, limitations, easements of record, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting said property, if any.

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

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

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:

Allison Barra
Print Name: Allison Barra

Vera Russell
Print Name: Vera Russell

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

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

By: _____
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 limited partnership, who is: [✓] personally known to me, or [ ] has produced _____ as identification.

(NOTARIAL SEAL)

Janet Kind
My Commission DD289533
Expires February 10, 2008

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

WPB 871636.1

EXHIBIT "A"

PARCEL 1

WESTERN GROVE

TRACT ONE

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

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

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

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

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

COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, 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 aforedescribed 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 aforedescribed 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 aforedescribed Point "A"; thence S 02 degrees 40 minutes 10 seconds E a distance of 4.30 feet to the beginning of a curve concave to the northwest having a radius of 130.00 feet; thence southwesterly along the arc of said curve a distance of 112.33 feet; through an angle of 49 degrees 30 minutes 25 seconds; thence S 46 degrees 50 minutes 15 seconds W a distance of 2041.23 feet to the southwesterly boundary of the parcel first described above and the POINT OF TERMINATION of easement, said easement being bounded on the northeast by the southwesterly right of way line of aforesaid Canal C-24 and on the southwest by the southwesterly boundary of the parcel first described above.

EGAN PARCEL

TRACT 2 GROVE 2:

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

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

EXHIBIT "A"

Parcel 2 (Continued)

described parcel:
Thence continue north 43 degrees 08 minutes 38 seconds West a distance of 1577.34 feet;
thence south 46 degrees 51 minutes 22 seconds west a distance of 63.46 feet:
thence south 17 degrees 05 minutes 14 seconds east a distance of 421.43 feet;
thence south 01 degrees 49 minutes 23 seconds West a distance of 1037.87 feet;
thence south 24 degrees 54 minutes 09 seconds east a distance of 60.06 feet;
thence north 60 degrees 24 minutes 31 seconds east a distance of 793.61 feet;
thence south 89 degrees 08 minutes 58 seconds east a distance of 318.77 feet to the point of beginning.

EASEMENT NO. 1:

An easement for ingress and egress 30.00 feet in width lying 15 feet each side of the centerline in Township 36 South, Range 39 East and Township 37 South, Range 39 East the centerline of which being described as follows:

Beginning at a point on a Westerly prolongation of the centerline of Gatlin Boulevard as shown on Florida Department of Transportation right-of-way maps for State Road 9 (I-95) Section 94001-2412, dated 6/22/77, with last revision of 9/11/79, said point being 15 feet westerly of the west toe of spoil lying west of the "Borrow Canal"; thence northerly, 15 feet westerly of, as measured at right angles, and parallel with said west toe of spoil of the "Borrow Canal"; thence easterly, northeasterly, northerly and northwesterly, 15 feet distance from, as measured at right angles and parallel with the said toe of spoil of the "Borrow Canal" to a point 15 feet southerly of, as measured at right angles, the south toe of spoil south of the Canal South of the north line of Section 10, Township 37 South, Range 39 East; thence Westerly parallel with the said south toe of spoil to the intersection with a line 15 feet westerly of, as measured at right angles, the West toe of spoil lying West of a Canal west of the east line of Section 4, Township 37 South, Range 39 East; thence Northerly parallel with the said west toe of spoil of said Canal and the Northerly prolongation thereof to the Southeasterly boundary of "Grove 2".

EASEMENT NO. 2:

An easement for ingress and egress 30.00 feet in width lying in Township 36 South, Range 39 East and Township 37 South, Range 39 East being bounded as follows:
On the northeast by the ingress and egress easement from Gatlin Boulevard to said "Grove 2"; on the Northwest by the southerly toe of slope of the spoil bank south of the "O.L. Peacock Canal"; on the southwest by the 20.00 feet wide ingress and egress easement from "Grove 1", to "Grove 3', on the southeast by a line 30.00 feet southeasterly of, as measured at right angles, and parallel with the 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.

EXHIBIT "A"

PARCEL 5

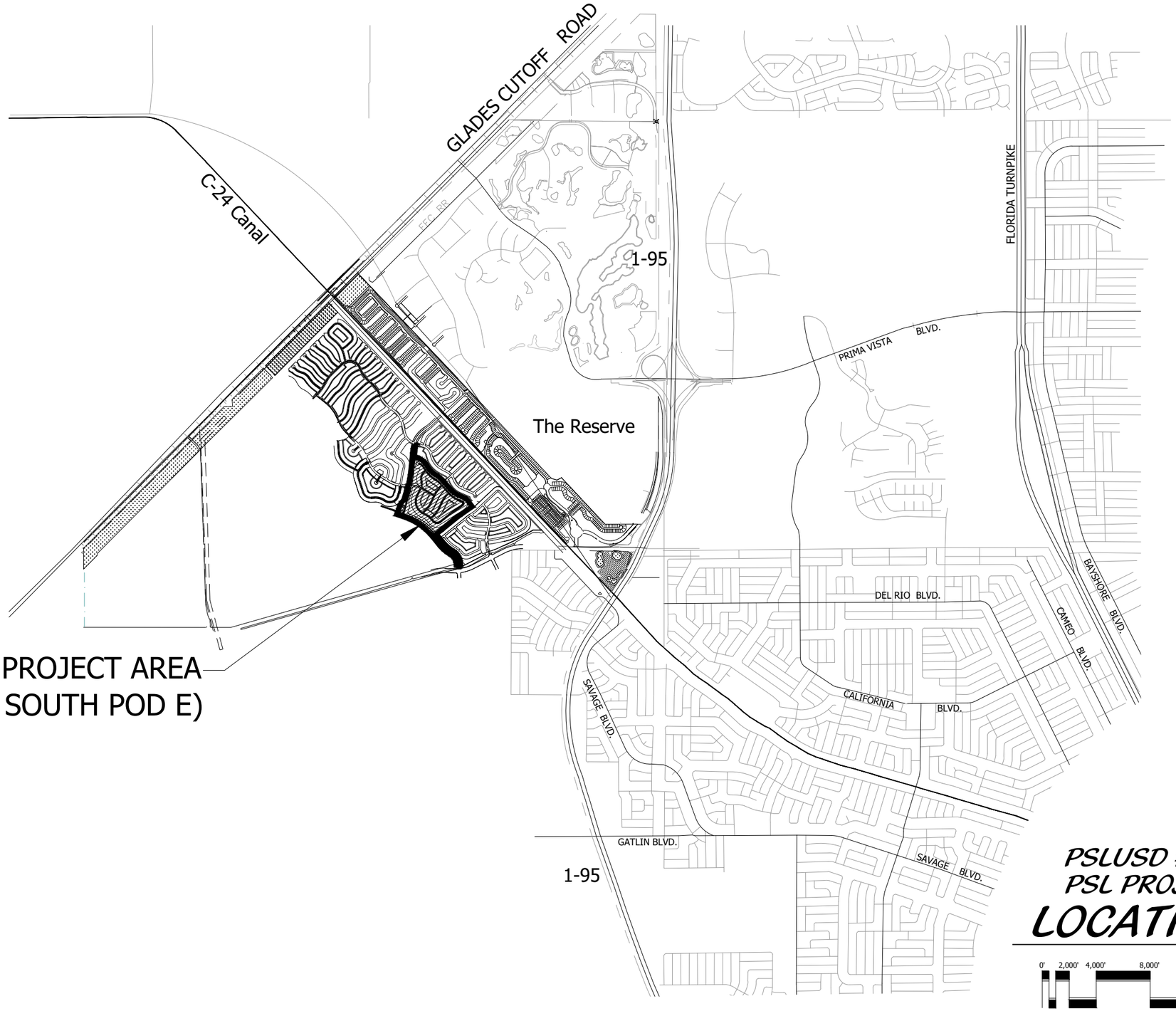
RECORDED MONTAGE PLAT

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

EXHIBIT 8

LOCATION MAP

(PLEASE SEE PAGE 47)



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

0' 2,000' 4,000' 8,000' 12,000' 16,000'

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

North

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VERANO SOUTH POD E

Kolter Homes

Port St. Lucie, Florida

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

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

SHEET 1 OF 1

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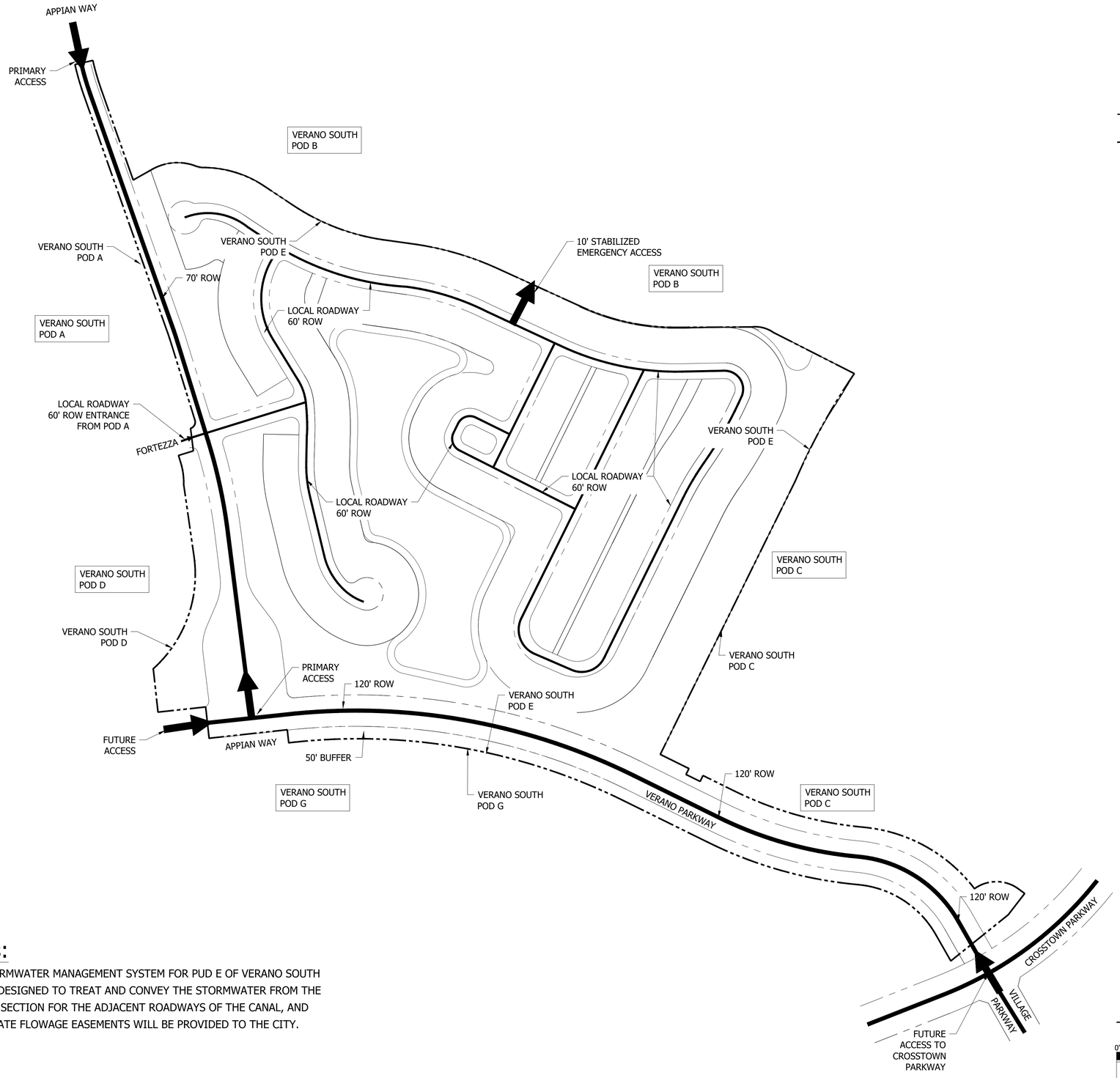
EXHIBIT 9A

P.U.D CONCEPTUAL MASTER PLAN

(PLEASE SEE PAGE 49)



LEGEND

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

Notes:

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

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

POD E

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

Scale: 1" = 200'-0"

North

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Environmental Consultants
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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VERANO SOUTH POD E

Kolter Homes
Port St. Lucie, Florida

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

December 21, 2020 1:54:37 p.m.
Drawing: I:\18-0906_CONCEPTUAL MASTER PLAN E _12-21-20.DWG

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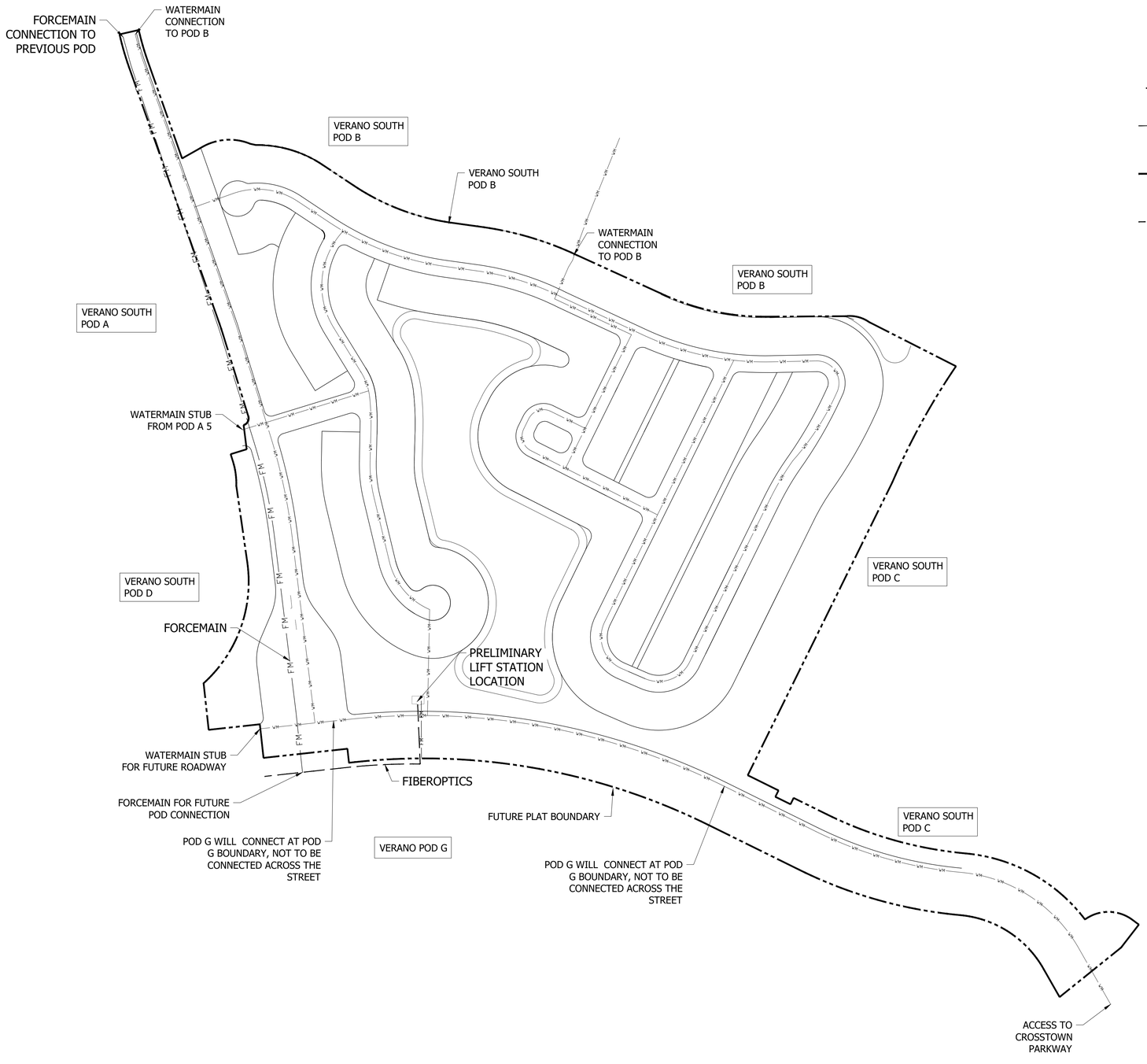
EXHIBIT 9B

CONCEPTUAL WATER AND SEWER MASTER PLAN

(PLEASE SEE PAGE 51)



LEGEND

WM PROPOSED WATERMAIN

FM PROPOSED FORCEMAIN

PROPOSED FIBEROPTICS

CONCEPTUAL WATER AND SEWER MASTER PLAN

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

POD E PUD 1

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

Scale: 1" = 200'-0"

North

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REVISIONS	12-08-20
	12-21-20

December 21, 2020 12:00:1 p.m.
Drawings\18-0906-MASTER-UTILITY-E_12-08-20.DWG

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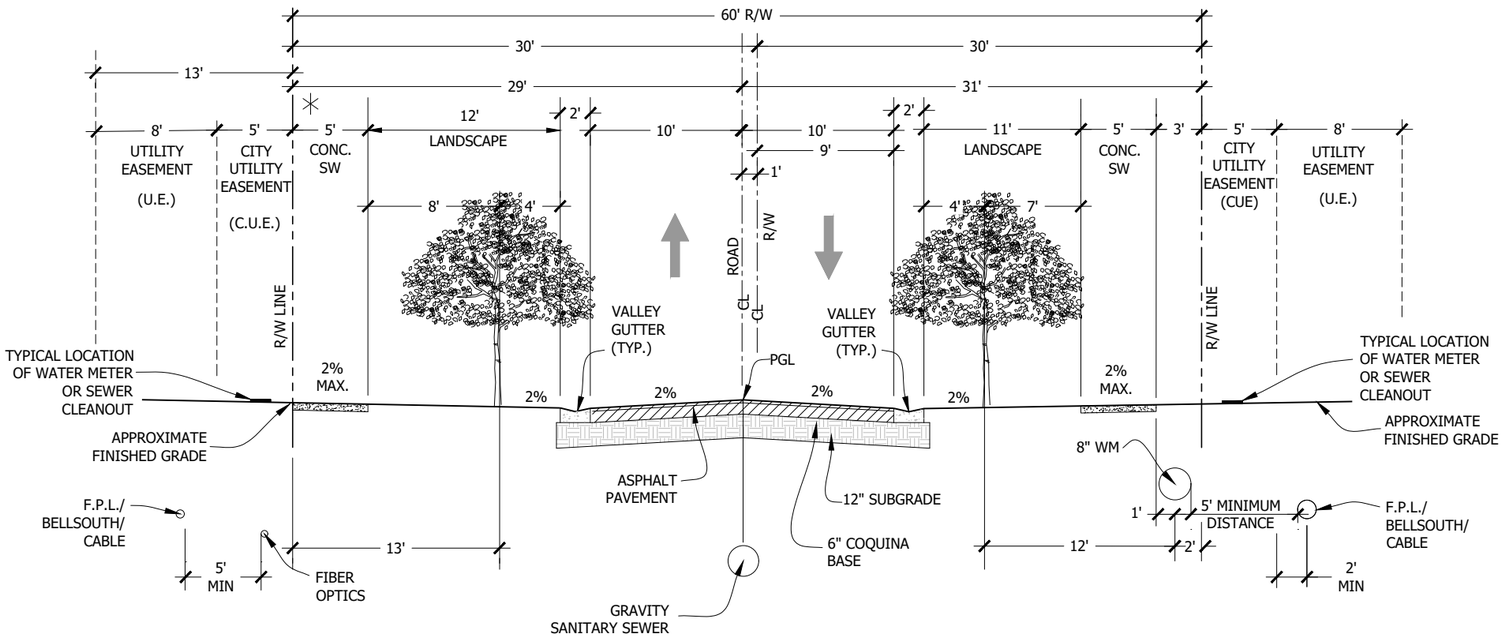
EXHIBIT 10

TYPICAL RIGHT-OF-WAY SECTIONS

(PLEASE SEE PAGE 53)

LEGEND

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



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.

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

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

TYPICAL 60' ROW
POD E

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

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JOB NUMBER 18-0906
DATE 10-30-20
REVISIONS 12-04-20
12-21-20

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Drawing: ...0906...ONCEPTUAL MASTER PLAN E _12-21-20.DWG

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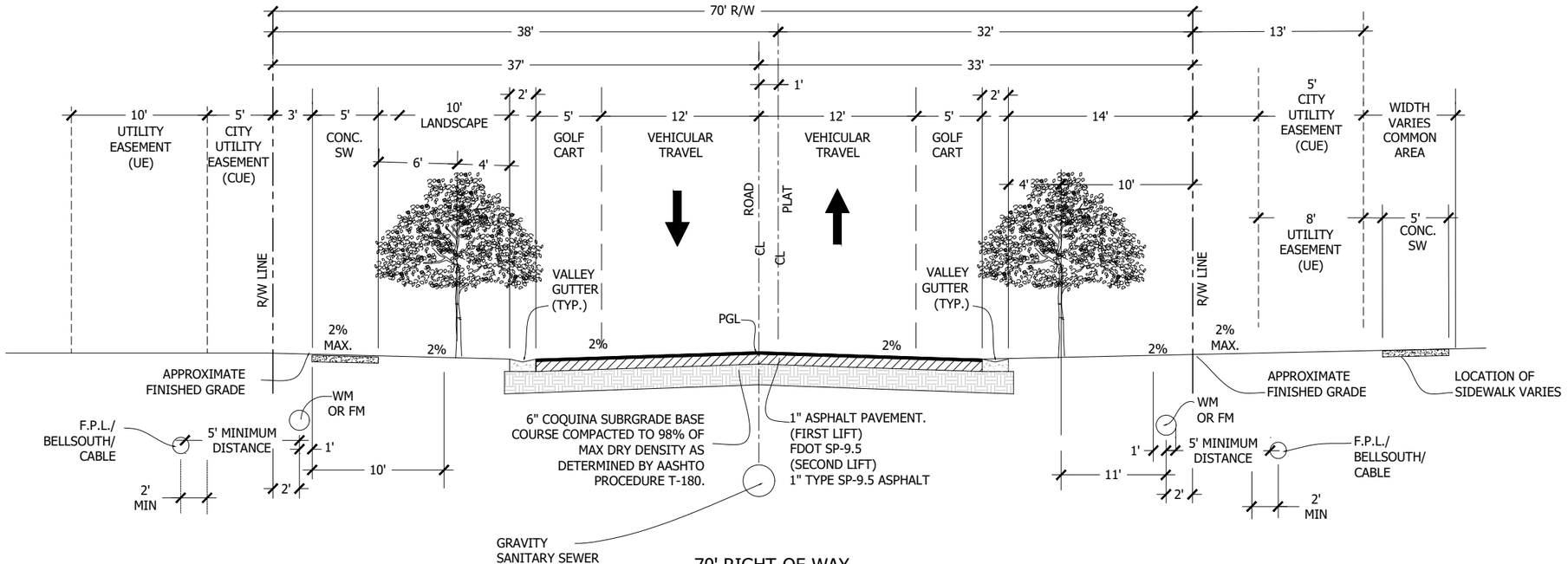
LEGEND

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



70' RIGHT-OF-WAY
APPIAN WAY SECTION

POSTED SPEED 25 MPH

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

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

TYPICAL 70' ROW
APPIAN WAY POD E

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

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

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DATE	10-30-20
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	12-21-20

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Drawing: ...-0906...ONCEPTUAL MASTER PLAN E _12-21-20.DWG

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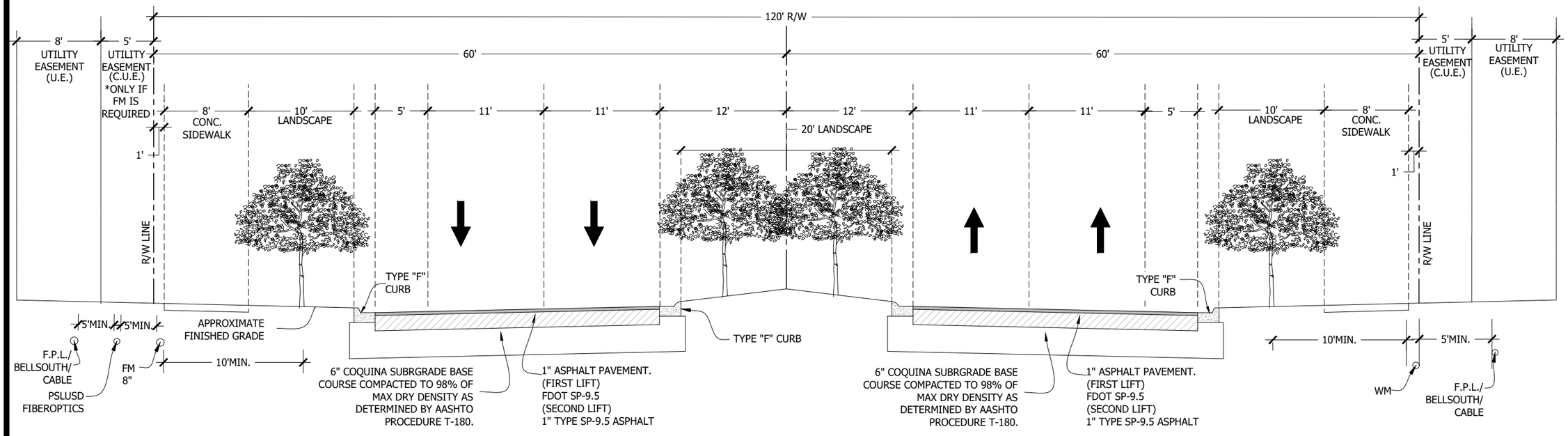
LEGEND

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



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

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

TYPICAL 120' ROW POD E

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

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APPROVED	DTS
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DATE	10-30-20
REVISIONS	12-04-20
	12-21-20

Drawing: ...0906...ONCEPTUAL MASTER PLAN E _12-21-20.DWG
December 21, 2020 1:54:37 p.m.

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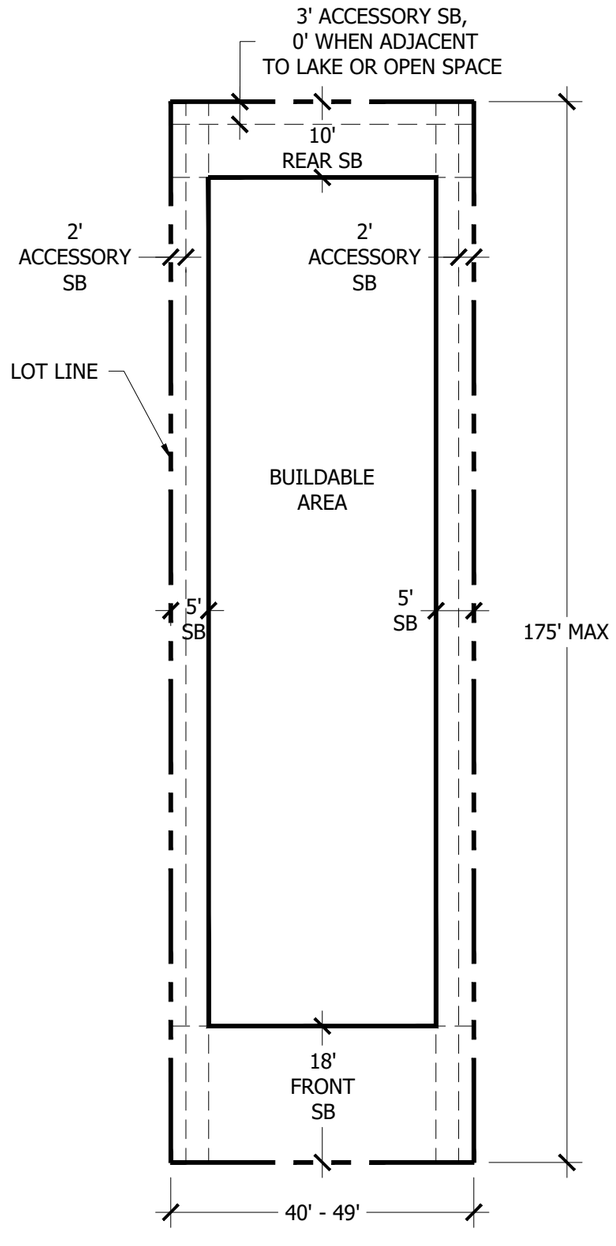
EXHIBIT 11

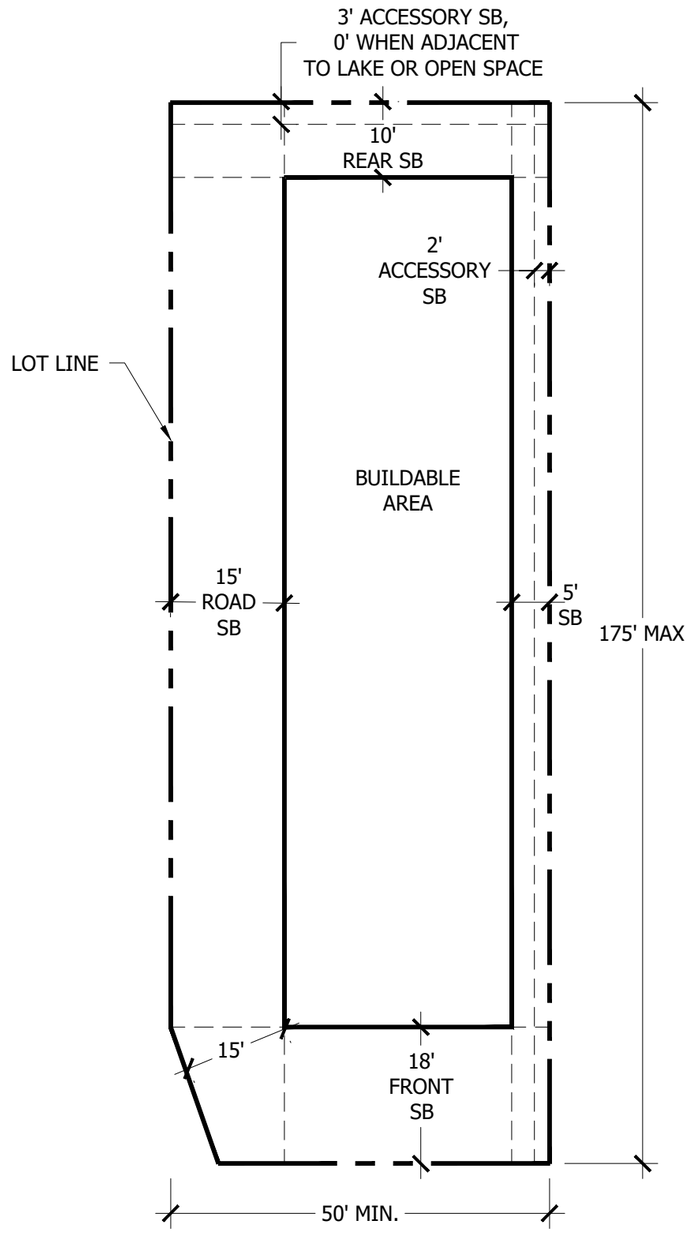
TYPICAL LOTS

(PLEASE SEE PAGE 57)

INTERNAL LOT



CORNER LOT



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

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

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

40' - 49'
TYPICAL LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

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

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

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

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

SHEET 1 OF 1

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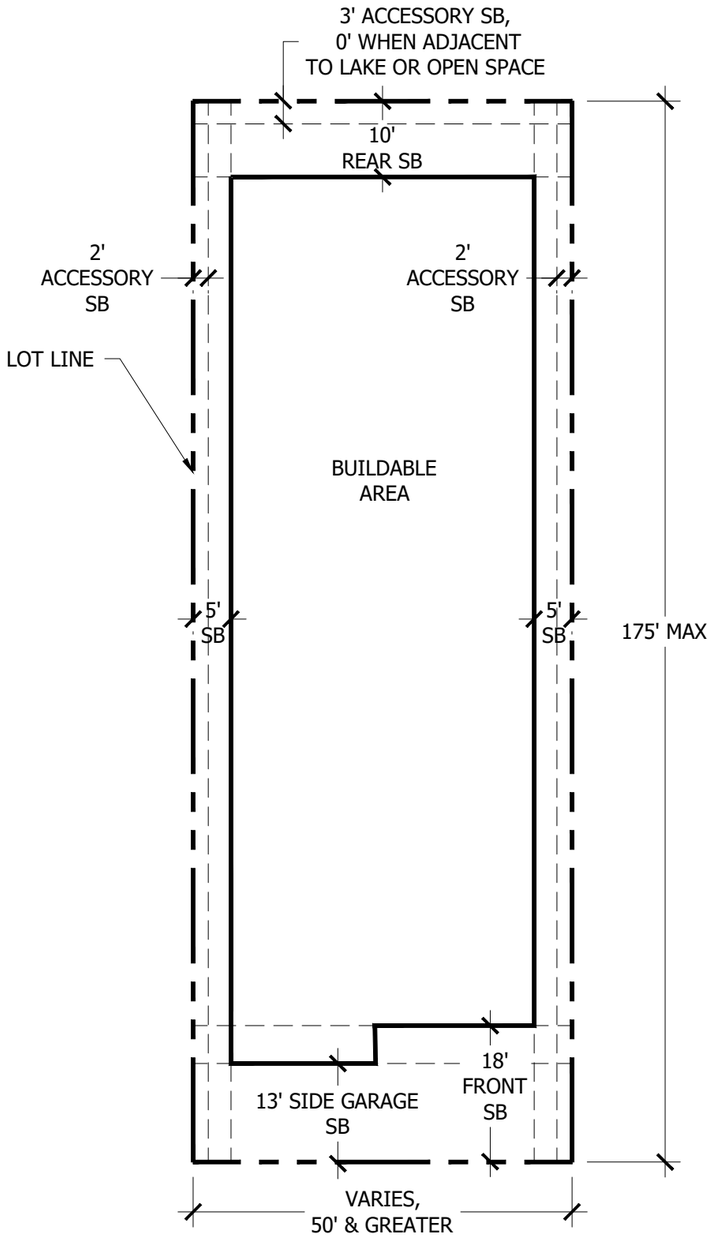
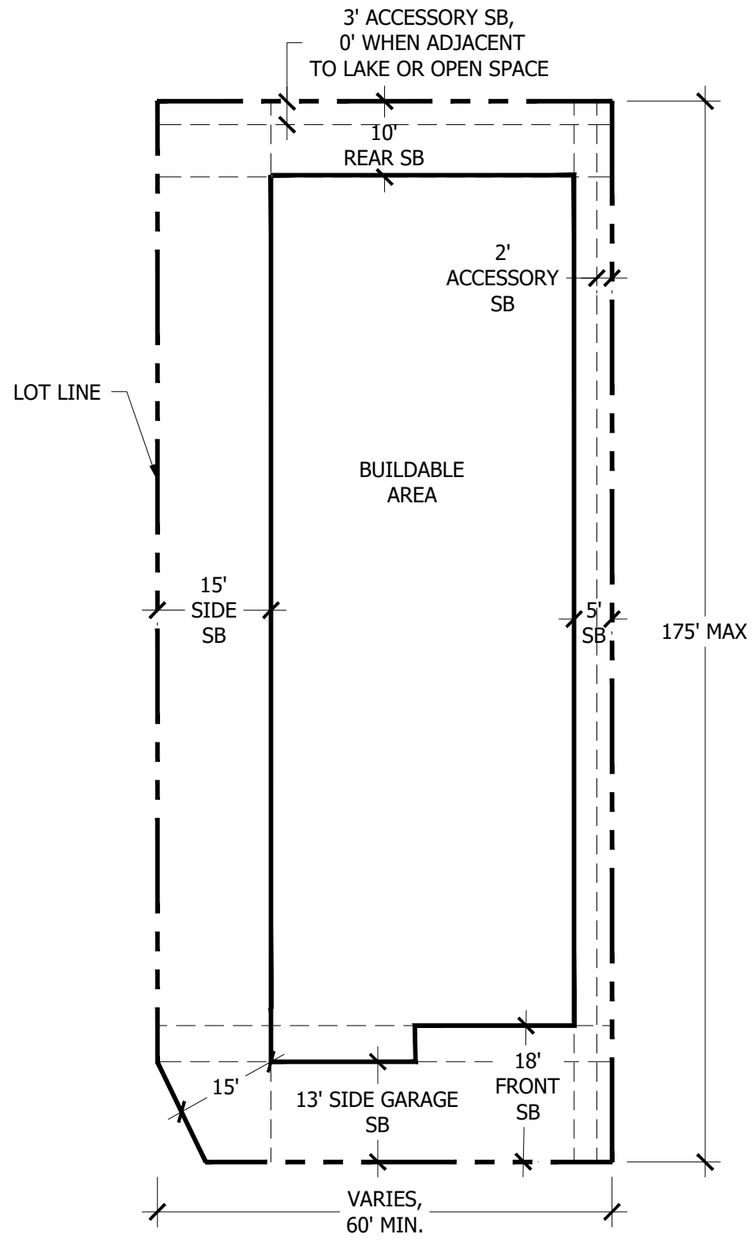
These drawings are the property of the architect and are not to be used for extensions or on other projects without written agreement with the architect. Immediately report any discrepancies to the architect.

INTERNAL LOT



CORNER LOT



Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'.
WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 10' ON STREET SIDE.

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

TYPICAL LOT

(50' & GREATER)

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
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SHEET 1 OF 1

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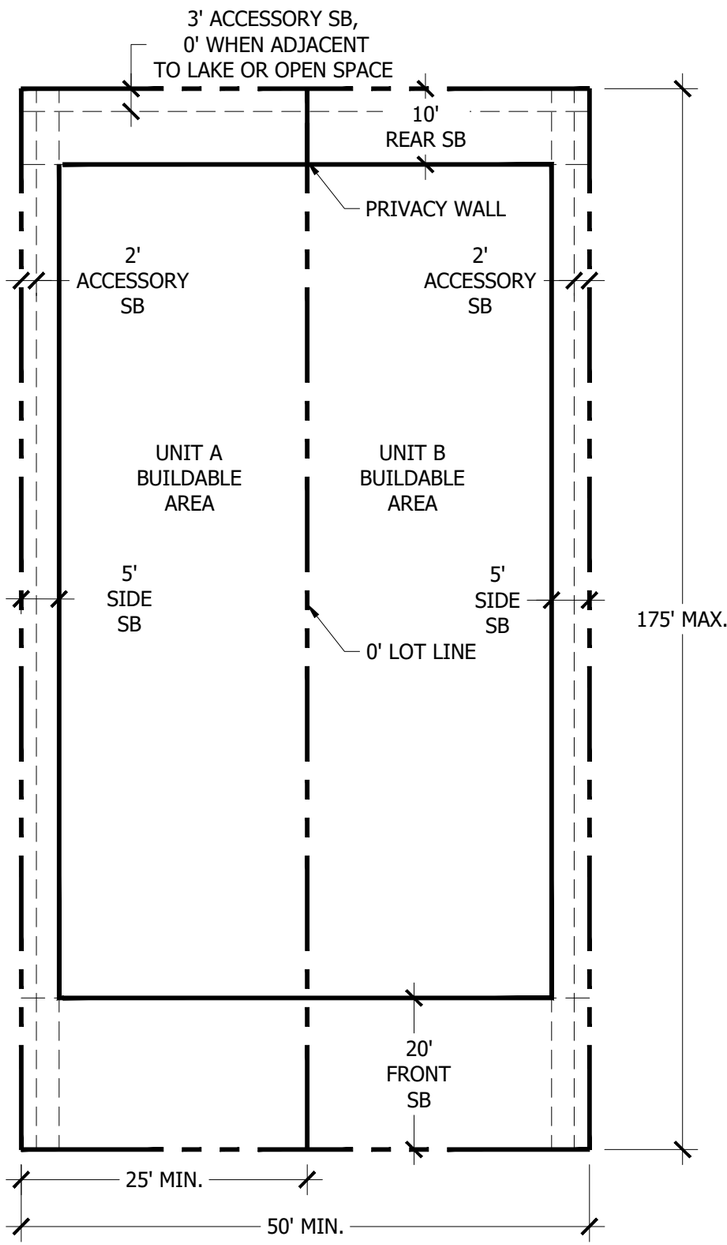
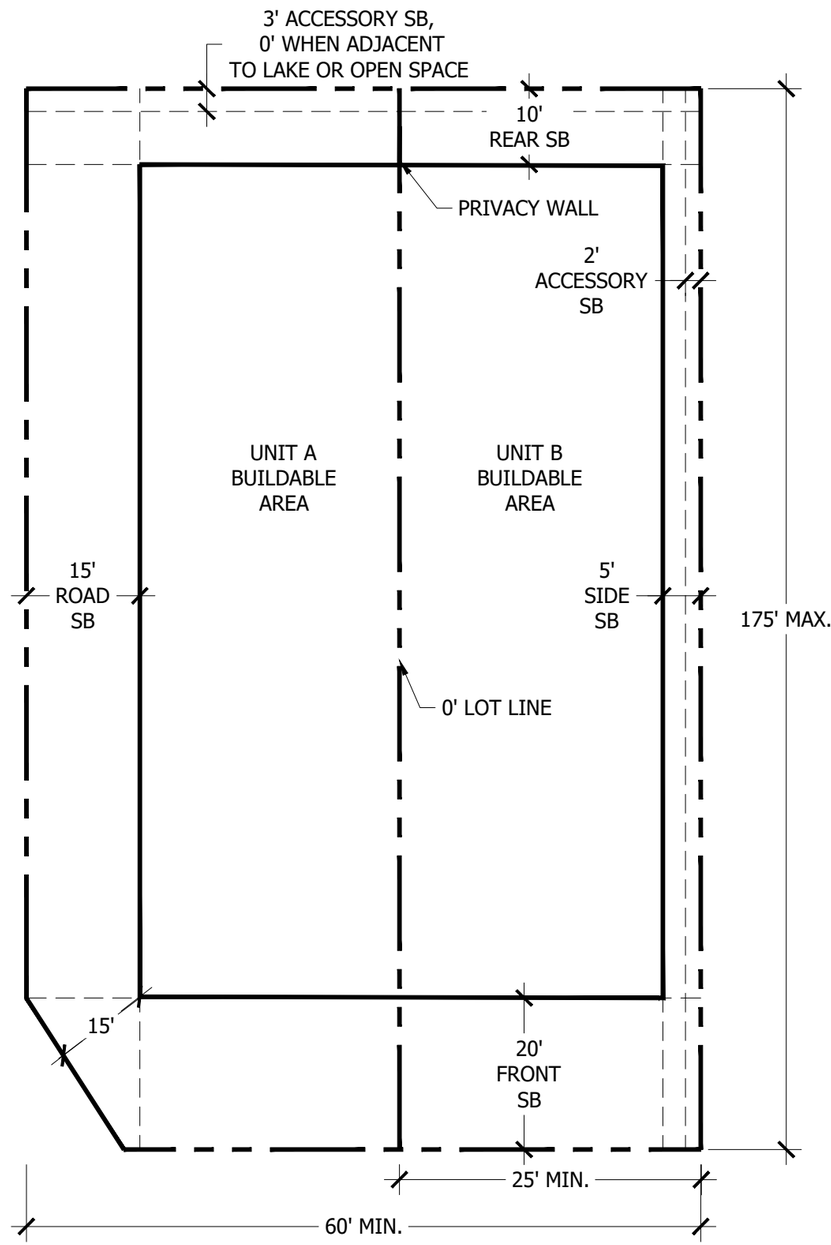
INTERNAL LOT



CORNER LOT



Notes:

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

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

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

50' TYPICAL VILLA LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

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Land Planners
Environmental Consultants
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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VERANO SOUTH POD E
Kolter Homes
Port St. Lucie, Florida

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

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

SHEET 1 OF 1

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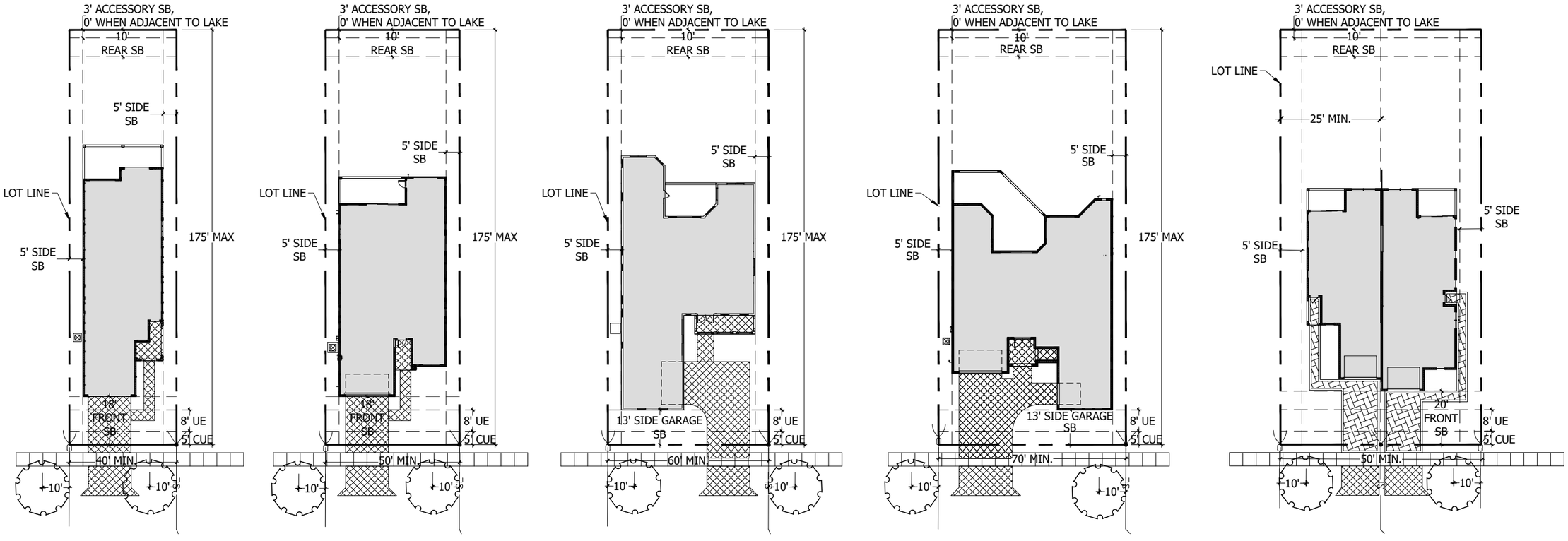

PSLUSD #11-652-34
PSL PROJ# P20-219

TYPICAL DRIVEWAY LAYOUT

0' 10' 20' 40' 60' 80'

Scale: 1" = 40'-0"

North

Cotleur & Hearing
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Land Planners
Environmental Consultants
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

VERANO SOUTH POD E

Kolter Homes

Port St. Lucie, Florida

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

Drawing: ...0906...ONCEPTUAL MASTER PLAN E ...12-21-20.DWG December 21, 2020 1:54:37 p.m.

SHEET 1 OF 1

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EXHIBIT 12

TRAFFIC STATEMENT

(PLEASE SEE PAGE 62)

To: City of Port St. Lucie Planning Department

From: Shaun G. MacKenzie, P.E.

Date: April 21, 2020

Re: Verano Planned Unit Development (Pod G)
Traffic Statement Update

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

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

As a part of this Masterplan, Pod G proposes 4,002 dwelling units (DUs) plus all other remaining entitlements.

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

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

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

Verano Phase	Development Area	Dwelling Units
1	Verano PUD (North of the C-24)	1,200
2	Verano South PUD 1, Pod A	286
2	Verano South PUD 1, Pod B	260
2	Verano South PUD 1, Pod C	446
2	Verano South PUD 1, Pod D	699
2	Verano South PUD 1, Pod E	307
2, 3, 4	Verano South PUD 1, Pod G	4,002
	Total	7,200

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

EXHIBIT 13

DRAINAGE STATEMENT

(PLEASE SEE PAGE 65)

DRAINAGE STATEMENT

THOMAS ENGINEERING GROUP

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

DRAINAGE STATEMENT FOR

PUD D and E

October 16, 2018

The proposed project is a portion of the overall Verano DRI, were are proposing the next two PUD's along the south side of the C-24 just across from the existing Verano development on the North side of C-24 canal. The proposed PUD's are just north and west of existing PUD A and B.

The project is under an existing SFWMD conceptual permit #50-01645-S (application #170530-4). Basin assumptions will follow the criteria set in the original conceptual permit. The proposed drainage system throughout the proposed PUD's will consist of a network of pipes and catch basins interconnecting the roadways to the proposed onsite lakes. The neighborhoods will also provide for the required lake interconnect pipes which will be consistent with the SFWMD permit. Water quality will be achieved within the lake.

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

Brando
n Ulmer

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

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

Verano South Pod E

Planned Unit Development Amendment No. 4

(P23-209)

Planning and Zoning Meeting

December 5, 2023

Overview:

Owner – Verano Development, LLC

Applicant – Cotleur & Hearing / Daniel Sorrow

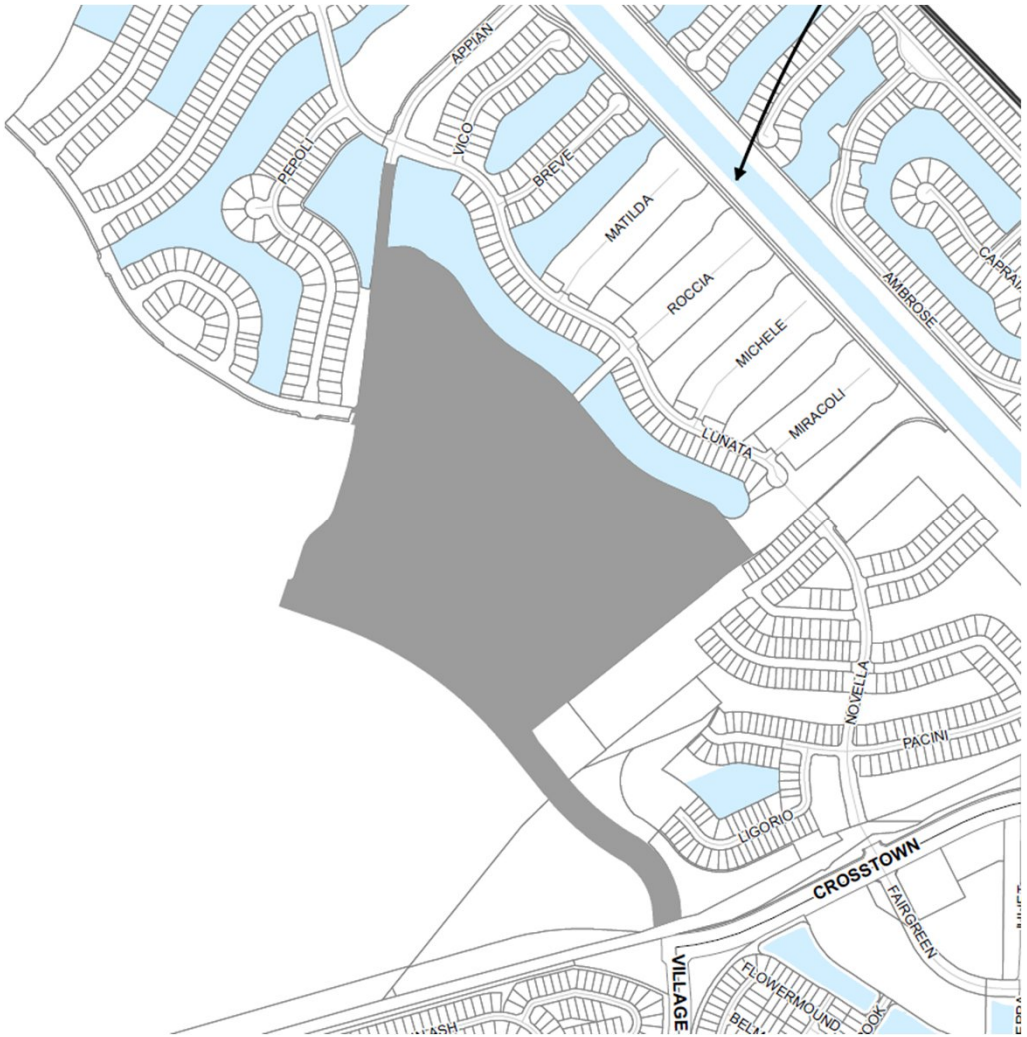
This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD E reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

PUD	Current No. of permitted Units	Proposed Maximum Units
Verano PUD 1	1200	1037
Verano South POD A	350	276
Verano South POD B	260	245
Verano South POD C	450	429
Verano South POD E	317	215
Total number of units lessened = 375		

- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.

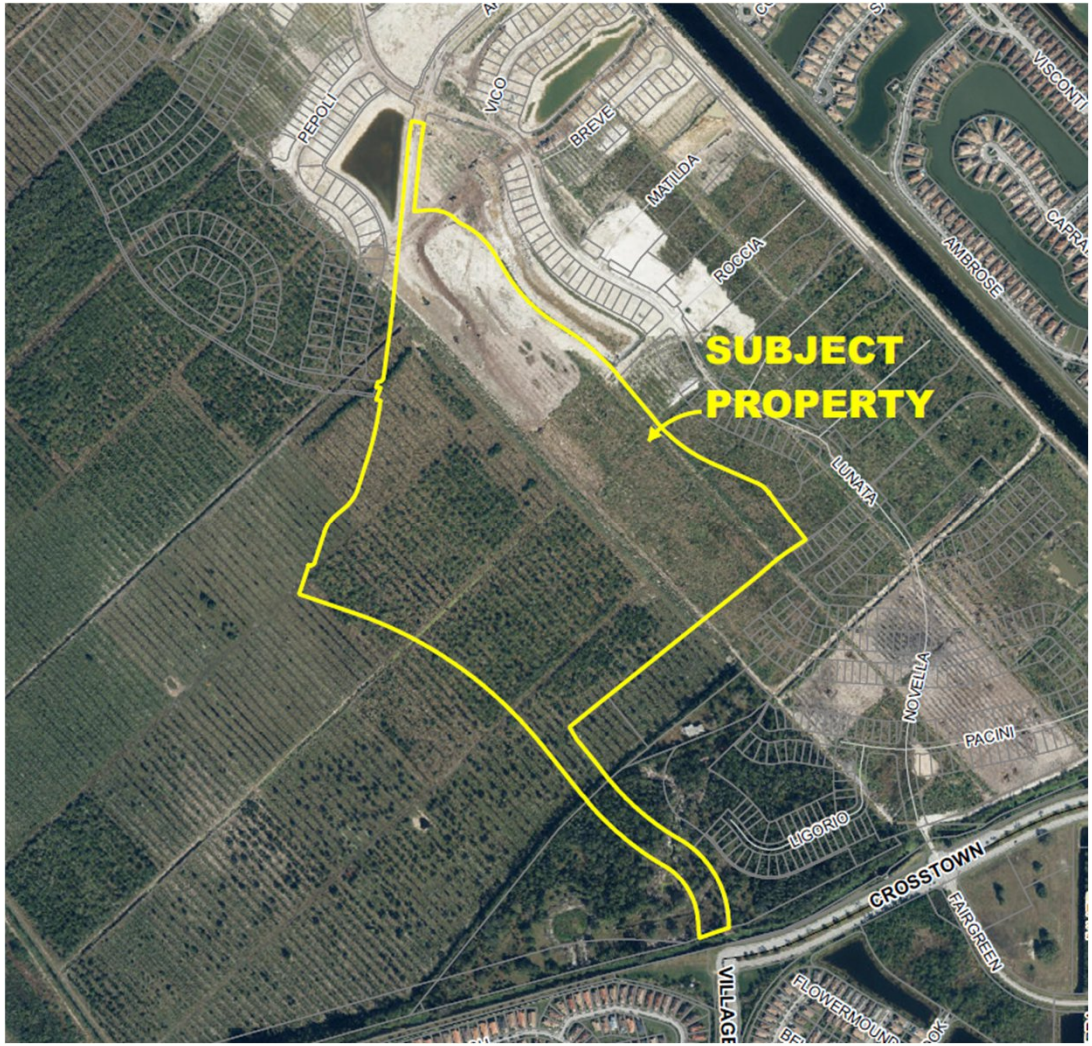
- DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.

- This proposed PUD application proposes a maximum of 215 units on 105.54 acres, or 2.04 dwelling units per acre.



LOCATION MAP

CityofPSL.com



AERIAL

CityofPSL.com

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- As per Comprehensive Plan Policy 1.1.4.10 RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed. The maximum density proposed for Verano South POD E is 2.04 dwelling units per acre, or 215 dwelling units.

Recommendation:

The Site Plan Review Committee recommended approval at their meeting of November 21, 2023.

P23-209 Verano-POD "E" - Amendment No. 4

TYPE	STATUS	BUILDING TYPE
PA	CUSTOMER RESPONSED	

ASSIGNED TO

Daniel Robinson; Clyde Cuffy; Public Works Engineering; Ivan Betancourt; Bret Kaiser

ADDRESS

100 Fortezza Way

SECTION	BLOCK	LOT
	VeranoSouth	POD "E"

LEGAL DESCRIPTION

Verano South POD E

SITE LOCATION

Intersection of Fortezza Way and Appian Way

PARCEL #

3333-603-0025-000-4

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
105.54		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

New Amendment to Verano South POD E PUD

Primary Contact Email

dsorrow@cotleur-hearing.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Daniel	Sorrow

Business Name

Cotleur & Hearing

ADDRESS

1934 Commerce Lane

CITY	STATE	ZIP
Jupiter	FL	33458

EMAIL	PHONE
dsorrow@cotleur-hearing.com	5618008426

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Daniel	Sorrow

ADDRESS

1934 Commerce Lane

CITY	STATE	ZIP

Jupiter	FL		33458
EMAIL		**PHONE**	
dsorrow@cotleur-hearing.com		5618008426	
PROJECT ARCHITECT/ENGINEER			
FIRST NAME		**LAST NAME**	
Business Name			
ADDRESS			
CITY	**STATE**		**ZIP**
EMAIL		**PHONE**	
PROPERTY OWNER			
Business Name			
Cotleur & Hearing			
ADDRESS			
1934 Commerce Lane			
CITY	**STATE**		**ZIP**
Jupiter	FL		33458
EMAIL		**PHONE**	
dsorrow@cotleur-hearing.com		(561) 800-8426	
FINAL PERMIT INSPECTION REQUIRED BY:			

"A City for All Ages"

Agenda Summary

2023-1165

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.j

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-210 Verano PUD 1 Amendment #11 - PUD Amendment

Location: The property is located north of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.

Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East

This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

Submitted By: Daniel Robinson, Planner III

Executive Summary: This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano PUD 1 reducing the permitted number of dwelling units.

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Board make a recommendation to approve the ordinance as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend the approval of the ordinance.
2. Move that the Board not recommend approval and provide explanation.

Background: The Verano DRI is permitted to provide 7,200 number of dwelling units maximum. This PUD currently permits 1,200 units. The amount of lots platted equal only 1,037. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Issues/Analysis: N/A

Special Consideration: N/A

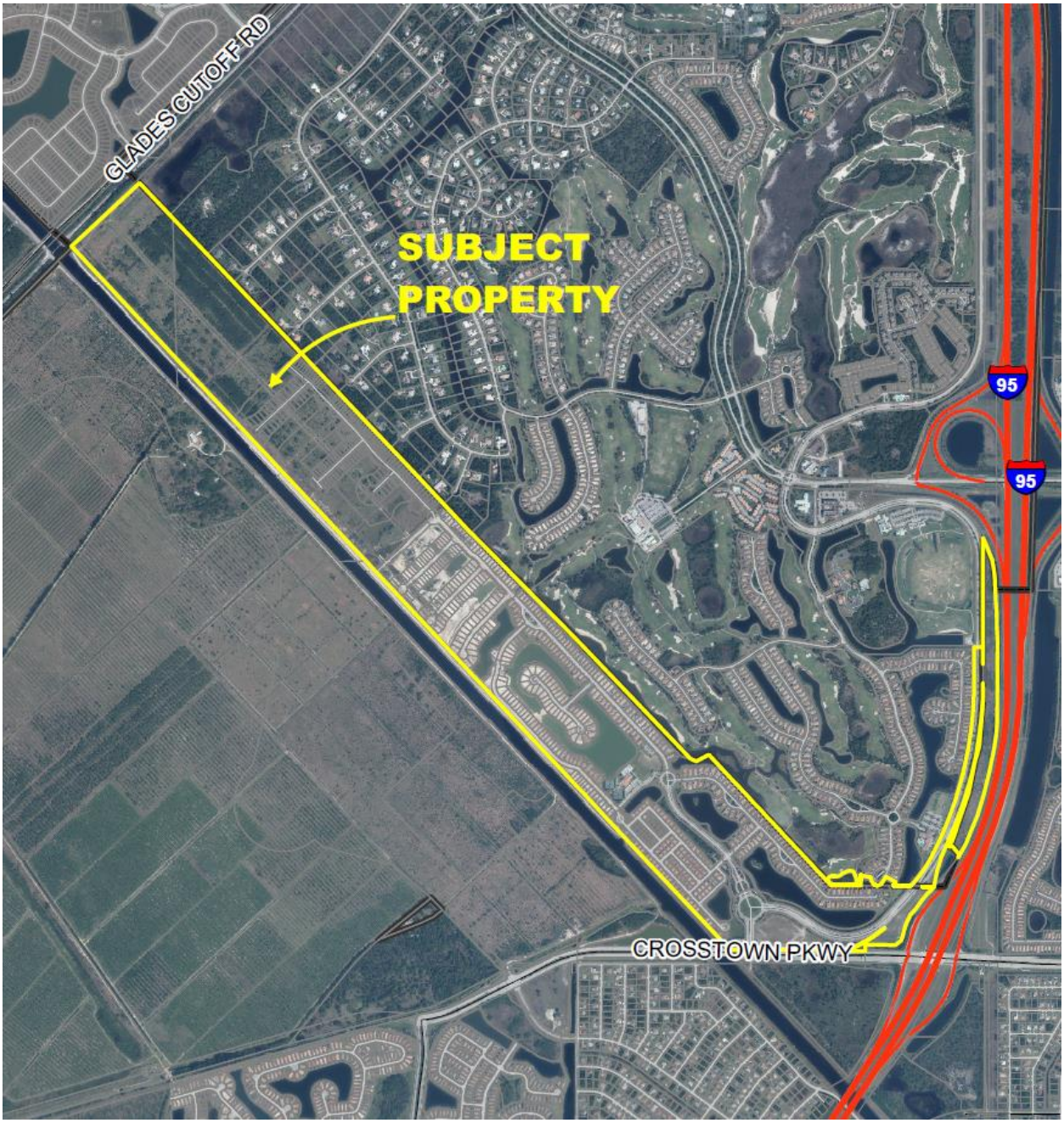
Location of Project: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway

Attachments:

- Staff report
- Exhibit A (PUD Document)

- Application
- Staff presentation

Verano PUD 1 Amendment #11
Planned Unit Development Amendment
P23-210



Location Aerial Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document for Verano PUD 1.
Applicant:	Cotleur & Hearing / Daniel Sorrow
Property Owner:	Verano Development, LLC
Location:	This property is located within the Verano DRI (Development of Regional Impact), and is south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is the eleventh amendment to the Verano PUD 1 document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

PUD	*Current No. of permitted Units*	*Proposed Maximum Units*
Verano PUD 1	*1200*	*1037*
Verano South POD A	*350*	*276*
Verano South POD B	*260*	*245*
Verano South POD C	*450*	*429*
Verano South POD E	*317*	*215*
Total number of units lessened = 375		

Previous PUD Requirement: This PUD currently permits 1200 units. The amount of lots platted equal 1037. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Analysis: The update is to allow for future PUDs within the Verano DRI to unitize the full permitted amount of dwelling units permits as per the approved Development Order. The availability of use of the 375 units elsewhere in the DRI allows the development to be built out to its full potential and maximum permitted units.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

P03-272 - Verano PUD 1
P06-215 - Verano PUD 1 Amendment #1
P07-057 - Verano PUD 1 Amendment #2
P07-207 - Verano PUD 1 Amendment #3
P07-392 - Verano PUD 1 Amendment #4
P09-049 - Verano PUD 1 Amendment #5
P10-071 - Verano PUD 1 Amendment #6
P13-010 - Verano PUD 1 Amendment #7
P14-032 - Verano PUD 1 Amendment #8
P16-076 - Verano PUD 1 Amendment #9
P20-212 - Verano PUD 1 Amendment #10

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

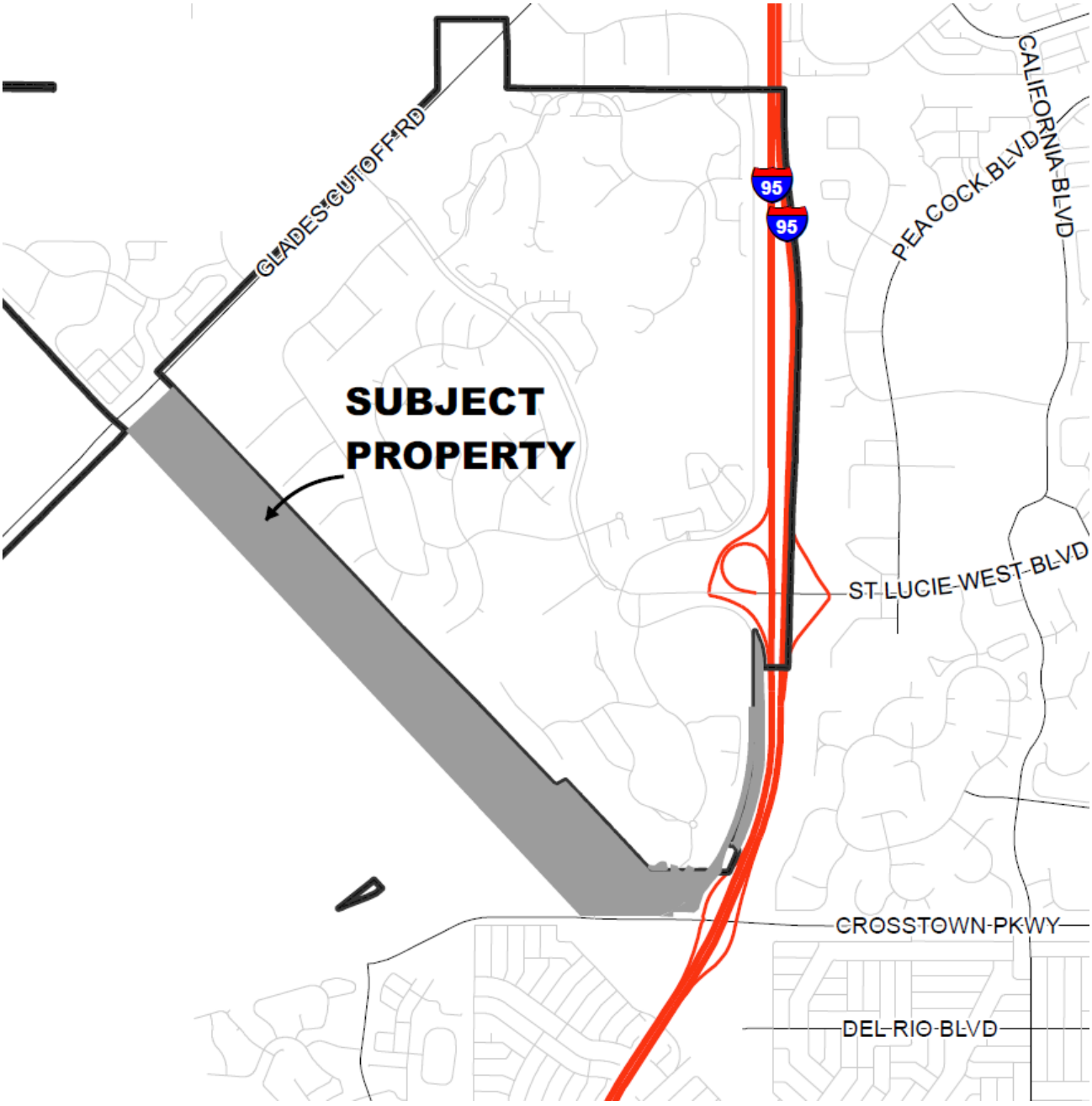
Location and Site Information

Parcel Number:	N/A
Property Size:	433 acres
Legal Description:	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 a portion of Sections 28, 29, 32, Township 36 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano South Pod A Planned Unit Development)
Existing Use:	Verano Development
Proposed Use:	Residential development

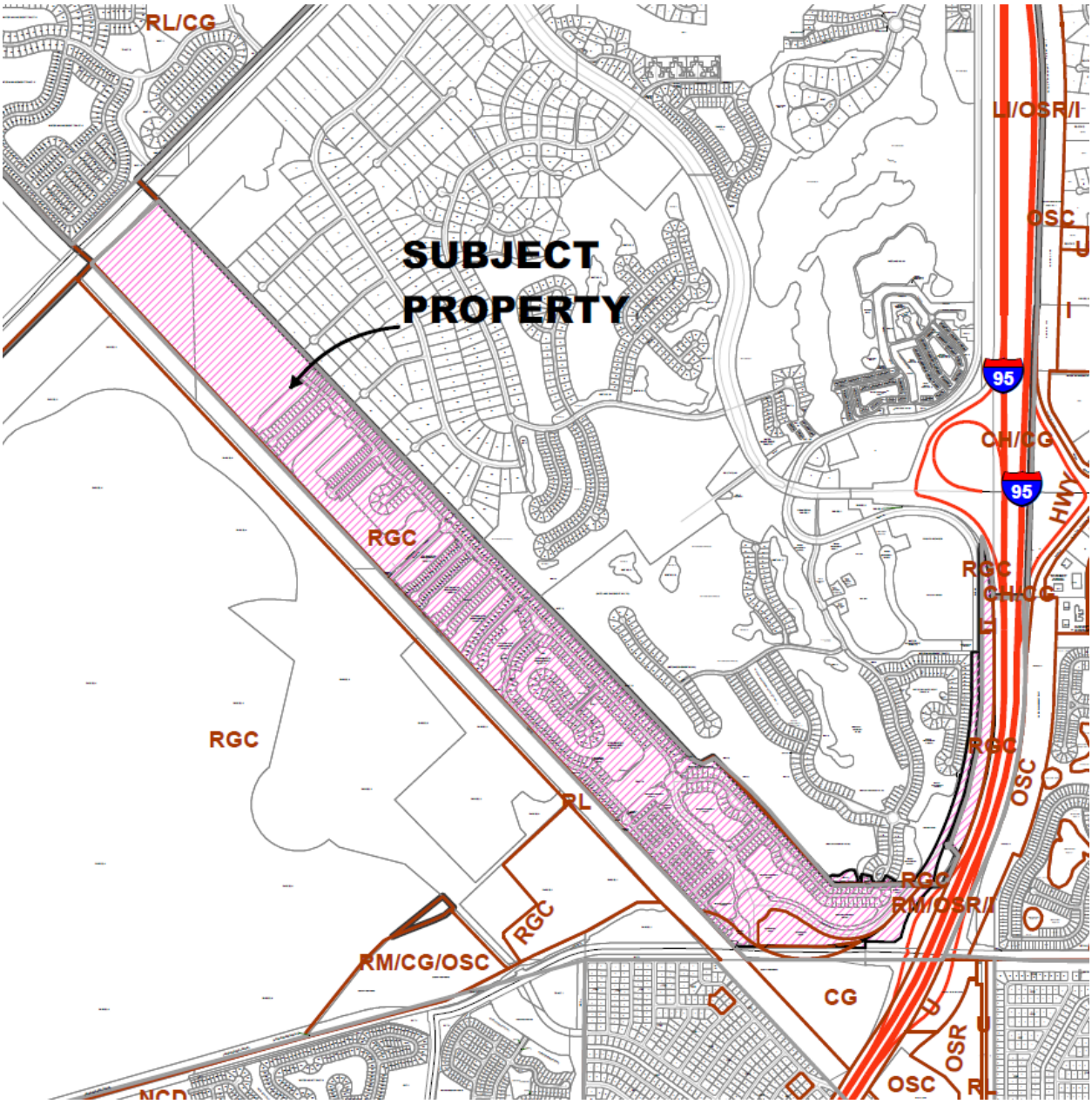
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	PUD	Verano Development
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

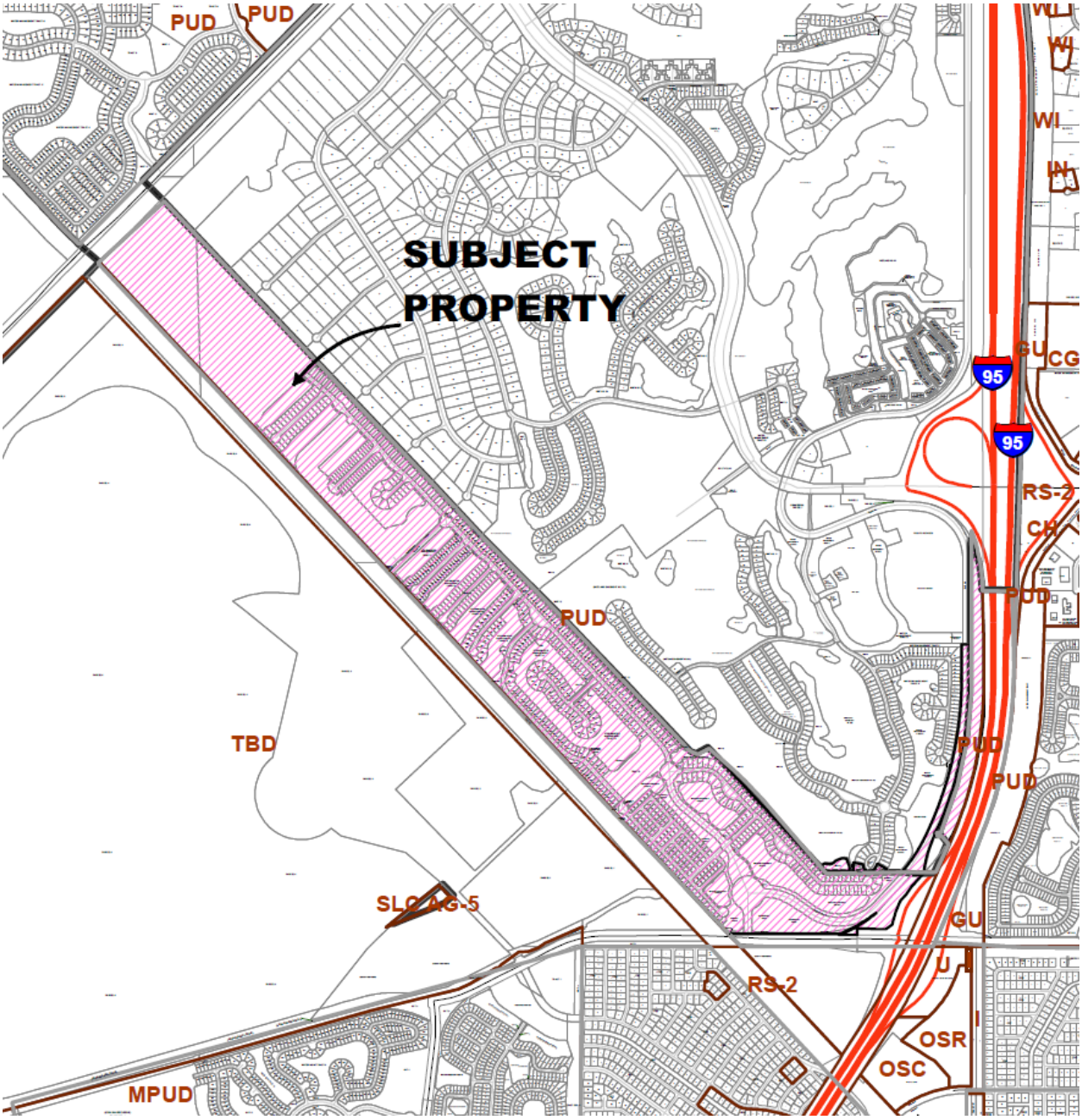
RGC, Residential Golf Club – PUD, Planned Unit Development



Location Map



Future Land Use Map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RS-2
RS-2
MPUD
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Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10)

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows a maximum density of 5 dwelling units per acre. The projected density for Verano South Pod A PUD is 2.32 dwelling units per acre which allows a maximum of 1037 units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

Planning and Zoning Board Action Options:

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

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

EXHIBIT A

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

PLANNED UNIT DEVELOPMENT APPLICATION

Verano PUD 1

(FKA PGA Village/Montage)

AMENDMENT NO. ~~10~~ 11

~~November 4, 2020~~ November 28, 2023

City of Port St. Lucie Project No: ~~P20-212~~ P23-210

Port St. Lucie Utilities Department Project No : 11-652-00-1

	Approval date	PSL Project No.:	Ord No.:
Original Base	10/25/04	P03-272	Ord 04-121
Amendment #1	09/25/06	P06-215	Ord 06-118
Amendment #2	06/11/07	P07-057	Ord 07-070
Amendment #3	09/10/07	P07-207	Ord 07-127
Amendment #4	03/24/08	P07-392	Ord 08-024
Amendment #5	11/23/09	P09-049	Ord 09-083
Amendment #6	10/11/10	P10-071	Ord 10-078
Amendment #7	5/13/13	P13-010	Ord 13-23
Amendment #8	6/9/14	P14-032	Ord 14-36
Amendment #9	8/8/16	P16-076	Ord 16-53
Amendment #10	~~TBD~~ 3/8/21	P20-212	Ord ~~TBD~~ 21-14
Amendment #11	TDB	P23-210	Ord TBD

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

Verano PUD 1
Amendment Number 11

City of Port St. Lucie Project No.:

The following changes to the previously approved Verano P.U.D. (City of Port St. Lucie project number: ~~P16-076 -~~ P20-212) are ~~approved~~ proposed in Amendment No. ~~10 (P20-212)~~ 11 (P23-210).

- To remove units

~~The PUD document was previously amended in Amendment No. 9 (P16-076) are as follows~~:

PUD Amendment No.1, City of Port St. Lucie Project No. P06-215:

- To allow for the addition of a design center within the Models

PUD Amendment No. 2, City of Port St. Lucie Project No. P07-057:

- To update exhibits to reflect change of ownership and project name
- To allow zero-foot side setbacks and add two new model areas.
- To update the Conceptual Master Plan
- Changes the landscape code

PUD Amendment No. 3, City of Port St. Lucie Project No. P07-207:

- To add additional model areas

PUD Amendment No. 4, City of Port St. Lucie Project No. P07-392:

- To add additional model areas
- To relocate the Recreation Center

PUD Amendment No. 5, City of Port St. Lucie Project No. P09-049:

- To add additional acreage into the PUD area.
- To add language to PUD document to allow a billboard.
- To eliminate the requirement of fire sprinkler for the Villas.
- To allocate new model home areas.
- To allow a temporary sales office within the Recreation Tract.
- To update the master plan and PUD document to reflect new acreage and new model areas as well as update the acreages of open space, recreation, water management and roadway caused by the new layout.

PUD Amendment No. 6, City of Port St. Lucie Project No. P10-071:

- To delete the listing of time professionals, as it changes over time update.
- To split existing Exhibit 7 into two (2) parts, 7a and 7b, providing for a separation of the general project legal description and site warranty deeds (master warranty deeds)
- To provide for some minor street name corrections in the Introduction section.
- To amend Exhibit 6B, the Commercial land use area, use options, to match the list of Permitted, Accessory and Special Exception uses that may be located within the Commercially classified areas of this Planned Unit Development (PUD) to match those use options allowed in Section 158.124 of the City of Port St. Lucie Code of Ordinances.
- To amend Exhibit 6C, to clarify the restrictions of use in the Light Industrial land use areas of this Planned Unit Development (PUD) to match those use options allowed in Section 158.124 of the City of Port St. Lucie Code of Ordinances.
- To amend Exhibit 13, traffic statement, to address the anticipated impacts of the amendments to Exhibit 6.
- To amend Exhibit 14, drainage statement, to address the anticipated impacts of theamendments to Exhibit 6.

PUD Amendment No. 7, City of Port St. Lucie Project No. P13-010:

- To amend Exhibit 8, PUD conceptual master plan – Plat 10 revisions, shifted plat 10 access drive, reduced access road ROW from 65' to 58', provided additional ROW sections including 58', and 60', and updated the DRI development program table to be consistent with the NOPC.
- To amend Exhibit 5, to reflect increase in lakes and open space.
- To amend Exhibit 9, Phasing Plan - Plat 10 revisions, shifted plat 10 access drive.
- To amend Exhibit 10, Typical Right-of-way Sections - provided additional ROW sections including 58' and 60'.
- To amend the PUD Concept Plan for previous phase 6, 7, 8 and 9 to provide more lake-front lots.
- To amend Exhibit 6 to add a section for Conditions of Approval.

PUD Amendment No. 8, City of Port St. Lucie Project No. P14-032:

- To amend Exhibit 8, PUD conceptual master plan, and update the DRI development program table to be consistent with the NOPC.
- To amend Exhibit 11 to provide a minimum 42' lot.
- To amend Exhibit 5, to reflect changes in lakes, Right-of-Way, Residential Area and open space.
- To amend Exhibit 9, Phasing Plan – updated conceptual plan layout.
- To amend the PUD Concept Plan for previous phase 6 -16 to provide more lake-front lots.

PUD Amendment No. 9, City of Port St. Lucie Project No. P16-076:

- To amend Exhibit 8, PUD conceptual master plan.
- To amend Exhibit 11 (Villa Type B2) to provide a minimum 7.6 side setback, 37.5 min. lot width, remove the 120' max lot depth.
- To amend Exhibit 11 (Villa Type B1) to reduce the rear setback from five feet (5') to three feet (3').
- To amend Exhibit 10, to provide an additional 65' Right-of-Way for Appian Way

<u>PUD Amendment No. 10, City of Port St. Lucie Project No. P20-212:</u>

- <u>To amend Exhibit 6 #3 Parking Requirements.</u>
- <u>To update Exhibit 5, Site Information.</u>

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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 Championship Golf Courses, Commercial Development, Open Space, and Country Club amenities. The overall average density of the Verano DRI shall not exceed 2.2 du/ac.

PUD 1 of Verano is to be a Single Family Residential development consisting of approximately 433 acres. Bordering the C-24 Canal to the south and the PGA Village/Reserve to the north, the proposed PUD 1 site can best be described as working citrus groves, with some areas at the east end being utilized as improved pasture. Although the average density for the Verano DRI as a whole shall not exceed 2.2 du/ac, PUD 1 is designed with a maximum residential density of 2.9 du/ac. The Verano DRI will include a variety of land uses including office commercial, retail commercial, residential single family, residential multifamily, light industrial, upland preserve, golf course and open space. PUD 1 is to be mainly residential with a Sales/Design Center and Construction Administration Building and with a 9.12 ac commercial/office/restaurant parcel along Commerce Center Drive South. The residential component will be single-family detached lots and single family attached villas.

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

Access to the Verano PUD 1 will be provided via Commerce Centre Drive South, a 120ft wide right-of- way traversing through the PGA Village/Reserve to be constructed in conjunction with this PUD and it shall be completed from its existing terminus in the PGA Village/Reserve, south to the future Crosstown Parkway right-of-way prior to the issuance of the first Certificate of Occupancy for PUD 1. Portions of Crosstown Parkway from the Commerce Centre Drive South intersection to the south right- of-way of the SFWMD C-24 canal will be completed in accordance with the Development Order concurrent with the construction of the Crosstown Parkway /I-95 interchange and will be completed prior to the opening of the interchange. This includes the construction of the bridge across the C-24 canal. The current plans are anticipating begin construction in August 2007 and completion of the bridge in April 2008. The internal future bridge shown on the master plan will be part of the approval process for the next phase south of

the C-24 canal. An emergency access to Saddlebrook Drive in the PGA Village/Reserve is proposed per the request of the St. Lucie County Fire District.

Storm Water Management will be provided by an on-site system of lakes, currently under review by the South Florida Water Management District (SFWMD). A ConceptualEnvironmental Resource Permit (ERP) has been issued for the proposed project from South Florida Water Management District (SFWMD). The permit number is 50-01645-S. A conceptual drainage design was included as part of the application. Although PUD1 does not contain significant upland preserve, all upland preservation, recreation, and open space requirements of the PUD will be met within the comprehensive Verano DRI requirements.

EXHIBIT 1

P.U.D. AMENDMENT NO.10 APPLICATION

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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 c/o John Csapo

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

Telephone No. 561-682-9500 Email dsorrow@cotleur-hearing.com

AGENT OF OWNER (if any)

Name: Daniel T. Sorrow; Cotleur & Hearing, Inc

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

Telephone No. 561-747-6336 Email dsorrow@cotleur-hearing.com

PROPERTY INFORMATION

Legal Description: Enclosed
(Include Plat Book and Page)

Parcel I.D. Number: Enlcosed

Current Zoning: PUD Proposed Zoning: n/a

Future Land Use Designation: RGC Acreage of Property: 432.88

Reason for amendment request: See attached Cover Letter

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

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

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

Signature of Owner | DANIEL T. Sorrow Hand Print Name | 10.22.20 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.

Revised 02/26/20

EXHIBIT 2

P.U.D. APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed P.U.D. is enclosed as Exhibit 4.

2. Please see written statement setting forth proposed changes.

3. The Conceptual Plan for Verano PUD1 is enclosed as Exhibit 8 of this submittal package.

4. Please see Exhibit 6 for the proposed Development Uses / Standards established for this Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibit 6 and Exhibit 11.

5. This community is part of the Verano D.R.I. approval.

EXHIBIT 3

LETTER OF AUTHORIZATION

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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

SALA BROWN
MY COMMISSION # GG 329696
EXPIRES: August 31, 2023
Bonded Thru Notary Public Underwriters

Verano Development LLC
105 NE 1st Street
Delray Beach, FL 33444

March 17, 2020

City of Port St. Lucie
Planning & Zoning Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RE: LETTER OF AUTHORIZATION

To Whom it May Concern:

Please accept this letter as authorization for Robert Fromm, Director of Development, Verano Development, LLC to represent Verano Development, LLC in all matters related to the execution and delivery of any documents and instruments related to the Verano DRI and Verano Master Sign Program.

Please Contact me directly should you have any questions regarding this correspondence.

Sincerely,

John Csapo
Owner
Verano Development, LLC

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of March, 2020

by John Csapo who is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]

_____

PUBLIC, State of Florida

SALA BROWN
MY COMMISSION EXPIRES AUGUST 31, 2023
#GG 329896
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

_____

NOTARY

EXHIBIT 4
BINDING P.U.D. AGREEMENT

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Binding PUD Agreement

The undersigned acknowledges that the area of the Verano Planned Unit Development – Phase 1, described as follows:

See attached

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

Verano Development LLC.
By: _____
Print Name: JOHN C. CSAPO
Title: VICE PRESIDENT

PSL Commercial Holdings, LLC
By: _____
Print Name: JOHN C. CSAPO
Title: VICE PRESIDENT

****

STATE OF:

COUNTY OF:

The foregoing instrument was acknowledged before me this 25TH day of JUNE, 2010, by JOHN C. CSAPO who is personally known to me or who has produced _____ as identification.

Nicole E. Angelakos
Signature of Notary

Commission Number (Seal)

Nicole E. Angelakos
Type or Print Name of Notary

NICOLE E. ANGELAKOS
MY COMMISSION # DD 736543
EXPIRES: March 27, 2012

EXHIBIT 5

SITE INFORMATION

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EXHIBIT 5

SITE INFORMATION

	Existing	Proposed	Change	Recommendation
Land Use Designation	RGC/CG/LI	~~RGC/CG/LI~~	~~LI~~ ~~None~~	
Existing Zoning	PUD	~~PUD~~	~~None~~	
Proposed Zoning	PUD	~~PUD~~	~~None~~	
Total Area	432.88 ac	~~432.88 ac~~	~~None~~	
Total Dwelling Units	~~1,200~~ 1037	1037	~~None~~ 163	
Single Family	650 Min	~~650 Min~~	~~None~~	
Villas	550 Max	~~550 Max~~	~~None~~	
Density	~~2.77 du/ac~~ 2.32 du/ac	2.32 du/ac	~~None~~ 0.45	
Residential Area	~~172 ac~~ 166.07 ac ~~39.73%~~ 38.36%	~~166.07 ac 38.36%~~	~~(-) 5.93 ac 1.37%~~	
Recreation	7.88 ac 1.91%	~~7.88 ac 1.91 %~~	~~None~~	
Commercial/Office	12.62 ac 2.92%	~~12.62 ac 2.92%~~	~~None~~	
R/W	~~72.23ac~~73.61 ac ~~17.80%~~17.00%	~~73.61 ac 17.00%~~	~~(+) 1.38 0.32%~~	
Open Space	~~50.87 ac~~ 49.12 ac ~~11.75%~~11.35%	~~49.12 ac 11.35%~~	~~(+) 1.75 0.40%~~	
FPL	34.46 ac 7.96%	~~34.46 ac 7.96%~~	~~None~~	
Lakes	~~82.82 ac~~ 89.12 ac ~~19.13%~~20.59%	~~89.12 ac 20.59%~~	~~(+) 6.3 1.46%~~	

Notes: (1) Existing Site Data is based on all approved changes from Amendment No. 9 P16-076

1.	**TOTAL ACREAGE:**		432.88	acres
	A.	Residential	166.07	acres
	B.	Open Space	49.12	acres
	C.	Water Management Tracts	89.12	acres
	D.	Road Right-Of-Ways	73.61	acres
	E.	Commercial/Office	12.62	acres
	F.	Clubhouse/Recreation	7.88	acres
	G.	FPL Buffer	34.46	acres
		Totals	**432.88**	**acres**

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

3. **PROPOSED DENSITY** ~~2.9 du./ac~~ Proposed Density 2.32du/ac

4. **UPLAND PRESERVATION** As indicated in the Verano DRI

5. **MODEL AREA** See Exhibit 8 for location of Model Areas

6. **COMMERCIAL/OFFICE** General Commercial, Retail, Hotel, Office and Restaurant including Construction Administration Building, Sales Center and Design Center

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

Note: Verano PUD 1 is part of the Verano DRI with regards to maximum building coverage, open space and upland preservation requirements

The acreage breakdown provided is conceptual and subject to adjustments during the platting process.

EXHIBIT 6

PROPOSED DEVELOPMENT USE/STANDARDS

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EXHIBIT 6

PROPOSED DEVELOPMENT USE/STANDARDS

1. PERMITTED PRINCIPAL USES

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

1. Single Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Temporary Construction Trailers
3. Model Homes
4. Lakes
5. Recreation Facility and Maintenance Facility
6. Entry Gates and Guard House.
7. Golf Course (18 holes minimum)
8. Hotel (as defined in PGA/Verano DRI)
9. Retail (as defined in PGA/VeranoDRI)
10. Conference Center*
11. Institutional (as defined in PGA Village/VeranoDRI)
12. Temporary Sales and Design Centeron lots 198-199

Note: Non-residential uses shall be consistent with the provision of Policy 1.1.4.1 of the City of Port St. Lucie Comprehensive Plan

B. CG (Commercial General) LAND USEAREA:

Permitted, Accessory and Special Exception Uses in the CG (Commercial General) Future Land Use Area are as provided for in Section 158.124 of the City of Port St. Lucie Code of Ordinances.

C. LI (Light Industrial) LAND USEAREA:

Permitted, Accessory and Special Exception Uses in the LI (Light Industrial) Future Land Use Area are prohibited, except as provided for below.

SPECIAL EXCEPTION USES:

1. Billboard

2. DENSITY:

~~2.9 du/ac.~~ 2.32 du/ac.

3. PARKING REQUIRED:

RGC Land Use: ~~Two (2) parking spaces per residential unit and guest parking.~~ All single family units shall have at ~~least~~ minimum two (2) residential parking spaces. ~~car garages. At least two exterior parking spaces in the driveway shall be provided for each unit for residents and guests.~~ If no driveway is provided, there shall be one guest parking space provided elsewhere on site at one space per unit. Villas 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. Garages may have a 1- or 2-car capacity.

1 space/200 square feet of Recreation Facility/Clubhouse

CG Land Use: 1space/200 square feet of Sales/Design Center and Construction Administration, Office and Retail

All restaurants will provide 1 parking space per 200 gross square feet of building.

4. STREET DESIGN:

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

5. MAXIMUM BLDG HEIGHT:

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

Maximum height of non-residential structures shall not exceed 75' for parcels larger than 5 acres or 50' for parcels less than 5 acres. Architectural embellishments can exceed height by 25%.

6. MINIMUM LOT SIZES:

Single Family	Min. Width: 42 feet Min. Depth: 125 feet (See Exhibit 11 – Typical Lots)	Max. Width: 100 feet Max. Depth: 155 feet
Villas	Min. Width: 37.5 feet (See Exhibit 11 – Typical Lots)	Min. Depth: 70 feet

7. MAXIMUM BUILDING COVERAGE:

For Whole DRI:	30%
Residential:	60%
Commercial/Office:	35%

8. MAXIMUM IMPERVIOUS COVERAGE:

For Whole DRI:	50%
Residential:	75%
Commercial/Office:	75%

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

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

Front Yard:
Each lot shall have a front yard with a building setback line of ten (10) feet for dwellings living area or a side entry garage, and of twenty (20) feet for dwellings to a front entry garage.

Side Yards:
Side Yards apply to building and Accessory uses. Each lot shall have a setback of six (6) feet. A side yard of ten (10) feet shall be provided adjacent to right-of-ways. A side setback of 0 feet shall be allowed provided that a minimum building separation of 12 feet is maintained between units. The zero foot setback shall not be placed so that a building is closer than 10 feet to a right-of-way.

Rear Yard:
Each lot shall have a rear yard with a building setback line of fifteen (15) feet. There shall be 3 ft. setback requirements for the following accessory uses: Patios and Screen Enclosures and pools.

Villas: Minimum setbacks shall be as stated below unless otherwise indicated. Roof overhangs are allowed to overhang into building setbacks.

Front Yard:
Each lot shall have a front yard with a building setback line of fifteen (15) feet to the building, ten feet (10) to the front porch and of twenty (20) feet to the front entry garage.

Side Yards, Villa Type A:
Side Yards apply to building. Each lot shall have a setback of six (6) feet. A side yard of ten (10) feet shall be provided adjacent to right-of-ways.

Side Yards, Villa Type B:
Side Yards apply to building. Each lot shall have a setback of seven feet – six inches (7'-6"). A side yard of fifteen (15) feet shall be provided adjacent to right-of-ways.

Rear Yard:
Each lot shall have a rear yard with a building setback line of ten (10) feet. There shall be ~~5~~ 3 ft. setback requirements for the following accessory uses: Hot Tubs, Patios and Screen Enclosures.

Commercial/Office: Minimum setbacks shall be as stated below unless otherwise indicated. Roof overhangs are allowed to overhang into building setbacks.

Front Yard:
The front setback shall be twenty-five (25) feet from the right-of-way line.

Side Yards:
Ten (10) feet from the property line, twenty-five (25) feet from the right-of-way or residential property line.

Rear Yard:
Ten (10) feet from the property line, twenty (20) feet from the right-of-way or residential property line.

10. FENCES / WALLS:

Single Family:

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

Villas:

Fences, walls and /or privacy landscaping for Type A Villas shall be required and installed and maintained in kind by the Property Owners Association as shown on Exhibit 11. Fences and walls for Type B Villas may be located along the rear and side property line, but they shall not extend past front building line. Maximum height shall be seven (7) feet. A ~~decorative~~ fence with a maximum height of three (3) feet shall be allowed along the front and side property line up to the front edge of the building. ~~as approved by the Home Owners Association.~~

11. ACCESSORY USES:

Accessory Uses/Structures are permitted in connection with any principle use provided that all accessory structures or uses are in full compliance with all setback, height, building coverage, and other requirements, ~~or as restricted within the Property Owners Association documents~~. Approved uses are patios, outdoor cooking areas, gazebos and screen enclosures. ~~or as listed in the Property Owners Association Documents~~. Boats RV's and similar trailers are not allowed to be parked on site.

12. LANDSCAPING:

Overall:
No more than 25% of the required trees may be palm trees. A minimum of 25% of all required trees shall be native species. Landscaping shall meet the city's requirement for xeriscaping.

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

Commercial/Recreation/Common Open Space:
The developer may utilize additional plant species that are not listed in the City's landscape code

upon approval by the Site Plan Review committee. Shrub spacing shall be based on the growth characteristics of the species and may exceed 24 inches on center.

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

Single Family:

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

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

Villas:
Villas are to be landscaped as shown on Exhibit 12. A list of species to be planted as part of the required landscaping is included on Exhibit 12.

Buffers:
A twenty (20) foot minimum buffer is proposed behind units directly abutting to residential units within neighboring property (Sabal Creek Area of the Reserve). This buffer shall contain a seven(7) foot wall or fence. In addition, a hedge shall be planted along the outside and inside of the wall as well as one (1) canopy tree per forty (40) linear feet of buffer, to be installed on the inside of the wall.

A fifty (50) foot buffer is proposed for residential development areas abutting Commerce Center Drive. This buffer may contain an earthen berm with up to a seven (7) foot wall on top. The overall height combination between berm and wall shall not exceed 13 feet. There shall be landscaping on both sides of the berm and/or wall. In addition, at a minimum, a hedge or other suitable shrub vegetation shall be planted along the outside and inside of the wall as well as one (1) canopy tree per forty (40) linear feet of buffer.

No landscape buffer is proposed behind units along the northern PUD boundary abutting directly on the adjacent golf course in the Reserve to allow for full utilization of the golf course views.

Street Trees:
Large Canopy Street trees shall be provided on a basis of one (1) tree per forty (40) linear feet of roadway per side. Tree spacing can be adjusted as necessary but shall not exceed fifty (50) feet on center as per city ~~landscape~~ Subdivision code. Street trees planted in front of residential lots may be counted towards the canopy tree requirements for the lot. The street trees provided are in excess of the minimum requirement of 1 tree per fifty linear feet. This provides for enough additional trees to compensate for trees counted toward the canopy tree requirements for the lots.

13. CLUBHOUSE/RECREATION:

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

14. FACADES:

~~No two same facades shall be adjacent to each other. This does not apply to facades across the street.~~ Townhouses, apartments, multifamily (excluding duplexes), commercial, office, and institutional uses will follow the Citywide Design Standards. Single-family, Villa (duplex), model homes, residential amenity centers, and guardhouses are not required to follow the Citywide Design Standards.

15. FPL EASEMENT:

If the orange grove is removed, FPL approved native plants will be used to replant the easement. Plant species to be in accordance with FPL Publications "Plant the Right Tree in the Right Place". Plants will be added at a rate of 5 plants (shrubs, grasses or other native groundcovers or trees) per 100 square feet, of which 30% will be trees, 40 % will be shrubs and 30% will be grasses and groundcovers (which includes herbaceous native plants. If the whole area is cleared, a minimum of 40,000 plants will be planted. All plant materials will be saplings and bare root materials, as is customary with reforestation efforts with the exception of 5% of the trees, which will be of 8' height. Minimum height of grasses and groundcovers to be 4 inches, shrubs to the 6 inches and sapling trees shall range between 8 inches and 24 inches in height. The planting area will receive temporary irrigation through the establishment period of 12 month only. All landscape plans and location and species of trees and shrubs to the approved by FPL prior to installation. If orange trees are to be retained, they shall be maintained and the grass mowed. Diseased or withered trees shall be removed.

All landscape plans are required to receive Site Plan Review Committee approval.

16. UTILITIES:

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

The Verano PUD acknowledges that the City may require reuse water be utilized for irrigation, equal to the amount of wastewater generated by the PUD, upon availability to the site.

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

All utilities shall be placed underground.

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

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

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

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

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

All landscaping within port St. Lucie utility systems department (pslusd) utility easements shall comply with pslusd technical specifications, policies, and codes.

17. LITTORAL ZONES:

At a minimum, Littoral areas will occur typically only around the islands within the lakes and will typically be placed along 50% of the shoreline of the island. Each littoral shelf will be of at least of 8' width with a maximum of 4:1 slope to a depth of 2 feet.

18. EMERGENCY ACCESS TRIGGERS:

a. Prior to the issuance of the 550th building permit the developer will constructthe emergency access connection from Verano to Calumet Court.
b. Prior to the issuance of the 1050th building permit the developer will construct the emergency access connection from Verano to Glades Cut-Off Road.

EXHIBIT 7a
LEGAL DESCRIPTION

Go to Next Page

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 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 N44°45'38"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,221.80 FEET TO THE SOUTHERLY LINE OF SABLE CREEK, PHASE II, AS RECORDED IN PLAT BOOK 24, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S43°34'29"E, ALONG SAID SOUTHERLY LINE OF SAID PLAT AND ALONG THE SOUTHERLY LINE OF SABLE CREEK, PHASE IV, AS RECORDED IN PLAT BOOK 24, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 5,340.48 FEET; THENCE S43°09'01"E, ALONG THE SOUTHERLY LINE OF SAID SABLE CREEK, PHASE IV, A DISTANCE OF 1,026.26 FEET TO THE SOUTHEAST CORNER OF SAID SABLE CREEK, PHASE IV; THENCE N45°11'03"E, ALONG THE EAST LINE OF SAID SABLE CREEK, PHASE IV, A DISTANCE OF 0.99 FEET; THENCE S43°08'40"E A DISTANCE OF 52.97 FEET; THENCE S43°09'00"E A DISTANCE OF 331.07 FEET; THENCE S43°08'32"E A DISTANCE OF 3,671.33 FEET; THENCE S72°43'17"E A DISTANCE OF 217.80 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 N61°51'31"E, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 188.61 FEET; THENCE S43°08'30"E A DISTANCE OF 2,361.96 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; THENCE N89°52'17"E, ALONG SAID NORTH LINE, A DISTANCE OF 1,335.55 FEET; THENCE S43°07'40"W A DISTANCE OF 70.63 FEET; THENCE S46°52'20"E A DISTANCE OF 20.00 FEET; THENCE S43°07'40"W A DISTANCE OF 44.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,240.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.08 FEET THROUGH A CENTRAL ANGLE OF 11°22'13"; THENCE S42°11'23"W A DISTANCE OF 107.90 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,264.00 FEET, THE CHORD OF WHICH BEARS S20°45'38"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 272.72 FEET THROUGH A CENTRAL ANGLE OF 12°21'44"; THENCE S14°34'46"W A DISTANCE OF 79.15 FEET; THENCE S53°16'05"W A DISTANCE OF 106.26 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,099.69 FEET, THE CHORD OF WHICH BEARS N89°03'35"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 393.86 FEET THROUGH A CENTRAL ANGLE OF 02°01'59"; THENCE S81°39'48"W A DISTANCE OF 561.65 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 11,385.00 FEET, THE CHORD OF WHICH BEARS N88°40'44"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,089.05 FEET THROUGH A CENTRAL ANGLE OF 05°28'51" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 8,175.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 185.12 FEET, THROUGH A CENTRAL ANGLE OF

01°17'51" TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CANAL C-24;

THENCE N43°08'36"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12,623.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 416.743 ACRES, MORE OR LESS TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTIONS 26, 34, AND 35, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT OF PGA COMMERCE CENTRE AT THE RESERVE, AS RECORDED IN PLAT BOOK 37, PAGES 6, 6A THRU 6C, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE N00°00'04"E AS A BASIS OF BEARINGS ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID PLAT OF PGA COMMERCE CENTRE AT THE RESERVE, A DISTANCE OF 111.20 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (I-95), AND A POINT OF INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,295.00 FEET, THE CHORD OF WHICH BEARS S19°21'15"E; THENCE TRAVERSING SAID WESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.51 FEET THROUGH A CENTRAL ANGLE OF 09°02'54" TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2,684.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 640.94 FEET THROUGH A CENTRAL ANGLE OF 13°40'56"; THENCE S01°08'52"E A DISTANCE OF 668.79 FEET; THENCE S00°00'04"W A DISTANCE OF 1,044.89 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 5,555.58 FEET, THE CHORD OF WHICH BEARS S12°50'28"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,486.54 FEET THROUGH A CENTRAL ANGLE OF 15°19'51"; THENCE N69°29'03"W A DISTANCE OF 10.41 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,815.88 FEET, THE CHORD OF WHICH BEARS S24°59'30"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.71 FEET THROUGH A CENTRAL ANGLE OF 08°57'06"; THENCE N60°31'57"W A DISTANCE OF 20.00 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,795.88 FEET, THE CHORD OF WHICH BEARS S30°29'59"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.69 FEET THROUGH A CENTRAL ANGLE OF 02°03'51"; THENCE N40°32'39"W A DISTANCE OF 109.89 FEET; THENCE S79°27'49"W A DISTANCE OF 55.39 FEET; THENCE N10°32'10"W A DISTANCE OF 50.00 FEET; THENCE N79°27'49"E A DISTANCE OF 55.51 FEET; THENCE N19°28'17"E A DISTANCE OF 683.65 FEET; THENCE N12°25'51"E A DISTANCE OF 640.99 FEET; THENCE N04°50'19"E A DISTANCE OF 637.01 FEET; THENCE N00°00'04"E A DISTANCE OF 700.32 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF PGA COMMERCE CENTRE AT THE RESERVE; THENCE CONTINUE N00°00'04"E, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,434.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.137 ACRES, MORE OR LESS.

EXHIBIT 7b

WARRANTY DEEDS FOR P.U.D. PROPERTY

Go to Next Page

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

COPY

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").

COPY

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.

COPY

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.

COPY

Signed, sealed and delivered in the presence of:

Allison Barra
Print Name: Allison Barra

Vera Russell
Print Name: Vera Russell

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

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

By: _____
Michael Clarke, Manager

COPY

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

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

(NOTARIAL SEAL)

Janet Kind
My Commission DD289533
Expires February 10, 2008

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

COPY

WPB 871636.1

EXHIBIT "A"

PARCEL 1

WESTERN GROVE

TRACT ONE

COPY

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°30'39" East, a distance of 50.98 feet to the POINT OF BEGINNING; Thence North 61°20'02" West, a distance of 1685.86 feet; Thence North 58°57'12" West, a distance of 127.57 feet; Thence North 49°19'49" West, a distance of 93.34 feet; Thence North 32°18'49" West, a distance of 178.91 feet; Thence North 25°32'27" West, a distance of 184.36 feet; Thence North 06°00'43" West, a distance of 118.58 feet; Thence North 22°50'28" East, a distance of 467.15 feet; Thence North 31°22'11" East, a distance of 93.05 feet; Thence North 40°40'44" East, a distance of 1124.23 feet; Thence North 44°11'03" East, a distance of 181.77 feet; Thence North 52°20'18" East, a distance of 81.27 feet; Thence South 48°56'38" East, a distance of 3272.46 feet; Thence South 09°19'30" West, a distance of 329.60 feet; Thence South 74°14'21" West, a distance of 1658.09 feet; Thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

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

COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, 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

COPY

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)

COPY

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.

COPY

COPY

EXHIBIT "A"

Parcel 2

EGAN PARCEL

GROVE 1:

COPY

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:

COPY

Commence at the aforedescribed 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:

COPY

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 aforedescribed 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 aforedescribed 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

COPY

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.

COPY

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;

COPY

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.

COPY
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EXHIBIT "A"

PARCEL 4

COPY

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.

COPY
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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.

COPY
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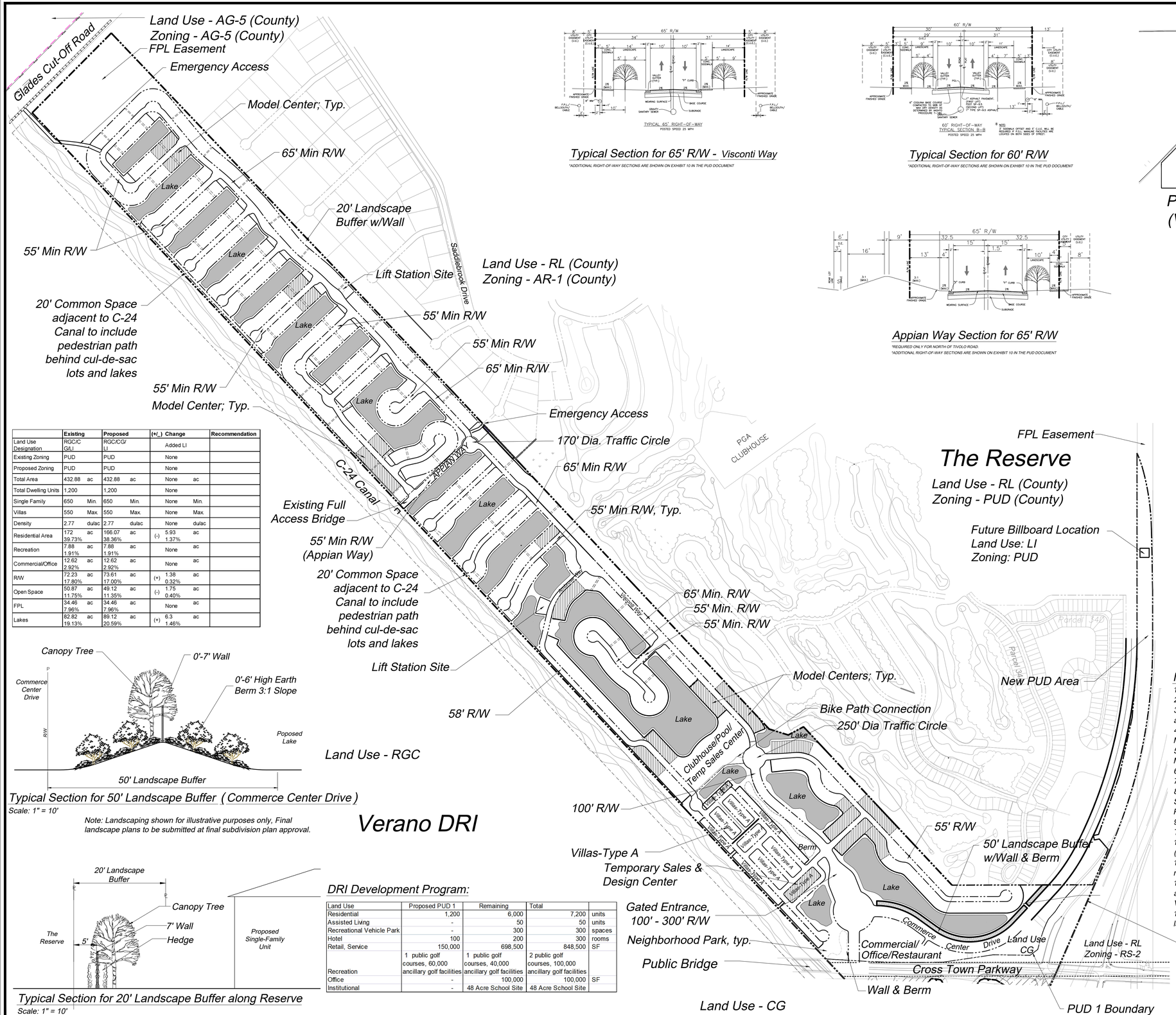
EXHIBIT 8

P.U.D. AMENDMENT CONCEPTUAL MASTER PLAN

Go to Next Page



Typical Section for 65' R/W - Visconti Way

*ADDITIONAL RIGHT-OF-WAY SECTIONS ARE SHOWN ON EXHIBIT 10 IN THE PUD DOCUMENT

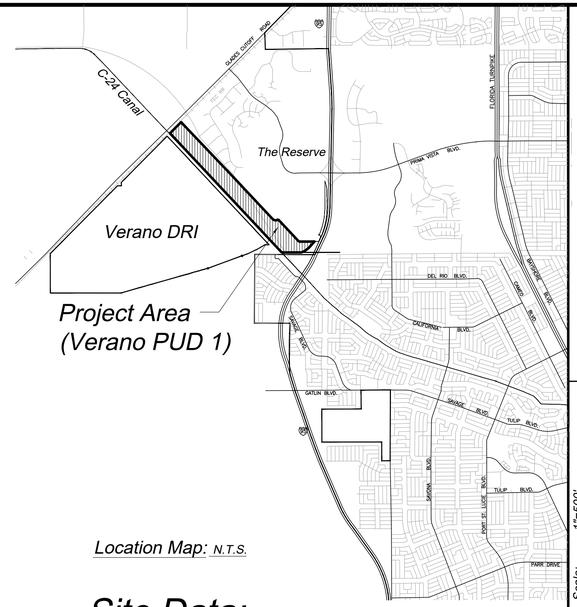
Typical Section for 60' R/W

*ADDITIONAL RIGHT-OF-WAY SECTIONS ARE SHOWN ON EXHIBIT 10 IN THE PUD DOCUMENT

Appian Way Section for 65' R/W

*REQUIRED ONLY FOR NORTH OF TIVOLO ROAD.

*ADDITIONAL RIGHT-OF-WAY SECTIONS ARE SHOWN ON EXHIBIT 10 IN THE PUD DOCUMENT



Location Map: N.T.S.

	Existing	Proposed	(+/_) Change	Recommendation
Land Use Designation	RGC/CGA/LI	RGC/CG/LI	Added LI	
Existing Zoning	PUD	PUD	None	
Proposed Zoning	PUD	PUD	None	
Total Area	432.88 ac	432.88 ac	None ac	
Total Dwelling Units	1,200	1,200	None	
Single Family	650 Min.	650 Min.	None Min.	
Villas	550 Max.	550 Max.	None Max.	
Density	2.77 du/ac	2.77 du/ac	None du/ac	
Residential Area	172 ac 39.73%	166.07 ac 38.36%	(-) 5.93 ac 1.37%	
Recreation	7.88 ac 1.91%	7.88 ac 1.91%	None ac	
Commercial/Office	12.62 ac 2.92%	12.62 ac 2.92%	None ac	
R/W	72.23 ac 17.80%	73.61 ac 17.00%	(+) 1.38 ac 0.32%	
Open Space	50.87 ac 11.75%	49.12 ac 11.35%	(-) 1.75 ac 0.40%	
FPL	34.46 ac 7.96%	34.46 ac 7.96%	None ac	
Lakes	82.82 ac 19.13%	89.12 ac 20.59%	(+) 6.3 ac 1.46%	

Typical Section for 50' Landscape Buffer (Commerce Center Drive)

Scale: 1" = 10'

Note: Landscaping shown for illustrative purposes only, Final landscape plans to be submitted at final subdivision plan approval.

Verano DRI

Typical Section for 20' Landscape Buffer along Reserve

Scale: 1" = 10'

DRI Development Program:

Land Use	Proposed PUD 1	Remaining	Total	
Residential	1,200	6,000	7,200	units
Assisted Living	-	50	50	units
Recreational Vehicle Park	-	300	300	spaces
Hotel	100	200	300	rooms
Retail, Service	150,000	698,500	848,500	SF
Recreation	1 public golf courses, 60,000 ancillary golf facilities	1 public golf courses, 40,000 ancillary golf facilities	2 public golf courses, 100,000 ancillary golf facilities	
Office	-	100,000	100,000	SF
Institutional	-	48 Acre School Site	48 Acre School Site	

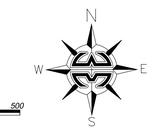
Site Data:

Land Use Designation	RGC/CG
Existing Zoning	PUD
Total Area	432.88 ac (100.00%)
Total Dwelling Units (Single Family)	1,200 du's
Single Family	650 Min
Villas/MF	550 Max
Density	0.36 du/ac
Residential Area	166.07 ac (38.36%)
Recreation	7.88 ac (1.91%)
Commercial/Office	12.62 ac (2.92%)
R/W	73.61 ac (17.00%)
Open Space	49.12 ac (11.35%)
FPL	34.36 ac (7.96%)
Lakes	89.12 ac (20.59%)

Setbacks: (Single Family)		(Villas)	
Front (Side Loaded Garage/House:	10'	Front (House):	15'
Front (Front loaded Garage:	20'	Front (Garage):	20'
Side:	0'/6'	Front (Porch):	10'
Side Corner:	10'	Side Type A:	6'
Rear (House):	15'	Side Type B:	10': 7.5'
Rear (Patio, Pool Enclosure, Pool):	3'	Side Corner:	10': 7.5'
		Rear (House):	10'
		Rear (Patio, Screen Enclosure, Hot tub):	5': 3'

Notes:

1. Refer to Exhibit 11 for Graphic representation of typical lots.
2. Refer to Exhibit 10 for additional typical road sections.
3. Upland Preserve requirements have been negotiated as part of the DRI Application and are being met as part of development of future phases of the Montage DRI.
4. Recreation requirements for this phase are being met in future phases of the overall Montage DRI and in part in this PUD.
5. Any Unused Units of this phase will revert back to the available units for the overall Montage DRI.
6. All utilities will be placed underground.
7. Alignment of the Cross Town Parkway/I-95 Interchange is completed.
8. PUD Amendment No. 1 was processed to allow for the addition of a temporary Sales and Design Center within the Model Homes of the Villa Type A product. (City of Port St. Lucie Project No. P07-007)
9. PUD Amendment No. 2 was processed to update the property information, add Villa Type B product, change the landscape cope. (City of PSL Project No. P07-057)
10. PUD Amendment No. 3 was processed to allow for additional Model Home Areas. (City of PSL Project No. P07-207)
11. PUD Amendment No. 4 was processed to show the new clubhouse site and relocate model home areas. (City of PSL Project No. P07-392)
12. PUD Amendment No. 5 is being processed to add additional acreage into the PUD, allocate additional Model Areas, eliminate the requirement for fire sprinklers in the Villas, add language to allow a billboard.
13. PUD Amendment No. 8 is proposed to show updated residential single family layouts from C-24 Canal Bridge to Glades Cutt-Off Road.



Graphic Scale

500 250 0 500

1" = 500'

City of Port St. Lucie Project No: P20-212

City of Port St. Lucie Project No: 11-652-00-1

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
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Lic# LC-C000239

Cotleur & Hearing

Scale: 1"=500'
Drawn by: DS
Checked by: DS
CADD No.: 09-1204
Date: 12.04.20

Revisions	
Date	Comments

NOTE: THESE PLANS ARE THE INTERPRETATION 2009WX ORIGINALLY SEALED BY MICHAEL S. HEARING LANDSCAPE DESIGN #LA0014783.

Verano PUD 1 Amendment No. 10

City of Port St. Lucie

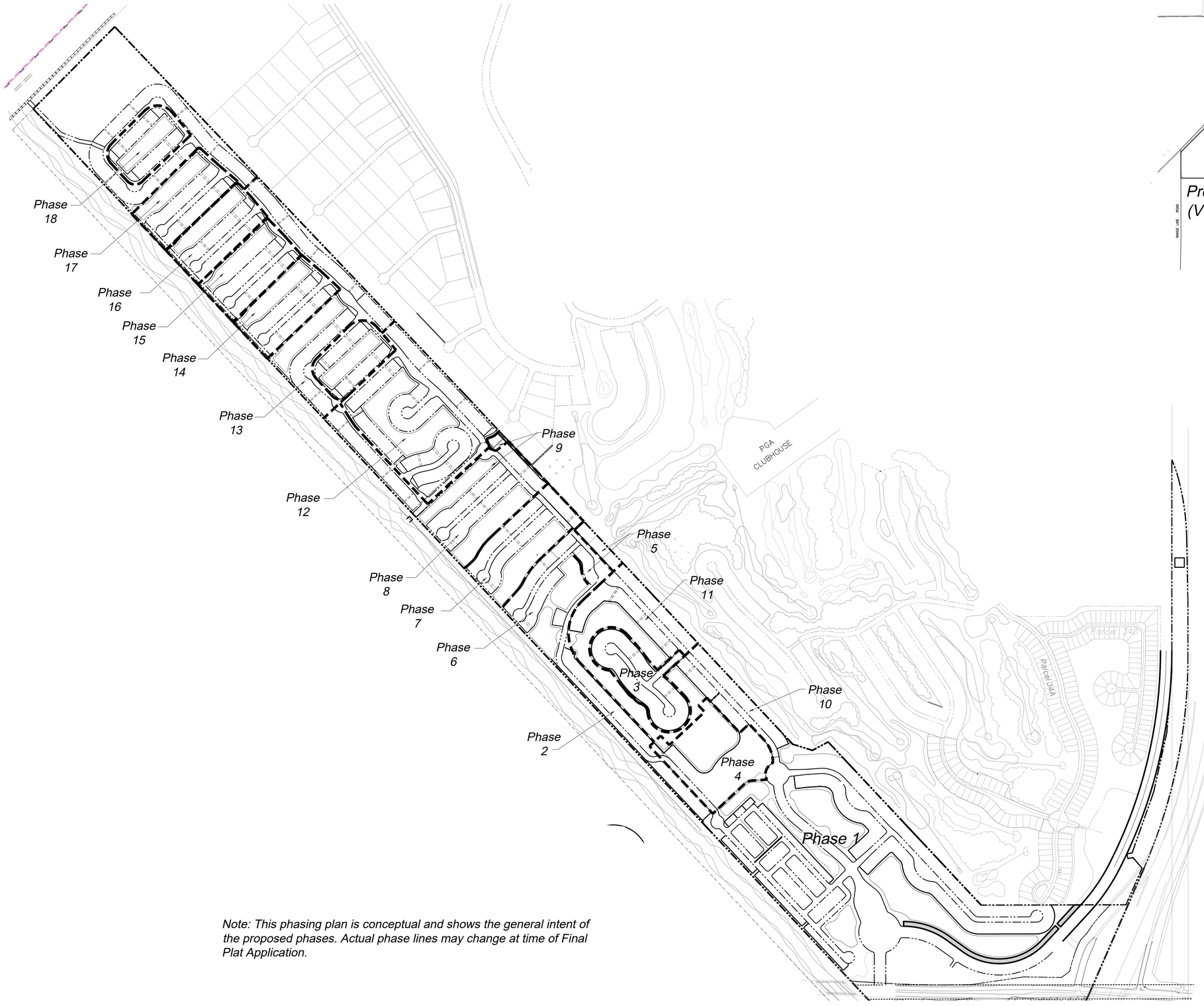
Conceptual Master Plan

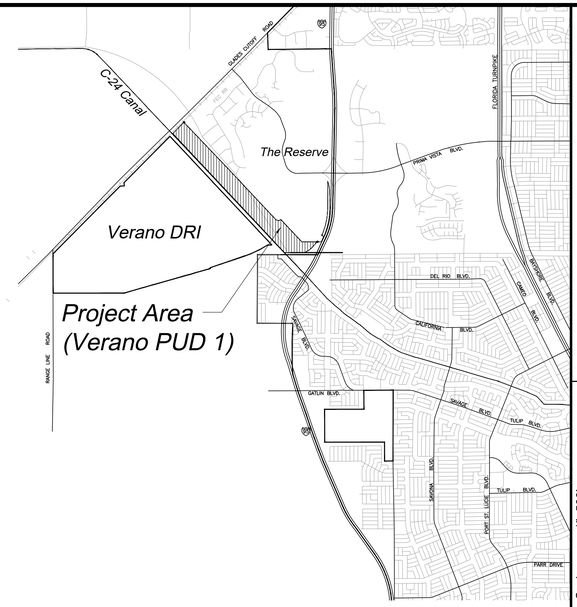
DWG. NO. 1 OF 1

EXHIBIT 9

PHASING PLAN

Go to Next Page





Note: This phasing plan is conceptual and shows the general intent of the proposed phases. Actual phase lines may change at time of Final Plat Application.

N
W E
S

Graphic Scale
500 250 0 500
1" = 500'

City of Port St. Lucie Project No: P20-212
City of Port St. Lucie Project No: 11-652-00-1

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Revisions	
Date	Comments

NOTE: THESE PLANS AND THE INFORMATION SHOWN HEREON ARE ORIGINALLY DESIGNED BY AND ARE THE PROPERTY OF LANDSCAPE DESIGN ASSOCIATES

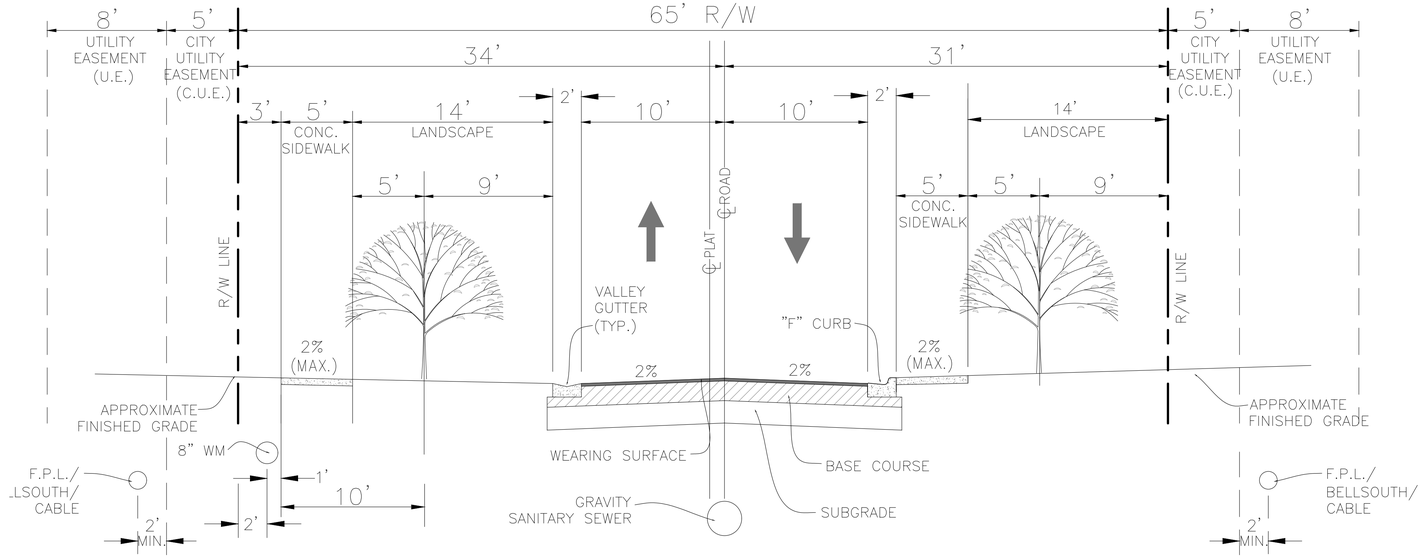
Verano PUD 1 Amendment No. 10
City of Port St. Lucie
Conceptual Phasing Plan

DWG. NO. 1 OF 1

EXHIBIT 10

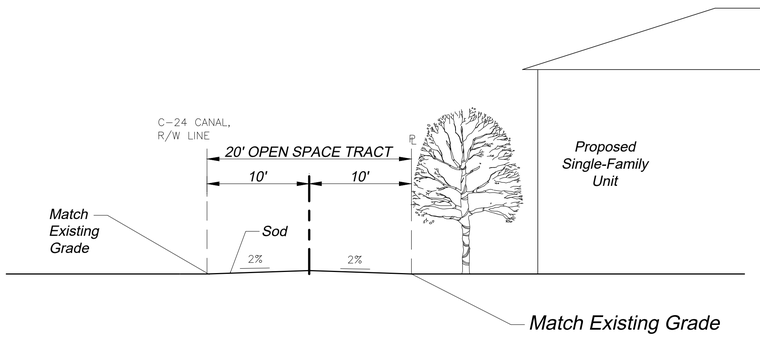
Typical Right -of- Way Sections

Go to Next Page

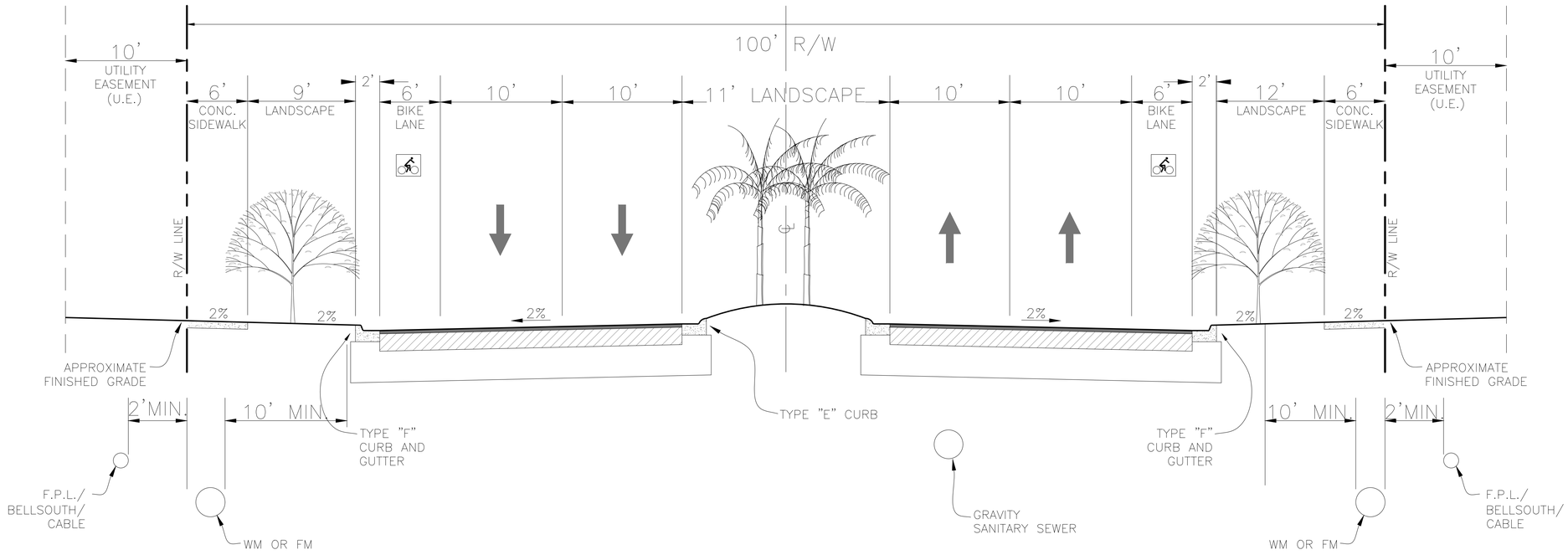


TYPICAL 65' RIGHT-OF-WAY

POSTED SPEED 25 MPH



20' OPEN SPACE TRACT



EXISTING 100' RIGHT-OF-WAY

POSTED SPEED 25 MPH

NOTE: THIS RIGHT-OF-WAY DETAIL DOES NOT MEET CURRENT CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SEPARATION REQUIREMENTS. THEREFORE, IT WON'T BE USED UNLESS REDESIGNED TO MEET ALL APPLICABLE CRITERIA AND APPROVAL BY PORT ST. LUCIE UTILITIES SYSTEMS DEPARTMENT STAFF.

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Cotleur & Hearing

Scale: 1"=500'
Drawn by: DS
Checked by: DS
CADD No.: 09-1204
Date: 12.04.20

Revisions	
Date	Comments

NOTE: THESE PLANS AND THE INFORMATION SHOWN HEREON ARE ORIGINALLY BASED ON BASE MAPS BY LANDSCAPE DESIGN ASSOCIATES

Verano PUD 1 Amendment No. 10

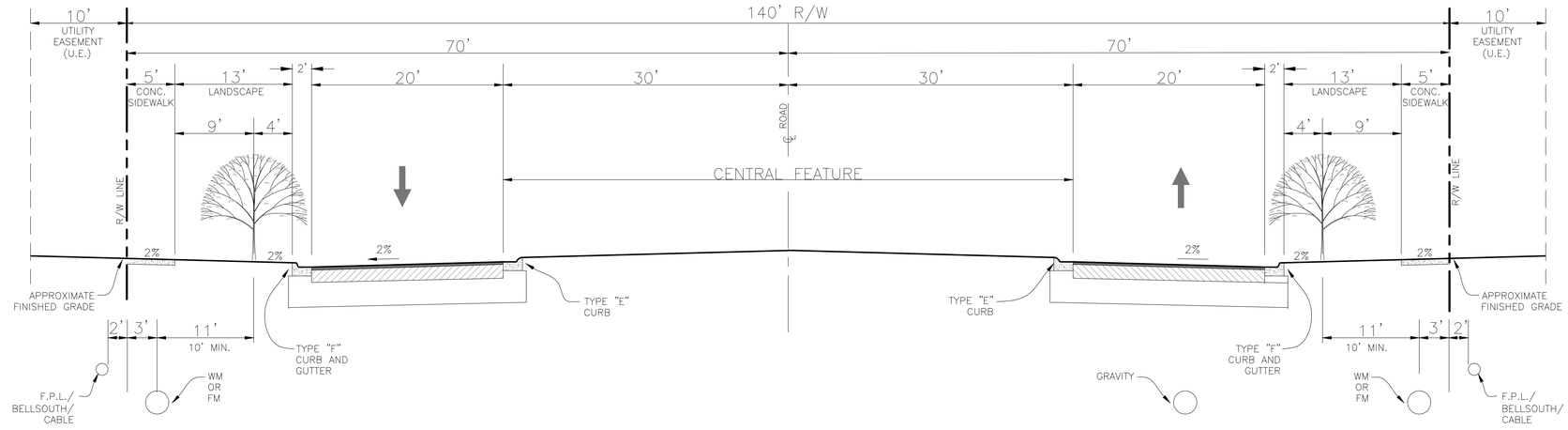
City of Port St. Lucie

Typical Sections

DWG. NO. 1 OF 1

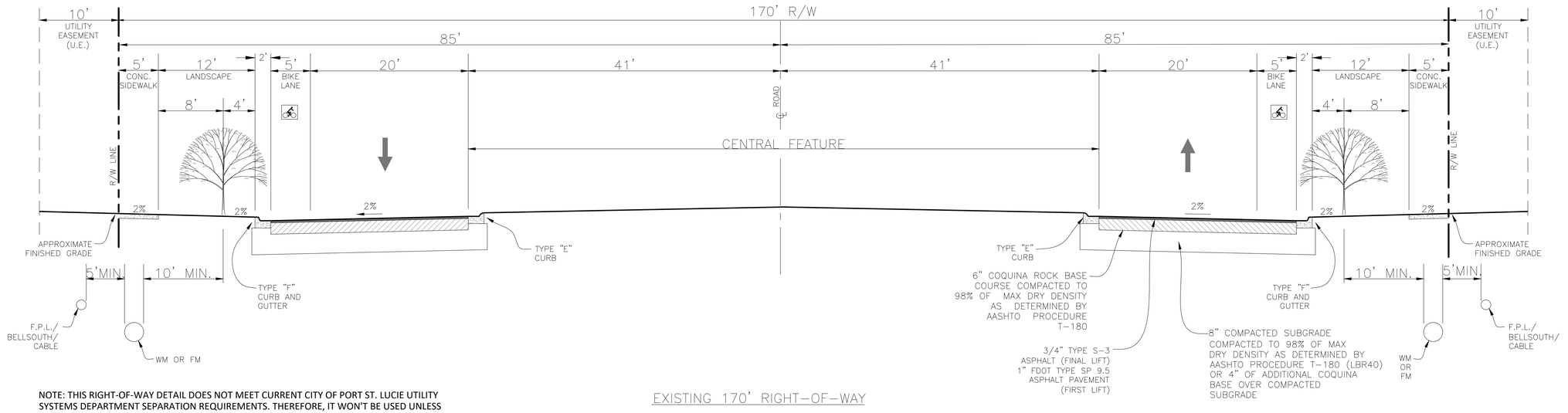
City of Port St. Lucie Project No: P20-212

City of Port St. Lucie Project No: 11-652-00-1



NOTE: THIS RIGHT-OF-WAY DETAIL DOES NOT MEET CURRENT CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SEPARATION REQUIREMENTS. THEREFORE, IT WON'T BE USED UNLESS REDESIGNED TO MEET ALL APPLICABLE CRITERIA AND APPROVAL BY PORT ST. LUCIE UTILITIES SYSTEMS DEPARTMENT STAFF.

EXISTING 140' RIGHT-OF-WAY



NOTE: THIS RIGHT-OF-WAY DETAIL DOES NOT MEET CURRENT CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SEPARATION REQUIREMENTS. THEREFORE, IT WON'T BE USED UNLESS REDESIGNED TO MEET ALL APPLICABLE CRITERIA AND APPROVAL BY PORT ST. LUCIE UTILITIES SYSTEMS DEPARTMENT STAFF.

EXISTING 170' RIGHT-OF-WAY

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Lic# LC-C000239

Cotleur & Hearing

Scale: 1"=500'
Drawn by: DS
Checked by: DS
CADD No.: 09-1204
Date: 12.04.20

Revisions	
Date	Comments

NOTE: THESE PLANS AND THE INFORMATION SHOWN HEREON ARE ORIGINALLY TAILORED FOR USE BY THE LANDSCAPE DESIGN ASSOCIATES.

Verano PUD 1 Amendment No. 10

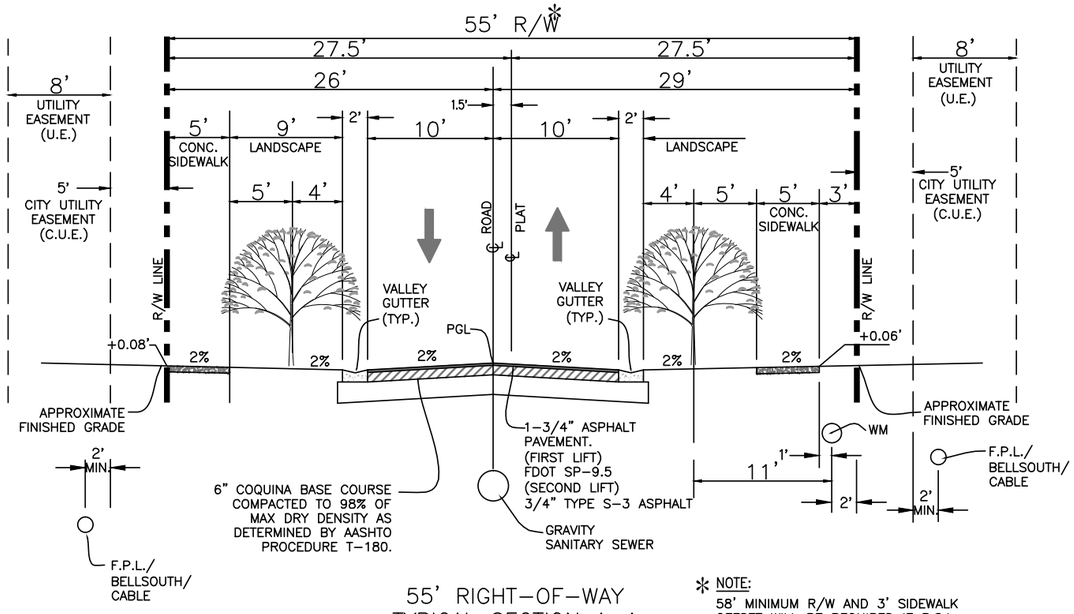
City of Port St. Lucie

Typical Sections

DWG. NO. 1 OF 1

City of Port St. Lucie Project No: P20-212

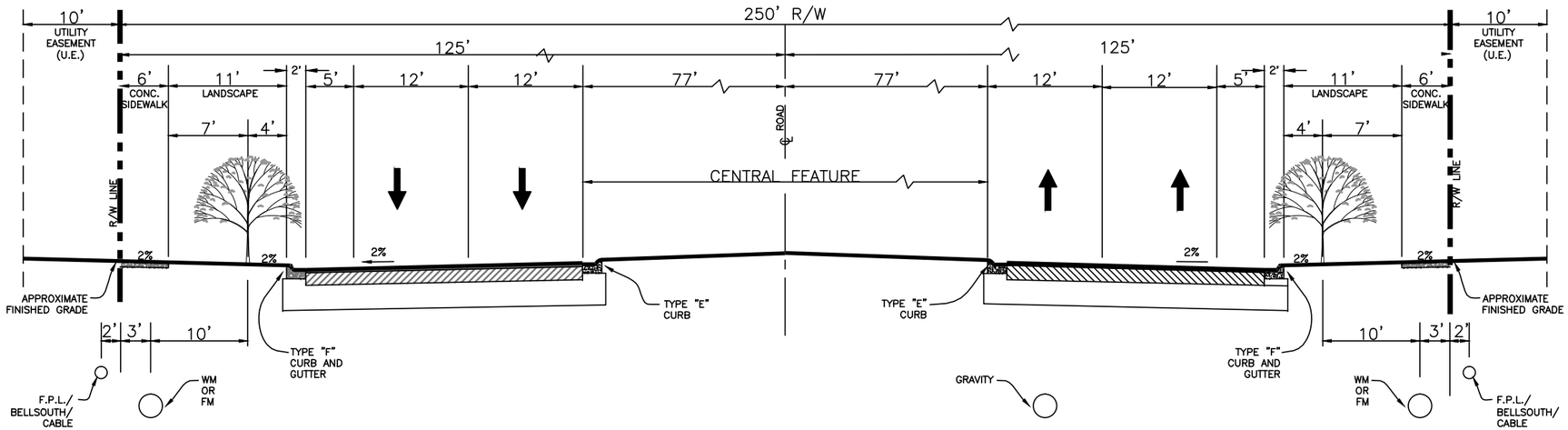
City of Port St. Lucie Project No: 11-652-00-1



55' RIGHT-OF-WAY
TYPICAL SECTION A-A
POSTED SPEED 25 MPH

* NOTE:
58' MINIMUM R/W AND 3' SIDEWALK OFFSET WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

NOTE: THIS RIGHT-OF-WAY DETAIL DOES NOT MEET CURRENT CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SEPARATION REQUIREMENTS. THEREFORE, IT WON'T BE USED UNLESS REDESIGNED TO MEET ALL APPLICABLE CRITERIA AND APPROVAL BY PORT ST. LUCIE UTILITIES SYSTEMS DEPARTMENT STAFF.



NOTE: THIS RIGHT-OF-WAY DETAIL DOES NOT MEET CURRENT CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SEPARATION REQUIREMENTS. THEREFORE, IT WON'T BE USED UNLESS REDESIGNED TO MEET ALL APPLICABLE CRITERIA AND APPROVAL BY PORT ST. LUCIE UTILITIES SYSTEMS DEPARTMENT STAFF.

EXISTING 250' RIGHT-OF-WAY

City of Port St. Lucie Project No: P14-032

Landscape Architects
Land Planners
Civil Engineering Consultants
3934 Commercial Lane
Suite 1
Jupiter, Florida 33469
(561) 747-6336
www.cotleurhearing.com
LC# LC-C000039

Cotleur & Hearing

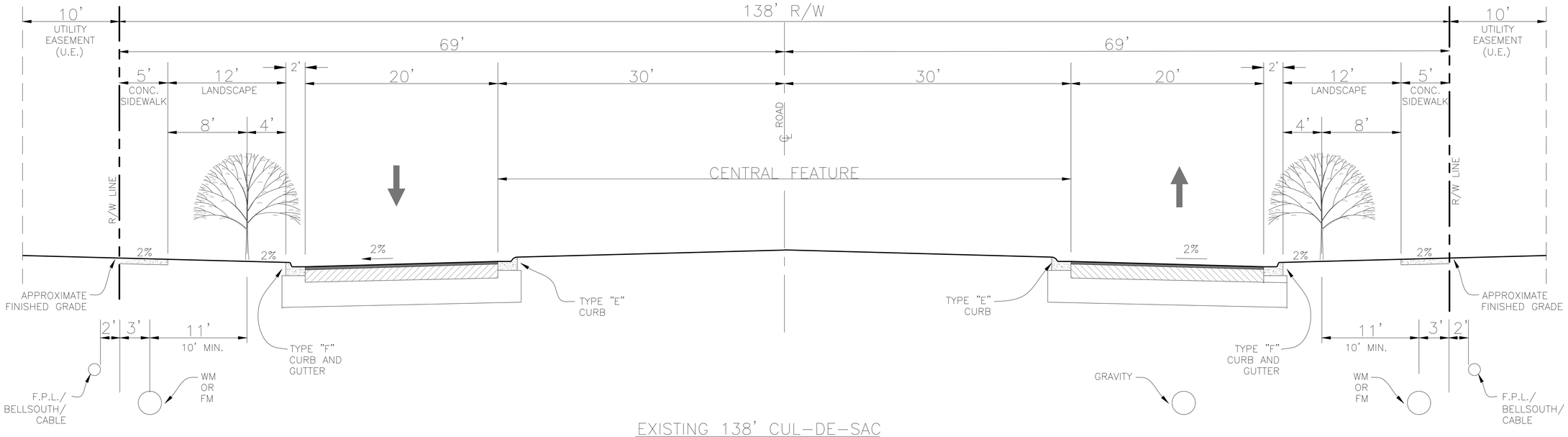
Scale: 1"=500'
Drawn by: DS
Checked by: DS
CADD No.: 09-1204
Date: 01.31.14

Revisions
Date | Comments

NOTE: ISSUE PLANS PRIOR TO PLAT PHASE APPROVAL UNLESS OTHERWISE NOTED. ORIGINALLY ISSUED: 01.31.14 LANDSCAPE DESIGN

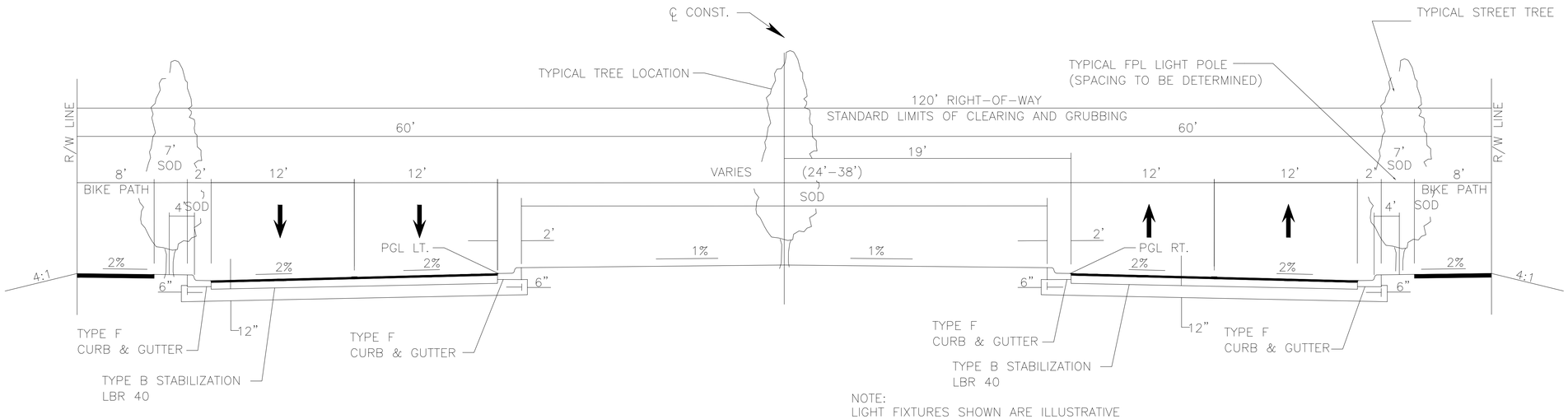
Verano PUD 1 Amendment No. 8
City of Port St. Lucie
Typical Sections

DWG. NO. 1 OF 1



EXISTING 138' CUL-DE-SAC

NOTE: THIS RIGHT-OF-WAY DETAIL DOES NOT MEET CURRENT CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SEPARATION REQUIREMENTS. THEREFORE, IT WON'T BE USED UNLESS REDESIGNED TO MEET ALL APPLICABLE CRITERIA AND APPROVAL BY PORT ST. LUCIE UTILITIES SYSTEMS DEPARTMENT STAFF.



NOTE:
LIGHT FIXTURES SHOWN ARE ILLUSTRATIVE ONLY AND ARE SUBJECT TO CHANGE.

EXISTING COMMERCE CENTER DRIVE

City of Port St. Lucie Project No: P20-212

City of Port St. Lucie Project No: 11-652-00-1

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 FAX: 1377
www.cotleurhearing.com
Lic# LC-C000239

Cotleur & Hearing

Scale: 1"=500'
Drawn by: DS
Checked by: DS
CADD No.: 09-1204
Date: 12.04.20

Revisions	
Date	Comments

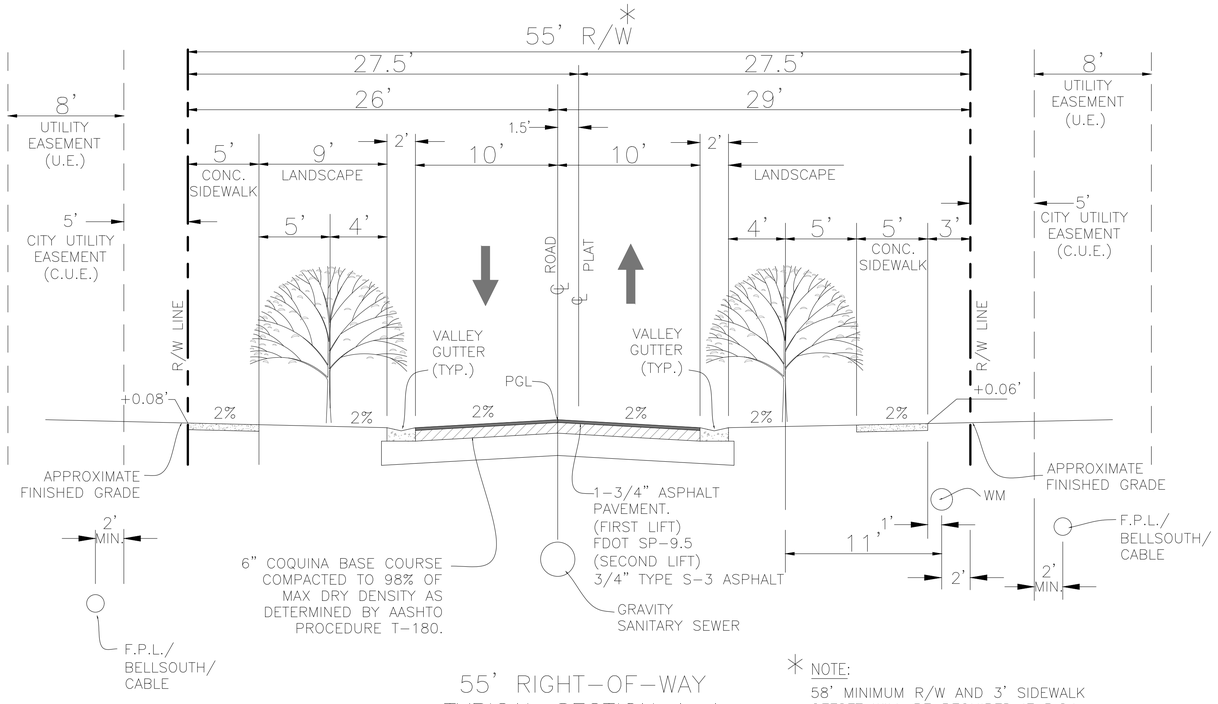
NOTE: THESE PLANS AND THE INFORMATION SHOWN HEREON ARE ORIGINALLY TAKEN BY AND ARE THE PROPERTY OF LANDSCAPE DESIGN ASSOCIATES

Verano PUD 1 Amendment No. 10

City of Port St. Lucie

Typical Sections

DWG. NO. 1 OF 1



55' RIGHT-OF-WAY
TYPICAL SECTION A-A
POSTED SPEED 25 MPH

* NOTE:
58' MINIMUM R/W AND 3' SIDEWALK OFFSET WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

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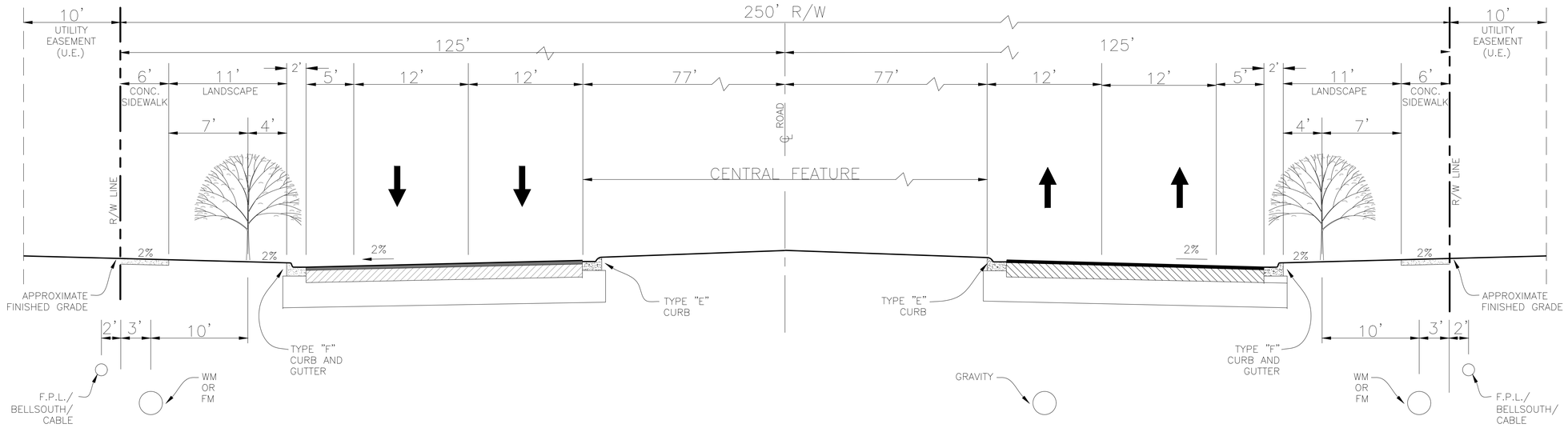

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EXISTING 250' RIGHT-OF-WAY

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 FAX: 1377
www.cotleurhearing.com
Lic# LC-C000239

Cotleur & Hearing

Revisions	
Date	Comments

Scale: 1"=500'
Drawn by: DS
Checked by: DS
CADD No.: 09-1204
Date: 12.04.20

NOTE: THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. ORIGINALLY SEALED AND SIGNED BY LANDSCAPE DESIGN ASSOCIATES.

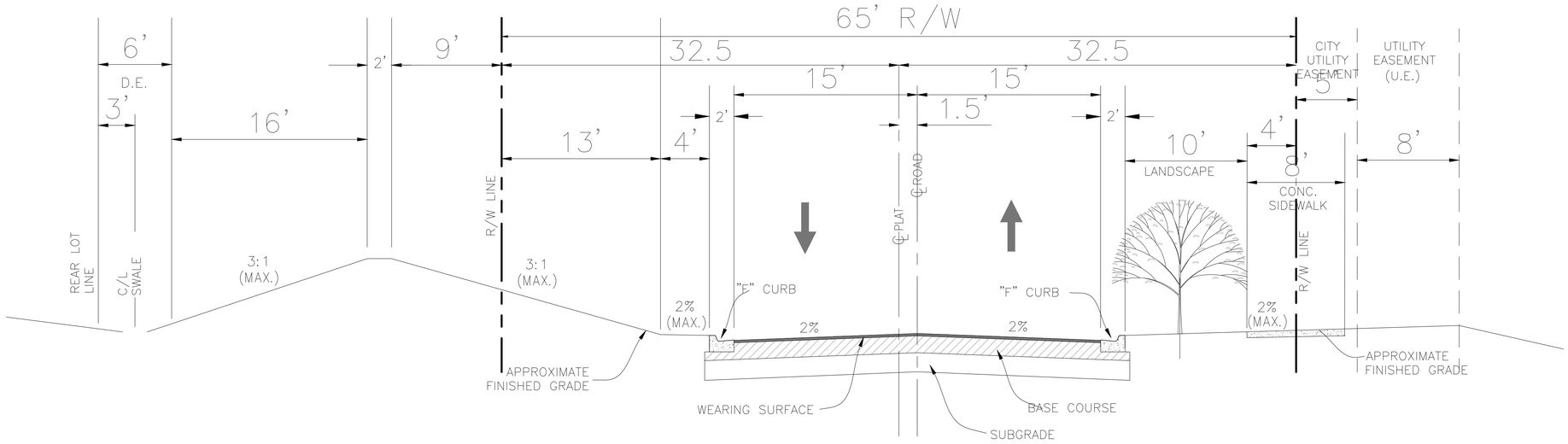
Verano PUD 1 Amendment No. 10

City of Port St. Lucie

Typical Sections

City of Port St. Lucie Project No: P20-212
City of Port St. Lucie Project No: 11-652-00-1

DWG. NO. 1 OF 1



APPIAN WAY DETAIL

POSTED SPEED 25 MPH

NOTE: MAY BE USED FOR ALL OR PORTION OF ROADWAY.

City of Port St. Lucie Project No: P20-212

City of Port St. Lucie Project No: 11-652-00-1

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
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561.747.6336 FAX: 1377
www.cotleurhearing.com
Lic# LC-C000239

Cotleur & Hearing

Revisions	
Date	Comments

Scale: 1"=500'
Drawn by: DS
Checked by: DS
CADD No.: 09-1204
Date: 12.04.20

NOTE: THESE PLANS AND THE INFORMATION SHOWN HEREON ARE ORIGINALLY TAILORED FOR THIS PROJECT BY LANDSCAPE DESIGN ASSOCIATES.

Verano PUD 1 Amendment No. 10

City of Port St. Lucie

Typical Sections

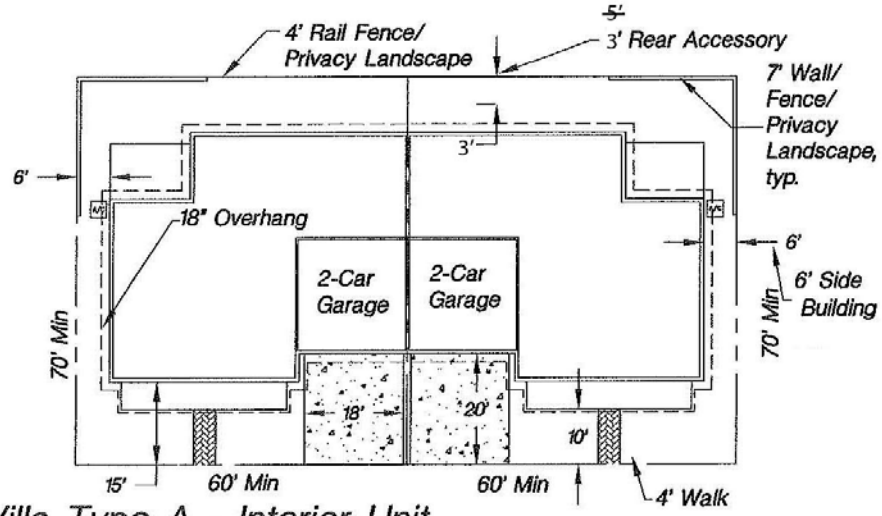
DWG. NO. 1 OF 1

EXHIBIT 11

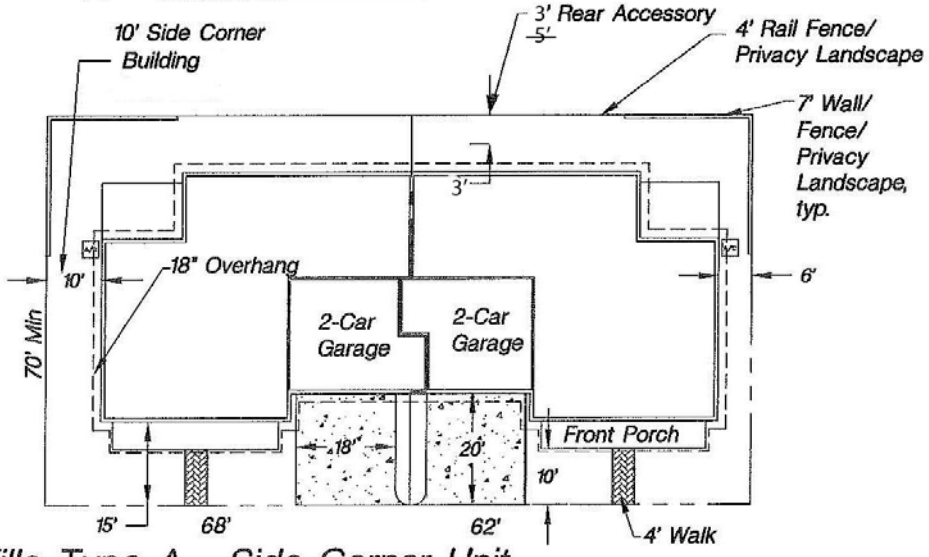
TYPICAL LOTS

Go to Next Page

Note: All Units to have 2-car garages
Accessory Uses: Patios, Hot Tubs, Gazebos, Outdoor Cooking Areas, Screen Enclosures



Villa Type A - Interior Unit

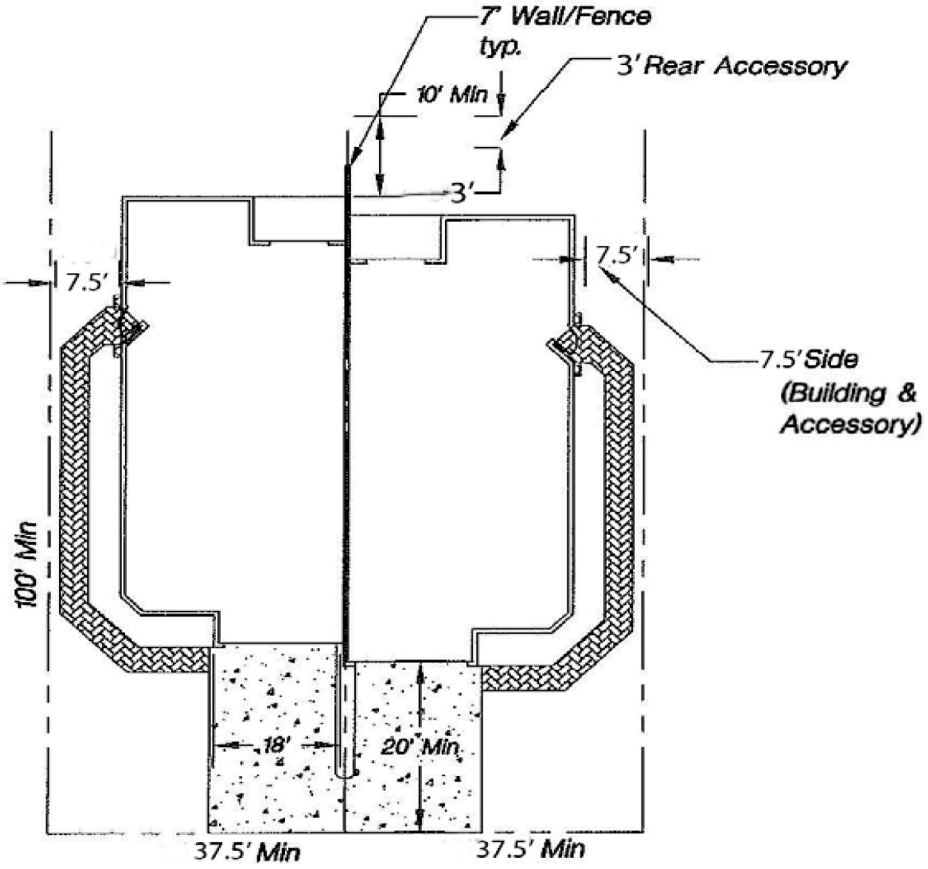


Villa Type A - Side Corner Unit

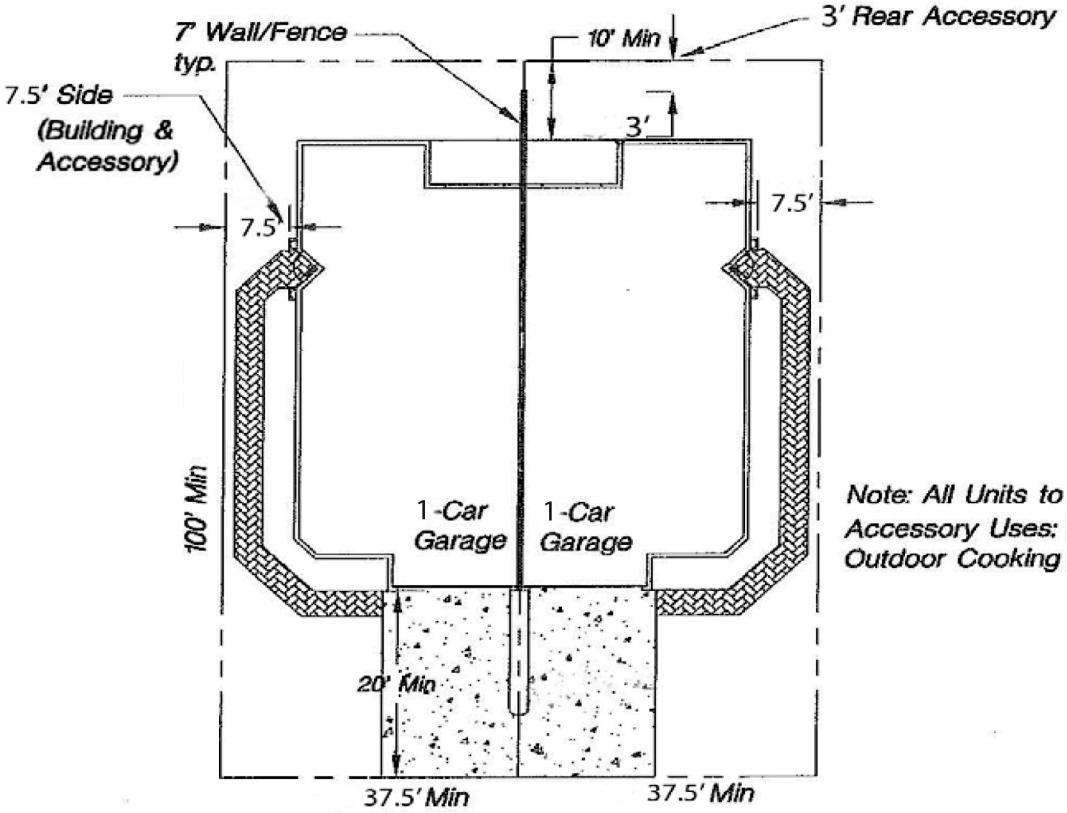
City of Port St. Lucie Project No.: P16-000

Verano PUD 1 Amendment No.9
City of Port St. Lucie
Exhibit 11 Typical Lots - Villa Type A

Landscape Design Associates



Villa Type B2:



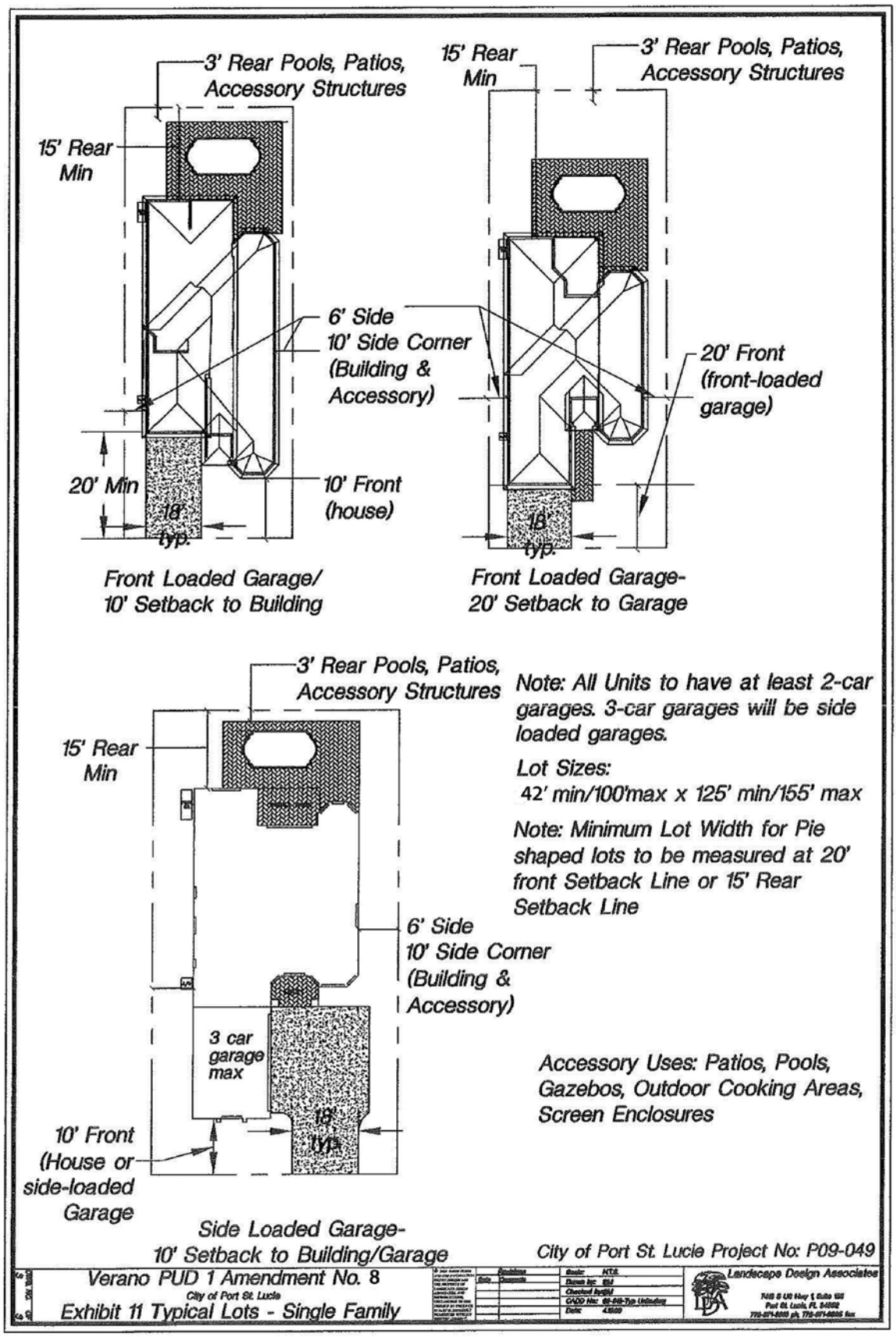
Villa Type B1:

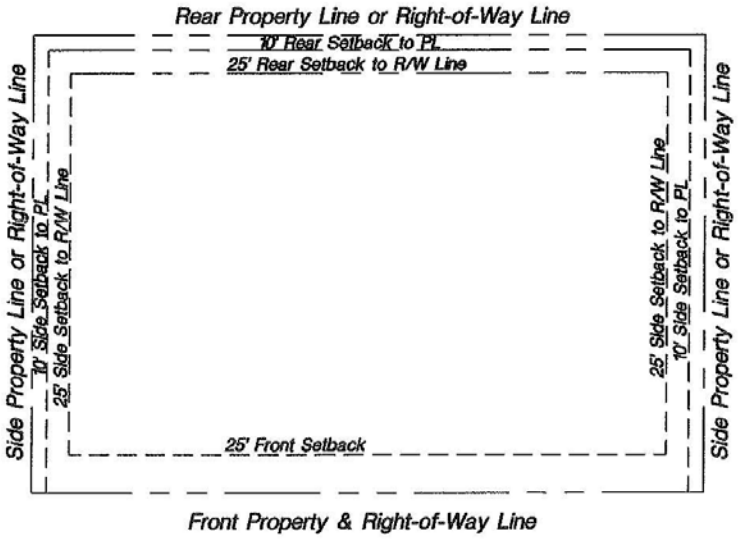
Note: All Units to have 1-car garages
Accessory Uses: Patios, Hot Tubs, Gazebos, Outdoor Cooking Areas, Screen Enclosures

PSLUSD:11-652-00-1
City of Port St. Lucie Project No: P20-212

Verano PUD 1 Amendment No. 9
City of Port St. Lucie
Exhibit 11 Typical Lots - Villa Type B

Landscape Design Associates


3' Rear Pools, Patios, Accessory Structures
15' Rear Min
6' Side
10' Side Corner (Building & Accessory)
20' Min
10' Front (house)
18' typ.
Front Loaded Garage/ 10' Setback to Building
15' Rear Min
3' Rear Pools, Patios, Accessory Structures
20' Front (front-loaded garage)
18' typ.
Front Loaded Garage- 20' Setback to Garage
3' Rear Pools, Patios, Accessory Structures
15' Rear Min
6' Side
10' Side Corner (Building & Accessory)
3 car garage max
18'
10' Front (House or side-loaded Garage
Side Loaded Garage- 10' Setback to Building/Garage
Note: All Units to have at least 2-car garages. 3-car garages will be side loaded garages.
Lot Sizes:
42' min/100'max x 125' min/155' max
Note: Minimum Lot Width for Pie shaped lots to be measured at 20' front Setback Line or 15' Rear Setback Line
Accessory Uses: Patios, Pools, Gazebos, Outdoor Cooking Areas, Screen Enclosures
City of Port St. Lucie Project No: P09-049
Verano PUD 1 Amendment No. 8
City of Port St. Lucie
Exhibit 11 Typical Lots - Single Family
Landscape Design Associates



City of Port St. Lucie Project No: P09-049

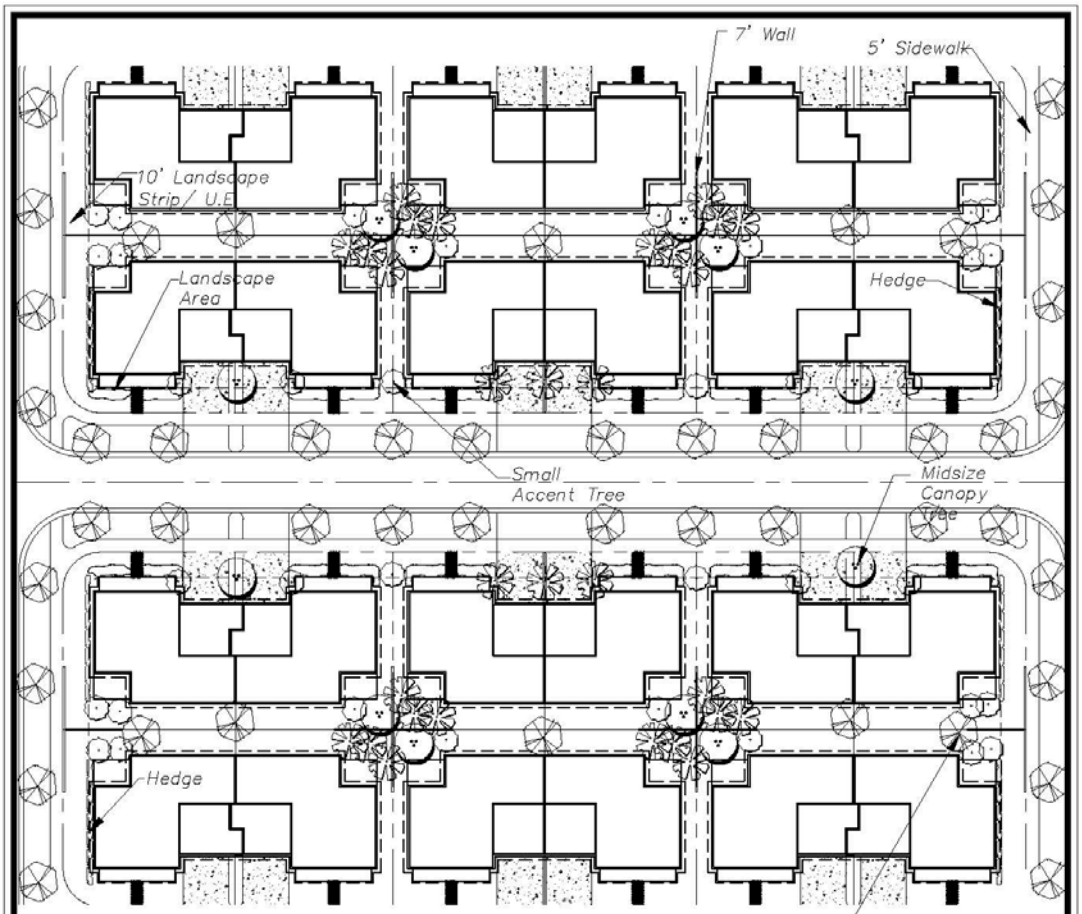
Verano PUD 1 Amendment No. 5
City of Port St. Lucie
Exhibit 11 Typical Lots - Commercial

Landscape Design Associates

EXHIBIT 12

TYPICAL UNITS LANDSCAPE PLANS

Go to Next Page



NOTE: THIS PLAN DOES NOT MEET CURRENT CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SEPARATION REQUIREMENTS. THEREFORE, IT WON'T BE USED UNLESS REDESIGNED TO MEET ALL APPLICABLE CRITERIA AND APPROVAL BY PORT ST. LUCIE UTILITIES SYSTEMS DEPARTMENT STAFF.

Typical Landscape List:

Large Tree:
Live Oak, Quercus virginiana
Laurel Oak, Quercus laurifolia
Magnolia, Magnolia grandiflora

Palm Trees:
Cabbage Palm, Sabal palmetto
Chinese Fan Palm, Livistonia chinensis
Queen Palm, Syagrus romanzoffiana

Midsize Tree:
East Palatka Holly, Ilex attenuata 'Little Gem
Magnolia 'Little Gem'
Orchid Tree
Bauhinia blakeana
Nellie R Steven Holly
Ilex "Nellie R Stevens"
Dahoon Holly
Ilex cassine

Small Accent Tree:
Tree Ligustrum, Ligustrum lucidum
Crape Myrtle
Lagerstromia indica

Hedges:
Ixora
Ixora ssp
Sweet Viburnum
Viburnum odoratissimum
Awabuki Viburnum
Viburnum odoratissimum 'Awabuki'
Thryallis
Galphimia gracilis
Yaupon Holly
Ilex vomitoria 'Stokes Dwarf'
Indian Hawthorn
Rhaphiolepis indica
Chinese Razzleberry
Lorapetalum indica

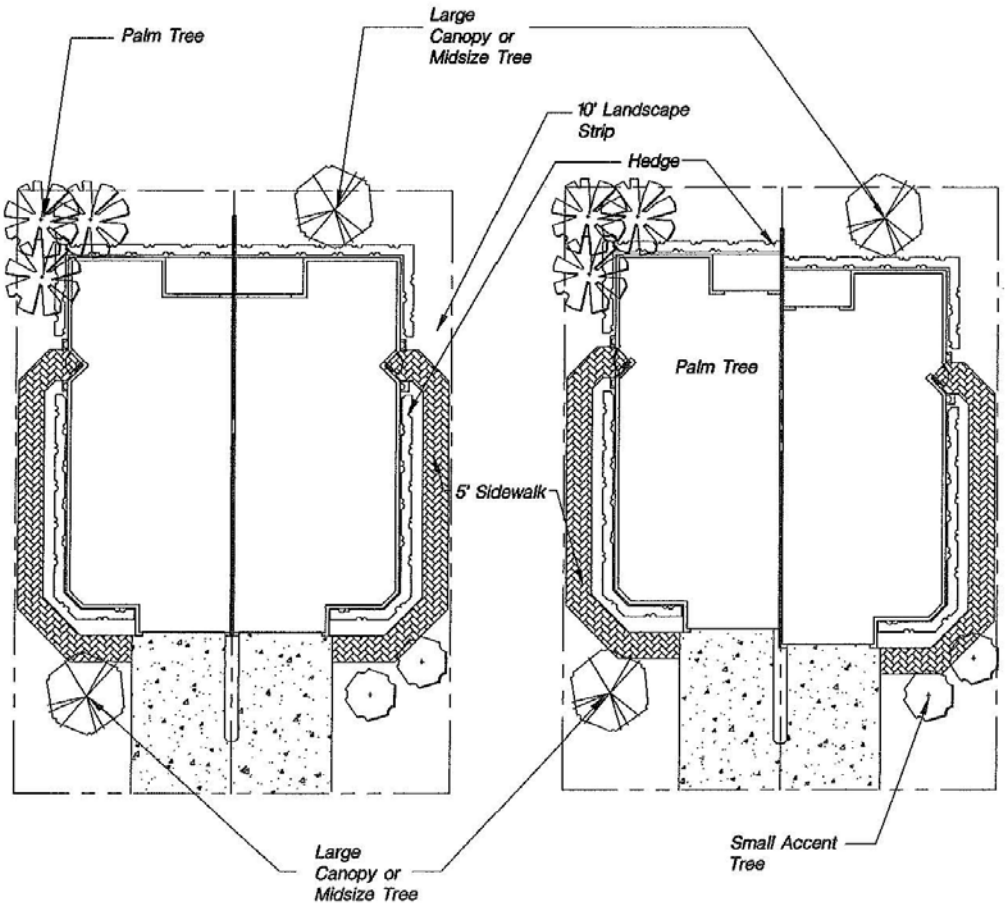
Note: Landscape Area in front of units to be landscaped with shrubs, groundcover and sod. Plant species for shrubs and trees to be as listed or as per City Code.

City of Port St. Lucie Project No.:

Verano PUD 1
City of Port St. Lucie
Exhibit 12 Typical Landscpe Plan Villas T...A

Revisions: Date / Comments
Scale: N.T.S.
Drawn by: SM
Checked: BJM
CADD No.: 07-014-Typ Units-Lp.dwg
Date: 2.21.07

Landscape Design Associates
7410 S US Hwy 1, Suite 103
Port St. Lucie, FL 34952
772-871-5816 ph, 772-871-9905 fax



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Cabbage Palm, Sabal palmetto
Chinese Fan Palm, Livistonia chinensis
Queen Palm, Syagrus romanzoffiana

Midsize Tree:
East Palatka Holly,
Ilex attenuata
'Little Gem Magnolia
Magnolia 'Little Gem'
Orchid Tree
Bauhinia blakeana
Nellie R Steven Holly
Ilex 'Nellie R Stevens'
Dahoon Holly
Ilex cassine

Small Accent Tree:
Tree Ligustrum,
Ligustrum lucidum
Crape Myrtle
Lagerstromia indica

Hedges:
Ixora
Ixora ssp
Sweet Viburnum
Viburnum odoratissimum
Awabuki Viburnum
Viburnum odoratissimum 'Awabuki'
Thryallis
Galphimia gracilis
Yaupon Holly
Ilex vomitoria 'Stokes Dwarf'
Indian Hawthorn
Rhaphiolepis indica
Chinese Razzleberry
Lorapetalum indica

Note: Landscape Area in front of units to be landscaped with shrubs, groundcover and sod. Plant species for shrubs and trees to be as listed or as per City Code.

City of Port St. Lucie Project No: P09-049

Verano PUD 1 Amendment No. 5
City of Port St. Lucie
Exhibit 12 Typical Landscpe Plan Villas Type B

Landscape Design Associates
7410 S US Hwy 1, Suite 109
Port St. Lucie, FL 34952
772-871-9616 ph, 772-871-9605 fax

EXHIBIT 13

TRAFFIC STATEMENT

Go to Next Page

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25TH STREET FT. PIERCE, FL 34981
(772) 464-3537 · FAX (772) 464-9497 · ct-eng.com

To: City of Port St. Lucie Planning Department

From: Dennis J. Murphy, Principal Planner

Date: July 28, 2010

Subject: Traffic Statement for Phase 1 of the Verano Planned Unit Development area (formerly known as the Montage), City of Port St. Lucie. Florida

The proposed Amendment #6 to the Verano Planned Unit Development (Phase 1) area (formerly known as the Montage), is for the purpose of clarifying the identification of potential commercial uses that may be allowed within the limits of the Commercially designated Future Land Use limits of this PUD. This change will not result in changes to the previously approved trip generation rates or the projected impacts as addressed through the approved Development of Regional Impact (DRI) known as Verano. The traffic impacts of this development were fully analyzed in the analysis included in the Application for Development Approval (ADA) for the DRI. The results of that analysis were used as the basis for the traffic conditions included in the Final Development Order for the Verano DRI.

The maximum number of residential units included in this Phase I portion of the project remains at 1,200. The Commercial acreage remains at 12.62 acres. As previously reported to the City, the trip generation potential for the 1,200 units, based on the trip generation projection included in the ADA Traffic analysis for build out of the DRI, is 9,063 total daily trips and 871 total PM peak-hour trips (557 inbound and 3 14 outbound). After internal capture with other uses within the DRI, phase 1 will generate 777 new external PM peak-hour trips (509 inbound and 268 outbound).

The proposed Amendment #6 to the Verano Planned Unit Development (Phase 1) area (formerly known as the Montage), does not warrant any changes to the previously approved transportation related development orders/conditions.

EXHIBIT 14

DRAINAGE STATEMENT

Go to Next Page

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25TH STREET FT. PIERCE, FL 34981
(772) 464-3537 · FAX (772) 464-9497 · ct-eng.com

To: City of Port St. Lucie Planning Department

From: Dennis J. Murphy, Principal Planner

Date: July 28, 2010

Subject: Drainage Statement for Phase 1 of the Verano Planned Unit Development area (formerly known as the Montage), City of Port St. Lucie. Florida

The proposed Amendment #6 to the Verano Planned Unit Development (Phase 1) area (formerly known as the Montage), is for the purpose of clarifying the identification of potential commercial uses that may be allowed within the limits of the Commercially designated Future Land Use limits of this PUD. This change will not result in changes to the previously approved site drainage designs.

P23-210 Verano - PUD 1 Amendment #11

TYPE	STATUS	BUILDING TYPE
PA	SPRC MEETING SCHEDULED	

ASSIGNED TO

Daniel Robinson; Clyde Cuffy; Public Works Engineering; Ivan Betancourt; Bret Kaiser

ADDRESS

100 SW Visconti Way

SECTION	BLOCK	LOT
	VeranoNorth	PODS "A", "B" & "C"

LEGAL DESCRIPTION

Verano PUD 1

SITE LOCATION

North of Crosstown Parkway and East of C-24 Canal

PARCEL #

3334-603-0001-000-3

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
432.88		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Amendment to Verano North PUD

Primary Contact Email

dsorrow@cotleur-hearing.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Daniel	Sorrow

Business Name

Cotleur & Hearing

ADDRESS

1934 Commerce Lane

CITY	STATE	ZIP
Jupiter	FL	33458

EMAIL	PHONE
dsorrow@cotleur-hearing.com	5618008426

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Daniel	Sorrow

ADDRESS

1934 Commerce Lane

CITY	STATE	ZIP

Jupiter	FL		33458
EMAIL		**PHONE**	
dsorrow@cotleur-hearing.com		5618008426	
PROJECT ARCHITECT/ENGINEER			
FIRST NAME		**LAST NAME**	
Business Name			
ADDRESS			
CITY	**STATE**		**ZIP**
EMAIL		**PHONE**	
PROPERTY OWNER			
Business Name			
Cotleur & Hearing			
ADDRESS			
1934 Commerce Lane			
CITY	**STATE**		**ZIP**
Jupiter	FL		33458
EMAIL		**PHONE**	
dsorrow@cotleur-hearing.com		(561) 800-8426	
FINAL PERMIT INSPECTION REQUIRED BY:			

Verano PUD 1

Planned Unit Development Amendment No. 11

(P23-210)

Planning and Zoning Meeting

December 5, 2023

Overview:

Owner – Verano Development, LLC

Applicant – Cotleur & Hearing / Daniel Sorrow

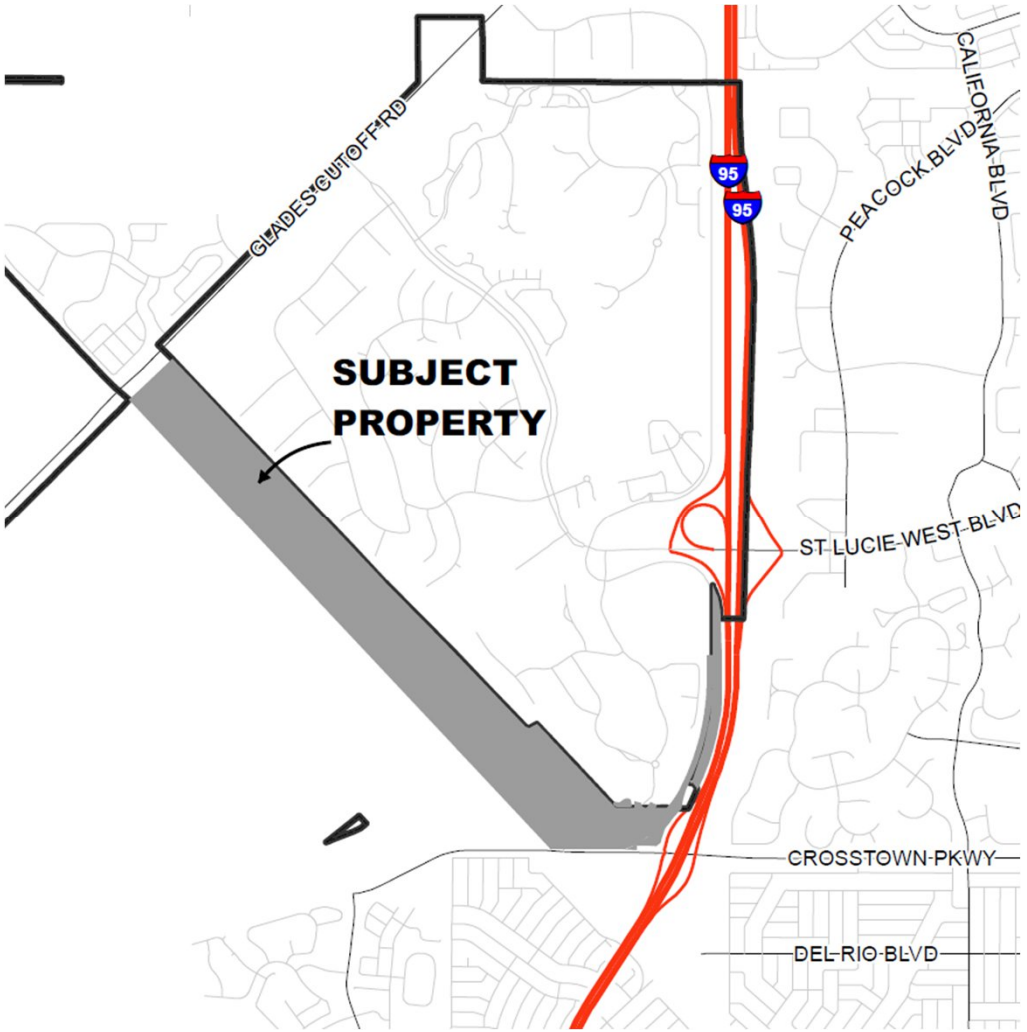
This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

PUD	Current No. of permitted Units	Proposed Maximum Units
Verano PUD 1	1200	1037
Verano South POD A	350	276
Verano South POD B	260	245
Verano South POD C	450	429
Verano South POD E	317	215
Total number of units lessened = 375		

- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.

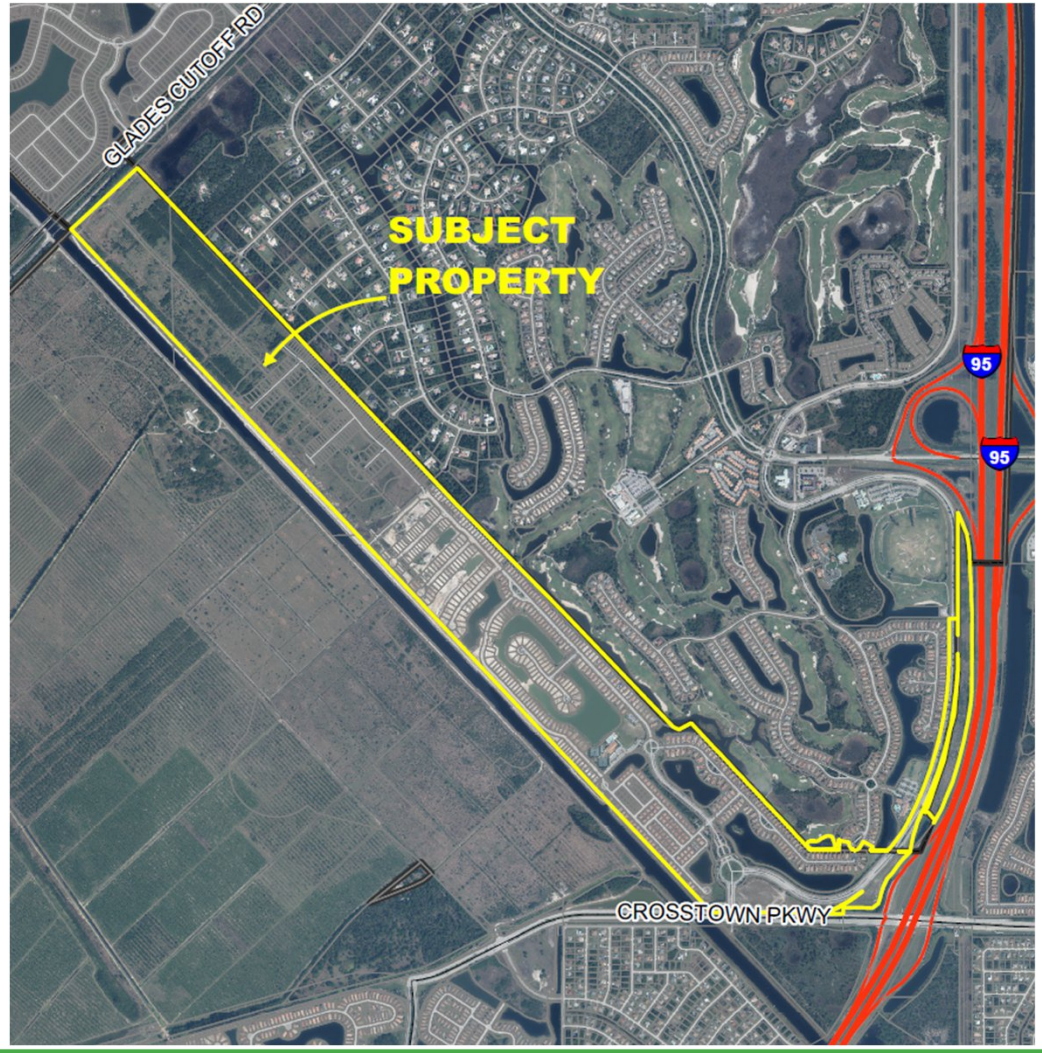
- DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.

- This proposed PUD application proposes a maximum of 1037 units on 433 acres, or 2.32 dwelling units per acre.



LOCATION MAP

CityofPSL.com



AERIAL

CityofPSL.com

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- As per Comprehensive Plan Policy 1.1.4.10 RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed. The maximum density proposed for Verano PUD 1is 2.32 dwelling units per acre, or 1037 dwelling units.

Recommendation:

The Site Plan Review Committee recommended approval at their meeting of November 21, 2023.

"A City for All Ages"

Agenda Summary

2023-1162

Agenda Date: 12/5/2023 **Agenda Item No.:** 8.k

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-211 Verano South POD A PUD 1 Amendment #3 - PUD Amendment

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.
Submitted By: Daniel Robinson, Planner III

Executive Summary: This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD A PUD 1 reducing the permitted number of dwelling units.

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Board make a recommendation to approve the ordinance as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend the approval of the ordinance.
2. Move that the Board not recommend approval and provide explanation.

Background: The Verano DRI is permitted to provide 7,200 number of dwelling units maximum. This PUD currently permits 350 units. The amount of lots platted equal only 276. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Issues/Analysis: N/A

Special Consideration: N/A

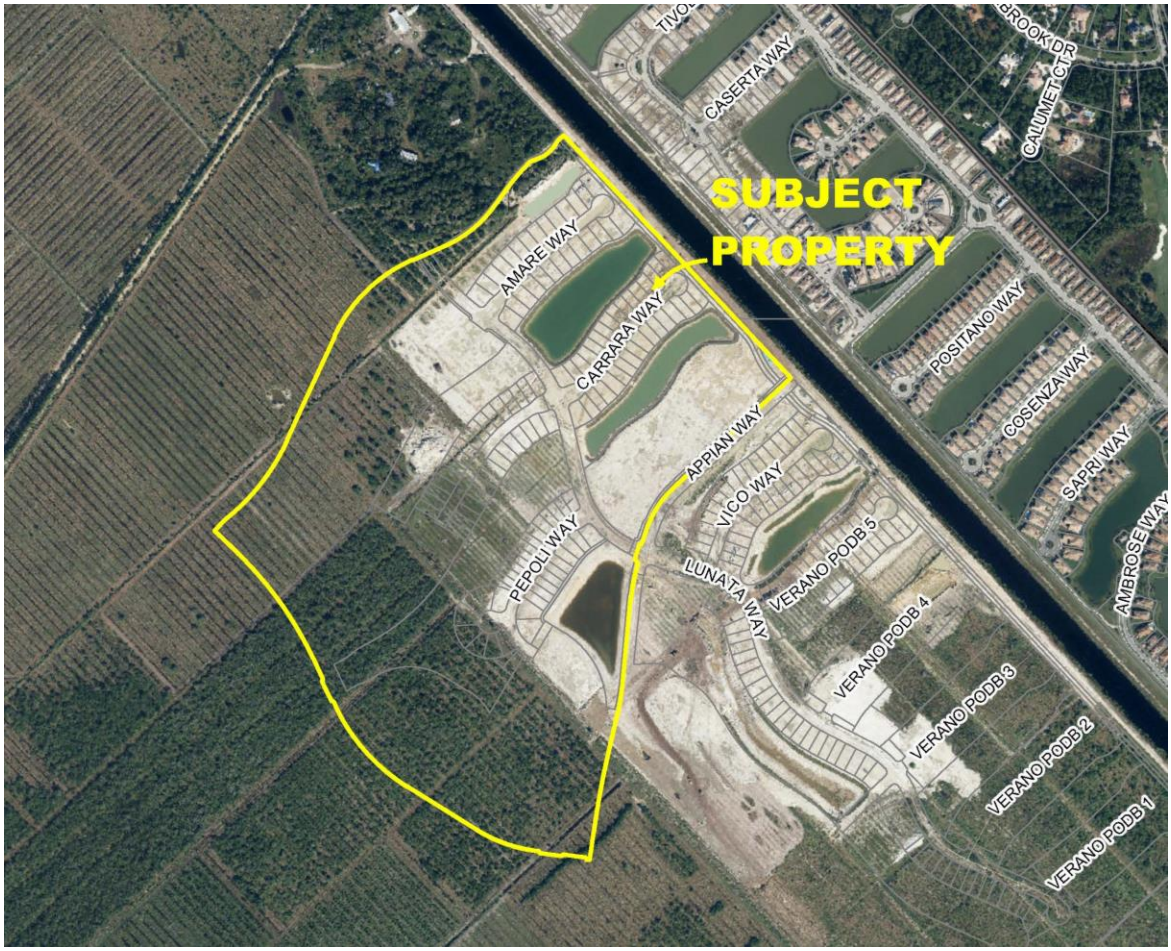
Location of Project: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway

Attachments:

- Staff report
- Exhibit A (PUD Document)

- Application
- Staff presentation

Verano South Pod A PUD 1 Amendment #3
Planned Unit Development Amendment
P23-211



Location Aerial Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document for Verano South Pod A.
Applicant:	Cotleur & Hearing / Daniel Sorrow
Property Owner:	Verano Development, LLC
Location:	This property is located within the Verano DRI (Development of Regional Impact), and is south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is the third amendment to the Verano South Pod A PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD A PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

PUD	*Current No. of permitted Units*	*Proposed Maximum Units*
Verano PUD 1	*1200*	*1037*
Verano South POD A	*350*	*276*
Verano South POD B	*260*	*245*
Verano South POD C	*450*	*429*
Verano South POD E	*317*	*215*
Total number of units to reallocate to future pods = 375		

Previous PUD Requirement: This PUD currently permits 350 units. The amount of lots platted equal 276. The applicant is reducing the maximum number of units to match what is platted in order to apply the extra units to future PUDs.

Analysis: The update is to allow for future PUDs within the Verano DRI to unitize the full permitted amount of dwelling units permits as per the approved Development Order. The availability of use of the 375 units elsewhere in the DRI allows the development to be built out to it full potential and maximum permitted units.

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

P17-033 - Verano South Pod A PUD
P19-044 - Verano South Pod A PUD Amendment No. 1
P20-213 - Verano South Pod A PUD Amendment No. 2

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

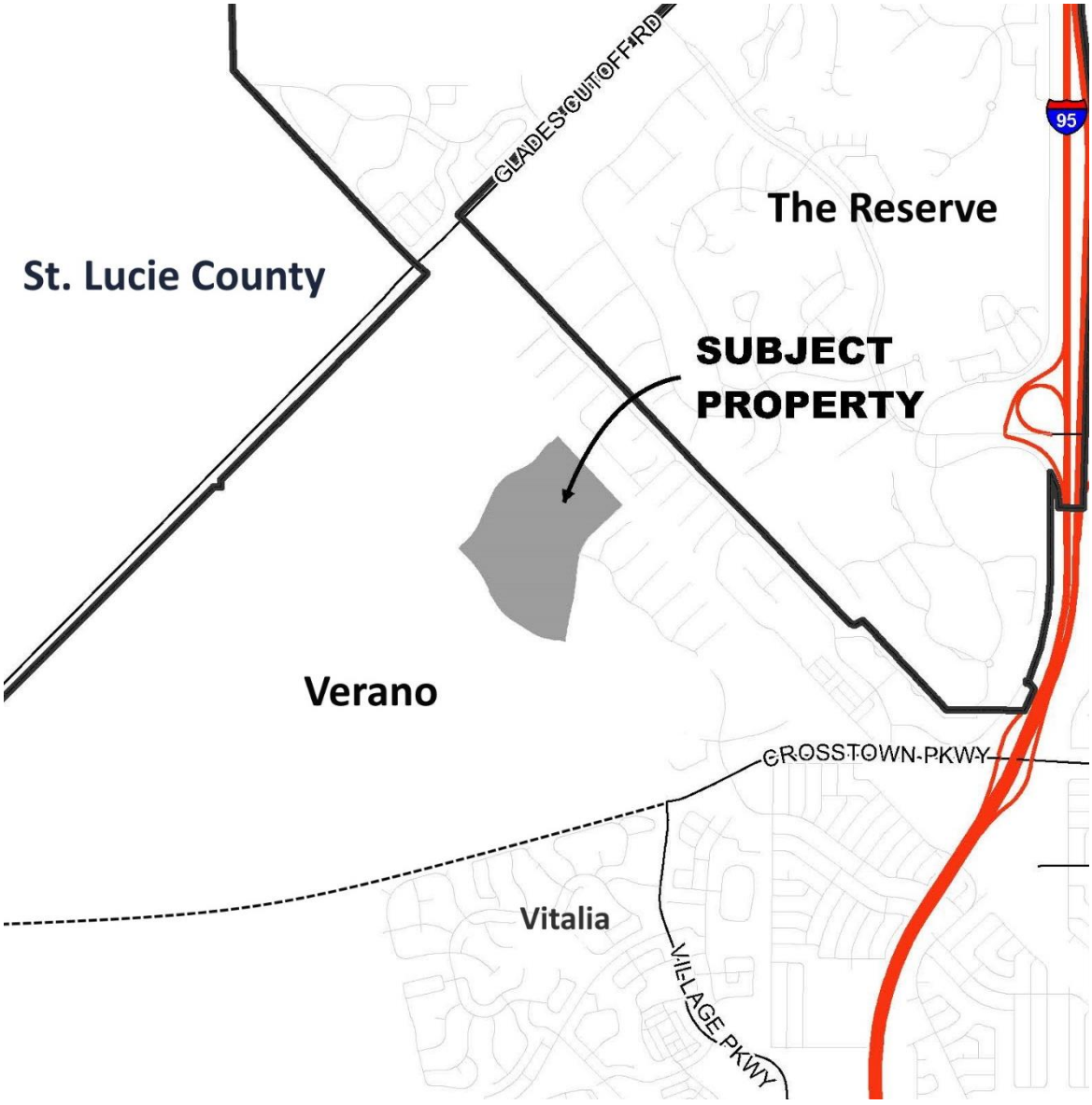
Location and Site Information

Parcel Number:	N/A
Property Size:	147.414 acres
Legal Description:	A portion of parcels 3 and 4, Verano Master Plat, according to the Plat thereof, as recorded in Plat Book 57, Page 25, of the public records of St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano South Pod A Planned Unit Development)
Existing Use:	Verano Development
Proposed Use:	Residential development

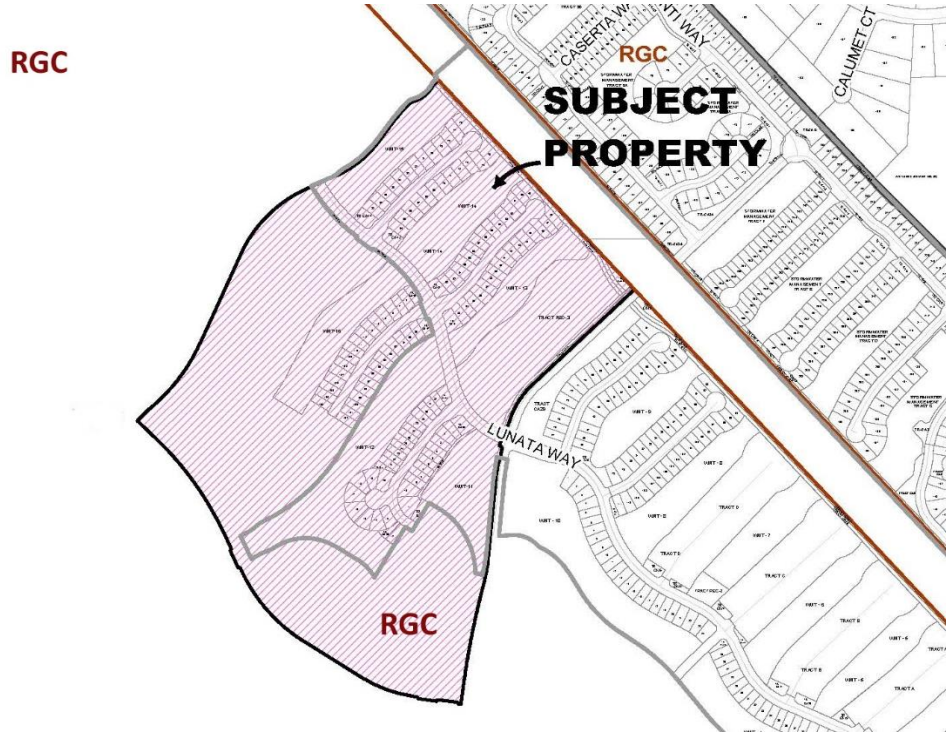
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	PUD	Verano Development
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

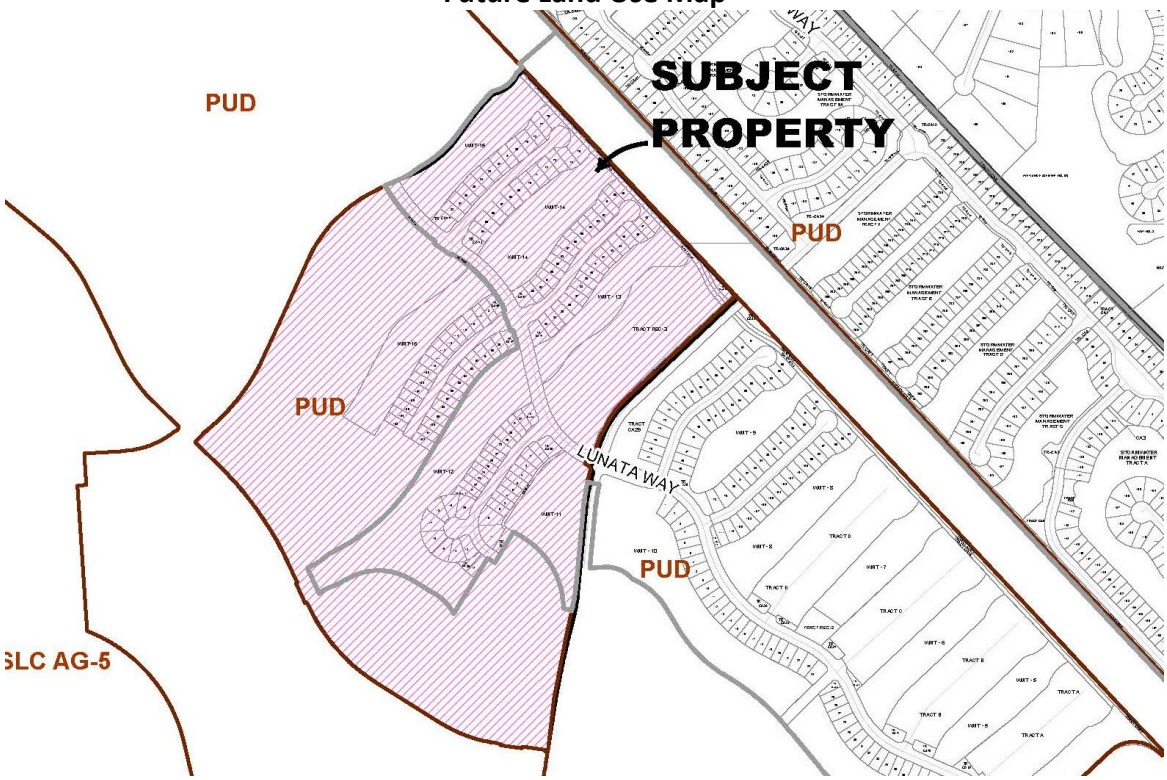
RGC, Residential Golf Club – PUD, Planned Unit Development



Location Map



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10)

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows a maximum density of 5 dwelling units per acre. The projected density for Verano South Pod A PUD is 1.87 dwelling units per acre which allows a maximum of 276 units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on November 21, 2023.

Planning and Zoning Board Action Options:

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

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

EXHIBIT A

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

PLANNED UNIT DEVELOPMENT APPLICATION

Verano South Pod A PUD 1

(FKA PGA Village/Montage)

Amendment Number ~~2~~ 3

~~November 4, 2020~~ November 27, 2023

City of Port St. Lucie Project No: P20~~-213~~ 3-211

Port St. Lucie Utilities Department Project No: 11-652-30

	Approval date	PSL Prj No.:	Ord No.:
Original Base	08/14/17	P17-033	Ord 17-42
Amendment #1	07/08/19	P19-044	Ord 19-37
Amendment #2	02/08/21	P20-213	Ord 20-213
Amendment #3	TBD	P23-211	Ord 23-211

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

Verano PUD 1 POD A
Amendment Number ~~2~~ 3

City of Port St. Lucie Project No: P20~~-213~~ 3-211

- The following changes to the previously approved Verano South Pod D PUD are proposed in Amendment No. 3 (P23-211)

    - To reduce units

- The following changes to the previously approved Verano South Pod D PUD are proposed in Amendment No.2 (P20-213)

    - To amend Exhibit (6) No. 3 Parking requirements
    - To update Exhibit 5, Site Information

The following changes were approved in Verano P.U.D
(City of Port St. Lucie project number P19-044) in Amendment Number l:

- To make minor formatting changes throughout the PUD document to enhance and further facilitate the flow of the information presented (such as center and underline exhibit headings and change spacing between sections of exhibits to better fit on pages).
- To amend Exhibit A Table of Contents and Information section to provide updated information in a clearer manner (page 3 and 5).
- To amend Exhibit 1 to show the correct acreage on the PUD application (page 6).
- To amend Exhibit 5 to fit in one page and show correct acreage information (page 10).
- To amend Exhibit 6 to correct information and include additional information about landscaping, model row, utilities, and architectural reviews (pages 11-16).
- To amend Exhibit 8, 9a, and 9b to show most recent Pod layouts (pages 34-36).
- To amend Exhibit 10 to show latest right-of-way typicals (pages 37-38).
- To amend Exhibit 11 to include an 82' Lot Typical and update lot dimensions (pages 39-43).

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EXHIBIT 5. 10

EXHIBIT 6. 11

EXHIBIT 7a 17

EXHIBIT 7b 20

EXHIBIT 8. 34

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LIST OF EXHIBITS

Exhibit 1 Application for P.U.D. Amendment

Exhibit 2 P.U.D. Amendment Application Checklist

Exhibit 3 Letter of Authorization

Exhibit 4 Binding P.U.D. Agreement

Exhibit 5 Site Information

Exhibit 6 Proposed Development Uses/Standards

Exhibit 7a Legal Description

Exhibit 7b Warranty Deeds

Exhibit 8 Location Map

Exhibit 9a P.U.D. Conceptual Master Plan

Exhibit 9b P.U.D. Conceptual Water and Sewer Master Plan

Exhibit 10 Road Sections

Exhibit 11 Typical Lots

Exhibit 12 Traffic Statement

Exhibit 13 Drainage Statement

INTRODUCTION

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

PUD 1 of Verano South Pod A is to be a Single-Family Residential development consisting of approximately 147.414 acres. The proposed Pod A PUD 1 site borders the C-24 Canal to the north and vacant land owned by Verano Development LLC to the south. The site can best be described as residential community under development. Although the average density for the Verano DRI as a whole shall not exceed 2.2 du/ac, Pod A is designed with a maximum residential density of 2.4 du/ac. The Verano DRI may include a variety of land uses including office commercial, retail commercial, residential single-family, residential multifamily, light industrial, upland preserve, golf course and open space. Pod A PUD 1 is to be mainly residential development with Sales/Design Center and model row. The residential component will be single-family detached lots and single-family attached villas.

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

Access to the Pod A PUD 1 will be provided by the C-24 Bridge. The internal bridge shown on the master plan is the primary access for the PUD. A secondary access to Crosstown Parkway is proposed per the request of the St. Lucie County Fire District and the City of Port St. Lucie Engineering Department. Future internal connections will be implemented throughout the DRI, and there will be at a minimum two access points into the Pod at all times: one (1) primary access and one (1) emergency access.

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

EXHIBIT 1

PUD AMENDMENT APPLICATION

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

Verano Pod A PUD

FOR OFFICE USE ONLY

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

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

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

PROPERTY OWNER: Verano Development LLC

Name: Verano Development LLC

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

Telephone No. 5616829500 Email dsorrow@cotleur-hearing.com

AGENT OF OWNER (if any)

Name: Cotleur & Hearing; Daniel T. Sorrow

Address: 1934 Commerce Lane, Suite 1

Telephone No. 5617476336 Email dsorrow@cotleur-hearing.com

PROPERTY INFORMATION

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

Parcel I.D. Number: See attached deed

Current Zoning: PUD Proposed Zoning: n/a

Future Land Use Designation: RGC Acreage of Property: 147.414

Reason for amendment request: Please see attached cover letter and list of amendments

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.

Rachel Plummer
Signature of Owner

Rachel Plummer
Planning Tech - Cotleur & Hearing
Hand Print Name

10-27-2020
Date

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

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

Revised 02/26/20

EXHIBIT 2

P.U.D. APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 4.

2. The Conceptual Plan for Verano South Pod A PUD 1 is enclosed as Exhibit 9 of this submittal package.

3. Please see Exhibit 6 for the proposed Development Uses / Standards established for this Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibit 6 and Exhibit 11.

4. This community is part of the approved Verano D.R.I.

EXHIBIT 3

LETTER OF AUTHORIZATION

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

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

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

For:

Signatory Authority

4/23/19
Date

ROBERT L FRAMM
Printed Name

NOTARY ACKNOWLEDGEMENT

State of Florida

County of St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 23rd day of April, 2019 by Robert L. Framm

He or she is personally known to me or has produced personally known as identification.

Notary Public Signature

Gina Jolly
Printed Name

State of Florida at-large

Gina Jolly
Commission # GG094574
Expires: April 16, 2021
Bonded thru Aaron Notary

EXHIBIT 4

BINDING PUD AGREEMENT

Binding PUD Agreement

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

See attached

Is subject to an existing Planned Unit Development approval and is under the unified control of the undersigned petitioner(s) who agree to (1) proceed with the proposed development according to the provisions of the Port St. Lucie 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

NOTARY ACKNOWLEDGEMENT

State of FLORIDA

County of PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 3rd day of May, 2019, by John Csapo.

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

_____

Notary Public Signature

Sala Brown

Printed Name

State of FLORIDA at-large

SALA BROWN
MY COMMISSION # FF 914474
EXPIRES: August 31, 2019
Bonded Thru Notary Public Underwriters

EXHIBIT 5 SITE INFORMATION

	Existing	Proposed	Change	Recommendation
Land Use Designation	RCG			
Existing Zoning	~~AG-5~~ PUD	~~PUD~~		
~~Proposed Zoning~~	~~PUD~~			
Total Area	~~147.47~~ ac 147.414	~~147.414~~	~~0.056~~	
Total Dwelling Units	~~350~~ 276	276		
Density	~~2.4~~ 1.87 du/ac	1.87 du.ac		
Residential Area (ac)	54.56			
	~~37.00~~% 37.01%	~~37.01%~~	~~0.01~~	
Recreation (ac)	~~13.2~~			
	~~8.95~~%			
R/W (ac)	~~20.9~~			
	~~14.17%~~ 14.18%	~~14.18%~~	~~0.01~~	
Open Space (ac)	~~16.61~~			
	~~11.26%~~ 11.27%	~~11.27%~~	~~0.01~~	
Lakes (ac)	~~42.2~~ 42.14	~~42.14~~	~~0.06~~	
	~~28.62%~~ 28.59%	~~28.59%~~	~~0.03~~	

1. TOTAL ACREAGE: 147.414 acres

A.	Residential	54.56 acres
B.	Open Space	16.61 acres
C.	Water Management Tracts	42.14 acres
D.	Road Right-Of-Ways	20.9 acres
F.	Clubhouse/Recreation	13.2 acres
	Totals	147.1 acres

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

3. PROPOSED DENSITY — ~~2.4 du./ac Proposed Density~~ 1.87 du/ac

4. UPLAND PRESERVATION — As indicated in the Verano DRI

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

Note: Verano South Pod A PUD 1 is part of the Verano DRI with regards to maximum building coverage, open space and upland preservation requirements.

The acreage breakdown provided is conceptual and subject to adjustments during the platting process.

EXHIBIT 6

PROPOSED DEVELOPMENT USES/STANDARDS

1. PERMITTED PRINCIPAL USES

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

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

2. DENSITY:

~~2.4~~ 1.8 du/ac

3. PARKING REQUIRED:

RGC Land Use: Two (2) parking spaces per residential unit and guest parking. All units shall have at least 2-car garages~~. At least two exterior parking spaces in the driveway shall be provided for each unit for residents and guests.~~ All single-family units shall have at minimum two (2) residential 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 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. Garages may have a 1- or 2-car capacity.

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

Driveways will be between 17' – 18' wide.

4. STREET DESIGN:

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

5. MAXIMUM BLDG HEIGHT:

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

6. MINIMUM LOT SIZES:

Single Family	Min. Width: 42 feet Min. Depth: 125 feet (See Exhibit 11 – TypicalLots)	Max. Width: 100 feet Max. Depth: 155 feet
Villas	Min. Width: 37.5 feet (See Exhibit 11 – Typical Lots)	Min. Depth: 70 feet

7. MAXIMUM BUILDINGCOVERAGE:

For Whole DRI:	30%
Residential:	60%

8. MAXIMUM IMPERVIOUSCOVERAGE:

For Whole DRI:	50%
Residential:	75%

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

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

Front Yard:
Each lot shall have a front yard with a building setback line of thirteen (13) feet for dwellings living area or a side entry garage, and of eighteen (18) feet for dwellings to a front entry garage.

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

Rear Yard:
Each lot shall have a rear yard with a building setback line of ten (10) feet. There shall be 5 feet. setback requirements for accessory uses. If adjacent to a lake, open space, or common area tract, the setback requirement for accessory uses is 3 feet.

Villas: Minimum setbacks shall be as stated below unless otherwise indicated. Roof overhangs are allowed to overhang into building setbacks, but no more than 24 inches.

Front Yard:
Each lot shall have a front yard with a building setback line of eighteen (18) feet to the front entry garage.

Side Yards:
Side Yards apply to building. Each lot shall have a setback of seven feet – six inches (7'- 6"). A side yard of ten (10) feet shall be provided adjacent to right-of-ways. Pool equipment and A/C units are allowed within the side yard and shall have a minimum setback requirement of 3 feet. Any equipment placed within the setback must be landscaped to be shielded from surrounding neighbors.

Rear Yard:
Each lot shall have a rear yard with a building setback line of ten (10) feet. There shall be 5 feet. setback requirements for accessory uses. If adjacent to a lake, open space, or common area tract, the setback requirement for accessory uses is 3 feet.

10. FENCES / WALLS:

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

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

11. ACCESSORY USES:
Accessory Uses/Structures are permitted in connection with any principle use provided that all accessory structures or uses are in full compliance with all setback, height, building coverage, and other requirements. Approved uses are patios, outdoor cooking areas, gazebos, pool equipment, A/C units, and screen enclosures. Boats, RV's and similar trailers are not allowed tobe parked on site.

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

Easement and Utility Area Landscaping:
All trees may not be planted within five (5) feet of any existing utility pole, guy wire, and pad mounted transformer. No protective barriers will be required.

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

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

Single Family:

1. Lots less than 6,000 sf shall provide two (2) trees

2. Lots from 6,000 to 7,500 sf shall provide three (3) trees

3. Lots over 7,500 sf shall provide four (4) trees

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

Street Trees:
Large canopy Street trees shall be provided on a basis of one (1) tree per forty (40) linear feet of road way per side. Tree spacing can be adjusted as necessary but shall not exceed fifty (50) feet on center. Street trees planted in front of residential lots may be counted towards the canopy tree requirements for the lot.

CLUBHOUSE/RECREATION:

Permitted Uses:
Pool, Hot Tub, Cabana, Conference Facilities, Health Club, Outdoor Sports Facilities, Tot Lot, Passive Garden Area, Golf Cart Parking Spaces, Racquet Club Facilities, Fire Pits, Outdoor Cooking.

Minimum Building Setbacks:

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

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

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

Landscape:

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

13. MODEL ROW AND SALES CENTERS:

Model homes and their respective sales centers are permitted within this PUD. If the location of model row is not shown on the Conceptual Master Plan (Exhibit 9a), it may be permitted within the PUD through site plan review and model home applications, without warranting a PUD amendment. Temporary trap fences are permitted in model row. These trap fences intend to prohibit vehicular access within model row but will allow access to emergency vehicles through an emergency lock.

Street furniture and shade sails are also allowed within model row, including in rights-of-way, so long as they do not interfere with traffic. These are intended to enhance the pedestrian experience while they visit model row and may remain after models have been sold as single- family homes.

14. FACADES:

~~No two same facades shall be adjacent to each other. This applies to residential units. This does not apply to facades across the street.~~ Townhouses, apartments, multifamily (excluding duplexes), commercial, office, and institutional uses will follow the Citywide Design Standards. Single-family, Villa (duplex), model homes, residential amenity centers, clubhouses, and guardhouses are not required to follow the Citywide Design Standards.

15. UTILITIES AND PUBLIC WORKS:

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT 7a

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

A PORTION OF PARCELS 3 AND 4, VERANO MASTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 1, OF SAID VERANO MASTER PLAT; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL AS SHOWN ON SAID VERANO MASTER PLAT, NORTH 43°08'38" WEST, A DISTANCE OF 5,753.75 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 46°51'24" WEST, A DISTANCE OF 879.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°55'36", A DISTANCE OF 229.68 FEET; THENCE SOUTH 37°18'07" WEST, A DISTANCE OF 32.72 FEET; THENCE SOUTH 19°10'52" WEST, A DISTANCE OF 87.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°52'58", A DISTANCE OF 16.39 FEET; THENCE SOUTH 23°03'50" WEST, A DISTANCE OF 92.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 615.90 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°23'22" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°51'19", A DISTANCE OF 19.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°29'13", A DISTANCE OF 35.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,035.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°26'53", A DISTANCE OF 188.74 FEET; THENCE SOUTH 05°34'23" WEST, A DISTANCE OF 488.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 965.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'03", A DISTANCE OF 144.58 FEET; THENCE SOUTH 14°09'26" WEST, A DISTANCE OF 102.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5,035.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'00", A DISTANCE OF 547.76 FEET; THENCE SOUTH 07°55'26" WEST, A DISTANCE OF 149.79 FEET; THENCE NORTH 82°04'34" WEST, A DISTANCE OF 15.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°04'34" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET;

THENCE NORTH 82°04'34" WEST, A DISTANCE OF 117.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 82°04'34" WEST, A DISTANCE OF 122.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°04'34" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 82°04'34" WEST, A DISTANCE OF 22.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 800.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'11", A DISTANCE OF 334.45 FEET; THENCE NORTH 58°07'23" WEST, A DISTANCE OF 440.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'18", A DISTANCE OF 603.02 FEET; THENCE NORTH 25°13'05" WEST, A DISTANCE OF 20.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 25°13'05" WEST, A DISTANCE OF 122.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 10.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25°13'05" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 25°13'05" WEST, A DISTANCE OF 119.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,950.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'26", A DISTANCE OF 709.28 FEET; THENCE NORTH 46°03'31" WEST, A DISTANCE OF 177.62 FEET; THENCE NORTH 43°56'29" EAST, A DISTANCE OF 85.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,165.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 38°19'25" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°09'20", A DISTANCE OF 552.16 FEET; THENCE NORTH 24°31'15" EAST, A DISTANCE OF 618.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 835.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°46'47", A DISTANCE OF 608.88 FEET; THENCE NORTH 66°18'02" EAST, A DISTANCE OF 194.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 665.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°51'36", A DISTANCE OF 346.57 FEET; THENCE NORTH 36°26'26" EAST, A DISTANCE OF 119.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,335.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 08°23'13", A DISTANCE OF 195.42 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°11'33", A DISTANCE OF 14.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 198.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°55'00", A DISTANCE OF 179.41 FEET; THENCE NORTH 46°51'22" EAST, A DISTANCE OF 45.01 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL SOUTH 43°08'38" EAST, A DISTANCE OF 1,809.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 147.414 ACRES, MORE OR LESS.

EXHIBIT 7b

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:

Allison Barra
Print Name: Allison Barra

Vera Russell
Print Name: Vera Russell

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

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

By: _____
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 limited partnership, who is: [X] personally known to me, or [ ] has produced _____ as identification.

(NOTARIAL SEAL)

Janet Kind
My Commission DD289533
Expires February 10, 2008

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

WPB 871636.1

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

EGAN PARCEL

TRACT 2 GROVE 2:

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

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

EXHIBIT "A"

Parcel 2 (Continued)

described parcel:
Thence continue north 43 degrees 08 minutes 38 seconds West a distance of 1577.34 feet;
thence south 46 degrees 51 minutes 22 seconds west a distance of 63.46 feet:
thence south 17 degrees 05 minutes 14 seconds east a distance of 421.43 feet;
thence south 01 degrees 49 minutes 23 seconds West a distance of 1037.87 feet;
thence south 24 degrees 54 minutes 09 seconds east a distance of 60.06 feet;
thence north 60 degrees 24 minutes 31 seconds east a distance of 793.61 feet;
thence south 89 degrees 08 minutes 58 seconds east a distance of 318.77 feet to the point of beginning.

EASEMENT NO. 1:

An easement for ingress and egress 30.00 feet in width lying 15 feet each side of the centerline in Township 36 South, Range 39 East and Township 37 South, Range 39 East the centerline of which being described as follows:

Beginning at a point on a Westerly prolongation of the centerline of Gatlin Boulevard as shown on Florida Department of Transportation right-of-way maps for State Road 9 (I-95) Section 94001-2412, dated 6/22/77, with last revision of 9/11/79, said point being 15 feet westerly of the west toe of spoil lying west of the "Borrow Canal"; thence northerly, 15 feet westerly of, as measured at right angles, and parallel with said west toe of spoil of the "Borrow Canal"; thence easterly, northeasterly, northerly and northwesterly, 15 feet distance from, as measured at right angles and parallel with the said toe of spoil of the "Borrow Canal" to a point 15 feet southerly of, as measured at right angles, the south toe of spoil south of the Canal South of the north line of Section 10, Township 37 South, Range 39 East; thence Westerly parallel with the said south toe of spoil to the intersection with a line 15 feet westerly of, as measured at right angles, the West toe of spoil lying West of a Canal west of the east line of Section 4, Township 37 South, Range 39 East; thence Northerly parallel with the said west toe of spoil of said Canal and the Northerly prolongation thereof to the Southeasterly boundary of "Grove 2".

EASEMENT NO. 2:

An easement for ingress and egress 30.00 feet in width lying in Township 36 South, Range 39 East and Township 37 South, Range 39 East being bounded as follows:
On the northeast by the ingress and egress easement from Gatlin Boulevard to said "Grove 2"; on the Northwest by the southerly toe of slope of the spoil bank south of the "O.L. Peacock Canal"; on the southwest by the 20.00 feet wide ingress and egress easement from "Grove 1", to "Grove 3', on the southeast by a line 30.00 feet southeasterly of, as measured at right angles, and parallel with the 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.

WPB 871560.1

EXHIBIT "A"

PARCEL 4 (continued)

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

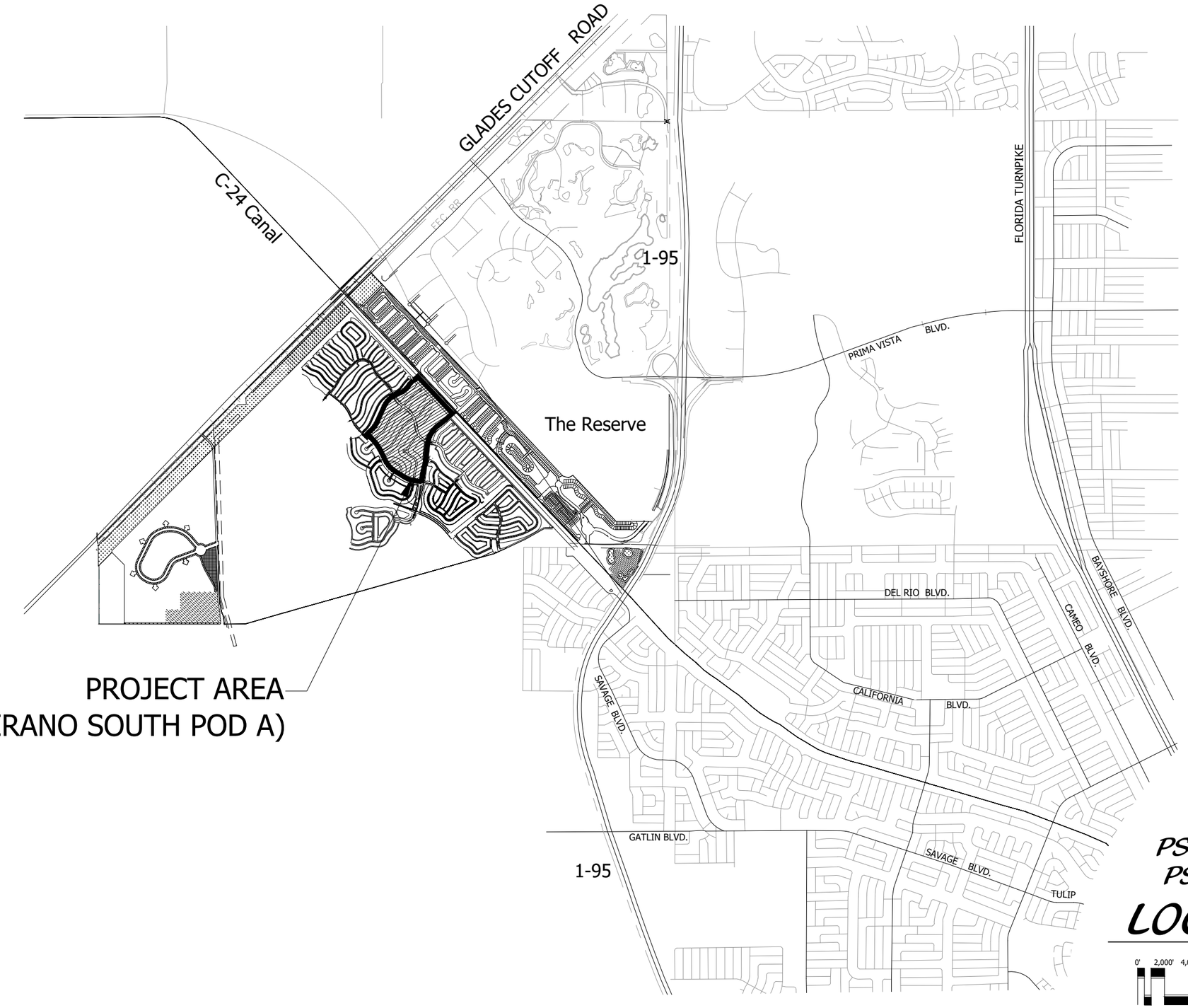
EXHIBIT "A"

PARCEL 5

RECORDED MONTAGE PLAT

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

WPB 871560.1



PSLUSD# P11-652-30
PSL PROJ# P23-211

LOCATION MAP

0' 2,000' 4,000' 8,000' 12,000' 16,000'

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

North

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VERANO SOUTH POD A

Kolter Homes

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	03-19-19
REVISIONS	05-02-19
	05-08-19
	12-04-20

May 08, 2019 1:23:51 p.m.
Drawings\17-0201 CONCEPTUAL MASTER PLAN A_03-19-19.DWG

SHEET 1 OF 1

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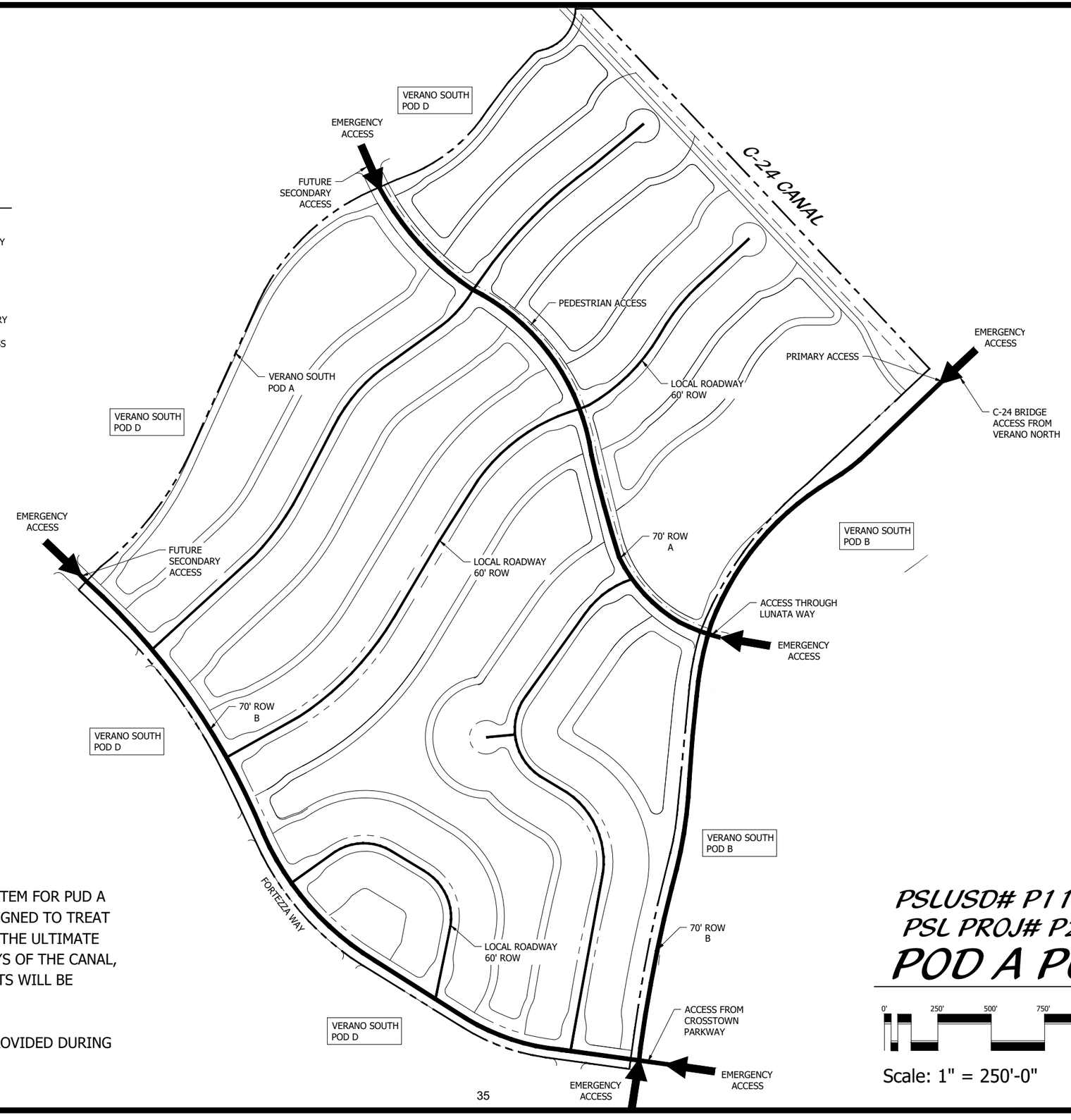
LEGEND

- FUTURE VERANO PUD A BOUNDARY
- PEDESTRIAN ACCESS
- PLAT BOUNDARY
- TRACT BOUNDARY
- INGRESS/ EGRESS TO PUD/SITE



Notes:

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

2. SECONDARY EMS ACCESS WILL BE PROVIDED DURING ALL PHASES OF DEVELOPMENT

PSLUSD# P11-652-30
PSL PROJ# P23-211
POD A PUD 1

0' 250' 500' 750' 1,000'

Scale: 1" = 250'-0"

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Port St. Lucie, Florida

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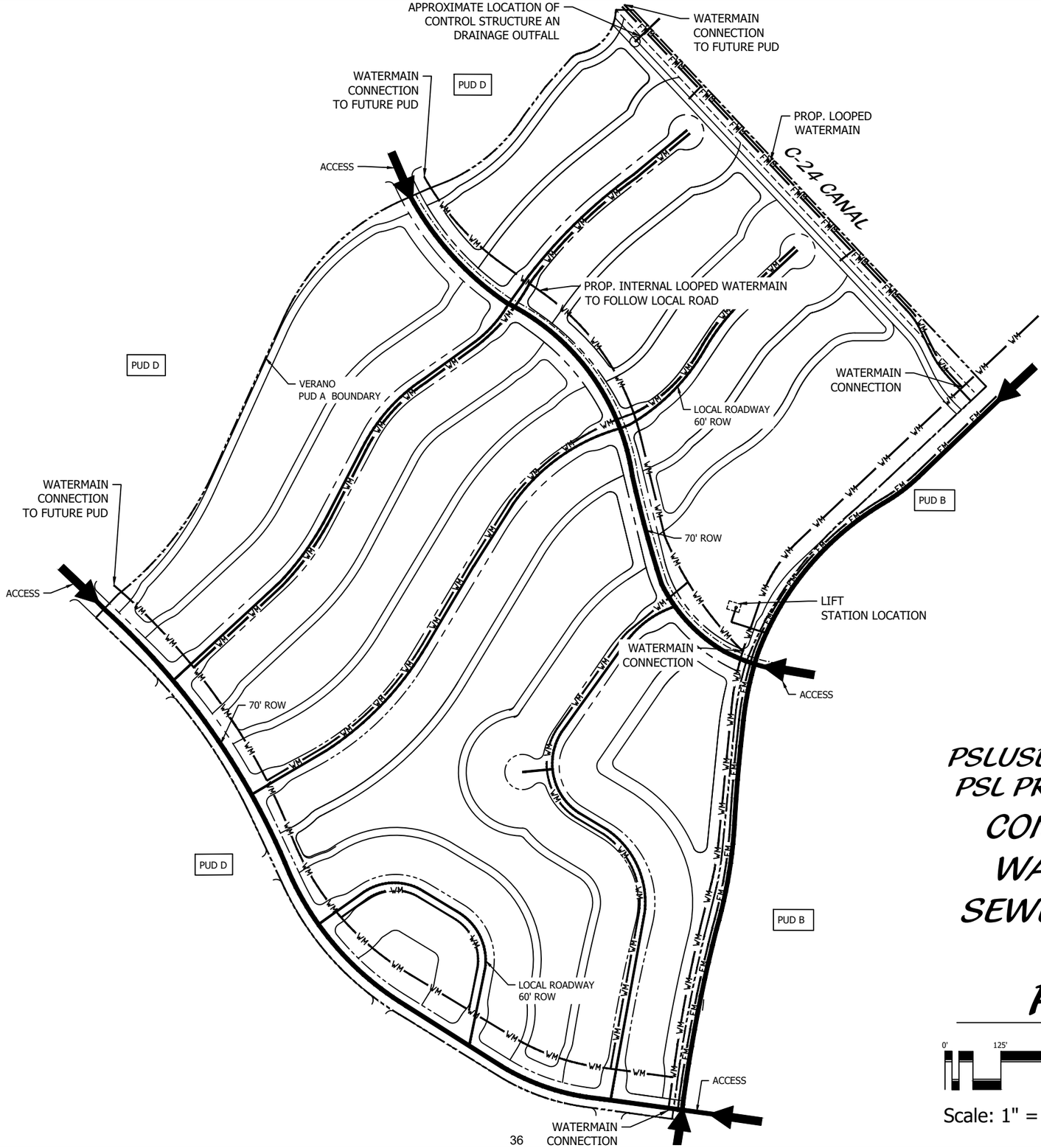
LEGEND

WM —— WM —— PROPOSED WATERMAIN

FM —— FM —— PROPOSED FORCEMAIN



PSLUSD# P11-652-30
PSL PROJ# P23-211
CONCEPTUAL WATER AND SEWER MASTER PLAN
PUD A

0' 125' 250' 500' 750'

Scale: 1" = 250'-0"

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Drawing: F:\0006-MASTER-UTILITY_03-19-19.DWG

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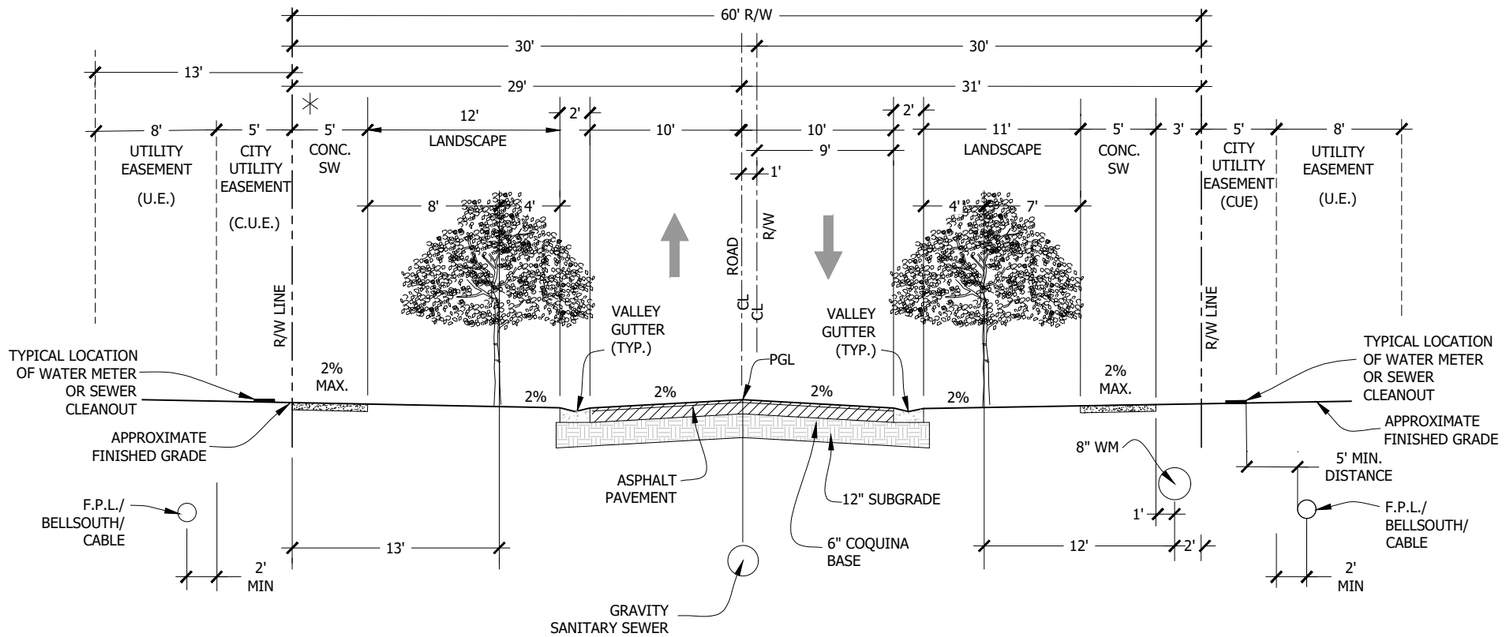
LEGEND

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



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

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

PSLUSD# P11-652-30
PSL PROJ# P23-211

TYPICAL 60' ROW
POD A

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

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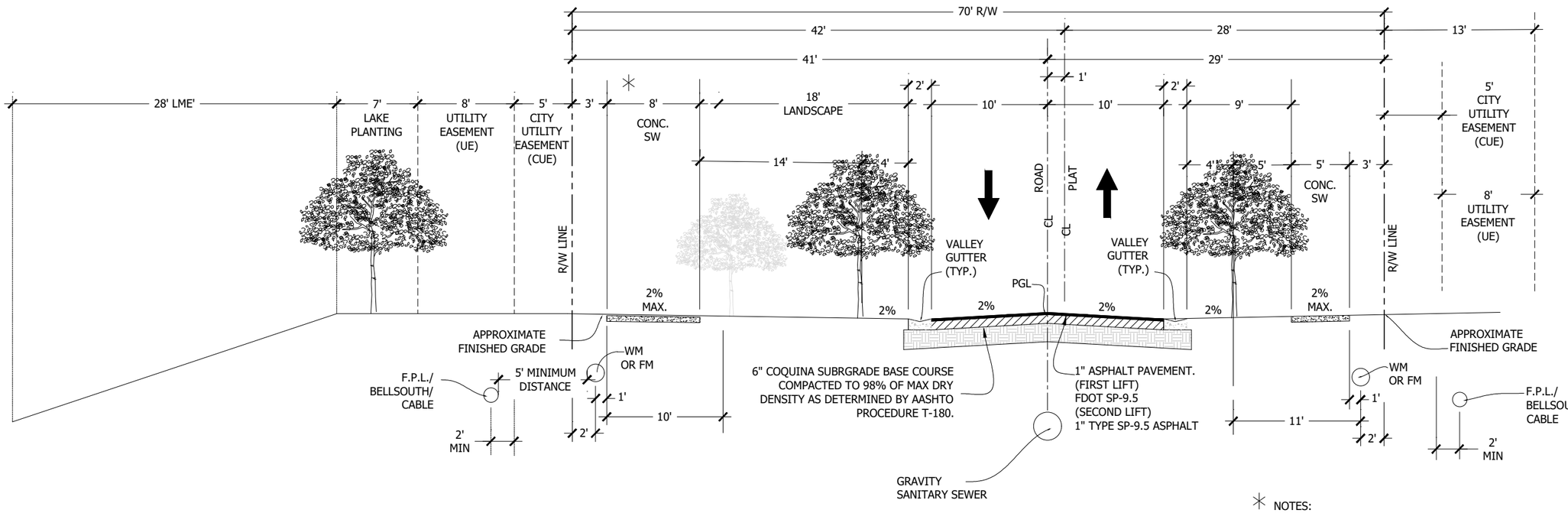
LEGEND

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



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

SECTION A

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

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TYPICAL 70' ROW BOTH-SIDE SW POD A

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

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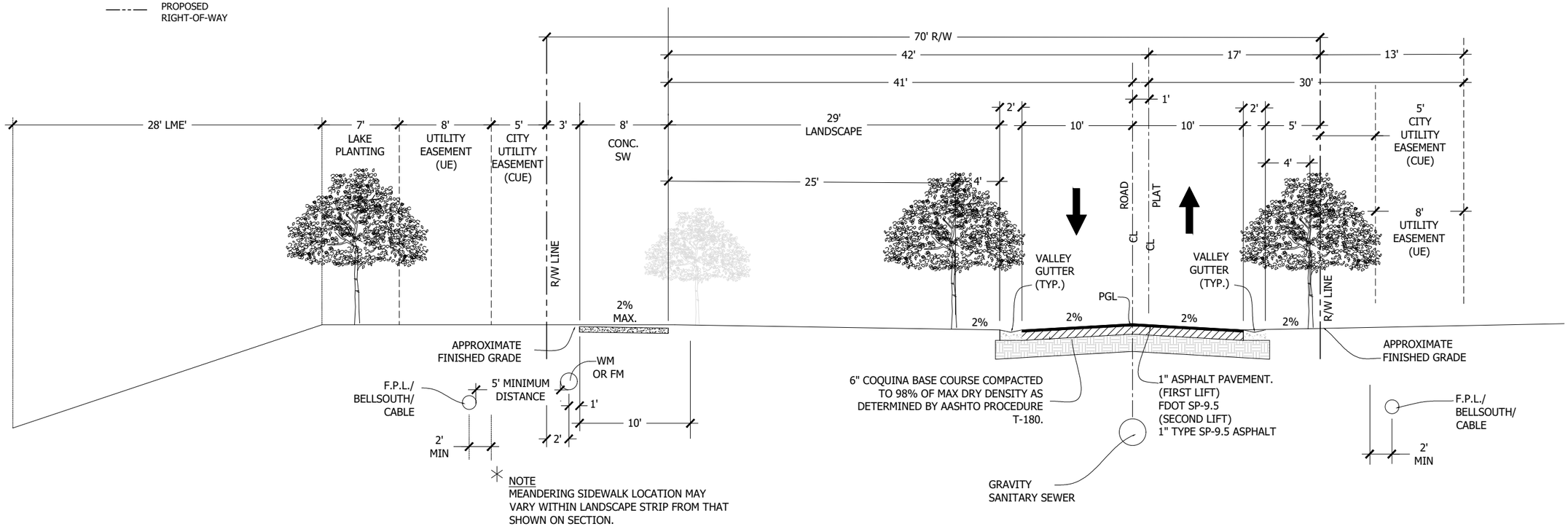
LEGEND

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



NOTE
MEANDERING SIDEWALK LOCATION MAY VARY WITHIN LANDSCAPE STRIP FROM THAT SHOWN ON SECTION.

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

SECTION B

PSLUSD# P11-652-30
PSL PROJ# P23-211

TYPICAL 70' ROW SINGLE-SIDE SW POD A

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

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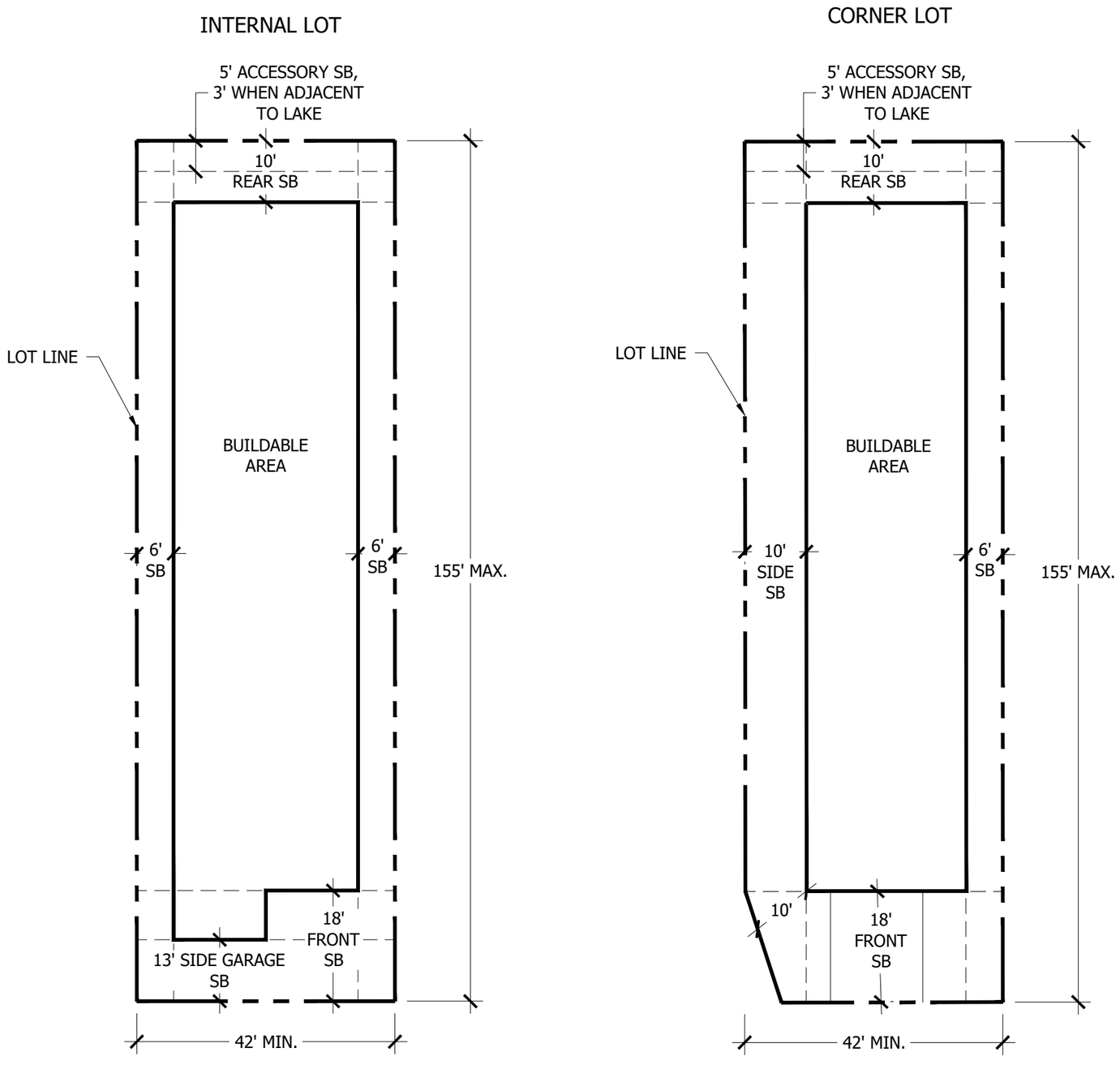

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

PSLUSD# P11-652-30
PSL PROJ# P23-211

42' TYPICAL LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

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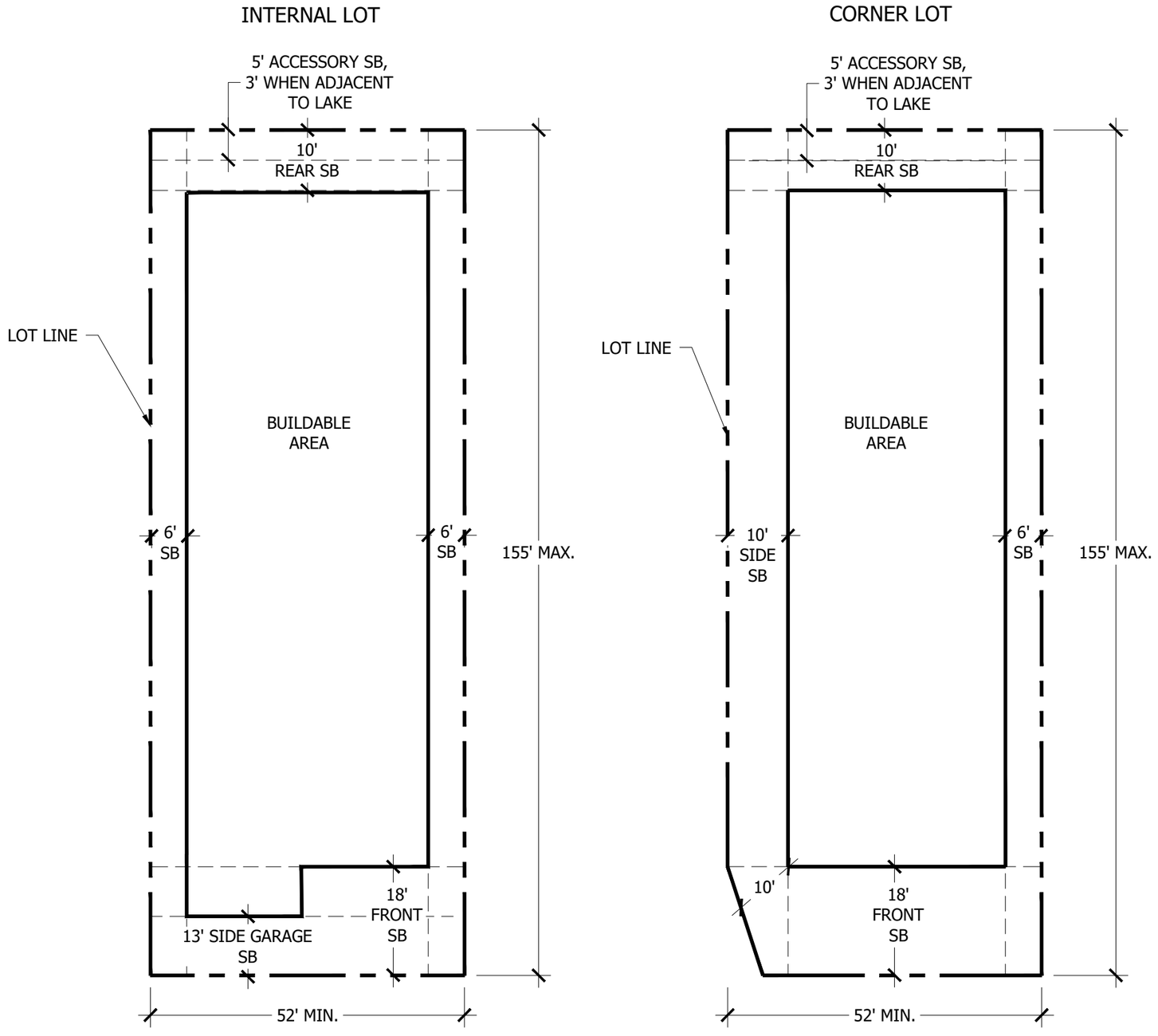

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

PSLUSD# P11-652-30
PSL PROJ# P23-211

52' TYPICAL LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

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

DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	03-19-19
REVISIONS	05-02-19
	05-08-19
	12-04-20

May 08, 2019 1:23:51 p.m.
Drawing: 17-0201 CONCEPTUAL MASTER PLAN A_03-19-19.DWG

SHEET 1 OF 1

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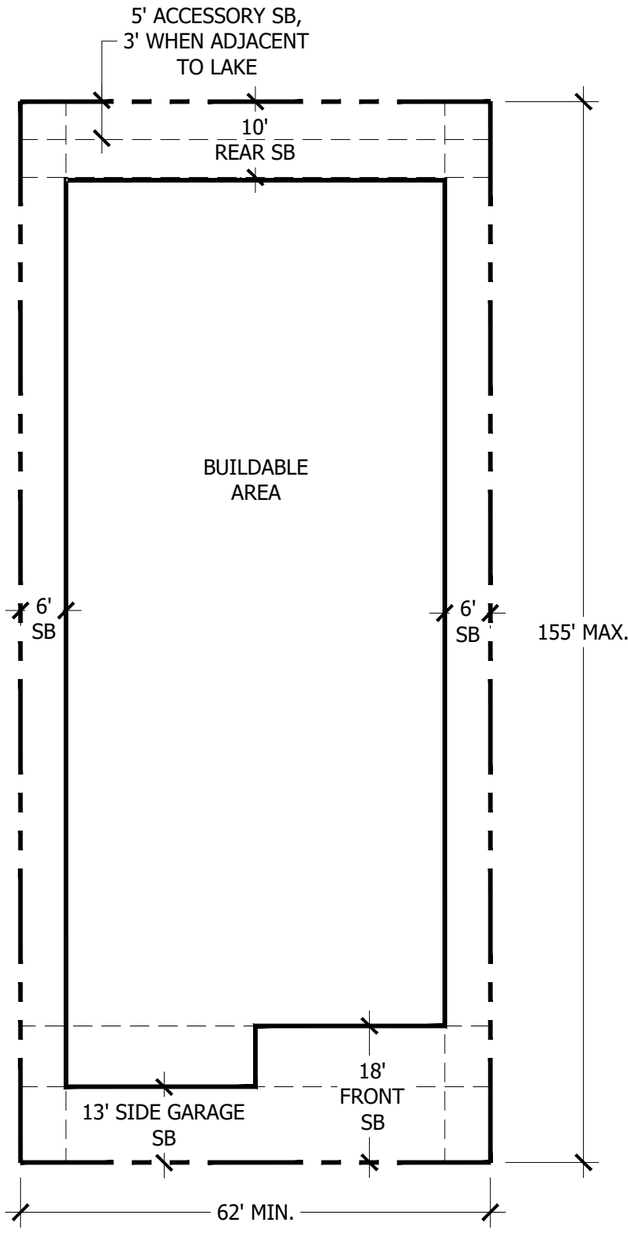
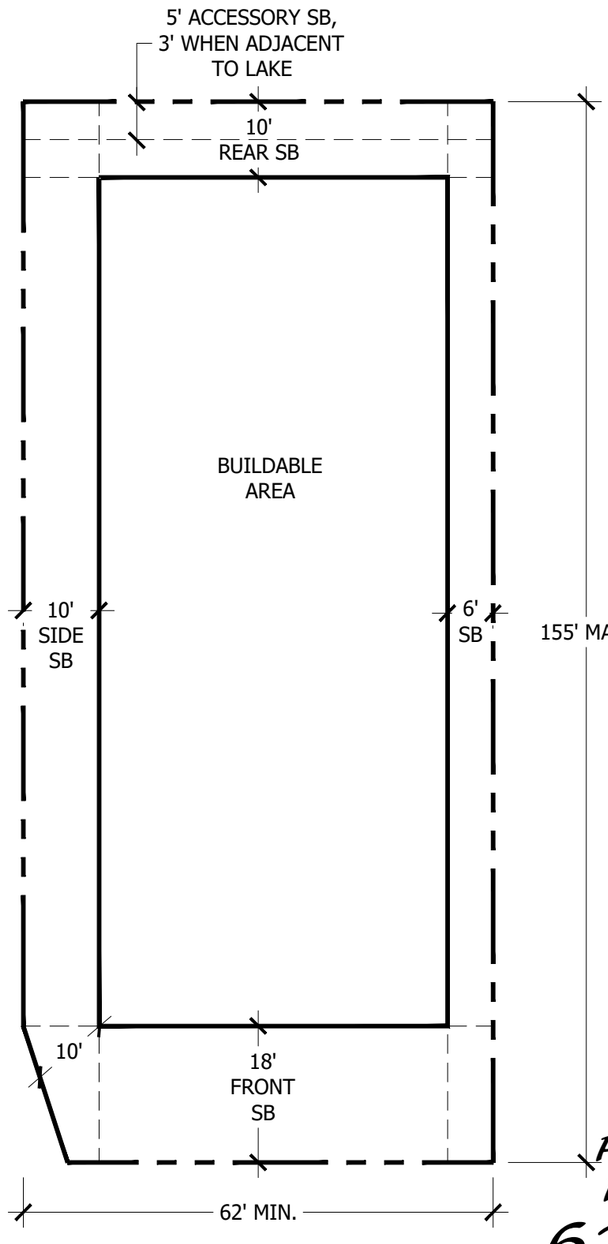
INTERNAL LOT



CORNER LOT



PSLUSD# P11-652-30
PSL PROJ# P23-211

62' TYPICAL LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

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Kolter Homes
Port St. Lucie, Florida

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APPROVED	DTS
JOB NUMBER	17-0201
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SHEET 1 OF 1

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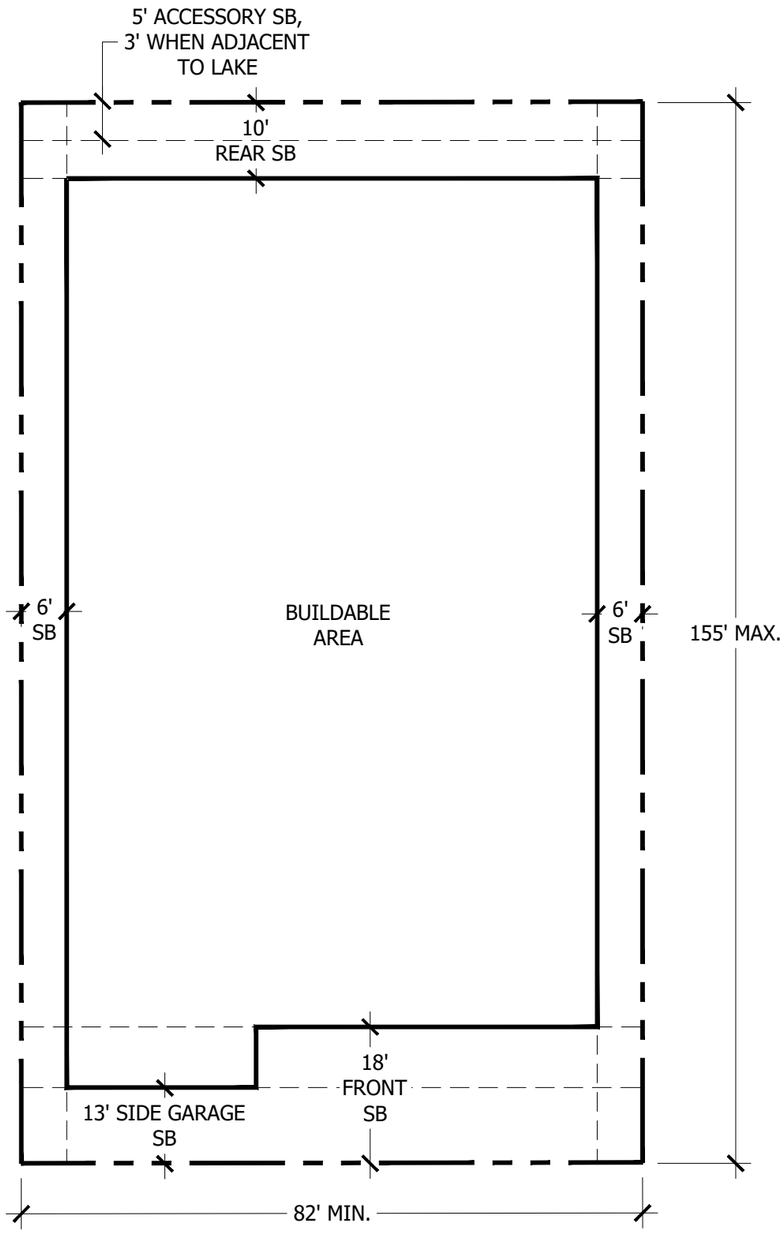
INTERNAL LOT



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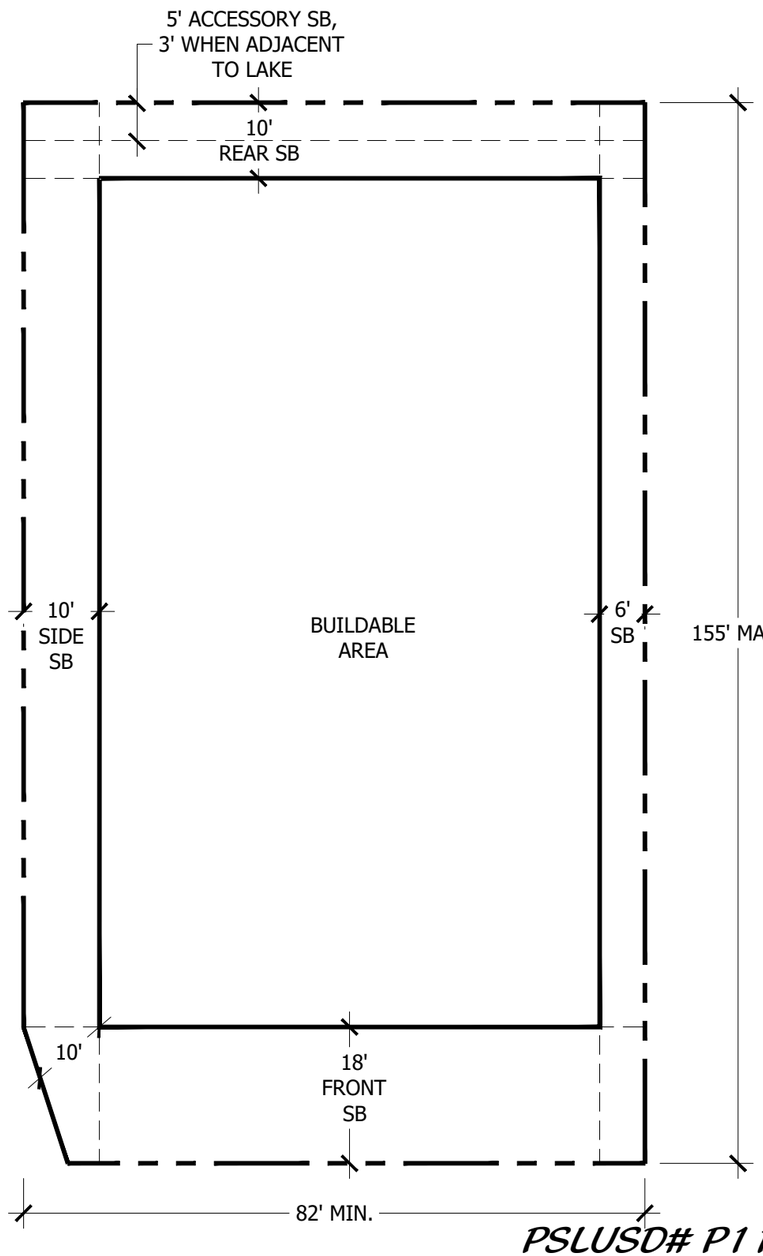

PSLUSD# P11-652-30
PSL PROJ# P23-211

82' TYPICAL LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

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VERANO SOUTH POD A

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Port St. Lucie, Florida

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May 08, 2019 1:23:51 p.m.
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SHEET 1 OF 1

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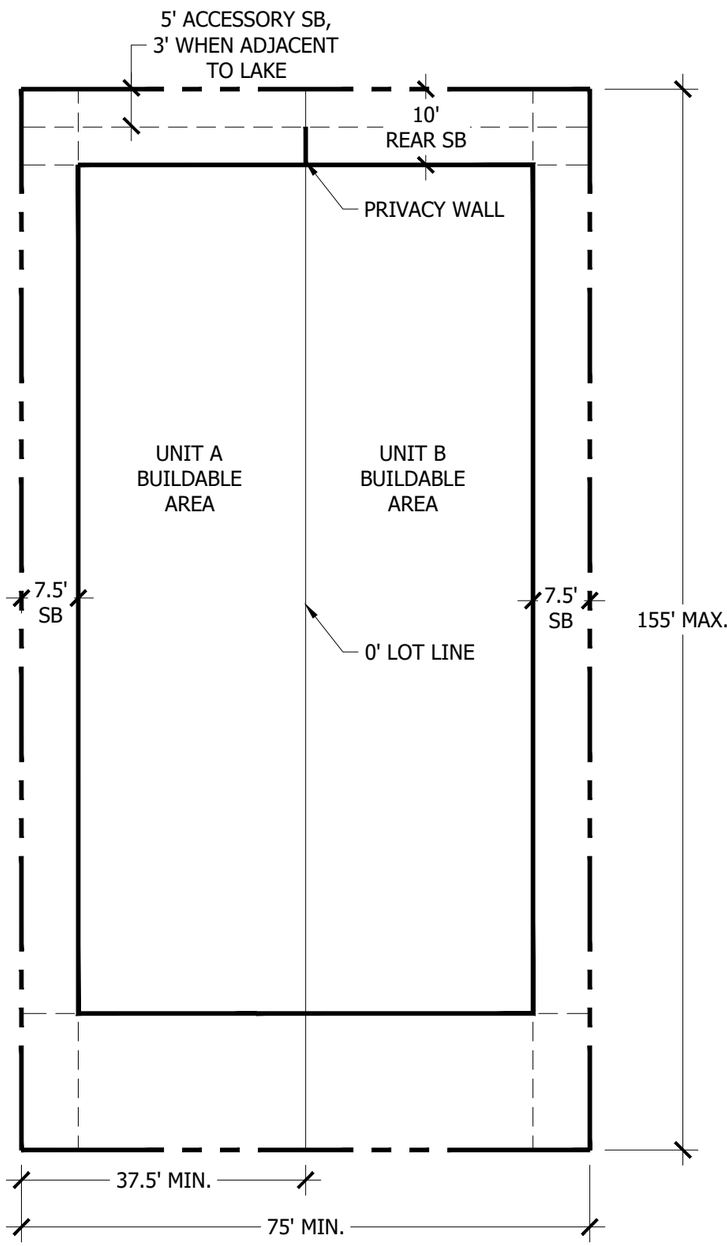
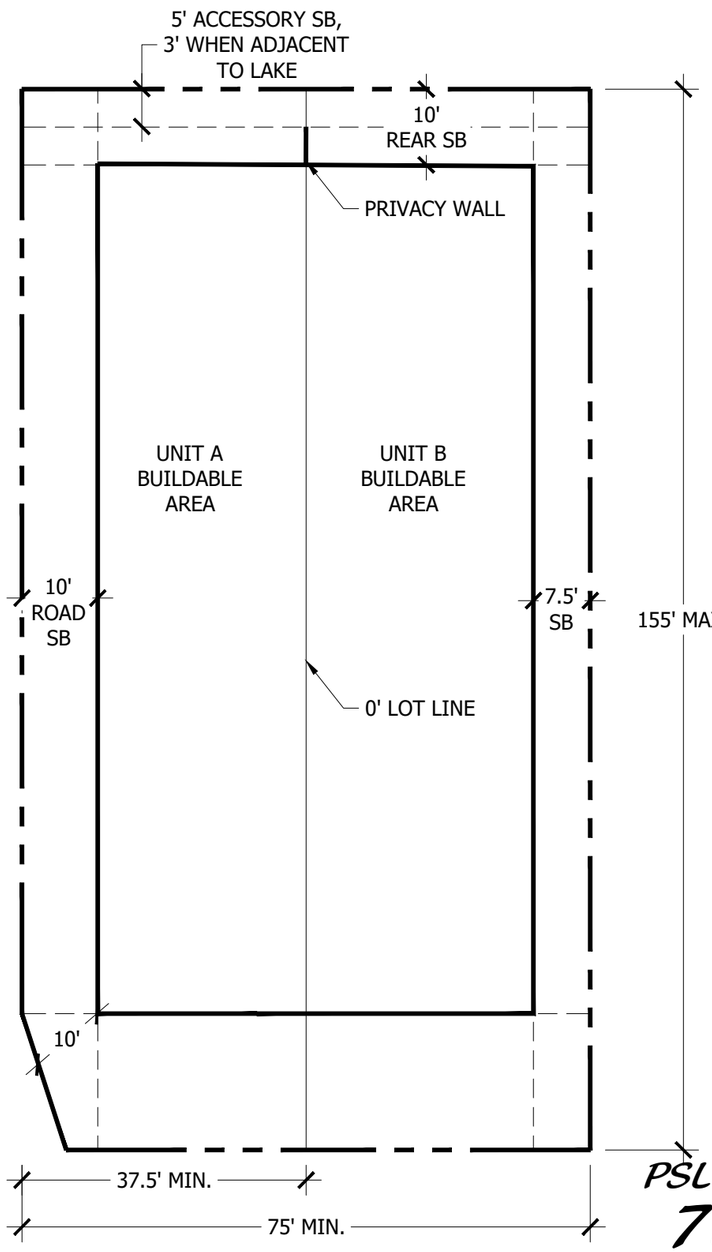
INTERNAL LOT



CORNER LOT



PSLUSD#
P11-652-30
PSL PROJ# P23-211

75' TYPICAL VILLA LOT

Scale: 1" = 20'-0"

North

Notes:

1.REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.
2. THERE WILL BE A 15' SEPARATION BETWEEN BUILDINGS

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SHEET 1 OF 1

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EXHIBIT 12

TRAFFIC STATEMENT

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

Shaun G. MacKenzie LICENSE No. 61751 STATE OF FLORIDA PROFESSIONAL ENGINEER

To: City of Port St. Lucie Planning Department

From: Shaun G. MacKenzie, P.E.

Date: March 14, 2017

Re: Verano Planned Unit Development (PUD A)
Traffic Statement

Shaun G. MacKenzie
Florida P.E. 61751
CA#29013
3/14/17

This traffic Statement was prepared for the proposed masterplan, Verano C-24 South, within the approved Verano Development of Regional Impact (DRI) and constitutes a portion of the DRI's second phase (Phase II).

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

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

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

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

EXHIBIT 13

DRAINAGE STATEMENT

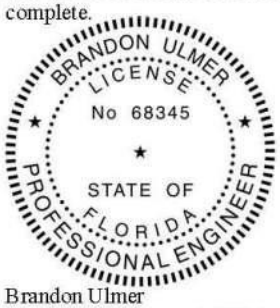
THOMAS ENGINEERING GROUP
125 W. INDIANTOWN RD., STE. 206
JUPITER, FL 33458
P: 561-203-7503
F: 561-203-7721

DRAINAGE STATEMENT FOR
PUD 1
March 15, 2017

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

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

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



Brandon Ulmer
Florida P.E. License # 68345

P23-211 Verano South POD A PUD 1 - Amendment #3 - Dwelling Units

TYPE	STATUS	BUILDING TYPE
PA	SPRC MEETING SCHEDULED	

ASSIGNED TO

Daniel Robinson; Clyde Cuffy; Public Works Engineering; Ivan Betancourt; Bret Kaiser

ADDRESS

8696 SW Appian Way

SECTION	BLOCK	LOT
	VeranoSouth	POD "A"

LEGAL DESCRIPTION

VERANO SOUTH PUD 1 - POD A

SITE LOCATION

Appian Way and Pepoli Way

PARCEL #

3328-710-0006-000-8

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
147.41		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Amendment to the Verano POD A PUD

Primary Contact Email

dsorrow@cotleur-hearing.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Daniel	Sorrow

Business Name

Cotleur & Hearing

ADDRESS

1934 Commerce Lane

CITY	STATE	ZIP
Jupiter	FL	33458

EMAIL	PHONE
dsorrow@cotleur-hearing.com	5618008426

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Daniel	Sorrow

ADDRESS

1934 Commerce Lane

CITY	STATE		ZIP
Jupiter	FL		33458
EMAIL		**PHONE**	
dsorrow@cotleur-hearing.com		5618008426	

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name
Cotleur & Hearing

ADDRESS
1934 Commerce Lane

CITY	STATE		ZIP
Jupiter	FL		33458
EMAIL		**PHONE**	
dsorrow@cotleur-hearing.com		(561) 800-8426	

FINAL PERMIT INSPECTION REQUIRED BY:

Verano South Pod A

Planned Unit Development Amendment No. 3

(P23-211)

Planning and Zoning Meeting

December 5, 2023

Overview:

Owner – Verano Development, LLC

Applicant – Cotleur & Hearing / Daniel Sorrow

This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD A PUD 1 reducing the permitted number of dwelling units. The Verano DRI is permitted to provide 7,200 number of dwelling units maximum.

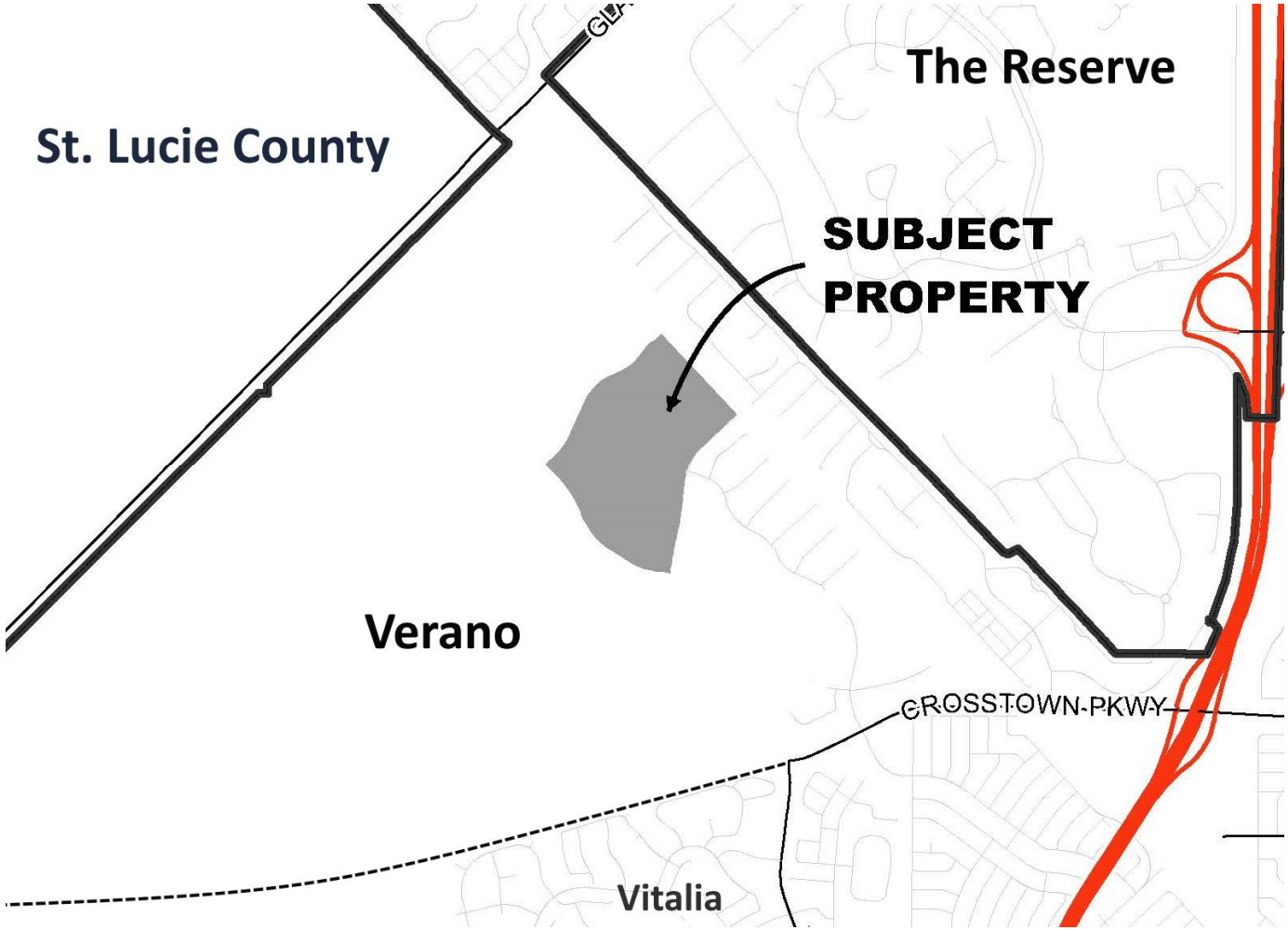
- This is a reduction in units in this PUD on paper.
- The PUD was approved but fewer units than originally approved were ultimately constructed.
- The developer wishes to “true-up” the approved units in this PUD with the actual number of units in this PUD in order to essentially transfer the unbuilt capacity to the remaining PODs in the PUD and still remain compliant with the total number of approved units in the overall DRI.

PUD	Current No. of permitted Units	Proposed Maximum Units
Verano PUD 1	1200	1037
Verano South POD A	350	276
Verano South POD B	260	245
Verano South POD C	450	429
Verano South POD E	317	215
Total number of units to reallocate = 375		

- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.

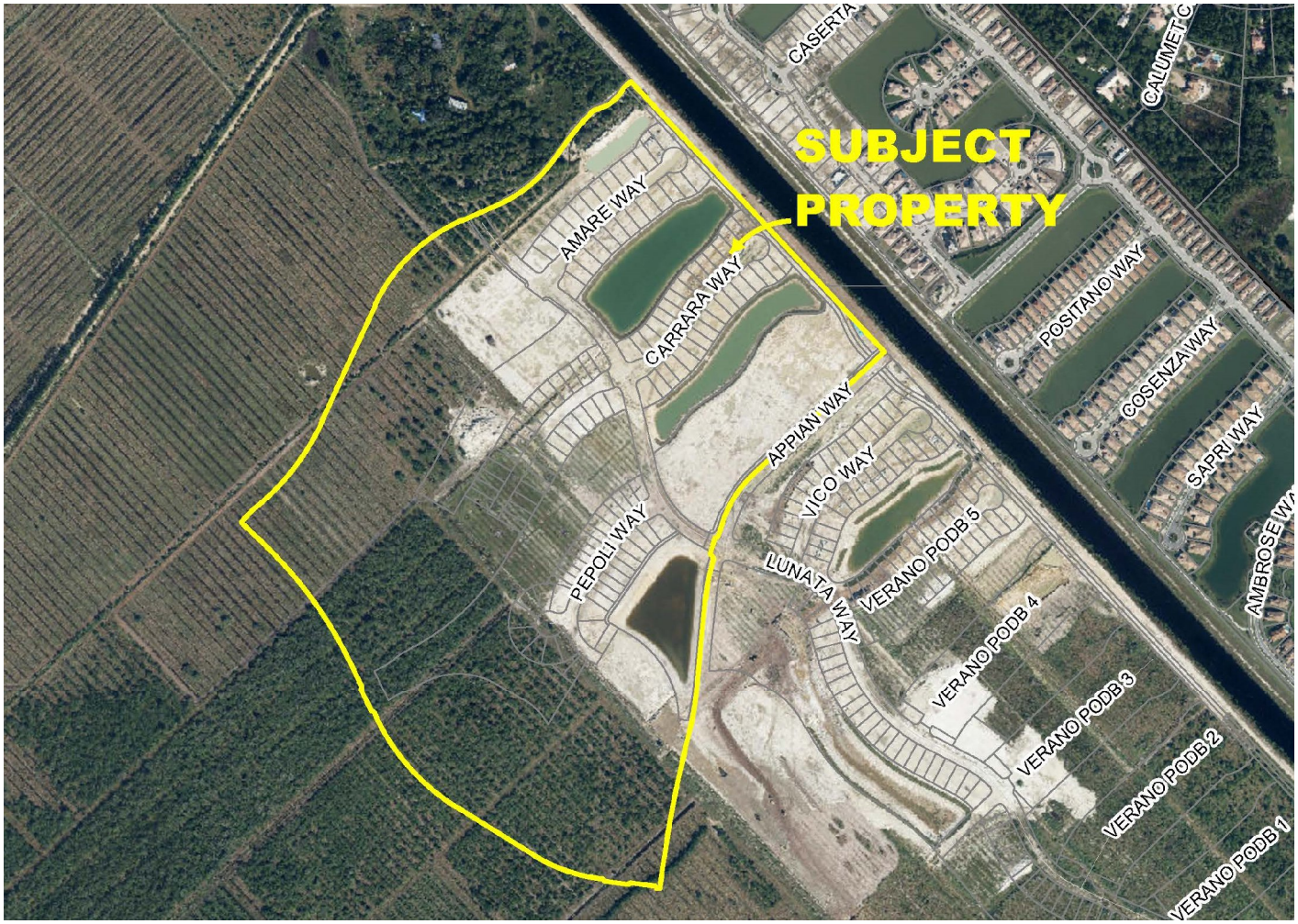
- This DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.

- This proposed PUD application proposes a maximum of 276 units on 147.414 acres, or 1.87 dwelling units per acre.



LOCATION MAP

CityofPSL.com



AERIAL

CityofPSL.com

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- As per Comprehensive Plan Policy 1.1.4.10 RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed. The maximum density proposed for Verano South POD A is 1.87 dwelling units per acre, or 276 dwelling units.

Recommendation:

The Site Plan Review Committee recommended approval at their meeting of November 21, 2023.