

# 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

November 4, 2020

City of Port St. Lucie Project No: P20-212

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	P20-212	Ord TBD

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

# Verano PUD 1

## Amendment Number 10

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)-are proposed in Amendment No. 10 (P20-212).

- To amend Exhibit 6 #3 Parking Requirements.
- To update Exhibit 5, Site Information.

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 the amendments 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

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## **LIST OF EXHIBITS**

<b>Exhibit 1</b>	Application for P.U.D. Amendment #10
<b>Exhibit 2</b>	P.U.D. Amendment Application Checklist
<b>Exhibit 3</b>	Letter of Authorization
<b>Exhibit 4</b>	Binding P.U.D. Agreement
<b>Exhibit 5</b>	Site Information
<b>Exhibit 6</b>	Proposed Development Uses/Standards
<b>Exhibit 7a</b>	Legal Description
<b>Exhibit 7b</b>	Warranty Deeds
<b>Exhibit 8</b>	P.U.D. Amendment Conceptual Master Plan
<b>Exhibit 9</b>	Phasing Plan
<b>Exhibit 10</b>	Road Sections
<b>Exhibit 11</b>	Typical Lots
<b>Exhibit 12</b>	Typical Unit Landscape Plans
<b>Exhibit 13</b>	Traffic Statement
<b>Exhibit 14</b>	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 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 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 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

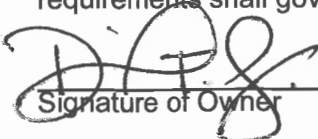
**AGENT OF OWNER** (if any)

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: Enclosed  
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.

## **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

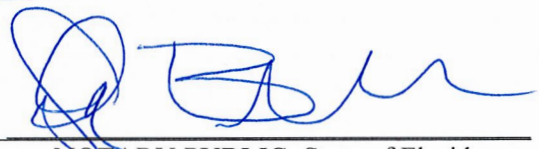
JOHN CSAPO

PRINTED NAME

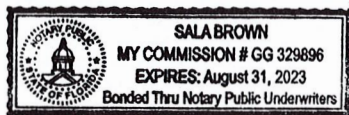
STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  
 physical presence or  online notarization this 17<sup>th</sup> 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



Verano Development LLC  
105 NE 1<sup>st</sup> 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 18<sup>th</sup> day of March, 2020

by John Csapo who is personally known to me or has produced \_\_\_\_\_ as identification.

[NOTARIAL  
SEAL]

\_\_\_\_\_  
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:

Title:

PSL Commercial Holdings, LLC

By:

Print Name:

Title:

\*\*\*\*\*

STATE OF:

COUNTY OF:

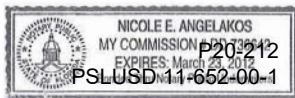
The foregoing instrument was acknowledged before me this 25<sup>TH</sup> day of JUNE, 2010, by JOHN C. CSAPO who is personally known to me or who has produced \_\_\_\_\_ as identification.

Nicole E. Angelakos  
Signature of Notary

Nicole E. Angelakos

Type or Print Name of Notary

Commission Number (Seal)





**EXHIBIT 5**  
**SITE INFORMATION**

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## EXHIBIT 5

### SITE INFORMATION

	<b>Existing</b>	<b>Proposed</b>	<b>Change</b>	<b>Recommendation</b>
Land Use Designation	RGC/CG/LI	<del>RGC/CG/LI</del>	<del>LI</del> None	
Existing Zoning	PUD	PUD	None	
Proposed Zoning	PUD	PUD	None	
Total Area	432.88 ac	<del>432.88 ac</del>	None	
Total Dwelling Units	1,200	1,200	None	
Single Family	650 Min	<del>650 Min</del>	None	
Villas	550 Max	<del>550 Max</del>	None	
Density	2.77 du/ac	<del>2.77 du/ac</del>	None	
Residential Area	<del>472 ac</del> <u>166.07 ac</u> <del>39.73%</del> <u>38.36%</u>	<del>466.07 ac</del> <del>38.36%</del>	<del>(-) 5.93 ac</del> 1.37%	
Recreation	7.88 ac 1.91%	<del>7.88 ac</del> <del>1.91 %</del>	None	
Commercial/Office	12.62 ac 2.92%	<del>12.62 ac</del> <del>2.92%</del>	None	
R/W	<del>72.23 ac</del> <u>73.61 ac</u> <del>17.80%</del> <u>17.00%</u>	<del>73.61 ac</del> <del>17.00%</del>	<del>(+) 1.38</del> 0.32%	
Open Space	<del>50.87 ac</del> <u>49.12 ac</u> <del>11.75%</del> <u>11.35%</u>	<del>49.12 ac</del> <del>11.35%</del>	<del>(+) 1.75</del> 0.40%	
FPL	34.46 ac 7.96%	<del>34.46 ac</del> <del>7.96%</del>	None	
Lakes	<del>82.82 ac</del> <u>89.12 ac</u> <del>19.13%</del> <u>20.59%</u>	<del>89.12 ac</del> <del>20.59%</del>	<del>(+) 6.3</del> 1.46%	

Notes: (1) Existing Site Data is based on all approved changes from Amendment No. 9 P16-076

<b>1. TOTAL ACREAGE:</b>		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
	<b>Totals</b>	<b>432.88 acres</b>

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

3. **PROPOSED DENSITY** 2.9 du./ac Proposed Density

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 Center on 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 USE AREA:

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 USE AREA:

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.

**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	Max. Width: 100 feet
	Min. Depth: 125 feet	Max. Depth: 155 feet
	(See Exhibit 11 – Typical Lots)	

Villas	Min. Width: 37.5 feet	Min. Depth: 70 feet
	(See Exhibit 11 – Typical Lots)	

**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 plusd 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 plusd 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 port St. Lucie utility systems department (pslud) utility easements shall comply with pslud 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 550<sup>th</sup> building permit the developer will construct the emergency access connection from Verano to Calumet Court.
- b. Prior to the issuance of the 1050<sup>th</sup> building permit the developer will construct the emergency access connection from Verano to Glades Cut-Off Road.

**EXHIBIT 7a**  
**LEGAL DESCRIPTION**

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## 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

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 28<sup>th</sup> 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 Bara  
Print Name: Allison Bara

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

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

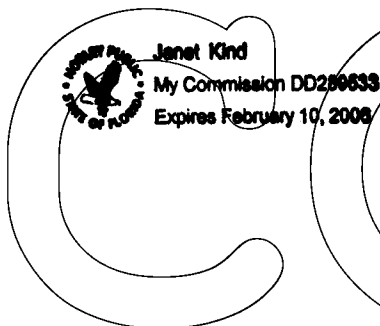
Michael Clarke  
By: Michael Clarke, Manager

Vera Russell  
Print Name: Vera Russell

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

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

(NOTARIAL SEAL)



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

**EXHIBIT "A"**

**PARCEL 1**

WESTERN GROVE

TRACT ONE

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

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run South 44°46'01" West along said Southeasterly right-of-way line of the Florida East Coast Railway Co., a distance of 5069.40 feet to the West line of said Section 29; thence South 04°13'20" East, along said West line, a distance of 258.80 feet to the Northeast corner of said Section 31; thence South 89°40'25" West, along the North line of said Section 31, a distance of 312.03 feet to the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence South 44°46'01" West, along said right-of-way line, a distance of 728.74 feet to the POINT OF BEGINNING; Thence, departing said right-of-way line, South 45°07'48" East, a distance of 3688.39 feet; thence South 34°54'59" East, a distance of 4767.41 feet to the northerly top of bank of the O. L. Peacock Canal; Thence along the northerly top of bank of said O.L. Peacock Canal South 74°05'51" West, a distance of 4714.77 feet; thence North 89°58'45" West, a distance of 5308.96 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  $09^{\circ}37'34''$  WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $03^{\circ}01'14''$ , A DISTANCE OF 1208.23 FEET TO THE POINT OF BEGINNING. (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  $44^{\circ}46'01''$  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  $04^{\circ}13'20''$  EAST ALONG SAID WEST LINE 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH  $89^{\circ}40'25''$  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  $44^{\circ}46'01''$  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  $00^{\circ}08'55''$  EAST ALONG SAID RIGHT-OF-WAY LINE 156.89 FEET; THENCE SOUTH  $00^{\circ}01'15''$  WEST ALONG SAID RIGHT-OF-WAY LINE 2756.07 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN THENCE SOUTH  $89^{\circ}58'45''$  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  $16^{\circ}00'49''$ , FOR AN ARC DISTANCE OF 6405.36 FEET, THE CHORD OF SAID ARC BEING NORTH  $82^{\circ}00'50''$  EAST 6384.50 FEET; THENCE NORTH  $74^{\circ}00'26''$  EAST 3830.74 FEET; THENCE SOUTH  $38^{\circ}44'47''$  WEST 258.82 FEET; THENCE SOUTH  $74^{\circ}00'26''$  WEST 1625.09 FEET; THENCE SOUTH  $34^{\circ}54'59''$  WEST 16.17 FEET; THENCE SOUTH  $74^{\circ}35'02''$  WEST 625.46 FEET; THENCE SOUTH  $74^{\circ}05'51''$  WEST 4614.88 FEET; THENCE NORTH  $89^{\circ}58'45''$  WEST 5508.95 FEET TO SAID RIGHT-OF-WAY OF STATE ROAD S-609; THENCE NORTH  $00^{\circ}01'15''$  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.

COPY

COPY

EXHIBIT "A"

Parcel 2

EGAN PARCEL

GROVE 1:

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

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

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

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

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

GROVE 2:

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

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

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

EXHIBIT "A"

Parcel 2 (Continued)

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

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

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

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

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

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

EGAN PARCEL

TRACT 2 GROVE 2:

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

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

EXHIBIT "A"

Parcel 2 (Continued)

described parcel.

Thence continue north 43 degrees 08 minutes 38 seconds West a distance of 1577.34 feet;  
 thence south 46 degrees 51 minutes 22 seconds west a distance of 63.46 feet;  
 thence south 17 degrees 05 minutes 14 seconds east a distance of 421.43 feet;  
 thence south 01 degrees 49 minutes 23 seconds West a distance of 1037.87 feet;  
 thence south 24 degrees 54 minutes 09 seconds east a distance of 60.06 feet;  
 thence north 60 degrees 24 minutes 31 seconds east a distance of 793.61 feet;  
 thence south 89 degrees 08 minutes 58 seconds east a distance of 318.77 feet to the point of beginning.

EASEMENT NO. 1:

An easement for ingress and egress 30.00 feet in width lying 15 feet each side of the centerline in Township 36 South, Range 39 East and Township 37 South, Range 39 East the centerline of which being described as follows:

Beginning at a point on a Westerly prolongation of the centerline of Gatlin Boulevard as shown on Florida Department of Transportation right-of-way maps for State Road 9 (I-95) Section 94001-2412, dated 6/22/77, with last revision of 9/11/79, said point being 15 feet westerly of the west toe of spoil lying west of the "Borrow Canal"; thence northerly, 15 feet westerly of, as measured at right angles, and parallel with said west toe of spoil of the "Borrow Canal"; thence easterly, northeasterly, northerly and northwesterly, 15 feet distance from, as measured at right angles and parallel with the said toe of spoil of the "Borrow Canal" to a point 15 feet southerly of, as measured at right angles, the south toe of spoil south of the Canal South of the north line of Section 10, Township 37 South, Range 39 East; thence Westerly parallel with the said south toe of spoil to the intersection with a line 15 feet westerly of, as measured at right angles, the West toe of spoil lying West of a Canal west of the east line of Section 4, Township 37 South, Range 39 East; thence Northerly parallel with the said west toe of spoil of said Canal and the Northerly prolongation thereof to the Southeasterly boundary of "Grove 2".

EASEMENT NO. 2:

An easement for ingress and egress 30.00 feet in width lying in Township 36 South, Range 39 East and Township 37 South, Range 39 East being bounded as follows:

On the northeast by the ingress and egress easement from Gatlin Boulevard to said "Grove 2"; on the Northwest by the southerly toe of slope of the spoil bank south of the "O.L. Peacock Canal"; on the southwest by the 20.00 feet wide ingress and egress easement from "Grove 1", to "Grove 3", on the southeast by a line 30.00 feet southeasterly of, as measured at right angles, and parallel with the aforesaid described 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 94.77 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 Southeastly Right-of-Way line of the aforesaid Florida East Coast Railway, thence North 44°46'02" East, along said Southeastly Right-of-Way line, a distance of 259.86 feet to the POINT OF BEGINNING.

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EXHIBIT "A"PARCEL 4

## UNRECORDED MONTAGE PLATS NORTH OF C-24 CANAL

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

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

**EXHIBIT "A"**

**PARCEL 4 (continued)**

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

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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.

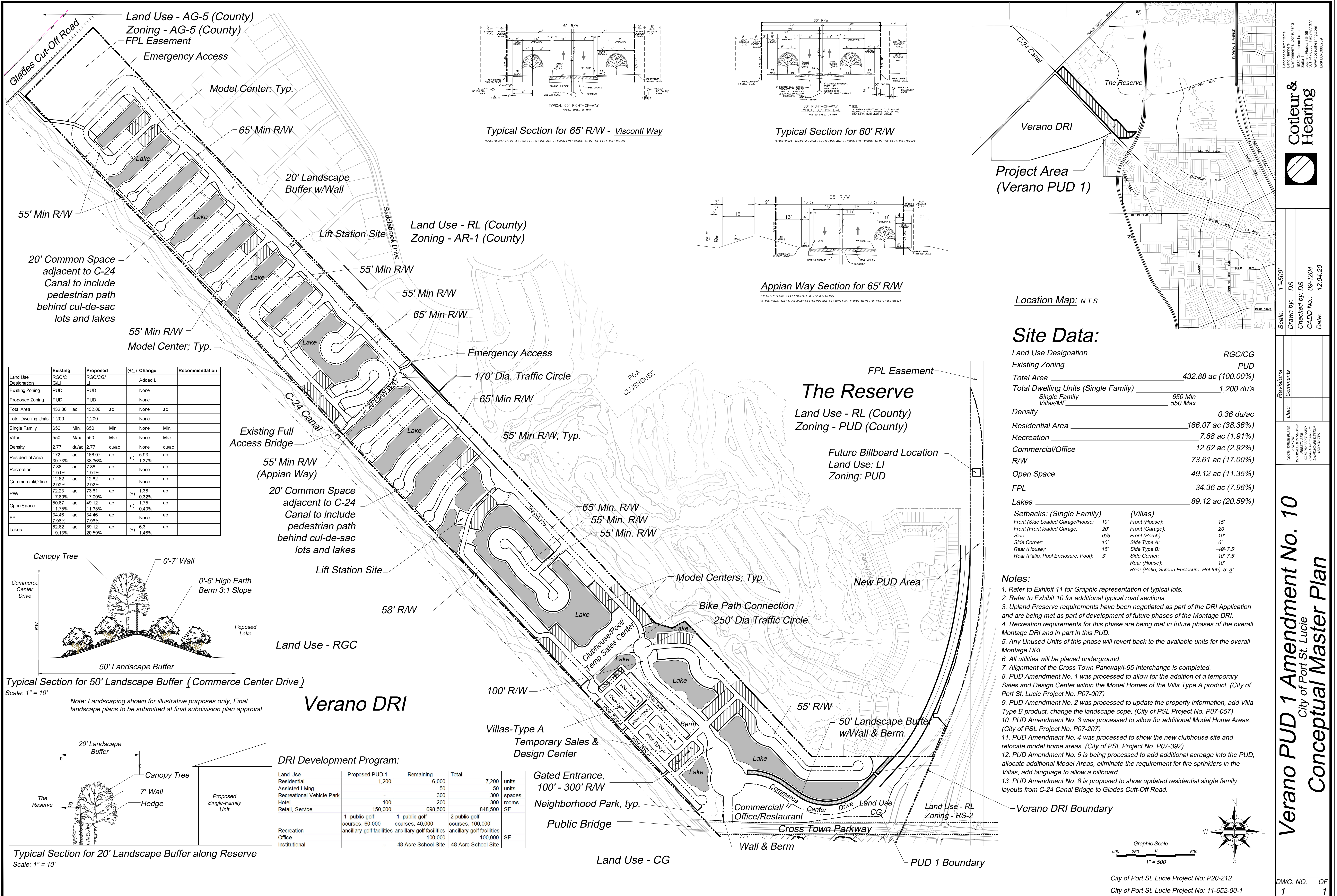
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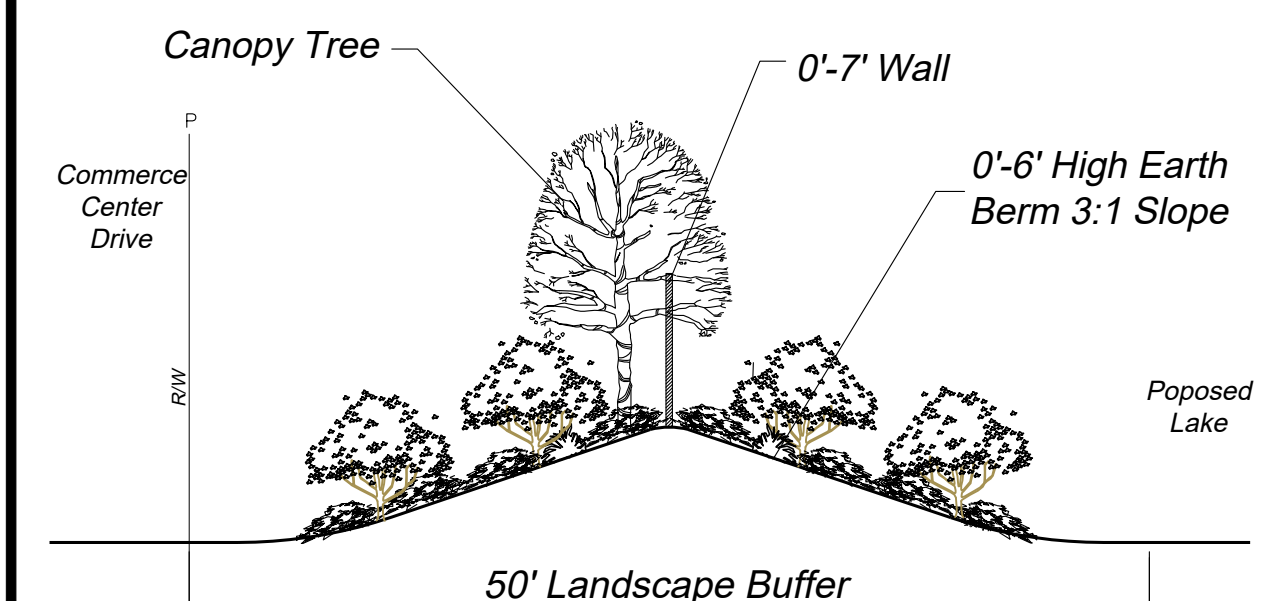
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**EXHIBIT 8**  
**P.U.D. AMENDMENT CONCEPTUAL**  
**MASTER PLAN**

Go to Next Page

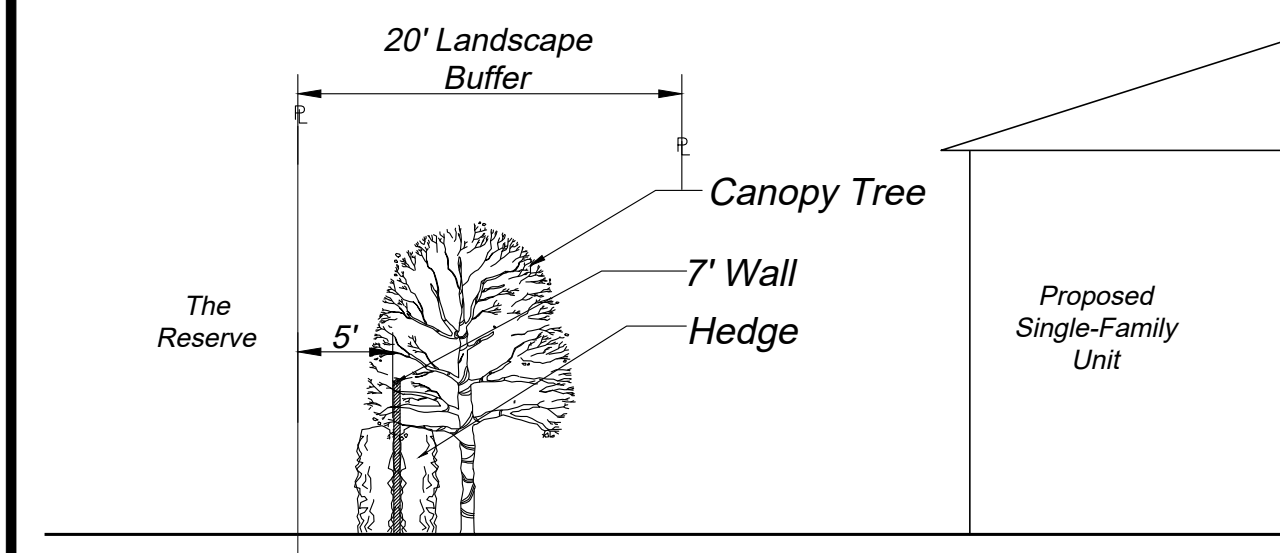


	Existing	Proposed	(+/-) Change	Recommendation
Land Use Designation	RGC/CG/ G/LI	RGC/CG/ LI	Added LI	
Existing Zoning	PUD	PUD	None	
Proposed Zoning	PUD	PUD	None	
Total Area	432.88 ac	432.88 ac	None	ac
Total Dwelling Units	1,200	1,200	None	
Single Family	650 Min.	650 Min.	None	Min.
Villas	550 Max.	550 Max.	None	Max.
Density	2.77 du/ac	2.77 du/ac	None	du/ac
Residential Area	172 ac	166.07 ac	(-) 5.93 ac	
	39.73%	38.36%	-1.37%	
Recreation	7.88 ac	7.88 ac	None	ac
	1.91%	1.91%	None	
Commercial/Office	12.62 ac	12.62 ac	None	ac
	2.92%	2.92%	None	
R/W	72.23 ac	73.61 ac	(+) 1.38 ac	
	17.80%	17.00%	(-) 0.80%	
Open Space	50.87 ac	49.12 ac	(-) 1.75 ac	
	11.75%	11.35%	(-) 0.40%	
FPL	34.46 ac	34.46 ac	None	ac
	7.96%	7.96%	None	
Lakes	82.82 ac	89.12 ac	(+) 6.3 ac	
	19.13%	20.59%	(+) 1.46%	



Typical Section for 50' Landscape Buffer (Commerce Center Drive)  
Scale: 1" = 10'

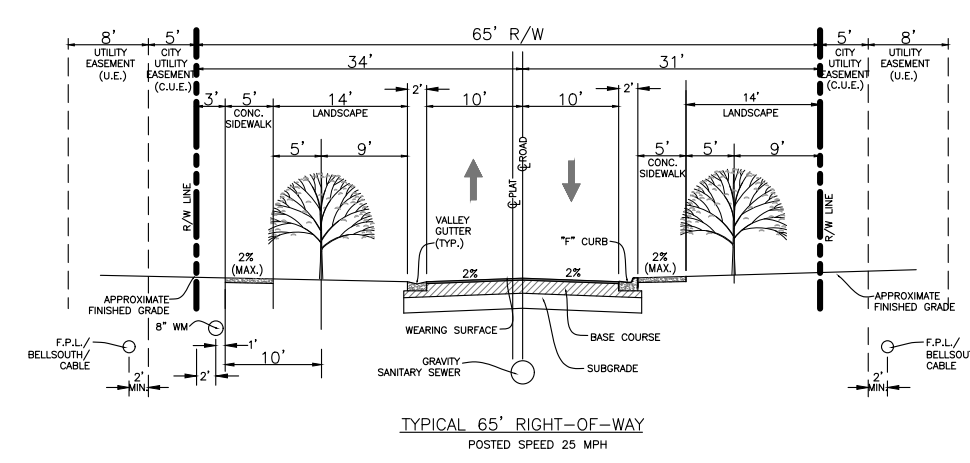
Note: Landscaping shown for illustrative purposes only, Final landscape plans to be submitted at final subdivision plan approval.



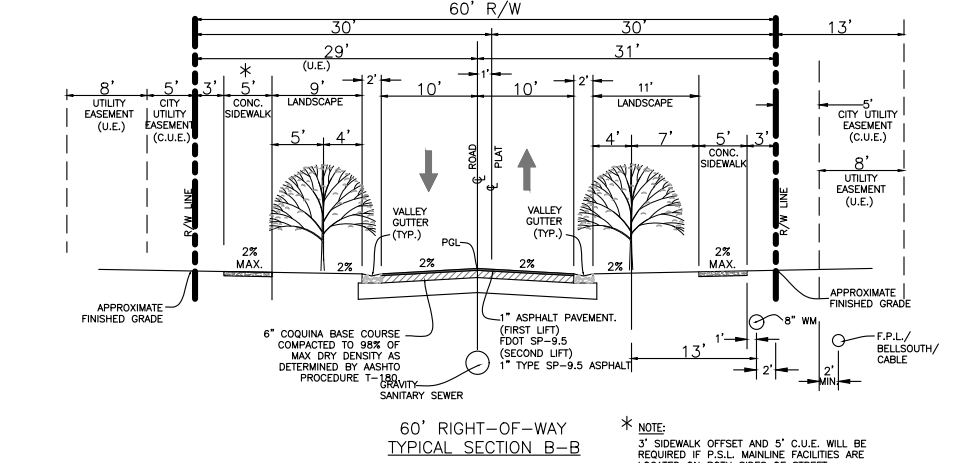
Typical Section for 20' Landscape Buffer along Reserve  
Scale: 1" = 10'

**DRI Development Program:**

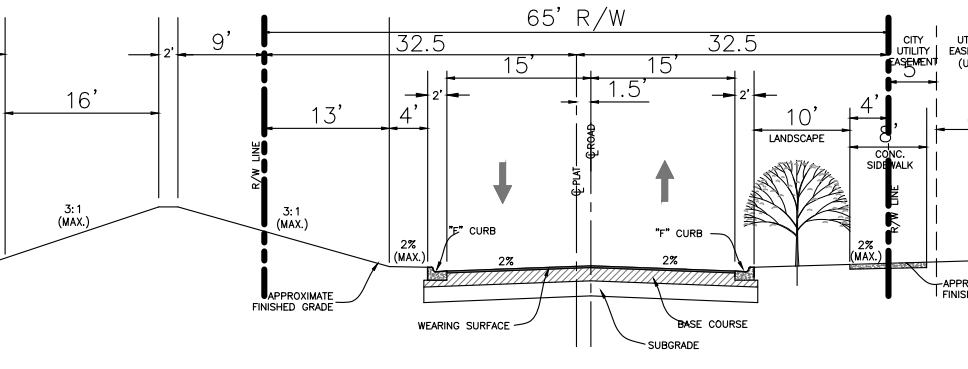
Land Use	Proposed PUD 1	Remaining	Total	units
Residential	1,200	6,000	7,200	units
Assisted Living	-	50	50	units
Recreational Vehicle Park	-	300	300	spaces
Hotel	100	200	300	rooms
Retail, Service	150,000	698,500	848,500	SF
Recreation	1 public golf courses, 60,000 ancillary golf facilities	1 public golf 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	



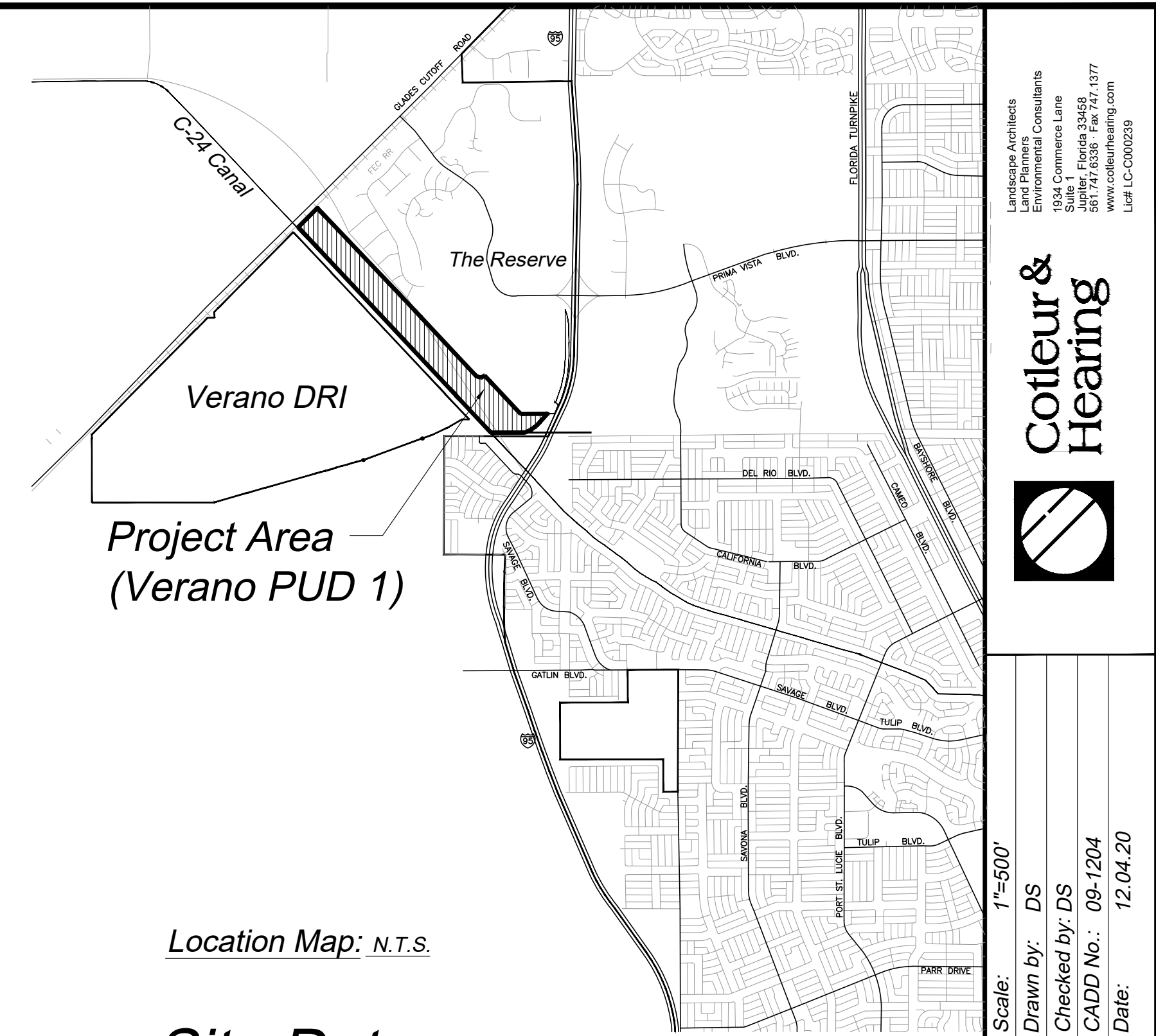
Typical Section for 65' R/W - Visconti Way  
\*ADDITIONAL RIGHT-OF-WAY SECTIONS ARE SHOWN ON EXHIBIT 10 IN THE PUD DOCUMENT



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 TIVOLI ROAD  
\*ADDITIONAL RIGHT-OF-WAY SECTIONS ARE SHOWN ON EXHIBIT 10 IN THE PUD DOCUMENT



**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)**

Front (Side Loaded Garage/House):	10'	(Villas) 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:**
- Refer to Exhibit 11 for Graphic representation of typical lots.
  - Refer to Exhibit 10 for additional typical road sections.
  - 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.
  - Recreation requirements for this phase are being met in future phases of the overall Montage DRI and in part in this PUD.
  - Any Unused Units of this phase will revert back to the available units for the overall Montage DRI.
  - All utilities will be placed underground.
  - Alignment of the Cross Town Parkway/I-95 Interchange is completed.
  - 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)
  - 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)
  - PUD Amendment No. 3 was processed to allow for additional Model Home Areas. (City of PSL Project No. P07-207)
  - PUD Amendment No. 4 was processed to show the new clubhouse site and relocate model home areas. (City of PSL Project No. P07-392)
  - 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.
  - PUD Amendment No. 8 is proposed to show updated residential single family layouts from C-24 Canal Bridge to Glades Cut-Off Road.

**Verano PUD 1 Amendment No. 10**  
City of Port St. Lucie  
**Conceptual Master Plan**

Scale: 1" = 500'  
Drawn by: DS  
Checked by: DS  
CADD No.: 09-1204  
Date: 12.04.20

Revisions:

Date	Comments

NOTE: THESE PLANS INNOVATIVE PLANNING ASSOCIATES

City of Port St. Lucie Project No: P20-212  
City of Port St. Lucie Project No: 11-652-00-1

DWG. NO. OF  
1 1

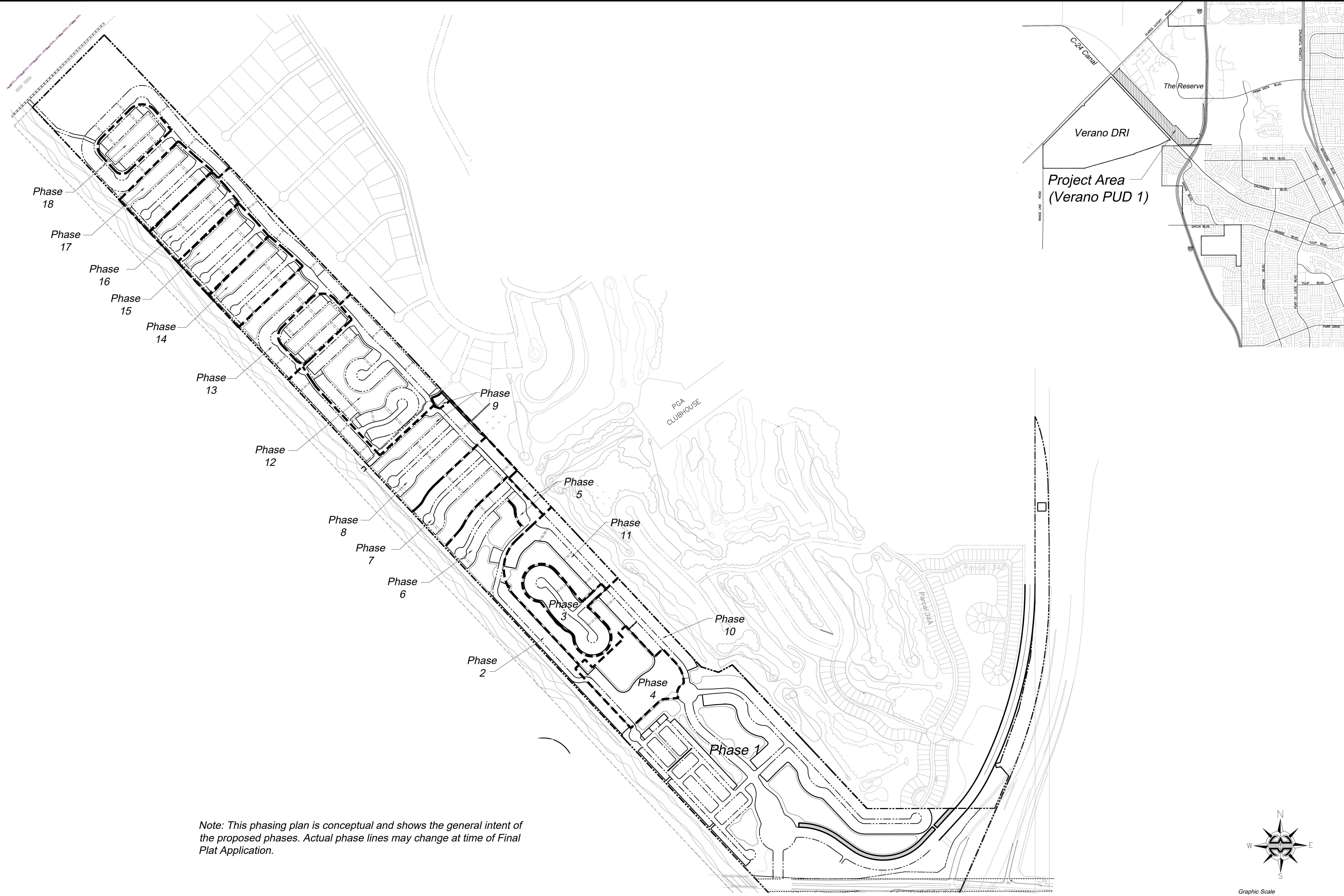
Innovative Planning  
Land Planning  
Environmental Consultants  
Site, Commercial, Land  
Scale: 1" = 500'  
301 W. 7th St., Suite 100  
Port St. Lucie, FL 34953  
www.innovativeplanning.com  
Lic# LC-000029

**Cotleur & Hearing**

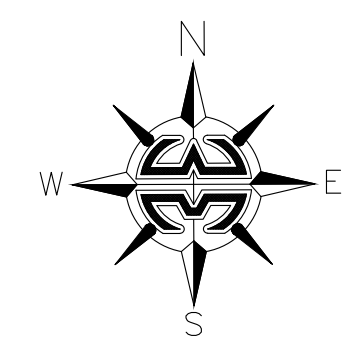
**EXHIBIT 9**  
**PHASING PLAN**

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.



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

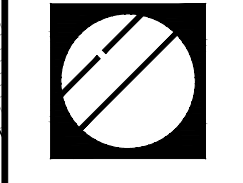
**Verano PUD 1 Amendment No. 10**  
City of Port St. Lucie  
**Conceptual Phasing Plan**

DWG. NO. OF  
1 1

NOTE: THESE PLANS  
INFORMATION SHOWN  
HEREIN IS FOR  
TRANSFERRING PLANS BY  
LAND ASSOCIATES

Revisions	Comments
Date	

Scale: 1"=500'  
Drawn by: DS  
Checked by: DS  
CADD No.: 09-1204  
Date: 12.04.20

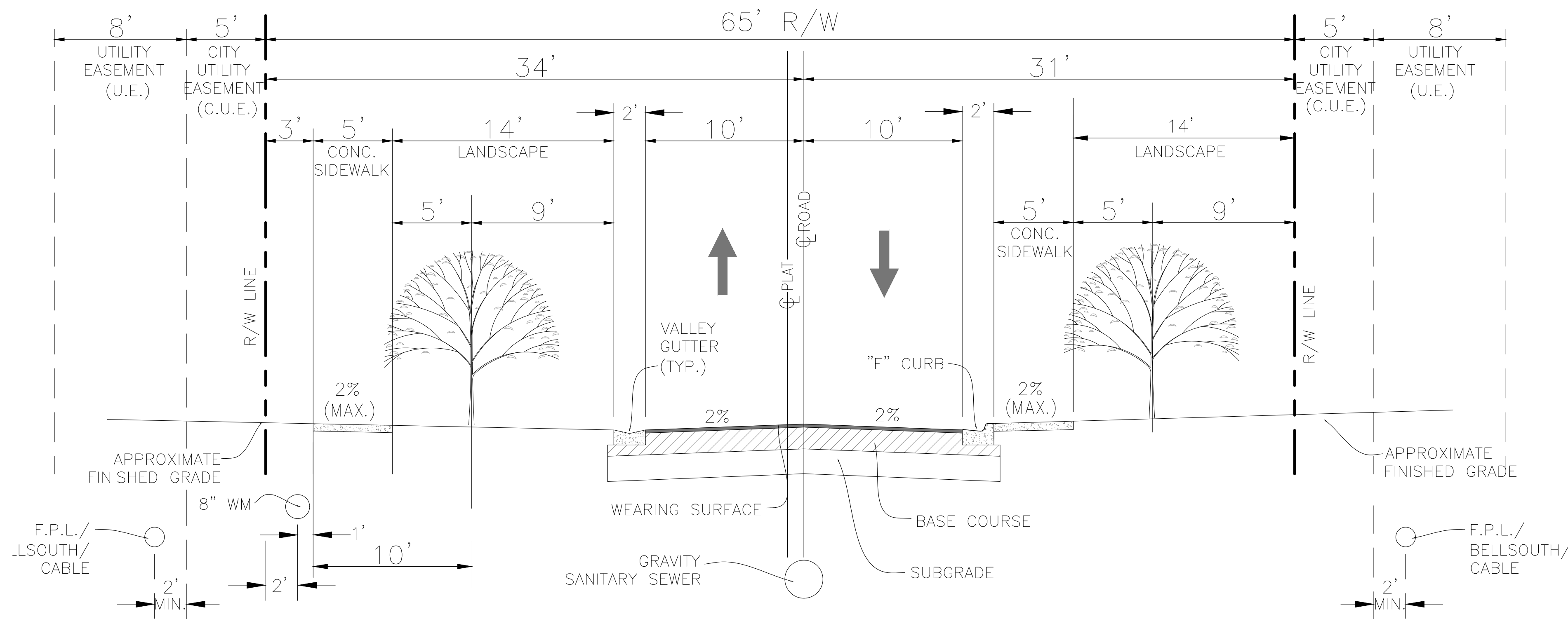


**Cotleur & Hearing**

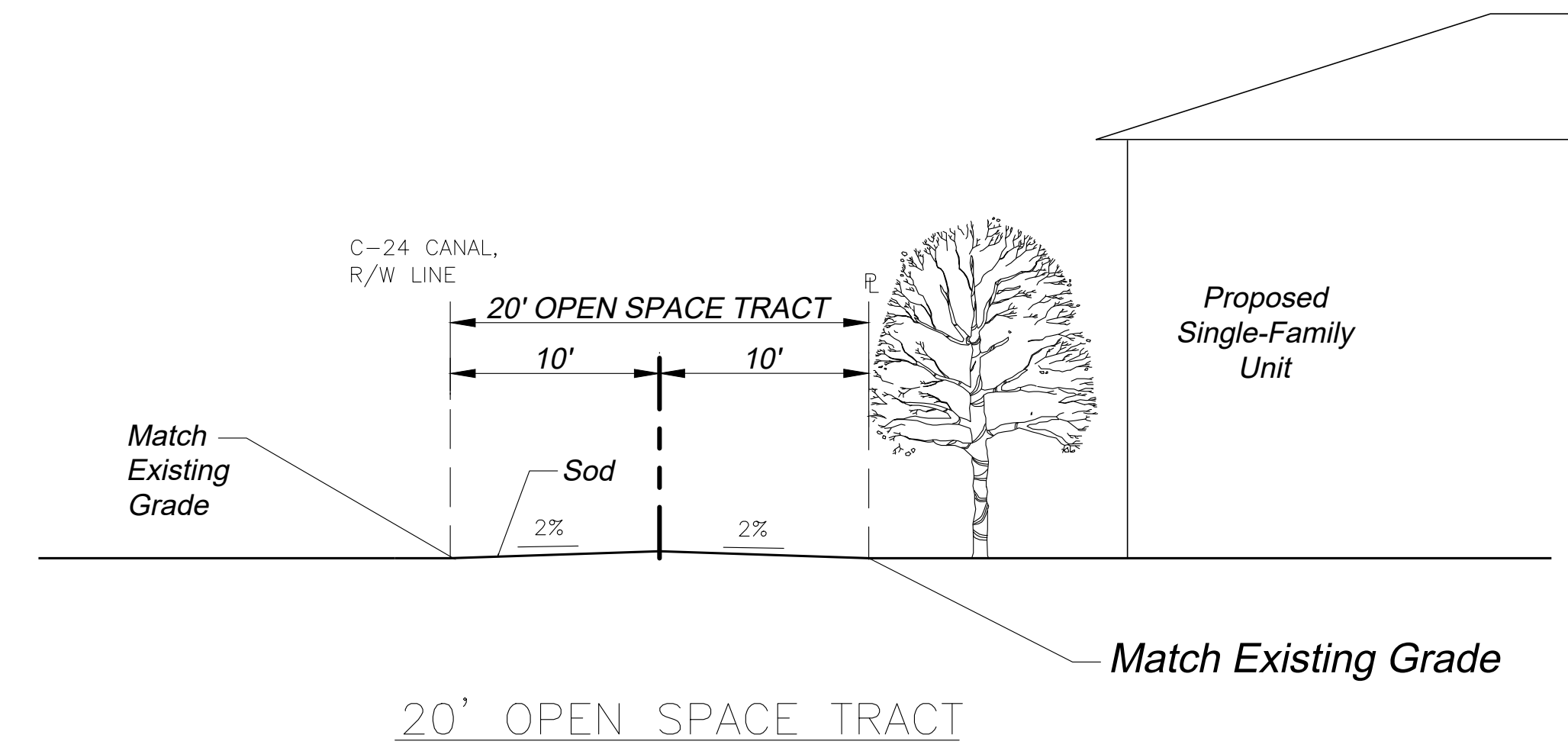
Landmarks Architects  
Land Planning Consultants  
5904 Commerce Lane  
Suite 100  
Port St. Lucie, FL 34958  
888.747.6338 Fax 772.1377  
www.cotleurandhearing.com  
LIC# 0000020

**EXHIBIT 10**  
**Typical Right -of- Way Sections**

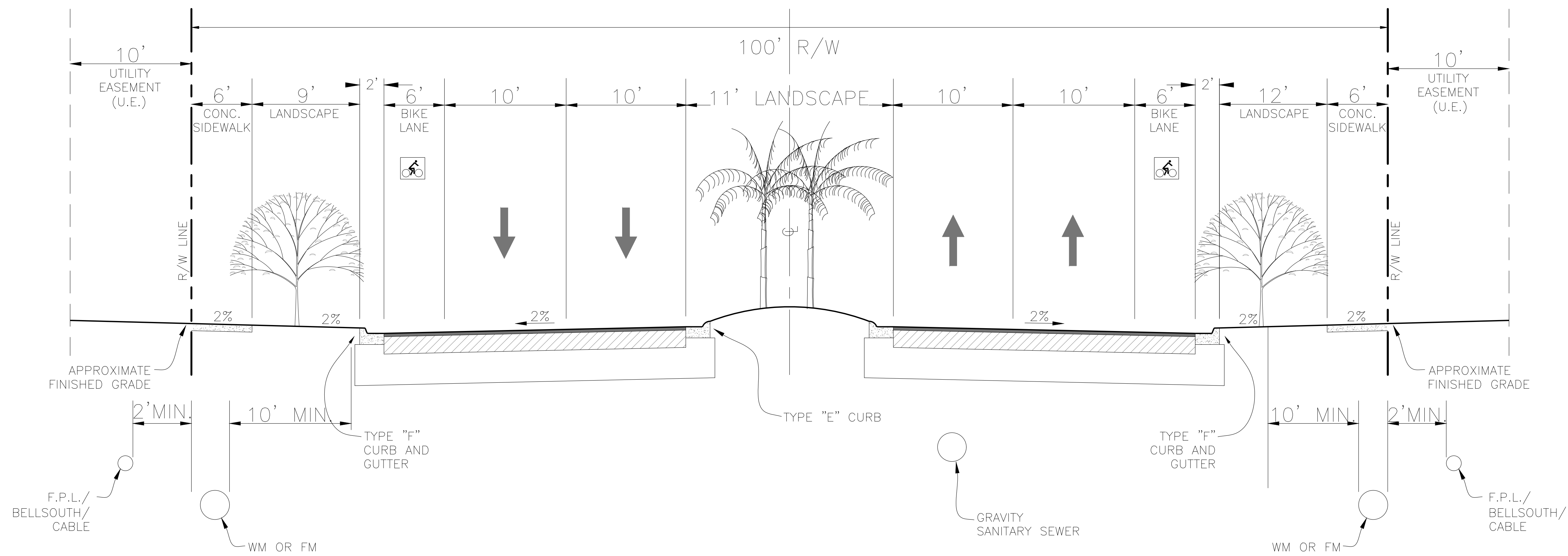
Go to Next Page



TYPICAL 65' RIGHT-OF-WAY  
POSTED SPEED 25 MPH



20' OPEN SPACE TRACT

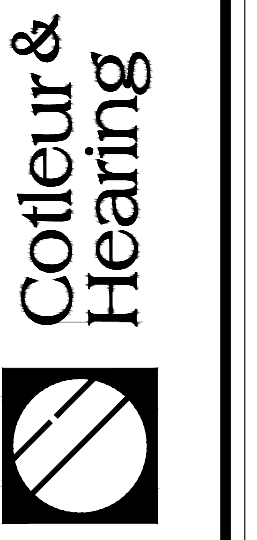


EXISTING 100' RIGHT-OF-WAY  
POSTED SPEED 25 MPH

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.

City of Port St. Lucie Project No: P20-212  
City of Port St. Lucie Project No: 11-652-00-1

Professional Engineer  
Environmental Consultants  
Scale: Commercial Use  
2017 PA 6208 - Feb 24 / 1377  
www.coteleurhearing.com  
Lic# LC-000029

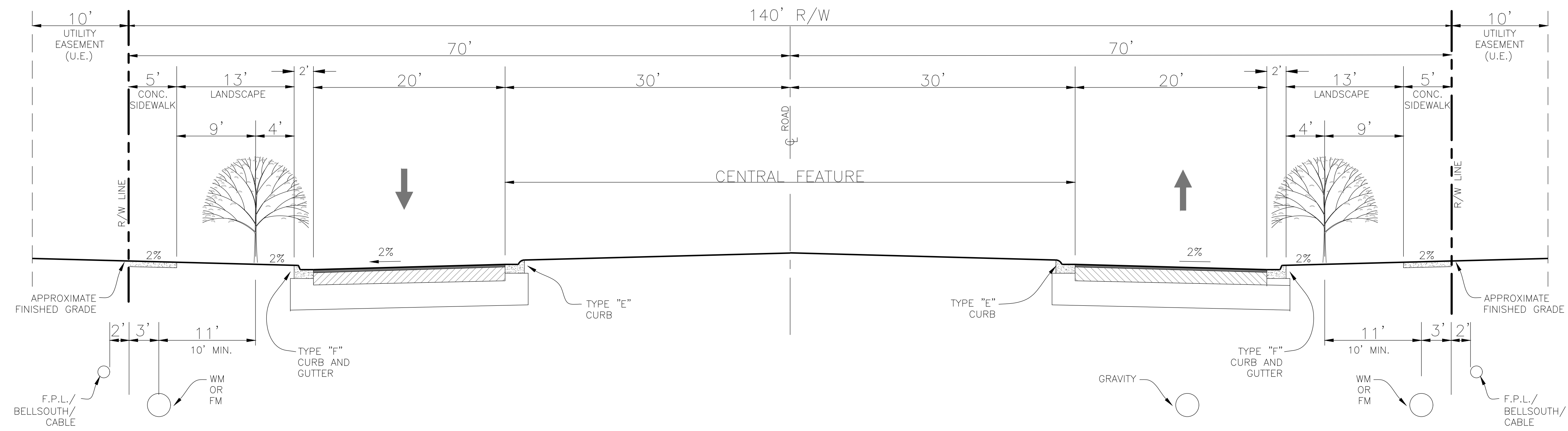


Scale:	1"=50'
Drawn by:	DS
Checked by:	DS
CADD No.:	09-1204
Date:	12.04.20

Revisions	Comments	Date

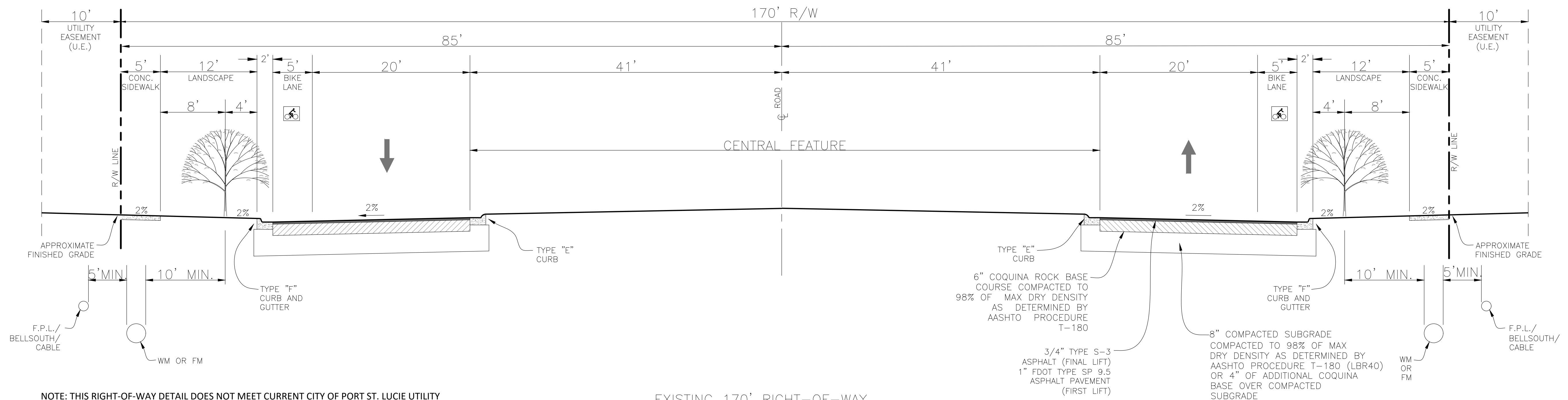
NOTE: THESE PLANS  
AND/OR SPECIFICATIONS  
WERE PREPARED BY  
OR FOR THE USE OF  
THE ENGINEER AND  
ARE NOT TO BE USED  
FOR ANY OTHER  
PROJECT WITHOUT THE  
WRITTEN APPROVAL OF  
THE ENGINEER.

Verano PUD 1 Amendment No. 10  
City of Port St. Lucie  
Typical Sections



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.

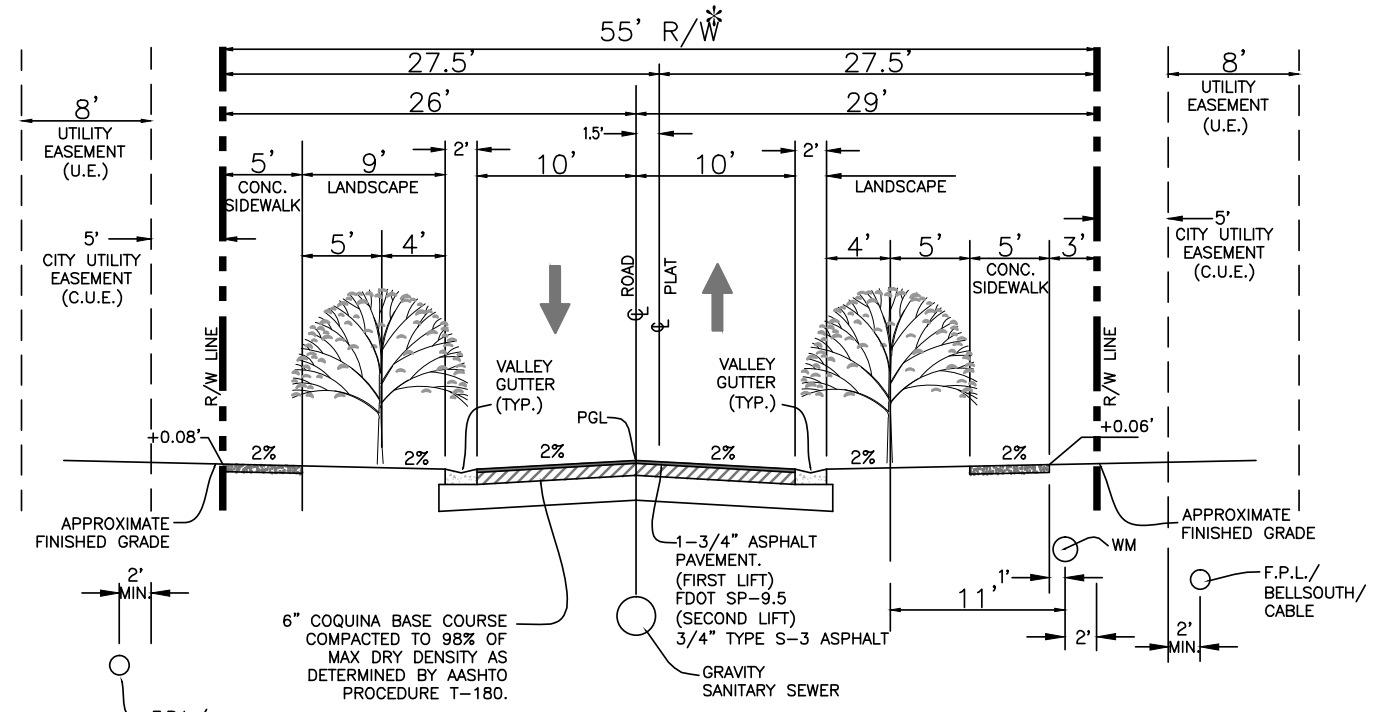
EXISTING 170' RIGHT-OF-WAY

Scale:	1"=500'
Drawn by:	DS
Checked by:	DS
CADD No.:	09-1204
Date:	12.04.20

Revisions	Date	Comments

NOTE: THESE PLANS  
DO NOT CONSTITUTE  
AN OFFICIAL RECORD  
DRAWING. ANY  
REVISIONS TO THESE  
PLANS SHALL BE  
MADE BY THE  
DESIGNER.

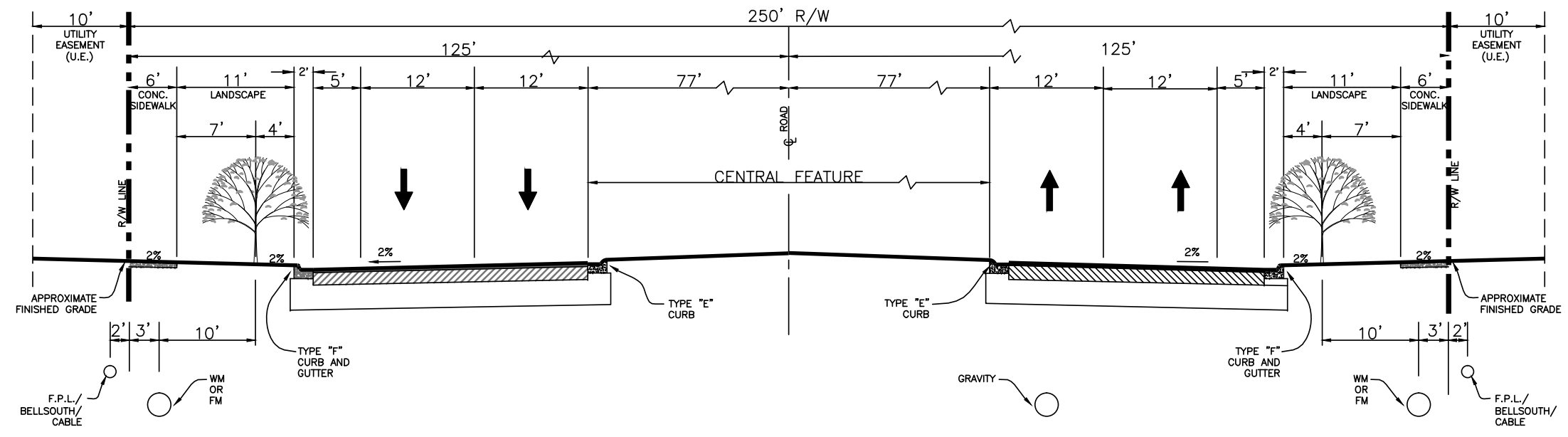
Verano PUD 1 Amendment No. 10  
City of Port St. Lucie  
Typical Sections



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.



EXISTING 250' 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.

Scale:	1"=50'
Drawn by:	DS
Checked by:	DS
CADD No.:	09-1204
Date:	01.31.14
Revisions:	
Comments:	
Date:	
Notes:	

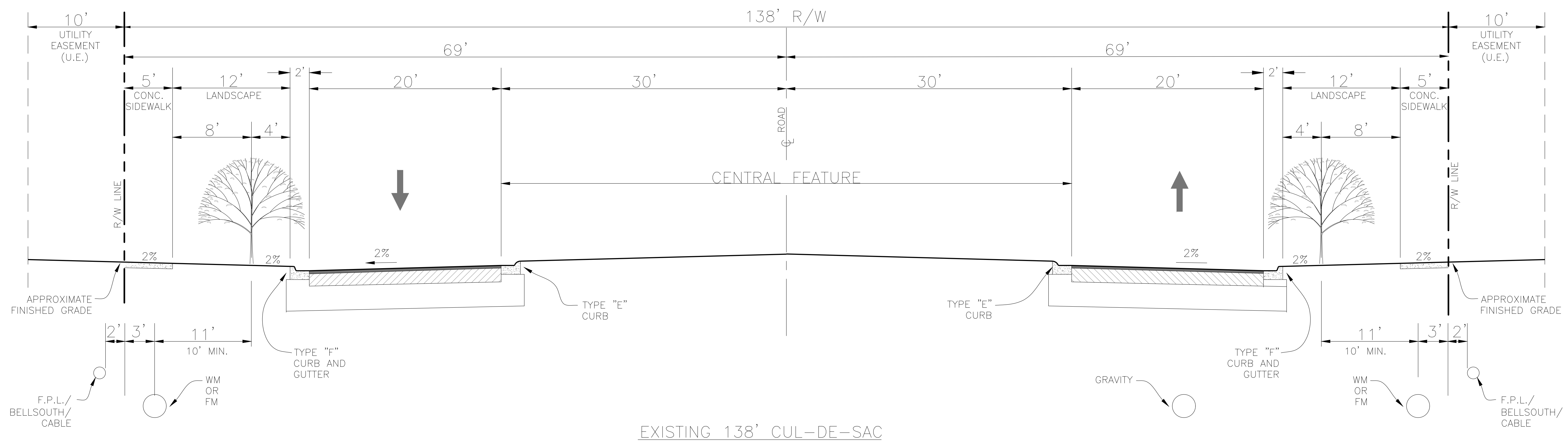
**Verano PUD 1 Amendment No. 8**  
City of Port St. Lucie  
**Typical Sections**

Scale:	1"=500'
Drawn by:	DS
Checked by:	DS
CADD No.:	09-1204
Date:	12.04.20

Revisions	Date	Comments

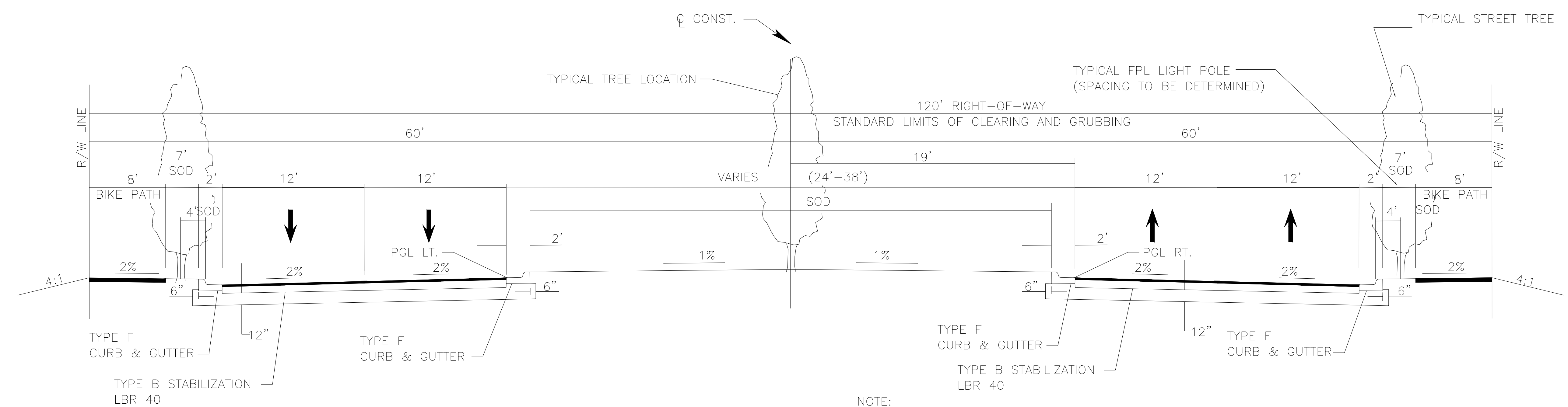
NOTE: THESE PLANS  
 DRAWN BY: DS  
 CHECKED BY: DS  
 DATE: 12.04.20  
 CADD NO.: 09-1204

**Verano PUD 1 Amendment No. 10**  
 City of Port St. Lucie  
**Typical Sections**



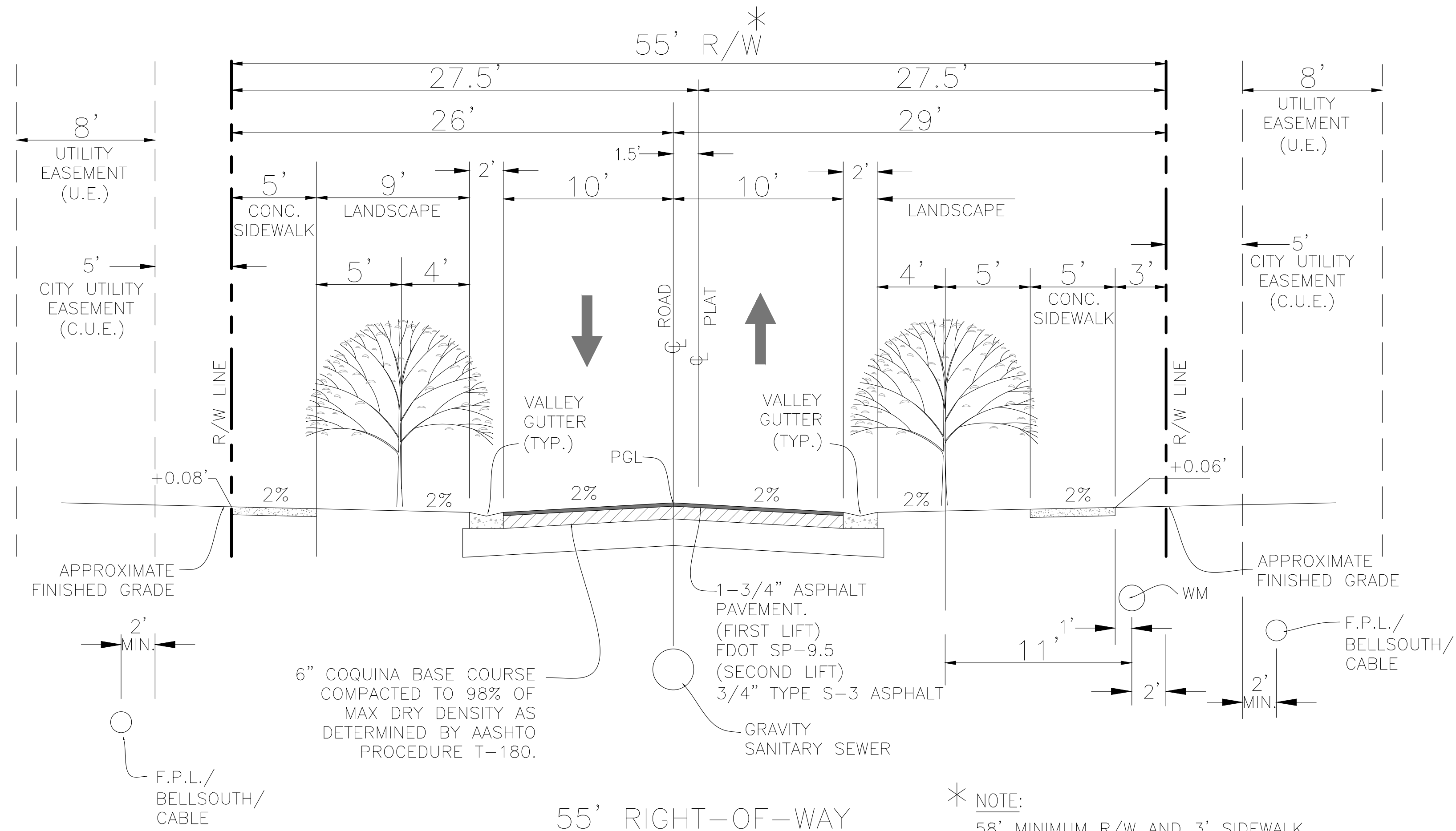
EXISTING 138' CUL-DE-SAC

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.



EXISTING COMMERCE CENTER DRIVE

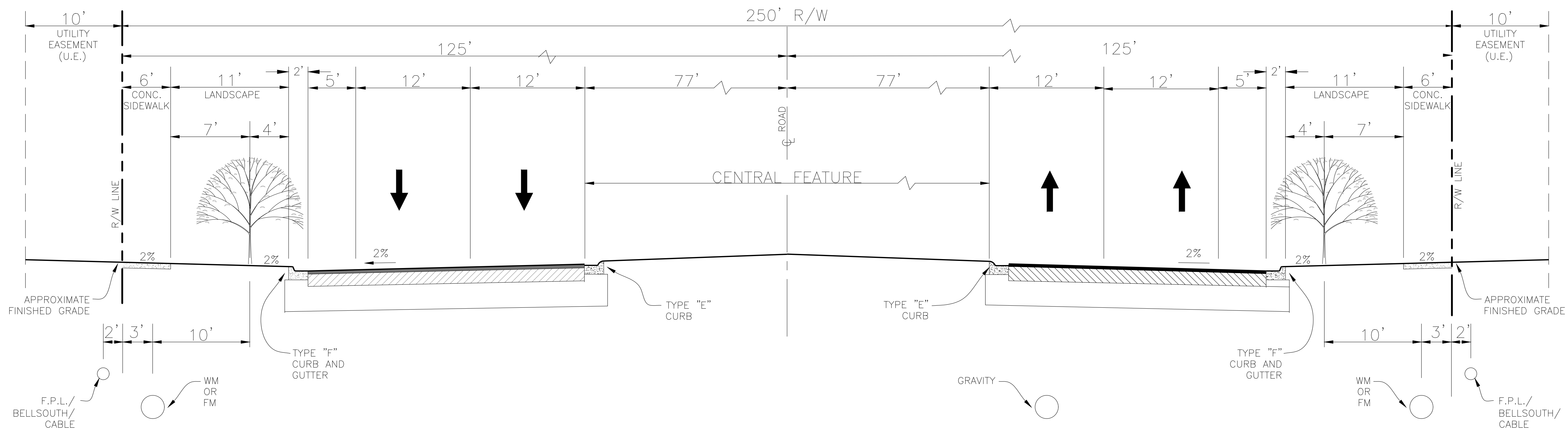
NOTE: LIGHT FIXTURES SHOWN ARE ILLUSTRATIVE ONLY AND ARE SUBJECT TO CHANGE.



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.



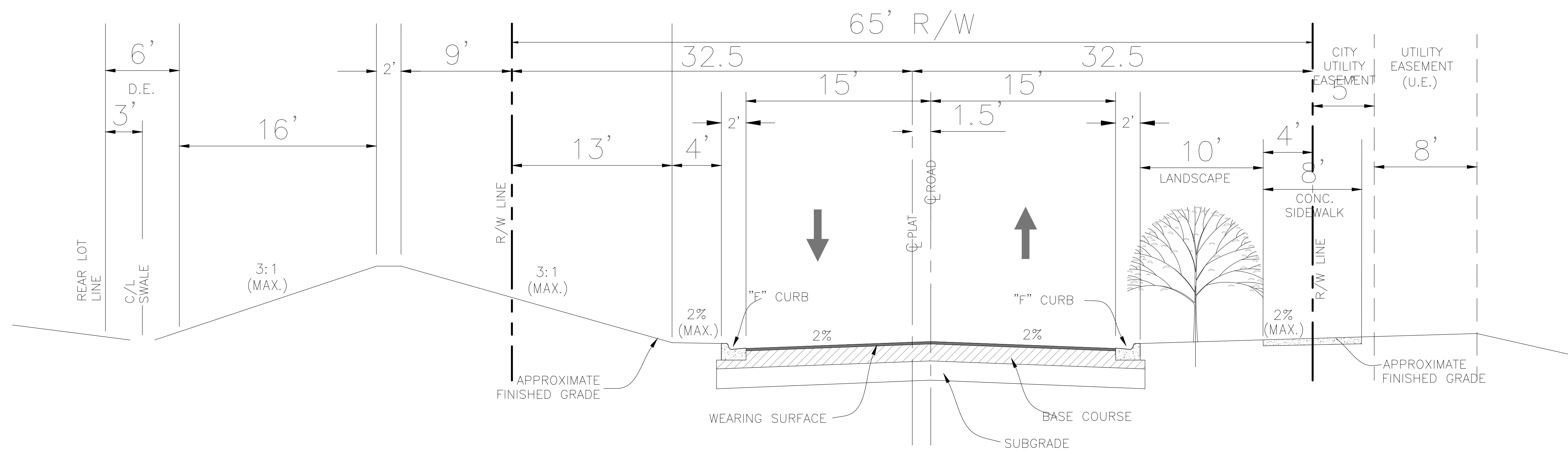
EXISTING 250' RIGHT-OF-WAY

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.

Revisions	Date	Comments
Scale: 1"=500'	Drawn by: DS	
	Checked by: DS	
	CADD No.: 09-1204	
	Date: 12.04.20	

NOTE: THESE PLANS  
INFORMAL REVIEW  
BY THE CITY OF  
PORT ST. LUCIE  
PLANNING  
DEPARTMENT  
DO NOT CONSTITUTE  
AN ASSURANCE

**Verano PUD 1 Amendment No. 10**  
City of Port St. Lucie  
**Typical Sections**



APPIAN WAY DETAIL

POSTED SPEED 25 MPH

NOTE: MAY BE USED FOR ALL OR PORTION OF ROADWAY.

Verano PUD 1  
 Environmental Consultants  
 Scale: Commercial Use  
 2017-12-20 12:47:13  
 www.coteurhearing.com  
 Lic# LC-000029



Scale:	1"=50'
Drawn by:	DS
Checked by:	DS
CADD No.:	09-1204
Date:	12.04.20

Revisions	Date	Comments

NOTE: THESE PLANS  
 AND ANY INFORMATION  
 HEREON ARE NOT TO BE  
 REPRODUCED OR  
 TRANSMITTED IN ANY  
 FORM OR BY ANY  
 MEANS, ELECTRONIC OR  
 MECHANICAL, INCLUDING  
 PHOTOCOPYING, RECORDING,  
 OR BY ANY INFORMATION  
 SYSTEM, WITHOUT THE  
 WRITTEN PERMISSION  
 OF THE ENGINEER OR  
 ARCHITECT.

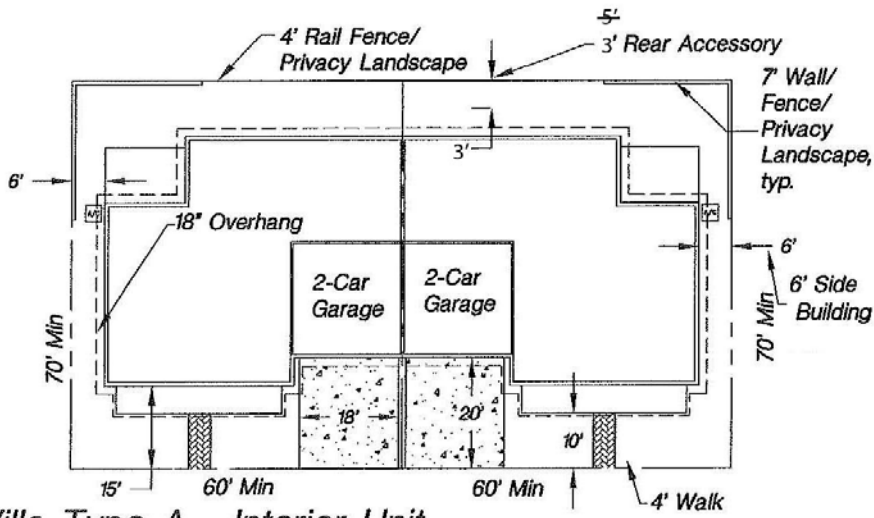
Verano PUD 1 Amendment No. 10  
 City of Port St. Lucie  
 Typical Sections



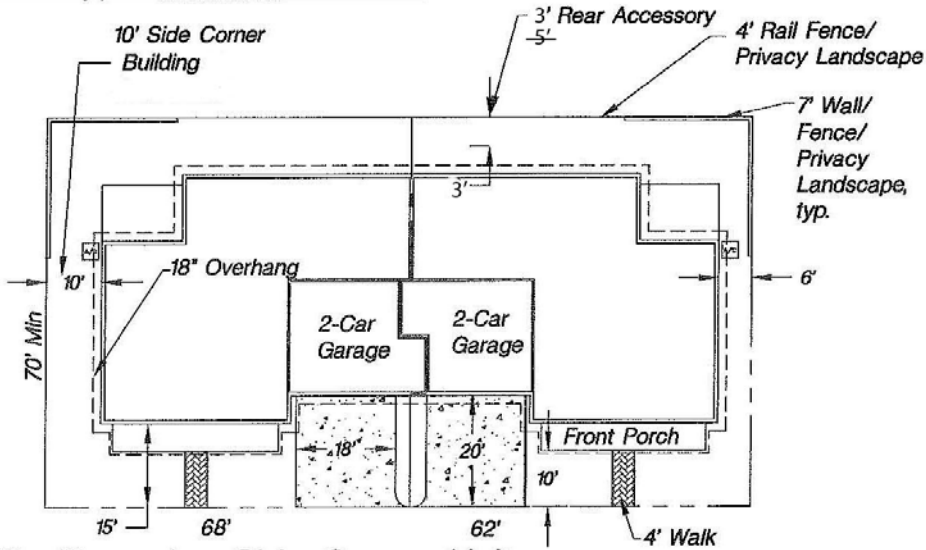
**EXHIBIT 11**  
**TYPICAL LOTS**

Go to Next Page

Note: All Units to have 2-car garages  
 Accessory Uses: Patios, Hot Tubs, Gazebos,  
 Outdoor Cooking Areas, Screen Enclosures



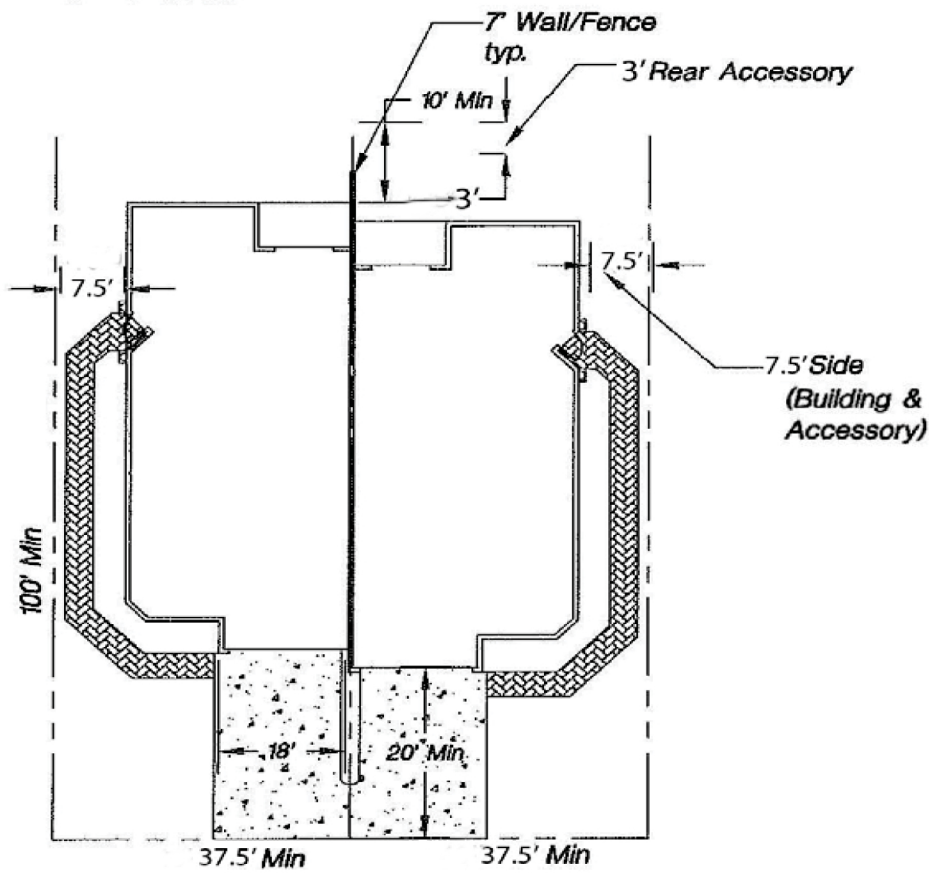
**Villa Type A - Interior Unit**



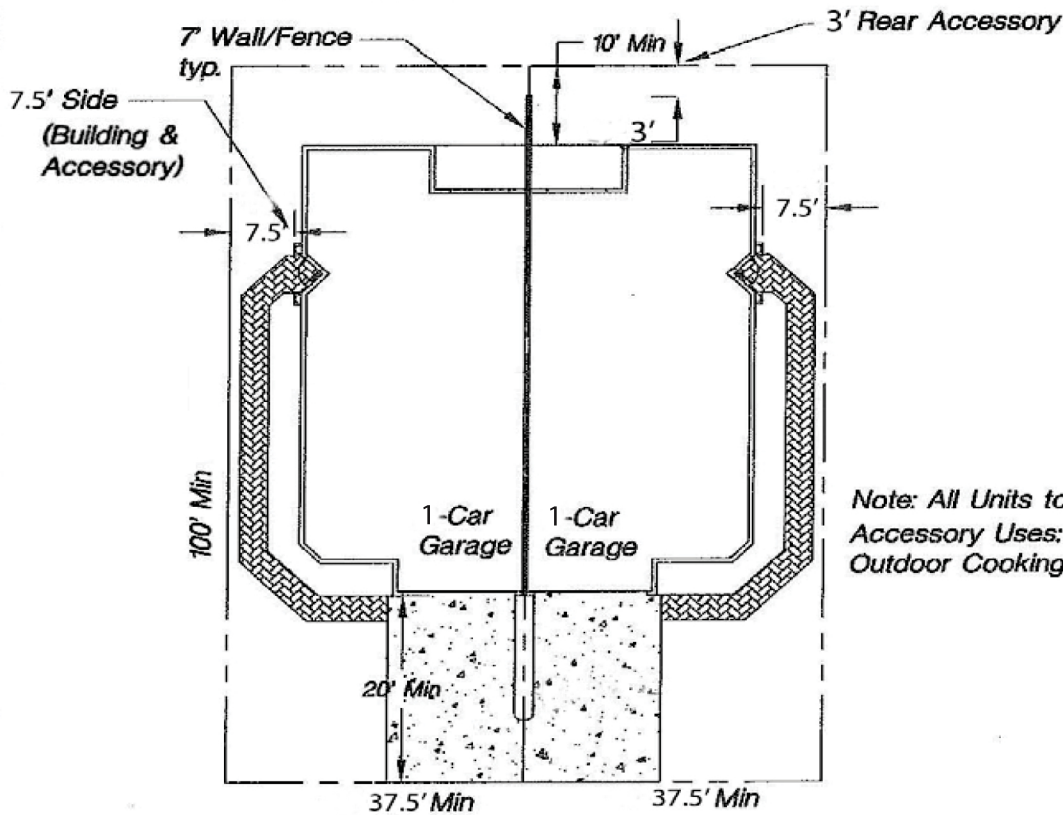
**Villa Type A - Side Corner Unit**

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	Prepared by: NLR Date: 4/26/09	Scale: NLR Drawn by: BJL Checked by: BJL CADW No.: 08-008-Type Units Date: 4/26/09	Landscape Design Associates 7410 E US Hwy 1 Suite 823 Port St. Lucie, FL 34858 772-871-8218 FAX 772-871-8225
	Project No.: P16-000	Project Name:	
	Site No.:	Site Name:	
	Date:	Date:	
	Drawn by:	Checked by:	



**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

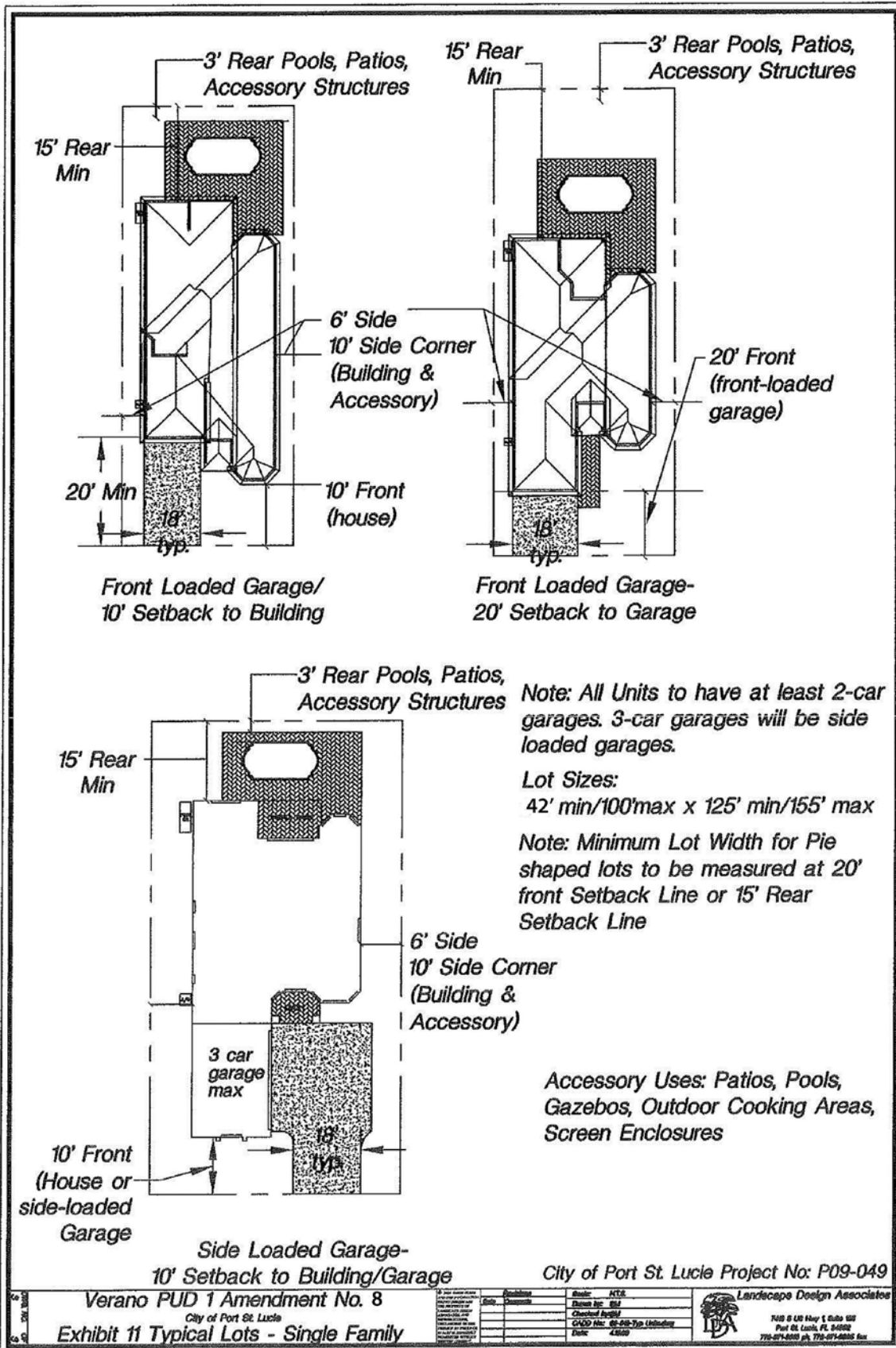
PSLUSD:11-652-00-1

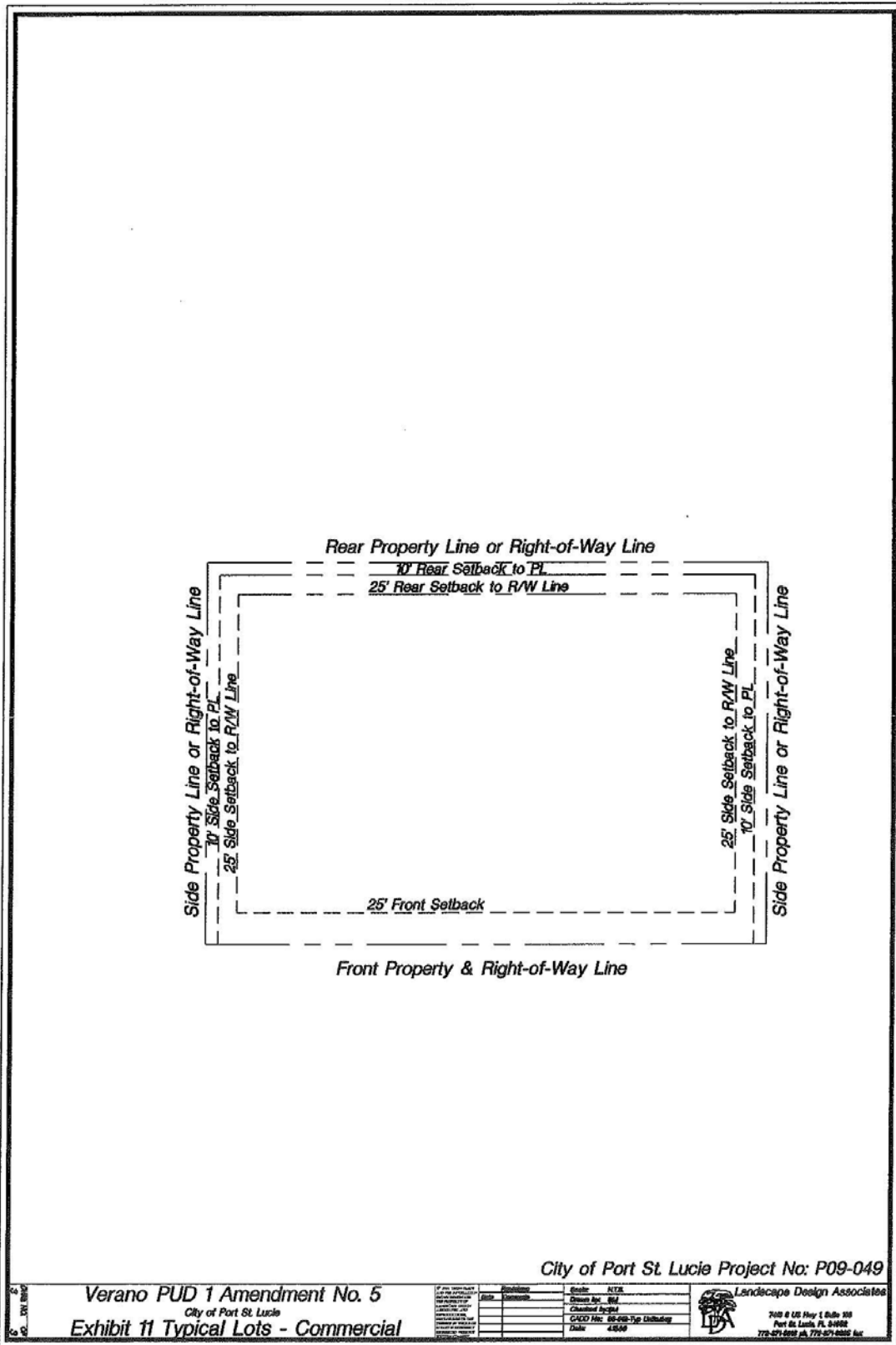
City of Port St. Lucie Project No: P20-212

Verano PUD 1 Amendment No. 9  
City of Port St. Lucie  
Exhibit 11 Typical Lots - Villa Type B

<small>         I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am a duly qualified and licensed professional engineer in the State of Florida.       </small>	<small>         Date:       </small>	<small>         Designer:       </small>	<small>         Checker:       </small>
		<small>         Name: N.T.E.       </small>	<small>         Date: 4/16/09       </small>
		<small>         Design No: 014       </small>	
		<small>         Checked by:       </small>	
		<small>         CAD/CADD No: 08-012-Typ Units       </small>	


**Landscape Design Associates**  
 7410 S US Hwy 1 Suite 109  
 Port St. Lucie, FL 34968  
 772-871-6950 ph 772-871-6966 fax





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

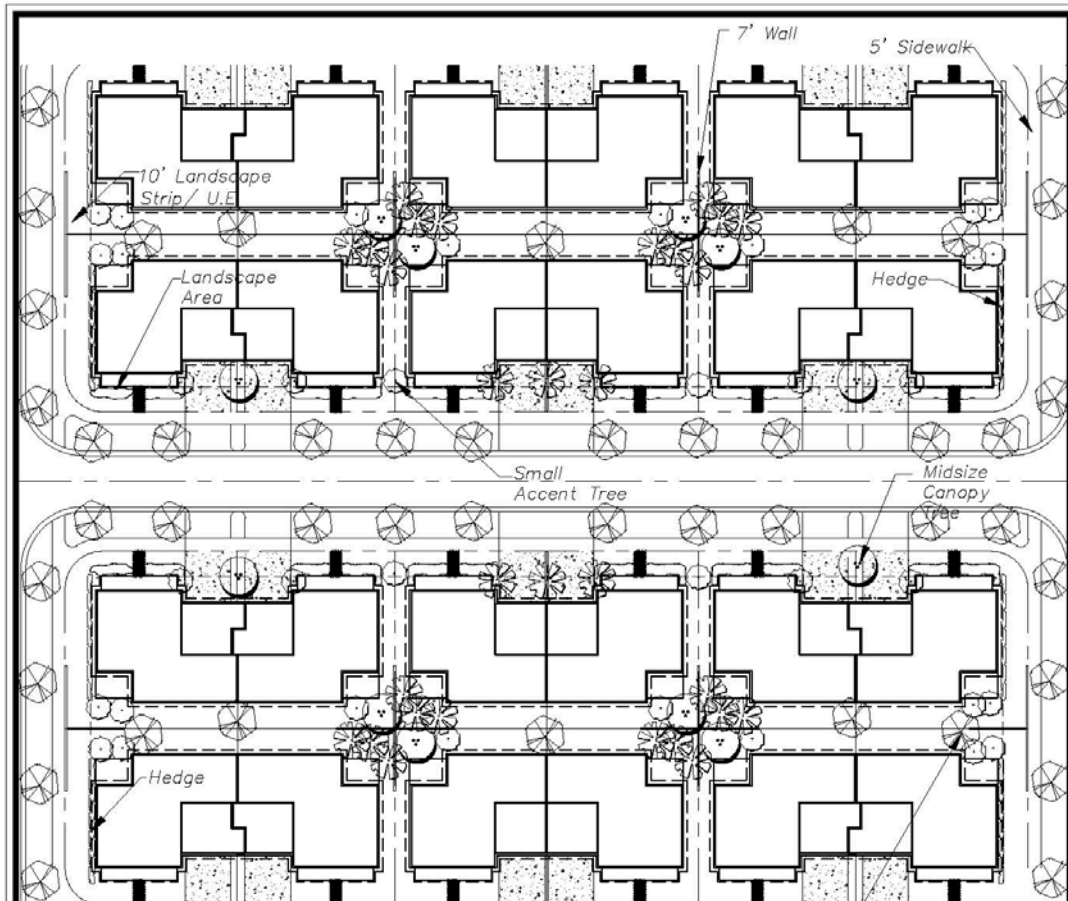
DATE	DESCRIPTION	BY

State: FL  
 Drawn by: [Signature]  
 Checked by: [Signature]  
 CADD No: 09-049-10a  
 Date: 4/20/09

**Landscape Design Associates**  
  
 2103 E US Hwy 1 Suite 103  
 Port St. Lucie, FL 34982  
 772-371-0202 or 772-371-0203 fax

**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  
 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*  
 Grape Myrtle  
*Lagerstromia indica*

Hedges:

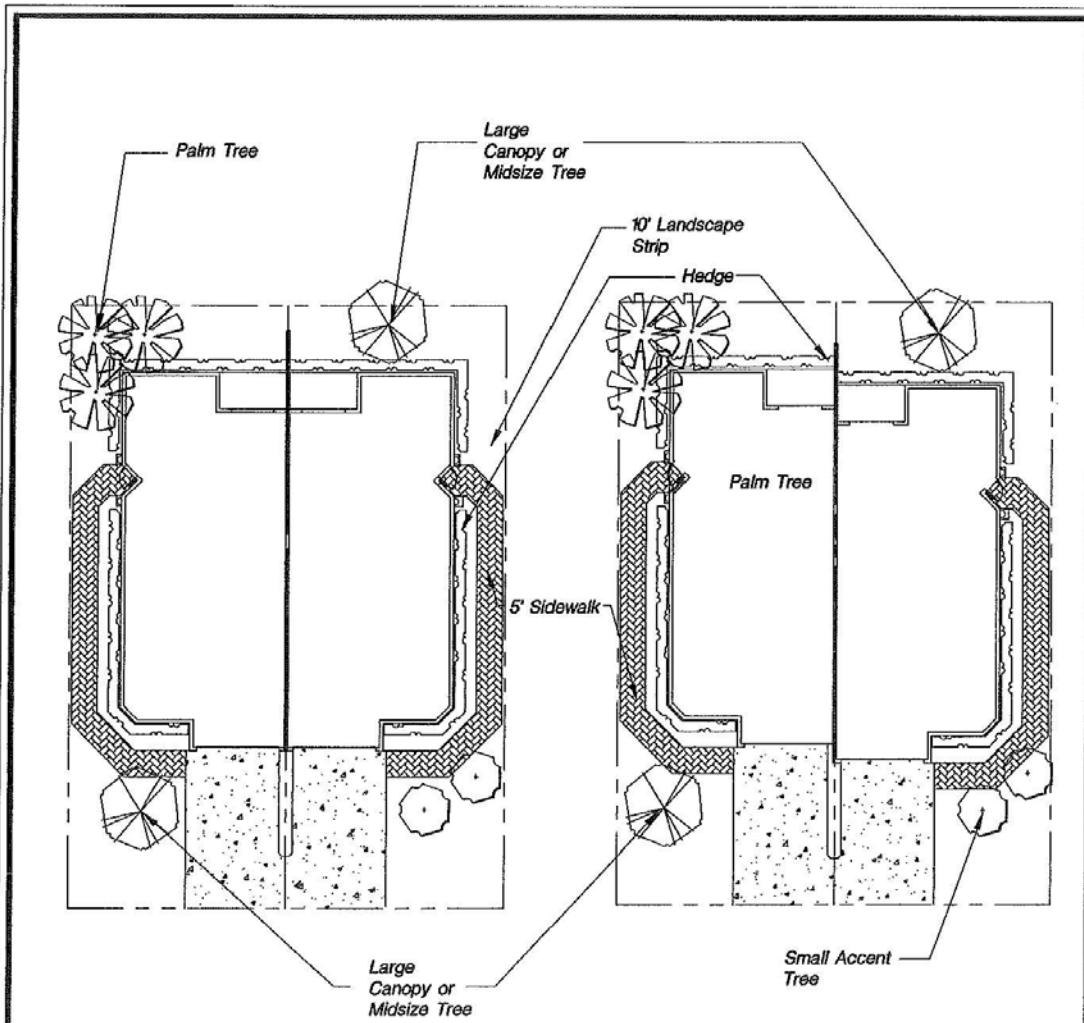
*Ixora*  
*Ixora ssp*  
 Sweet Viburnum  
*Viburnum odoratissimum*  
 Awabuki Viburnum  
*Viburnum odoratissimum 'Awabuki'*  
 Thyrallis  
*Galphimia gracilis*  
 Yaupon Holly  
*Ilex vomitoria 'Stokes Dwarf'*  
 Indian Hawthorn  
*Raphiolepis indica*  
 Chinese Razzleberry  
*Lorapetalum indica*

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.

Verano PUD 1  
 City of Port St. Lucie  
 Exhibit 12 Typical Landscape Plan Villas 1

Revisions	Scale: N.T.S.
Date	Drawn by: JSM
	Checked by: JSM
	DATE: No. 07-014-77p Units - 94
	Date: 2.21.07

City of Port St. Lucie Project No. 10  
 Landscape Design Associates  
 7410 S US Hwy 1, Suite 103  
 Port St. Lucie, FL 34982  
 772-871-3010 ph, 772-871-9925 fax



**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*

**Midsized 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'*  
 Thyrallis  
*Galphimia gracilis*  
 Yaupon Holly  
*Ilex vomitoria 'Stokes Dwarf'*  
 Indian Hawthorn  
*Rhaphiolepis indica*  
 Chinese Razzleberry  
*Loropetalum 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.

1/2" = 1'-0"

**Verano PUD 1 Amendment No. 5**  
 City of Port St. Lucie  
**Exhibit 12 Typical Landscape Plan Villas Type B**

Prepared by:	Resident:	Scale:	ASB
Checked by:	Date:	Drawn by:	SM
Approved by:		Checked by:	SM
		CADD No.:	08-002-Typ (Villa-Entry)
		Date:	4.25.09

City of Port St. Lucie Project No: P09-049

**Landscaping Design Associates**  
 7410 S US Hwy 1 Suite 210  
 Port St. Lucie, FL 34952  
 772-371-8810 ph, 772-371-8805 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 314 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](http://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.