



NUE URBAN CONCEPTS, LLC
2000 PGA Blvd, Suite 4440
Palm Beach Gardens, FL 33408
www.nueurbanconcepts.com

January 15th, 2026

Mary F. Savage-Dunham, AICP, CFM
Division Director-Planning & Zoning
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: True Up Agreement Review for Veranda Gardens Phase 4 – DiVosta Homes, L.P.

Dear Mary:

The Port St. Lucie City Council, as part of the mediated settlement with St. Lucie County related to County Road Impact Fees and the City's Mobility Fee, adopted an update of the City's Mobility Fee Ordinance that agreed to honor existing agreements approved by the City that granted City Road Impact Fee Credits or their functional equivalent, such as a Mobility Fee Credit. As part of honoring these existing agreements, the Mobility Fee Ordinance included a requirement for a True Up Agreement. The intent of the True Up Agreement is to clearly identify the Credit granted by Port St. Lucie, the source of the credit, how much of the credit has been utilized towards City Road Impact Fee or Mobility Fee assessments, and what is the remaining balance of the Credit as of a defined date.

True Up Agreements are not intended to modify or replace any existing agreements. They are required to ensure moving forward under the Mobility Fee Ordinance that all parties agree to the credit granted, amount used to address assessments, and the remaining balance. The remaining balance, as of a defined date, will be used to track the continued use of credits to satisfy assessed fees. Moving forward, any use of the credit, any adjustments to previously issued permits where credits were used, any reimbursement, or any underpayment will be adjusted based on the remaining balance.

It is recognized that during the normal permit review process, sometimes there are adjustments that are required to address modifications to permits, expiration of permits, or utilization of credits or requirement for payment that were made in error. The True Up Agreement in no way modifies the administration or implementation of Road Impact Fees or Mobility Fees consistent with legal and statutory requirements and general accounting practices.

DiVosta Homes, L.P. provided documentation to the City that identified a Transportation / Mobility Fee credit of **\$443,989.93** was assigned from Veranda St. Lucie Land Holdings, LLC on December 1st, 2021. On February 29th, 2024, the City Council approved a true-up agreement with Veranda St. Lucie Land Holdings, LLC that recognized a Road Impact Fee credit of **\$10,590,540** based on the assignment of credit from a Road Credit Agreement dated December 5th, 1995, between Stuart Property Holdings, LTD, St. Lucie Land LTD, and St. Lucie County. The true-up agreement identified subsequent assignments of those credits to various entities within the overall Veranda development. One of the subsequent assignments was for 122 dwelling units within Veranda Gardens Phase 4 in the amount of **\$443,989.93**.

DiVosta Homes, L.P. elected to pay its City Mobility Fee obligation for building permits within Veranda Gardens Phase 4 with the understanding that it may request reimbursement of those payments based on completion of two events beyond the control of DiVosta Homes. The first event was the negotiations between Port St. Lucie and St. Lucie County related to assessment of the City's mobility fee and collection of the County's road impact fee. The negotiations were addressed through an interlocal agreement and subsequent update of the City's Mobility Fee Ordinance as of October 2022. The second event was the finalization of a true up agreement between Veranda St. Lucie Land Holdings, LLC and the City. The true-up agreement between both parties was adopted February 29th, 2024.

City staff has been working with the various assignees of credit from Veranda St. Lucie Land Holdings, LLC. since February 29th, 2024. DiVosta Homes, L.P. was one of multiple assignees of credit from Veranda St. Lucie Land Holdings, LLC. DiVosta Homes, L.P. currently has two true-up agreement request that are under review by City staff. The first request is related to road impact fee credits prior to adoption of the City's mobility fee. The second request is for 122 homes within Veranda Gardens Phase 4 (**Attachment A**).

The second request is both a true-up agreement and a request for reimbursement of mobility fees paid in the amount of **\$435,655.80**. While there is a balance of \$8,334.13, all approved lots have been permitted and built, and all assigned units have received credits per the assigned number of units. Thus, there is no credit balance remaining as all assigned units have received credit to offset their fee obligation. DiVosta Homes has provided documentation of the permits and addresses for which mobility fees have been paid (**Attachment B**). For privacy purposes, the names of the owners for dwelling units are not provided as part of the documentation included in **Attachment B**.

NUE Urban Concepts has calculated the mobility fees for a random sample of dwelling units based on the square footage provided by the St. Lucie County Property Appraiser and the currently adopted mobility fee rates. City staff has also reviewed the documentation provided and has verified the mobility fees that have been paid by DiVosta Homes. The data provided by the Applicant does not show any request for reimbursement for mobility fees. City Staff has reviewed the permits for Veranda Gardens Phase 4 and has confirmed that no refund request has been processed.

DiVosta Homes, L.P. has submitted all required documentation. The documentation accurately reflects the Mobility Fee credits granted, the amount of mobility fees paid and subject to reimbursement, and the remaining balance. This review in no way modifies any existing agreement nor does it any manner modify or override any policy of the City or the adopted Mobility Fee Ordinance. The documentation provided is consistent with the requirements of the adopted Mobility Fee Ordinance and it is my recommendation that the City move forward with the True Up Agreement and processing a refund of **\$435,655.80**. NUE Urban Concepts will prepare a separate evaluation of the other true-up agreement request submitted by DiVosta Homes, L.P.

Sincerely,


Jonathan B. Paul, AICP
Principal

Attachments

Attachment A

Building Permit and Mobility Fees Paid

COMMUNITY-DESC	LOT AND DESCRIPTION	CITY MOBILITY FEES PAID TO COUNTY	PLAN	START-DATE	FINAL-DATE	CLOSED-DATE	LOT-ADDRESS	PERMIT #
Veranda Gardens 66' -5474	LOT: 22104	\$4,390.40	55174	11/17/23	4/29/24	6/26/24	401 SE Flotli Dr	2333020
Veranda Gardens 52' -5473	LOT: 22204	\$4,630.40	55170	11/20/23	5/15/24	6/6/24	397 SE Flotli Dr	2333028
Veranda Gardens 52' -5473	LOT: 22304	\$4,630.40	55170	7/19/23	4/16/24	4/25/24	393 SE Flotli Dr	2326785
Veranda Gardens 52' -5473	LOT: 22404	\$3,356.80	55138	11/16/23	5/14/24	6/4/24	389 SE Flotli Dr	2325021
Veranda Gardens 66' -5474	LOT: 22504	\$3,734.40	55173	9/18/23	3/27/24	4/9/24	385 SE Flotli Dr	2333040
Veranda Gardens 52' -5473	LOT: 22604	\$3,566.40	55135	9/22/23	4/15/24	4/24/24	381 SE Flotli Dr	2323098
Veranda Gardens 52' -5473	LOT: 22704	\$3,108.80	55137	7/5/23	1/24/24	1/26/24	377 SE Flotli Dr	2322948
Veranda Gardens 52' -5473	LOT: 22804	\$2,659.20	55166	8/21/23	3/4/24	3/15/24	373 SE Flotli Dr	2326222
Veranda Gardens 52' -5473	LOT: 22904	\$2,960.00	55167	8/14/23	3/7/24	3/20/24	369 SE Flotli Dr	2329777
Veranda Gardens 52' -5473	LOT: 23004	\$3,356.80	55138	7/31/23	3/14/24	6/21/24	365 SE Flotli Dr	2319327
Veranda Gardens 52' -5473	LOT: 23104	\$2,713.60	55166	8/21/23	2/28/24	3/8/24	361 SE Flotli Dr	2319337
Veranda Gardens 52' -5473	LOT: 23204	\$3,073.60	55135	8/14/23	3/14/24	4/12/24	357 SE Flotli Dr	2319356
Veranda Gardens 66' -5474	LOT: 23304	\$3,734.40	55173	3/1/24	8/28/24	11/8/24	353 SE Flotli Dr	2400210
Veranda Gardens 66' -5474	LOT: 23404	\$4,364.80	55174	2/12/24	8/6/24	11/18/24	333 SE Flotli Dr	2400254
Veranda Gardens 66' -5474	LOT: 23504	\$4,502.40	55174	3/14/24	9/19/24	12/24/24	325 SE Flotli Dr	2353902
Veranda Gardens 66' -5474	LOT: 23604	\$4,502.40	55174	2/14/24	7/25/24	9/30/24	296 SE Flotli Dr	2400722
Veranda Gardens 66' -5474	LOT: 23704	\$3,734.40	55173	2/19/24	7/24/24	8/28/24	300 SE Flotli Dr	2400281
Veranda Gardens 66' -5474	LOT: 23804	\$3,708.80	55173	2/22/24	8/21/24	10/18/24	304 SE Flotli Dr	2400293
Veranda Gardens 66' -5474	LOT: 23904	\$4,332.80	55174	12/18/23	7/15/24	8/27/24	308 SE Flotli Dr	2337553
Veranda Gardens 66' -5474	LOT: 24004	\$3,734.40	55173	7/13/23	3/14/24	7/18/24	312 SE Flotli Dr	2318920
Veranda Gardens 52' -5473	LOT: 24104	\$2,713.60	55166	5/30/23	11/21/23	11/29/23	316 SE Flotli Dr	2317186
Veranda Gardens 52' -5473	LOT: 24204	\$2,960.00	55167	5/26/23	12/4/23	12/14/23	320 SE Flotli Dr	2317210
Veranda Gardens 52' -5473	LOT: 24304	\$4,630.40	55170	5/30/23	12/14/23	12/21/23	324 SE Flotli Dr	2317219
Veranda Gardens 52' -5473	LOT: 24404	\$3,356.80	55138	8/4/23	3/14/24	4/25/24	328 SE Flotli Dr	2316621
Veranda Gardens 52' -5473	LOT: 24504	\$2,659.20	55166	7/20/23	1/18/24	1/29/24	332 SE Flotli Dr	2316137
Veranda Gardens 52' -5473	LOT: 24604	\$3,617.60	55135	8/8/23	3/1/24	3/19/24	336 SE Flotli Dr	2316056
Veranda Gardens 52' -5473	LOT: 24704	\$3,382.40	55138	7/27/23	3/20/24	3/26/24	340 SE Flotli Dr	2316142
Veranda Gardens 66' -5474	LOT: 24804	\$4,390.40	55174	2/22/24	8/22/24	10/31/24	344 SE Flotli Dr	2400315
Veranda Gardens 66' -5474	LOT: 24904	\$3,734.40	55173	8/28/23	3/12/24	3/19/24	348 SE Flotli Dr	2333049
Veranda Gardens 66' -5474	LOT: 25004	\$4,353.60	55174	6/14/23	12/14/23	12/22/23	352 SE Flotli Dr	2316063
Veranda Gardens 52' -5473	LOT: 25104	\$4,630.40	55170	5/26/23	12/11/23	12/22/23	356 SE Flotli Dr	2316789
Veranda Gardens 66' -5474	LOT: 25204	\$3,708.80	55173	12/13/23	5/29/24	6/26/24	360 SE Flotli Dr	2337348
Veranda Gardens 52' -5473	LOT: 25304	\$2,960.00	55167	6/21/23	1/3/24	1/12/24	364 SE Flotli Dr	2319372
Veranda Gardens 66' -5474	LOT: 25404	\$3,676.80	55173	11/14/23	4/18/24	6/21/24	368 SE Flotli Dr	2326232
Veranda Gardens 52' -5473	LOT: 25504	\$2,960.00	55167	6/21/23	2/13/24	2/29/24	757 SE Courances Dr	2317229
Veranda Gardens 52' -5473	LOT: 25604	\$2,659.20	55166	8/16/23	3/1/24	3/12/24	761 SE Courances Dr	2318929
Veranda Gardens 52' -5473	LOT: 25704	\$3,617.60	55135	6/28/23	4/18/24	4/26/24	765 SE Courances Dr	2318937
Veranda Gardens 66' -5474	LOT: 25804	\$4,332.80	55174	10/19/23	5/10/24	8/5/24	769 SE Courances Dr	2323106
Veranda Gardens 66' -5474	LOT: 25904	\$3,734.40	55173	9/7/23	4/5/24	4/18/24	773 SE Courances Dr	2326241
Veranda Gardens 66' -5474	LOT: 26004	\$3,676.80	55173	8/28/23	3/13/24	3/18/24	777 SE Courances Dr	2319384
Veranda Gardens 52' -5473	LOT: 26104	\$3,409.60	55135	6/7/23	12/18/23	12/21/23	781 SE Courances Dr	2316147
Veranda Gardens 52' -5473	LOT: 26204	\$2,960.00	55167	5/12/23	11/9/23	11/20/23	785 SE Courances Dr	2316153
Veranda Gardens 52' -5473	LOT: 26304	\$3,409.60	55135	4/24/23	11/20/23	11/30/23	425 SE Donnell St	2310791

COMMUNITY-DESC	LOT AND DESCRIPTION	CITY MOBILITY FEES PAID TO COUNTY	PLAN	START-DATE	FINAL-DATE	CLOSED-DATE	LOT-ADDRESS	PERMIT #
Veranda Gardens 52' -5473	LOT: 26404	\$3,328.00	55138	4/7/23	11/14/23	11/15/23	421 SE Donnell St	2310833
Veranda Gardens 52' -5473	LOT: 26504	\$2,960.00	55167	4/27/23	10/19/23	10/27/23	417 SE Donnell St	2312040
Veranda Gardens 52' -5473	LOT: 26604	\$3,328.00	55138	5/18/23	12/4/23	12/13/23	413 SE Donnell St	2314641
Veranda Gardens 52' -5473	LOT: 26704	\$3,409.60	55135	5/18/23	12/6/23	12/15/23	409 SE Donnell St	2314669
Veranda Gardens 66' -5474	LOT: 26804	\$4,390.40	55174	6/29/23	1/16/24	1/23/24	405 SE Donnell St	2316158
Veranda Gardens 52' -5473	LOT: 26904	\$2,659.20	55166	4/27/23	11/7/23	11/17/23	401 SE Donnell St	2312104
Veranda Gardens 52' -5473	LOT: 27004	\$2,960.00	55167	5/12/23	10/31/23	11/9/23	397 SE Donnell St	2313592
Veranda Gardens 52' -5473	LOT: 27104	\$3,382.40	55138	5/16/23	11/29/23	12/8/23	393 SE Donnell St	2314647
Veranda Gardens 66' -5474	LOT: 27204	\$4,353.60	55174	5/9/23	11/20/23	11/29/23	389 SE Donnell St	2314881
Veranda Gardens 66' -5474	LOT: 27304	\$3,734.40	55173	6/16/23	4/3/24	4/16/24	388 SE Donnell St	2319402
Veranda Gardens 52' -5473	LOT: 27404	\$4,630.40	55170	3/23/23	11/17/23	12/14/23	392 SE Donnell St	2308565
Veranda Gardens 52' -5473	LOT: 27504	\$2,659.20	55166	6/29/23	1/8/24	1/16/24	396 SE Donnell St	2325281
Veranda Gardens 52' -5473	LOT: 27604	\$3,132.80	55137	4/5/23	9/18/23	9/28/23	400 SE Donnell St	2308410
Veranda Gardens 66' -5474	LOT: 27704	\$3,676.80	55173	4/25/23	10/16/23	10/27/23	404 SE Donnell St	2308426
Veranda Gardens 52' -5473	LOT: 27804	\$3,566.04	55135	4/4/23	10/19/23	10/27/23	408 SE Donnell St	2308448
Veranda Gardens 52' -5473	LOT: 27904	\$4,630.40	55170	4/12/23	11/22/23	11/27/23	412 SE Donnell St	2312067
Veranda Gardens 52' -5473	LOT: 28004	\$3,382.40	55138	5/15/23	12/7/23	12/20/23	416 SE Donnell St	2314630
Veranda Gardens 52' -5473	LOT: 28104	\$3,409.60	55135	2/28/23	11/7/23	11/7/23	420 SE Donnell St	2305924
Veranda Gardens 52' -5473	LOT: 28204	\$2,713.60	55166	3/28/23	9/29/23	10/19/23	424 SE Donnell St	2308206
Veranda Gardens 52' -5473	LOT: 28304	\$4,630.40	55170	3/29/23	11/8/23	11/16/23	801 SE Courances Dr	2310678
Veranda Gardens 52' -5473	LOT: 28404	\$2,713.60	55166	4/7/23	11/2/23	11/10/23	805 SE Courances Dr	2310843
Veranda Gardens 52' -5473	LOT: 28504	\$3,356.80	55138	3/31/23	11/20/23	11/30/23	809 SE Courances Dr	2305950
Veranda Gardens 66' -5474	LOT: 28604	\$4,353.60	55174	3/1/23	9/14/23	9/20/23	813 SE Courances Dr	2305037
Veranda Gardens 52' -5473	LOT: 28704	\$4,630.40	55170	3/22/23	10/23/23	10/26/23	821 SE Courances Dr	2308547
Veranda Gardens 66' -5474	LOT: 28804	\$3,708.80	55173	3/8/23	9/19/23	9/22/23	825 SE Courances Dr	2305115
Veranda Gardens 66' -5474	LOT: 28904	\$3,734.40	55173	4/27/23	11/20/23	11/28/23	829 SE Courances Dr	2310685
Veranda Gardens 52' -5473	LOT: 29004	\$2,960.00	55167	3/16/23	9/14/23	9/22/23	833 SE Courances Dr	2305963
Veranda Gardens 52' -5473	LOT: 29104	\$3,382.40	55138	4/20/23	10/19/23	3/6/24	837 SE Courances Dr	2311046
Veranda Gardens 52' -5473	LOT: 29204	\$4,630.40	55170	3/15/23	10/11/23	10/20/23	427 SE Vallarta Dr	2306513
Veranda Gardens 52' -5473	LOT: 29304	\$3,356.80	55138	4/6/23	12/4/23	12/12/23	423 SE Vallarta Dr	2311054
Veranda Gardens 66' -5474	LOT: 29404	\$3,676.80	55173	3/23/23	9/22/23	10/10/23	419 SE Vallarta Dr	2308553
Veranda Gardens 66' -5474	LOT: 29504	\$3,734.40	55173	4/19/23	10/13/23	10/30/23	415 SE Vallarta Dr	2305976
Veranda Gardens 52' -5473	LOT: 29604	\$2,960.00	55167	3/16/23	9/12/23	9/21/23	411 SE Vallarta Dr	2305586
Veranda Gardens 66' -5474	LOT: 29704	\$3,734.40	55173	2/27/23	9/8/23	9/21/23	407 SE Vallarta Dr	2305121
Veranda Gardens 66' -5474	LOT: 29804	\$4,364.80	55174	3/16/23	9/21/23	10/3/23	406 SE Vallarta Dr	2305126
Veranda Gardens 66' -5474	LOT: 29904	\$3,708.80	55173	7/18/23	1/11/24	1/19/24	410 SE Vallarta Dr	2322962
Veranda Gardens 66' -5474	LOT: 30004	\$4,390.40	55174	9/14/23	5/15/24	6/24/24	414 SE Vallarta Dr	2325028
Veranda Gardens 66' -5474	LOT: 30104	\$3,734.40	55173	8/31/23	3/19/24	3/26/24	418 SE Vallarta Dr	2335883
Veranda Gardens 52' -5473	LOT: 30204	\$2,960.00	55167	9/5/23	3/15/24	3/21/24	845 SE Courances Dr	2330856
Veranda Gardens 52' -5473	LOT: 30304	\$4,630.40	55170	10/26/23	5/15/24	5/24/24	849 SE Courances Dr	2330866
Veranda Gardens 66' -5474	LOT: 30404	\$3,708.80	55173	3/8/24	9/10/24	10/25/24	853 SE Courances Dr	2400326
Veranda Gardens 52' -5473	LOT: 30504	\$2,960.00	55167	10/12/23	3/21/24	3/27/24	857 SE Courances Dr	2333061
Veranda Gardens 52' -5473	LOT: 30604	\$2,688.00	55166	11/28/23	5/30/24	7/3/24	861 SE Courances Dr	2347986

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Veranda Gardens 52' - 5473	LOT: 30704	\$4,630.40	55170	11/27/23	8/8/24	9/4/24	865 SE Courances Dr	2346716
Veranda Gardens 66' - 5474	LOT: 30804	\$4,390.40	55174	3/8/24	8/12/24	9/26/24	869 SE Courances Dr	2400335
Veranda Gardens 52' - 5473	LOT: 30904	\$2,960.00	55167	12/7/23	6/12/24	6/25/24	873 SE Courances Dr	2346738
Veranda Gardens 52' - 5473	LOT: 31004	\$2,688.00	55166	12/8/23	5/1/24	5/22/24	877 SE Courances Dr	2346748
Veranda Gardens 66' - 5474	LOT: 31104	\$3,708.80	55173	2/28/24	8/14/24	11/22/24	881 SE Courances Dr	2400355
Veranda Gardens 52' - 5473	LOT: 31204	\$2,960.00	55167	12/13/23	6/11/24	6/26/24	885 SE Courances Dr	2346768
Veranda Gardens 52' - 5473	LOT: 31304	\$2,713.60	55166	12/13/23	5/16/24	5/29/24	889 SE Courances Dr	2346777
Veranda Gardens 66' - 5474	LOT: 31404	\$3,734.40	55173	2/15/24	7/23/24	8/5/24	866 SE Courances Dr	2400343
Veranda Gardens 52' - 5473	LOT: 31504	\$3,547.20	55135	2/8/24	7/12/24	10/18/24	862 SE Courances Dr	2400164
Veranda Gardens 52' - 5473	LOT: 31604	\$3,356.80	55138	2/14/24	7/23/24	8/1/24	858 SE Courances Dr	2400735
Veranda Gardens 66' - 5474	LOT: 31704	\$3,734.40	55173	2/23/24	7/23/24	8/7/24	854 SE Courances Dr	2400376
Veranda Gardens 52' - 5473	LOT: 31804	\$2,960.00	55167	2/6/24	7/23/24	8/7/24	850 SE Courances Dr	2400172
Veranda Gardens 52' - 5473	LOT: 31904	\$2,688.00	55166	2/9/24	6/26/24	8/28/24	846 SE Courances Dr	2400182
Veranda Gardens 52' - 5473	LOT: 32004	\$4,630.40	55170	6/9/23	12/14/23	12/20/23	838 SE Courances Dr	2314679
Veranda Gardens 52' - 5473	LOT: 32104	\$3,289.60	55135	5/5/23	12/5/23	3/27/24	834 SE Courances Dr	2314690
Veranda Gardens 66' - 5474	LOT: 32204	\$3,734.40	55173	6/8/23	12/6/23	12/19/23	830 SE Courances Dr	2318944
Veranda Gardens 52' - 5473	LOT: 32304	\$3,132.80	55137	5/10/23	12/1/23	12/11/23	826 SE Courances Dr	2314702
Veranda Gardens 52' - 5473	LOT: 32404	\$3,382.40	55138	4/17/23	11/14/23	11/22/23	822 SE Courances Dr	2312086
Veranda Gardens 66' - 5474	LOT: 32504	\$4,390.40	55174	4/14/23	11/30/23	11/30/23	818 SE Courances Dr	2312097
Veranda Gardens 66' - 5474	LOT: 32604	\$3,676.80	55173	3/30/23	10/24/23	10/27/23	814 SE Courances Dr	2308559
Veranda Gardens 52' - 5473	LOT: 32704	\$3,617.60	55135	3/21/23	9/19/23	9/25/23	810 SE Courances Dr	2305981
Veranda Gardens 52' - 5473	LOT: 32804	\$3,566.40	55135	4/13/23	11/6/23	11/14/23	806 SE Courances Dr	2312047
Veranda Gardens 66' - 5474	LOT: 32904	\$3,708.80	55173	5/25/23	12/6/23	12/26/23	802 SE Courances Dr	2316920
Veranda Gardens 52' - 5473	LOT: 33004	\$2,713.60	55166	8/29/23	3/20/24	3/26/24	798 SE Courances Dr	2333878
Veranda Gardens 52' - 5473	LOT: 33104	\$2,960.00	55167	7/31/23	1/17/24	1/25/24	794 SE Courances Dr	2326257
Veranda Gardens 66' - 5474	LOT: 33204	\$3,734.40	55173	9/8/23	3/12/24	5/13/24	790 SE Courances Dr	2325033
Veranda Gardens 52' - 5473	LOT: 33304	\$3,356.80	55138	6/1/23	12/13/23	12/22/23	786 SE Courances Dr	2318070
Veranda Gardens 52' - 5473	LOT: 33404	\$2,960.00	55167	8/17/23	2/29/24	3/7/24	782 SE Courances Dr	2330887
Veranda Gardens 66' - 5474	LOT: 33504	\$4,353.60	55174	9/20/23	4/16/24	4/26/24	778 SE Courances Dr	2339311
Veranda Gardens 66' - 5474	LOT: 33604	\$3,328.00	55138	11/10/23	5/1/24	5/10/24	774 SE Courances Dr	2343681
Veranda Gardens 52' - 5473	LOT: 33704	\$2,960.00	55167	7/28/23	2/14/24	2/22/24	770 SE Courances Dr	2319410
Veranda Gardens 66' - 5474	LOT: 33804	\$3,708.80	55173	10/27/23	5/3/24	7/26/24	766 SE Courances Dr	2326263
Veranda Gardens 52' - 5473	LOT: 33904	\$2,659.20	55166	7/6/23	2/13/24	2/29/24	762 SE Courances Dr	2316909
Veranda Gardens 52' - 5473	LOT: 34004	\$2,960.00	55167	7/12/23	1/10/24	1/16/24	758 SE Courances Dr	2316937
Veranda Gardens 66' - 5474	LOT: 34104	\$3,676.80	55173	10/9/23	4/17/24	4/26/24	396 SE Filoti Dr	2342192
Veranda Gardens 66' - 5474	LOT: 34204	\$3,734.40	55173	1/11/24	5/15/24	7/2/24	400 SE Filoti Dr	2353556
	Total Spend:	\$435,652.44						

Attachment B

Veranda Gardens Phase 4 Site Layout



lucido & associates

701 E. University Blvd., Suite 200
Tampa, FL 33606
(813) 225-1161 Fax: (813) 225-1162
www.lucidoassociates.com

Data (T1-T3):

Yield: 220 DU's
Acreage: 65.17 AC
Density: 3.28 DU/AC
Lakes: 9.36 AC (14%)
Lot Depth: 131'

52' - 161'
62' - 59'
Total 220

T1: 23.80 AC

Yield: 49 DU's
38 DU (78%)
11 DU (22%)
WMT/Lakes: 9.76 ac (41%)

T2: 15.41 AC

Yield: 60 DU's
41 DU (68%)
19 DU (32%)
WMT/Lakes: 1.33 ac (8%)

T3: 25.96 AC

Yield: 111 DU's
82 DU (74%)
29 DU (26%)
WMT/Lakes: 1.12 ac (4%)

Data (T4):
T4: 38.17 AC
Yield: 122 DU's
75 DU (62%)
47 DU (38%)
WMT/Lakes: 3.21 ac (8%)

Total Yield (T1-T4):
342 DU's

40' Landscape Buffer

Amenity
6.3 acres

WMT 7
0.75 ac.

WMT 5
1.20 ac.

WMT 3
2.85 ac.

WMT 6
1.26 ac.

WMT 2
6.91 ac.

WMT 1
1.33 ac.

WMT 2
1.12 ac.



Graphic Scale
0 50' 100' 200'
Scale: 1" = 100'

Veranda Gardens East

Master Plan - Phasing and Lot Yield Exhibit
Port St. Lucie, Florida
October 25, 2018