

CITY OF PORT ST. LUCIE

PLANNING AND ZONING BOARD AGENDA

TUESDAY, JULY 5, 2016

1:30 P.M. – PORT ST. LUCIE CITY HALL

121 S.W. PORT ST. LUCIE BOULEVARD, PORT ST. LUCIE, FLORIDA

1. MEETING CALLED TO ORDER
2. ROLL CALL
3. DETERMINATION OF A QUORUM
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF MINUTES – **June 7, 2016**
6. **CONSENT AGENDA**
 - A. P16-066 WESTERN GROVE DRI – CONCEPTUAL MASTER PLAN
7. **PUBLIC HEARINGS**

[The applicant or agent for the applicant must be present. If no representative is present for the application, it will be tabled to the following month's meeting.]

Anyone wishing to speak on any item may approach the podium after the issue has been opened for the public to comment. Each person wishing to speak may do so for not more than 3 (three) minutes. Your comments and concerns are very welcome, however, we must maintain order and provide time for everyone.

- A. P16-086 PREMIER MANAGEMENT (C. SEVERE) – VARIANCE
Location: The property is located at 2073 SW Hayworth Avenue, east of SW Domina Road, west of SW Campana Street and south of SW Gatlin Blvd.
Legal Description: Lots 9 & 10, Block 1709, Section 31.
This is a request to grant a variance to the requirements of Appendix B, Land Use Conversion Manual of the City's zoning code, to allow the rezoning of two lots to the Service Commercial Zoning District, which will isolate an adjacent lot. Section (III) of the City's Land Use Conversion Manual requires no isolation of lots, whereas the applicant is proposing to isolate an adjacent lot.
- B. P15-149 RIVERLAND/KENNEDY DRI, PARCEL A – MPUD REZONING
Location The property is located south of Discovery Way (E/W 1) and west of the Community Boulevard right-of-way.
Legal Description: Portions of Sections 15, 16, 21 & 22, Township 37 South, Range 30 East.
This is a request to rezone approximately 413 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD).

- C. P16-042 TRADITION – MASTER SIGN PROGRAM AMENDMENT NO. 5
 This is a request to amend the Master Sign Program for Tradition. This master sign program incorporates the properties within Tradition, Southern Grove and Western Grove. This program is to allow the current needs of the developments and the needs of future development. It also will regulate signage off premises along Tradition Parkway and I-95 on and off ramps.
- D. P16-045 SUITS U LUCIE – REZONING
 Location: The property is located on the northeast corner of Wayne Street and Port St. Lucie Boulevard.
 Legal Description: Lots 1, 2, 22 & 23, Block 703, Section 18.
 This is a request to rezone property from P (Professional) and RS-2 (Single-Family Residential) to CG (General Commercial).
- E. P16-046 WESTERN GROVE MPUD – REZONING
 Location: The property is located south of the Crosstown Parkway right-of-way and east of Range Line Road.
 Legal Description: A parcel of land lying in Sections 6, 7, 17 & 18, Township 37 South, Range 39 East, St. Lucie County, Florida.
 This is a request to rezone approximately 1,388 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD). The proposed MPUD will allow for 2,900 residential dwelling units; 16.27 acres of Neighborhood/Village Commercial; and sites for a school, park and fire station.
- F. P16-057 CITY OF PORT ST. LUCIE – AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE U.S. 1 CORRIDOR
 This is a request to amend the Community Redevelopment Plan for the area defined in Resolution 01-R27, and commonly referred to as the U.S. 1 Corridor, to include a change in the boundaries of the redevelopment area, revised legal description, and revised CRA Master Plan to add an additional 47 acres of land.
- G. P16-059 GATLIN COMMONS PUD AMENDMENT NO. 5 – PUD AMENDMENT
 Location: The property is located on the southwest corner of Gatlin Boulevard and Rosser Boulevard.
 Legal Description: Gatlin Commons, Parcels 1 through 20.
 This is a request to amend the PUD (Planned Unit Development) document for Gatlin Commons. The proposed changes include updating the boundaries for Parcel 4M and adding a right out to existing right in on Gatlin Boulevard between Parcel (9 & 10).
- H. P16-060 TOWN PLACE US 1 – COMPREHENSIVE PLAN AMENDMENT/
 SMALL SCALE
 Location: The property is located on the east side of US 1, south of Savanna Club Boulevard, north of Huffman Road.
 Legal Description: St. Lucie Gardens, Parcels I and II.
 This is a request to amend the City of Port St. Lucie's Comprehensive Plan to adjust the future land use designations of CG (General Commercial) and RM (Medium-Density Residential).

- I. P16-069 CALVARY CHAPEL PSL – SPECIAL EXCEPTION USE
 Location: The property is located on the southwest corner of NW St. James Drive and NW Peachtree Boulevard.
 Legal Description: Peachtree Place, Parcel 3.
 This is a request to grant a special exception use for a K-9 private school in the CG (General Commercial) Zoning District per Section 158.124(C) of the Zoning Code.

- J. P16-072 TORINO LAKES – COMPREHENSIVE PLAN AMENDMENT/SMALL SCALE
 Location: The property is located on the west side of East Torino Parkway south of Conley Drive.
 Legal Description: Section 47, a portion of Tract “D”.
 This is a request to amend the City of Port St. Lucie’s Comprehensive Plan to change the future land use designation of RM/ROI/CG (Medium-Density Residential/Residential//Office/Institutional/General Commercial) to RM/CG (Medium-Density Residential/General Commercial).

- K. P16-076 VERANO PUD 1 AMENDMENT No. 9 – PUD AMENDMENT
 Location: The property is located north of the C-24, west of Interstate 95, east of Glades Cut-Off Road, and south of the Reserve.
 Legal Description: Sections 28, 29, 33, 34 and 35, Township 36 South, Range 39 East, and a portion of a 170 foot wide utility easement.
 This is a request to amend the conceptual plan, and the rear and side setback for the villa unit.

8. **NEW BUSINESS**

- A. P16-075 VERANO PUD 1 PLAT NO. 18 – PRELIMINARY & FINAL PLAT
- B. DETERMINATION OF EXCUSED ABSENCE

9. **OLD BUSINESS**

10. **PUBLIC TO BE HEARD**

11. **ADJOURN**

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk’s office at 772-871-5157 for assistance. No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

6/29/2016 8:43 AM



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD – MEETING OF JULY 5, 2016

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING *AC*

RE: WESTERN GROVE DEVELOPMENT OF REGIONAL IMPACT (DRI)
 CONCEPTUAL MASTER PLAN
 PROJECT NO. P16-066

DATE: JUNE 23, 2016

BACKGROUND: The Western Grove project is a DRI consisting of approximately 1,941 acres located south of the Crosstown Parkway right-of-way and east of Range Line Road. The development plan divides the project into major districts or uses consistent with the NCD (New Community Development District) land use category policies of the City's Comprehensive Plan. The land use categories include Residential and Neighborhood Village Commercial. In total, the development program includes 4,000 residential dwelling units; 200,000 square feet of retail; and 50,000 square feet of office uses as permitted within the NCD District.

The DRI development order was originally approved by the City Council on February 26, 2007 by Resolution 06-R77. The first amendment to the development order was approved by City Council on April 25, 2016 by Resolution 16-R24.

PROJECT: The developer has submitted a conceptual master plan for review and approval in accordance with Condition No. 11 of the DRI development order. The plan is to provide long-term guidance and direction for the project by showing the general location of all residential and nonresidential land uses, arterial and collector roads, utilities sites, school sites, civic and institutional sites, major access points and multi-use trails and greenways. The plan is required to be presented to the City's Planning and Zoning Board and the City Council for consideration and approval prior to final approval of any zoning application in the DRI. The conceptual master plan shall be consistent with the NCD land use category and the Master Development Plan (Map H) of the DRI development order. The conceptual master plan is only to be considered as a generalized reference tool which is not regulatory, but rather a planning reference to provide long-range guidance related to those lands being considered for development approval. The

conceptual master plan shall be revised by the developer from time to time as needed to show approved and proposed development.

ANALYSIS: The proposed plan is consistent with the DRI Map H in that it shows the locations of the Residential and Neighborhood/Village Commercial areas and the buffer area along Range Line Road. The proposed plan is also consistent with the Tradition/Western Grove NCD District Conceptual Land Use Plan, Figure 1-3 of the Future Land Use Element of the Comprehensive Plan. Per Condition No. 11 of the DRI development order and consistent with the proposed rezoning application for the Western Grove MPUD (P16-046) the developer has included the residential dwelling units, neighborhood commercial areas, city park sites, school and fire station sites, and proposed stormwater management areas.

STAFF RECOMMENDATION:

The Site Plan Review Committee recommended approval of the Conceptual Master Plan at their May 25, 2016 meeting.

PLANNING AND ZONING BOARD ACTION OPTIONS:

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

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



Lucido & Associates

Land Planning / Landscape Architecture

P16-066
\$1,710.00
#93542

May 4, 2016

Ms. Patricia Tobin, Director
Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RECEIVED
MAY - 3 2016
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE

**RE: Western Grove- Master Development Plan Application Submittal
(LA 15-006)**

Dear Ms. Tobin,

On behalf of Tradition Land Company LLC and WCI Communities, please accept this application for review and approval consideration of the Master Development Plan for Western Grove Development of Regional Impact (DRI).

We are providing this master development plan pursuant to Condition #11 of the Western Grove DRI Development Order and is required prior to any rezoning of the property.

Enclosed with this request letter is the following:

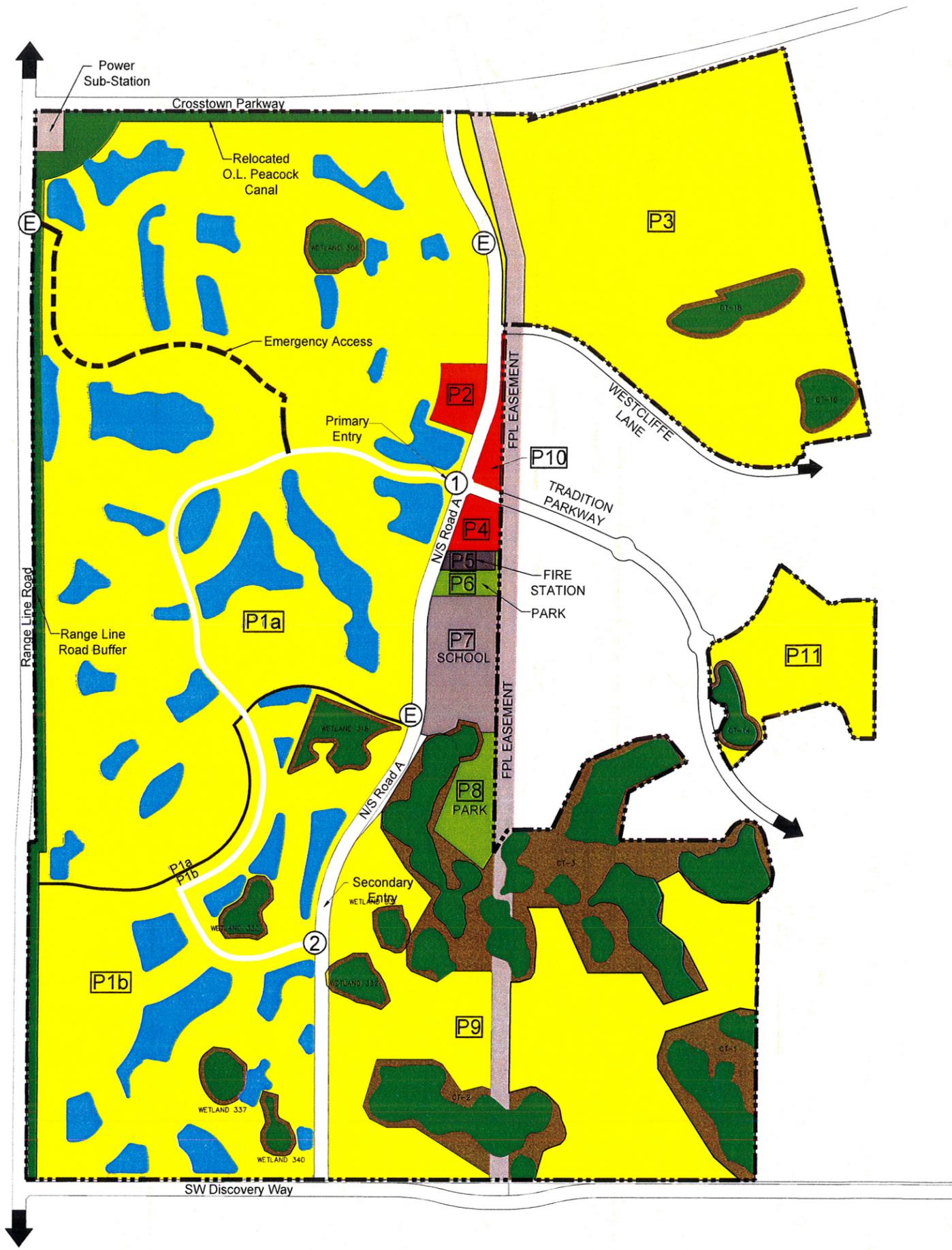
1. Application fee: \$2,143.00 (as provided to me by Planning & Zoning);
2. Western Grove Master Development Plan

Authorization letters, ownership documentation and additional information can be found with the current Western Grove DRI and MPUD application materials. If anything is needed, please do not hesitate to contact me.

I am looking forward to working with you on the review of this application and our requests.

Respectfully,

Steven D. Garrett, RLA
Vice President



SITE DATA:

Required Minimum Land Uses: 3

Provided Land Uses: 5

(Refer to Figure 1-3 Tradition/Wester Grove Conceptual Land Use Plan)

LEGEND:

- RESIDENTIAL - 1,297.15 ac.
- NEIGHBORHOOD / VILLAGE COMMERCIAL - 21.04 ac.
- FIRE DEPARTMENT - 2.84 ac.
- CONSERVATION AREA - 279.58 ac.
- ACTIVE PARKS - 20.61 ac.
- K- 12 SCHOOL - 20.43 ac.
- STORMWATER - 166.17 ac.
- FPL - 27.71 ac.
- RELOCATED PEACOCK CANAL - 55.38 ac.
- RIGHTS-OF-WAY - 48.01 ac.
- EMERGENCY ACCESS
- PARCEL NUMBER

Development Program			
Parcel #	Land Use/Use	Acreage	Units
P1a	Residential	601.411	1750
	Conservation/Wetlands	7.029	
	Lakes	114.74	
P1b	Residential	208.16	600
	Conservation/Wetlands	29.88	
	Lakes	51.43	
P2	Neighborhood/Village Commercial	8.12	
P3	Residential	277.801	600
	Conservation/Wetlands	17.77	
P4	Neighborhood/Village Commercial	8.15	
P5	Fire Station	2.84	
P6	Park	7.11	
P7	School	20.43	
P8	Park	10.839	
	Conservation/Wetlands	2.661	
P9	Residential	162.47	550
	Conservation/Wetlands	217.639	
P10	Neighborhood/Village Commercial	4.77	
P11	Residential	49.965	500
	Conservation/Wetlands	4.605	
Canal	Relocated Peacock Canal	55.38	
FPL	FPL Easement	27.71	
R.O.W.	Rights-of-Way	48.01	
Total		1938.92	4,000

* All acreages & dwelling units are approximate. Refer to actual MPUD plans for final acreages.

Land Development Criteria:

Residential Area (policy 1.2.2.3)		Neighborhood/Village Commercial (policy 1.2.2.4)	
Minimum Size: (Req/Pro)	10/54.57 Acres	Minimum Size: (Req/Pro)	3/8.12 Acres
Maximum Size: (Req/Pro)	750/722.50 Acres	Maximum Size: (Req/Pro)	35/8.15 Acres
Maximum Building Lot Coverage:	60%	Maximum Building Lot Coverage:	80%
Maximum Impervious Lot Area:	80%	Maximum Impervious Lot Area:	90%
Minimum Open Space:	30%	Minimum Open Space:	10%
Minimum Density of Residential Area:	1 Units/net acre	Minimum Density of Residential Area:	5 Units/net acre
Maximum Density of Residential Area:	28 Units/net acre	Maximum Density of Residential Area:	20 Units/net acre
Maximum Building Height:	35'	Maximum Building Height:	50'

Notes:

- The Western Grove Conceptual Plan was provided to validate M.P.U.D. requirements and is not meant to grant specific site plan approval. Individual site & parcel plans will be submitted to the City of PSL for review and approval.
- The new community shall be developed in conjunction with the provision of adequate public facilities.
- Utility Sites will be added as mutually agreed upon per the Annexation Agreement.
- 24" Water Main is located on the East side of Village Parkway. 16" Force Main is located on the West side of Village Parkway.
- The stormwater management system shall be designed to treat and convey the stormwater from the ultimate section for the adjacent roadways: N/S Road A, Discovery Way, Crosstown Parkway, Westcliffe Parkway, and Tradition Parkway, and appropriate flowage easements will be provided by the City.



Lucido & Associates

Land Planning / Landscape Architecture
701 E Ocean Blvd. Stuart, Florida 34954 (772) 220-2100 Fax (772) 223-0220

Key / Location:



Project Team:

Western Grove DRI

Master Development Plan

(Required by Condition 11 of Western Grove DRI)
Port St. Lucie, Florida

Date	By	Description
05.04.16	Submittal	
05.26.16	Response to SPRC Comments	



SCALE: 1" = 600'
0 300' 600' 1,200'





City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JULY 5, 2016

FROM: DANIEL ROBINSON, PLANNER *DAR*

RE: PREMIER MANAGEMENT. (C. SEVERE)
VARIANCE APPLICATION
P16-086

DATE: JUNE 21, 2016

APPLICANT: Abraham Chabab, PE is the applicant. The agent authorization letter is attached.

OWNER: Clarens Severe of Premier Management.

LOCATION: The address is 2073 SW Hayworth Avenue and 2699 SW Domina Road: The property is located at the northeast corner of SW Donina Road and Hayworth Avenue.

LEGAL DESCRIPTION: Port St. Lucie Section 31, Block 1709, Lots 9 & 10

SIZE: 0.49 acres

EXISTING ZONING: Single-Family Residential Zoning District (RS-2)

EXISTING USE: Vacant

REQUESTED VARIANCE: The request is to grant a variance to the requirements of Appendix B, Land Use Conversion Manual of the city's zoning code to allow the rezoning of two lots to the Service Commercial Zoning District, which will isolate an adjacent lot.

SURROUNDING USES: North, West, & South = Commercial Warehouses and East = Vacant lot.

IMPACTS AND FINDINGS

Compatibility with variance criteria:

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Applicant: Existing layout as illustrated in the conceptual site plan shows that lot 11 is a non-conforming lot. It is surrounded by developed property to the north and our property to the west. Current owner of lot 11 has owned the property since 1983 and has no interest of selling it in the near future.

Staff Response: There are no special conditions or circumstances existing which are peculiar to the land, structure, or building involved that would not be applicable to other lands, structures, or buildings in the same zoning district. The variance will isolate lot 11 not allowing the property to meet Section III, Land Assembly Requirements of the City Land Use Conversion Manual.

- 2) That the special conditions and circumstances do not result from any action of the applicant.

Applicant: Conditions and circumstances regarding "Landlocked" are not created by the owner of lots 9 & 10 nor the owner of lot 11. Original land use and zoning of this area was for residential use and would only require a single lot to build on; however, to rezone this property to commercial use and comply with city's requirements, a variance must be applied for to resolve this issue.

Staff Response: There is no special conditions or circumstances that pertains to this property. The special condition or circumstance is the result of the applicant's desire to develop their two lots; thereby isolating lot 11.

- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

Applicant: Granting a variance will not result in special privileges that the owner will gain extra benefits. Main purpose of the variance is to resolve "the landlocked" issue and ensure both properties can be developed and meet current city standards.

Staff Response: Granting of this variance will allow development of the applicant's land and will restrict the owner of lot 11 from rezoning the lot until they file for a variance application to Section III, Land Assembly Requirements of the Conversion Manual and to Section 158.126 (F) of the Zoning Code.

- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

Applicant: Mr. Severe's property and adjacent property cannot be developed unless the "landlocked" issue is resolved. For properties that exhibit undue hardship similar to our situation, the city has adopted Ordinance 95-48. This Ordinance provides venues such as a variance that can be applied for to waive such requirements and allow the rezoning process to move forward.

Staff Response: The provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and will not work unnecessary undue hardship on the applicant. A property owner that doesn't want to sell is not a hardship.

- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Applicant: In order for lot 11 to be developed independently, it must have minimum building square footage of 1200 square feet, dumpster for solid waste and recycling, sewer connection and driveway access. Conceptual site plan has demonstrated that lot 11 will have full access to the above mentioned items with minimum of no variance to city codes.

Staff Response: The granting of this variance will allow the applicant to join and rezone two lots for future commercial development while isolating lot 11. The variance will not permit rezoning of lot 11 until a variance to the conversion manual and the Zoning Code is also approved for that lot.

- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant: General use of this area is Light Warehouse Industrial/Commercial Services (LWI/CS). The intent of this variance is to develop the land with similar buildings in the surrounding areas that meet

current city standards. No encroachments or deviations from city codes have been requested in the variance. Development will be in compliance with all city codes and ordinances.

Staff Response: The granting of the variance would be in direct conflict with Section III, Land Assembly Requirements (Avoiding Isolated Lots) on the City of Port St. Lucie Land Use Conversion Manual and the Zoning Code. The concept plan submitted does not meet the Zoning Code requirements and would require the cooperation of the owner of lot 11.

- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Applicant: We will comply with any additional conditions and safeguards which the city staff and Planning and Zoning Board may recommend during the review and approval process.

Staff Response: The Planning and Zoning Department would only ask that the condition of shared access and refuse collection area be provided on the applicant's property meeting all required setbacks and landscaping.

STAFF RECOMMENDATION:

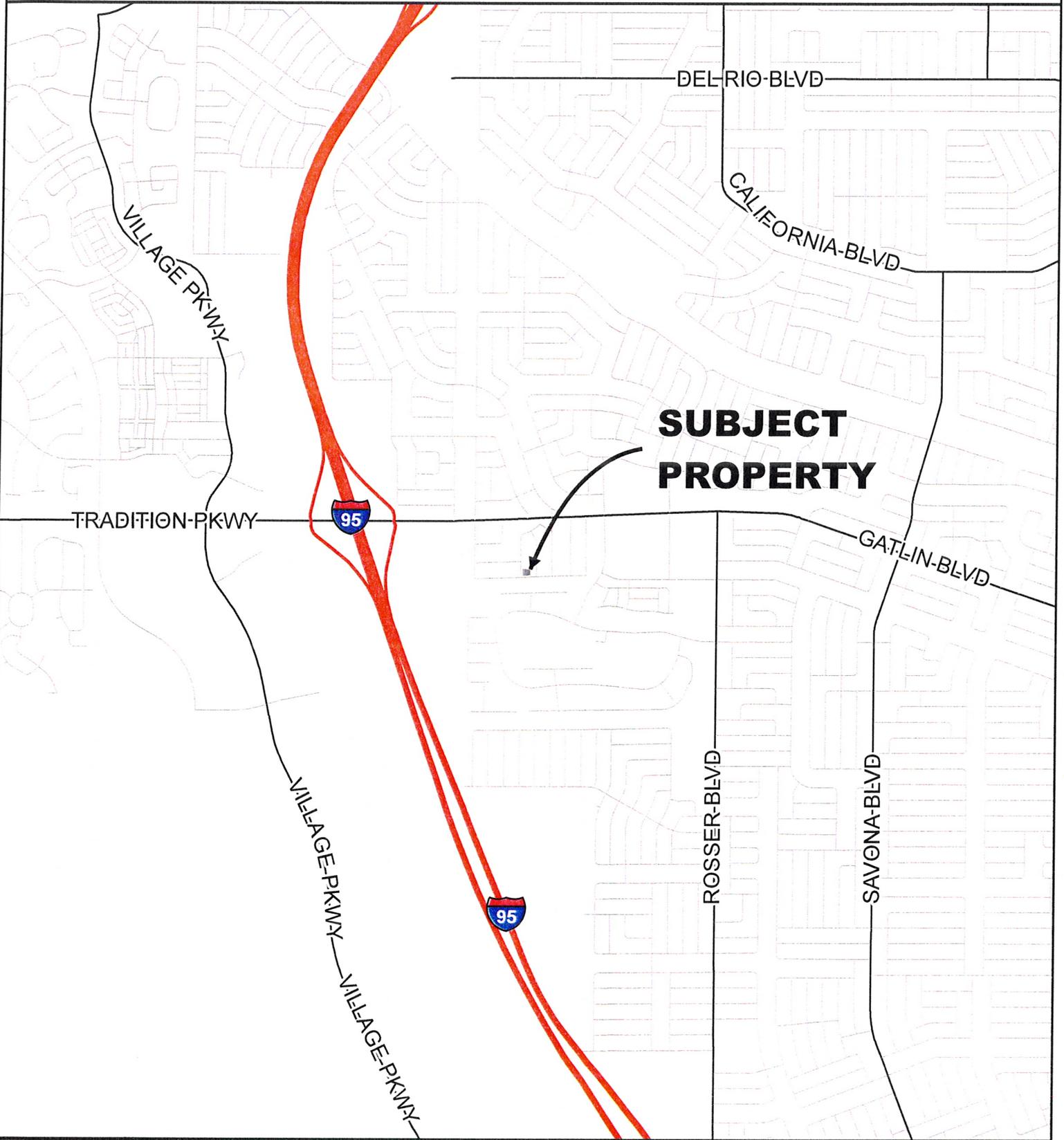
The Planning and Zoning Department staff finds the request to be inconsistent with variance criteria as stipulated in Section 158.295(C) of the Zoning Code and recommends denial.

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Motion to recommend approval
- Motion to recommend approval with conditions
- Motion to recommend denial

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

GENERAL LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
PREMIER MANAGEMENT
SECTION 31, BLOCK 1709, LOTS 9 & 10

DATE:	6/6/2016
APPLICATION NUMBER:	P16-086
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**

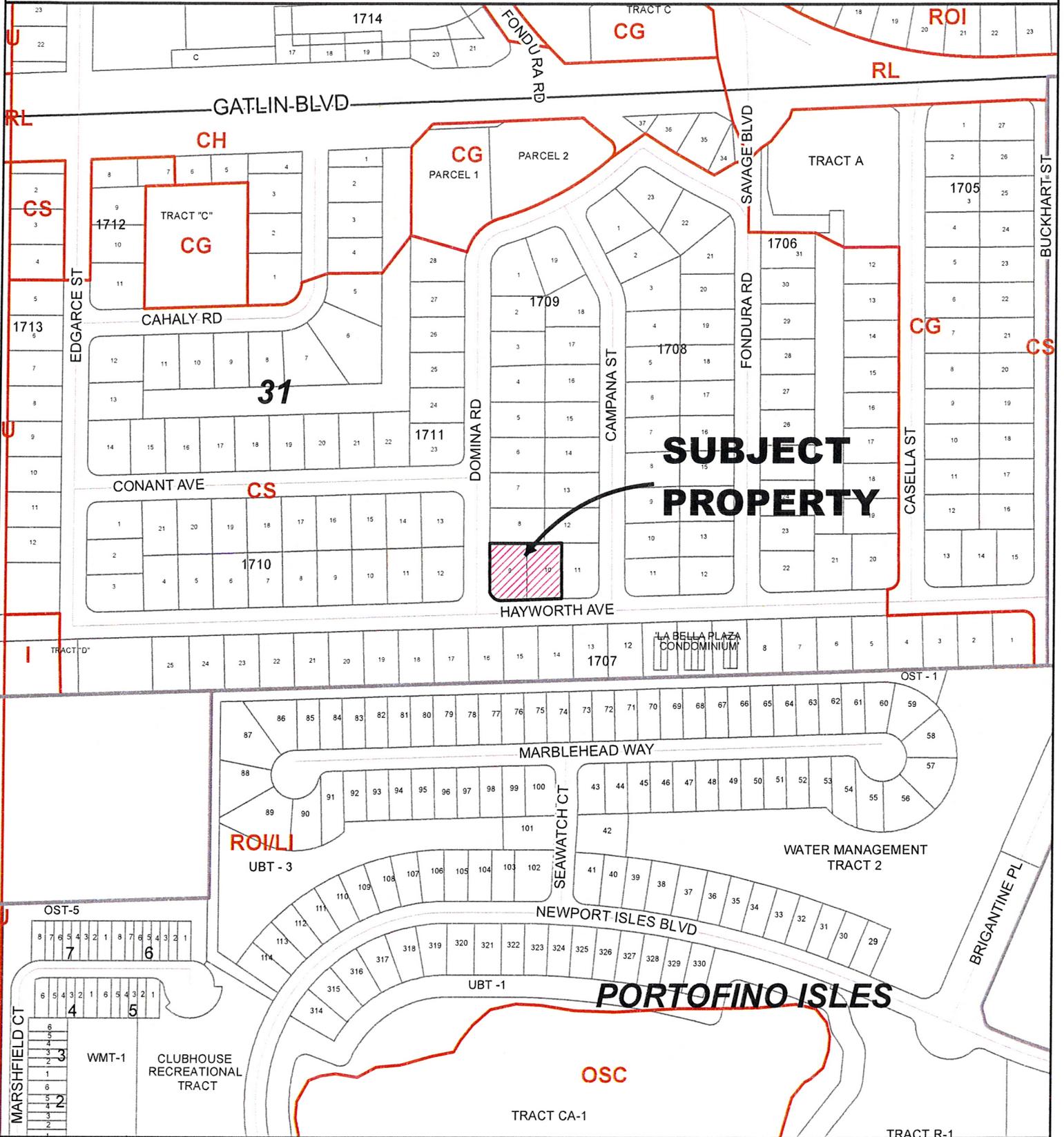


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
PREMIER MANAGEMENT
SECTION 31, BLOCK 1709, LOTS 9 & 10
AERIAL DATE 2014

DATE:	6/6/2016
APPLICATION NUMBER:	P16-086
USER:	patricias
SCALE:	1 in = 150 ft

FUTURE LAND USE



**SUBJECT
PROPERTY**

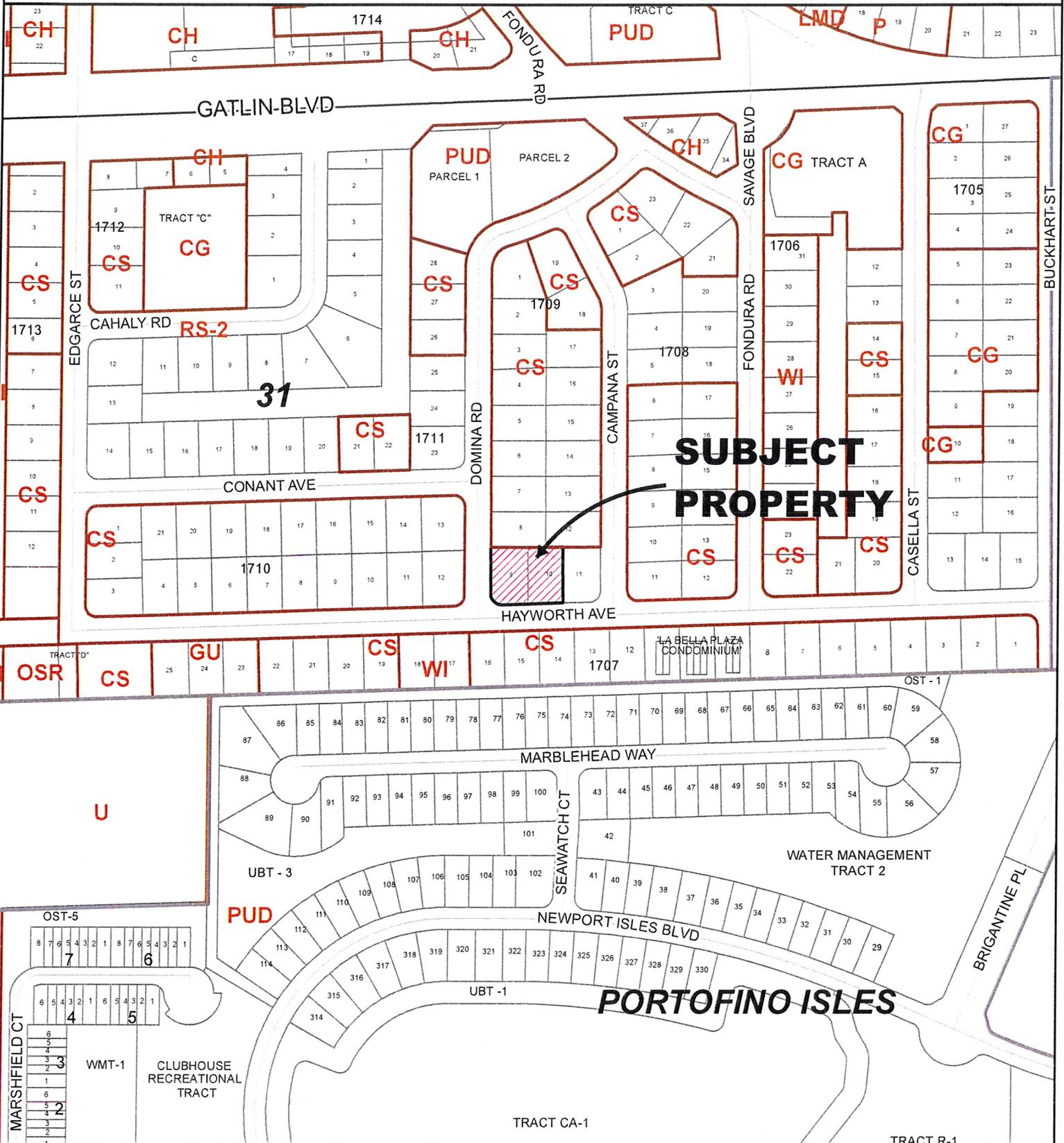


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
PREMIER MANAGEMENT
SECTION 31, BLOCK 1709, LOTS 9 & 10

DATE:	6/6/2016
APPLICATION NUMBER:	P16-086
USER:	patricias
SCALE:	1 in = 300 ft

EXISTING ZONING



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
PREMIER MANAGEMENT
SECTION 31, BLOCK 1709, LOTS 9 & 10

DATE:	6/6/2016
APPLICATION NUMBER:	P16-086
USER:	patricias
SCALE:	1 in = 300 ft

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5212 FAX: (772)871-5124

FOR OFFICE USE ONLY

Planning Dept P16-086
Fee (Nonrefundable) \$ 1,635.00
Receipt # 96454

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: agchabab1@msn.com

PROPERTY OWNER:

Name: Premier Management (Clarens Severe)
Address: 3630 Alder Dr. Apt B3 West Palm Beach FL 33417
Telephone No.: 561-436-5727 Fax No.: _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Abraham Chabab, PE
Address: 5428 NW Edgewater Ave, Port St Lucie FL 34983
Telephone No.: 772-878-5079 Fax No.: 772-785-8291

SUBJECT PROPERTY:

Legal Description: Lot 9&10 Block 1709, Port St. Lucie Section 31
Parcel I.D. Number: Lot (9) 342065011100007 Lot(10) 342065011110004
Address: 2073 Hayorth Ave.

RECEIVED

MAY 31 2016

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Current Zoning Classification: Residential (RL)

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.
Our property consists of two lots 9&10, Block 1709, Section 31. Lot 11 is a single lot that will not conform to the development standards of the city. This is in reference to lot size, minimum frontage, driveway access, dumpster, grinder pump and other requirements. Proposed conceptual site plan provides details of shared access to the above mentioned items that lot 11 will have full access to. These items will be constructed on lots 9&10 and will be shared with lot 11 thru shared access agreement and other measures that the city may recommend.

CLARENS SEVERE
Signature of Applicant

CLARENS SEVERE
Hand Print Name

5-20-2016
Date

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.

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in § 158.295 (C) 1-7 and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district; Existing layout as illustrated in the conceptual site plan shows that lot 11 is a non conforming lot. It is surrounded by

developed property to the north and our property to the west. Current onwer of lot 11 has owned the property since 1983 and has no interest of selling it in the near future.

(2) Please explain if these conditions and circumstances result from actions by the applicant; Conditions and circumstances regarding "Landlocked" are not created by the owner of lots 9&10 nor the onwer of Lot 11.

Original land use and zoning of this area was for residential use and would only require a single lot to build on; however, to rezone this property to commercial use and comply with city's requirements, a vraiance must be applied for to resolve this issue.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

Granting a variance will not result in special privileges that the owner will gain extra benefits. Main purpose of the variance is to resolve "the landlocked" issue and ensure both properties can be developed and meet current city standards.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

Mr. Clarens property and adjacent property can not be developoed unless the landlocked issue is resolved. For properties that exhibit undue hardship similar to our situaton, the city has adopted Ordinance 95-48. This Ordinance provides venues such as a variance that can be applied for to waive such requirements and allow the rezoning process to move forward.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

In order for lot 11 to be developed independently, it must have minimum building sqaure footage of 1200 SF, dumpster for solid waste and recycling, sewer connection and driveway access. Conceptual site plan has demonstrated that lot 11 will have full access to the above mentioned items with minimum or no variance to city codes.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

General use of this area is Light Warehouse Industrial/Commercaill Services (LWI/CS). The intent of this variance is to develop the lands with similar buildings in the surrounding areas that meet current city standards. No encroachments or deviations from city codes have been requested in the variance. Development will be in compliance with all city codes and ordinances.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

We will comply with any additional conditions and safeguards which the city staff and Planning and Zoning Board may recommend during the review and approval process.



Signature of Applicant

CLARENS SEVERE

Hand Print Name

5-20-16

Date

Clarens Severe
Premier Management
3630 Alder Dr. Apt. B3
West Palm Beach, FL 33417
Ph: 561-436-5727
Email: clarenssevere@att.net

May 15, 2016

Patricia A. Tobin, AICP, Director
Planning and Zoning Dept.
121 S.W. PSL Blvd.
Port St. Lucie FL, 34984

**RE : Applying for a Variance & Rezoning
For Lots 9&10, Block 1709, PSL Section 31.**

Dear Ms. Tobin:

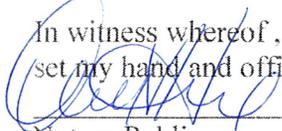
This letter should inform you that Abraham Chabab is the owner's agent for the above mentioned property . Issues regarding Planning and Zoning Department and related items shall be addressed to his office which is located at the following address:

Abraham F. Chabab, P.E.
5428 NW Edgewater Ave.
Port. St. Lucie , FL. 34983

Please be advised that owner is requesting courtesy copies be sent to owner's address of all correspondence . Should you have any questions or require any additional information, please contact us at your convenience .


CLARENS SEVERE

In witness whereof, I hereunto
set my hand and official seal


Notary Public

5/20/16
Date

My commission expires

1/10/20

Wells Fargo Bank,N.A.
Westward
2701 Okeechobee Blvd.
West Palm Beach,FL 33409



P.O. Box 211971
Royal Palm Beach
FL 33421
\$100.00

COPY

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Warranty Deed

Prepared by Nikelle Severe

Date of this Document: 06-17-2008

Reference Number of Related Documents: _____

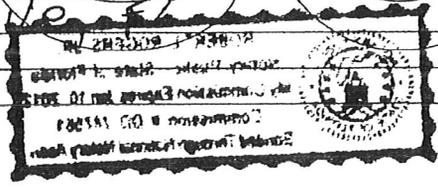
Grantor(s):
Name Nikelle Severe
Street Address P.O. Box 211971
City/State/Zip Royal Palm Beach FL 33421

Grantee(s):
Name Premier Management
Street Address P.O. Box 211971
City/State/Zip Royal Palm Beach FL 33421

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter, or unit, building and condo name): Section 31 - BK 1709 lot 10 (Map 43/14N) or 1881-1074: 2035-963

Assessor's Property Tax Parcel/Account Number(s): 34206501111000/4

For good consideration, Nikelle SEVERE
of P.O. Box 211971, County of Royal Palm Beach
State of FL 33421, hereby bargain, deed and convey to Premier Management
County of Royal Palm Beach, State of FL 33421, the following described and in Port St. Lucie
County, freed and clear with WARRANTY COVENANTS; to wit: 2073 SW Hayward
Ave



Dated: 02-29-08

Clarens Severe
Signature of Grantor
CLARENS SEVERE
Name of Grantor

S. Capps
Signature of Witness #1

LaShanta Capps
Printed Name of Witness #1

Clara Hill
Signature of Witness #2

Clara Hill
Printed Name of Witness #2

State of FLORIDA County of PAIM BEACH
On FEBRUARY 29 2008, the Grantor, CLARENS SEVERE,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Lina Prieto
Notary Signature

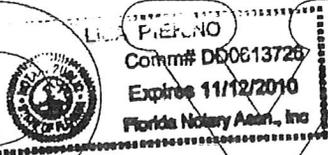
Notary Public,
In and for the County of Palm Beach State of FLORIDA

My commission expires: 11/12/10

Seal

Send all tax statements to Grantee.

COOPY



COPY

Recording requested by:
When recorded, mail to:

Name: _____

Address: _____

City: _____

State/Zip: _____

Space above reserved for use by Recorder's Office

Document prepared by:

Name _____

Address _____

City/State/Zip _____

Property Tax Parcel/Account Number:

COPY

QUITCLAIM DEED

This Quitclaim Deed is made on 02-26-2008, between

CLARENS SEVERE, Grantor, of 5496 escourt BLVD,

City of W.P.B., State of FL, 33411, and

Nikelle SEVERE, Grantee, of PO BOX 211971,

City of RPTB, State of FL, 33421.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 2699 SW Domina RD,

City of Port St Lucie, State of FL.

COPY

iD# 342065011100007
Port St Lucie - section 31-BLK
1709 Est 9 (map 43/14N) & or 1835-975!
1866-619; 1968-1016)

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of 2073 SW Hayworth Part. St. Lucie B.L.U.D. FL dated 06-17- 2008.

WITNESS the hands and seal of said Grantor this 17th day of June, 2008.

Grantor [Signature]

State of FLORIDA
County of PALM BEACH
On 6/17/08 before me, ROBERT L. ROGERS, JR. personally appeared NIKELCE SEVENE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]
Yajaira Murphy

Affiant Known Unknown
ID-Produced False
(Seal)

NOTARY PUBLIC-STATE OF FLORIDA
Yajaira Murphy
Commission # DD524048
Expires: MAR. 01, 2010
Bonded Thru Atlantic Bonding Co., Inc.

ROBERT L. ROGERS, JR.
Notary Public - State of Florida
My Commission Expires Jan 18, 2012
Commission # DD 747561
Bonded Through National Notary Assn.



Abraham Chabab, P.E.
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983



May 25, 2016

Anne Cox, Assistant Planning Director
Planning and Zoning Dept.
121 S.W. PSL Blvd.
Port St. Lucie FL, 34984

RE : Applying for a Variance to a Non-Conforming Lot "Landlocked".
Lots 9&10 Block 1709, PSL Section 31 "Mr. Clarens Property"
Lot 11, Block 1709, PSL Section 31 "Ms. Willoughby's Property"

Dear Ms. Cox:

Mr. Clarens property consists of two lots 9&10, Block 1709, PSL Section 31. Lot 11 is a single lot that will not conform to the development standards of the city. This is in reference to lot size, minimum frontage, driveway access, dumpster, grinder pump and other requirements. Proposed conceptual site plan provides details of shared access to the above mentioned items that lot 11 will have full access to. These items will be constructed on lots 9&10 and will be shared with Lot 11 thru shared access agreement and other measures that the city may recommend.

We have also enclosed copies of letters that Mr. Clarens Severe and his Real Estate Agent have sent to the owner of lot 11. Ms. Willoughby has not responded to the letters and has no interest of selling her property in the near future. Ordinance 95-48 states properties that exhibit undue hardship; a variance process can be applied for to waive such requirements and allow the rezoning of lots 9&10.

Please review our variance request and let us know if we have indicated all variances that we must apply for. Should you have any questions or require any additional information, please contact us at your convenience.

Sincerely

Abraham Chabab, P.E.

cc: Clarens Severe, Property Owner.

October 12, 2015

Jeanine Willoughby
7127 Westlyn Drive
San Antonio, TX 78227

Dear Ms. Willoughby:

We have two adjoining vacant lots for sale for at 2699 SW Domina Rd and 2073 SW Hayworth Avenue. Your lot at 2049 SW Hayworth Avenue is adjacent to the 2073 SW Hayworth Avenue lot.

In 2014, the City of Port Saint Lucie identified that all three of these lots and surrounding land were re-designated from residential to commercial use. Additionally, Mr. John Finizio, Planning & Zoning Department, informed me that since your lot is too small to accommodate a commercial structure, it must be developed in combination with the other two parcels. I know that this change of zoning may be confusing, so please contact Mr. Finizio, at phone (772) 344-4326 for confirmation.

Since these three lots must be combined to be developed, would you be interested in either purchasing the other two lots or selling your lot?

Please contact me at your earliest convenience to discuss this matter.

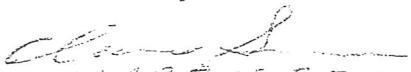
Sincerely,

Rosemary Lichtenfels & Stacey Altieri
(772) 812-9971
Mother-Daughter Team
Keller Williams Realty
9700 Reserve Blvd.
Port St. Lucie, FL 34986

To whom it may concern.

I have been communicated with the owner of the lot at 2049 SW Hayworth Avenue, by mail and person in the last several years to see if we can combined this three lots or purchasing her lot, or selling her my two lots, because the City of Port Saint Lucie won't let me converted my two lots from residential to commercial use, because her lot with is 2049 SW Hayworth Avenue will be isolated, I did everything in my power to solve this matter, but she ignored me, that is why i filled for a variance. I have enclosed letters that i sent to her.

Sincerely,


CLARENS SEVERE

premier management

phone# 561-436-5727

CLARENS SEVERE

SENDER COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i>	
		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
		B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to: <i>Jeanine Willoughby</i> <i>7127 Westign Dr</i> <i>San Antonio</i> <i>TX 78227</i>		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)		7013 1090 0000 5193 9550	
PS Form 3811, February 2004		Domestic Return Receipt	
		102595-02-M-1540	

UNITED STATES POSTAL SERVICE
 TX 78227
 01 FEB '05



First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

• Sender. Please print your name, address, and ZIP+4 in this box •

CLARENS SEVERE
Premier management
3630 alder Dr, APT B-3
W. P. B. FL. 33 417

0556 5193 0000 0907 5702

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

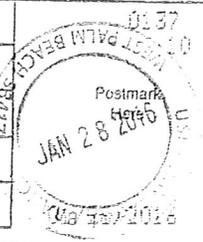
For delivery information visit our website at www.usps.com

SAN ANTONIO, TX 78227

Postage	\$5.00
Certified Fee	\$2.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.00

Sent To: *Jeanine Willoughby*
 Street, Apt. No. or PO Box No.: *7127 Westign Drive*
 City, State, ZIP+4: *San Antonio, TX 78227*

PS Form 3800, August 2006 See Reverse for Instructions



DOMINA RD.

CAMPANA ST.

HAYWORTH AVE.

NON CONFORMING LOT
 OWNER JEANINE WILLOUGHBY
 7127 WESTLYN DR.
 SAN ANTONIO, TX 78227
 LOT SIZE 10540 SF
 PROPOSED BUILDING 2000 SF
 No. of PKG. SPACES 5 SPACES

LOTS 14,12
 OCCUPIED
 LAND USE: LCS
 ZONING : CS

LOTS 14,12
 OCCUPIED
 LAND USE: LCS
 ZONING : CS

GENERAL NOTES

PROJECT NAME : PREMIER MANAGEMENT
 OWNER : PREMIER MANAGEMENT
 3630 ALDER DR. APT. B3
 WEST PALM BEACH, FL 33417
 LOCATION : 2073 HAYWORTH AVE. PSL, FL
 LAND USE : LI
 LAND ZONING : CS
 LEGAL DESCRIPTION : LOTS 9&10, BLOCK 1709, PORT ST LUCIE SECTION 31, AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 0.48 ACRES (21255SF), MORE OR LESS.
 PIN : LOT(9) 342065011100007 LOT(10) 342065011110004
 BUILDING HEIGHT : 30.00 FEET
 NUMBER OF STORIES : ONE
 UTILITIES:
 ELECTRICAL : FPL
 WATER & SEWER : CITY OF PSL
 TELEPHONE : ATT
 SOLID WASTE : AUTHORIZED SOLID WASTE CO.

AREA TABULATION:

	ACREAGE	SF	% OF SITE
SITE COVERAGE	0.0138	600	2.82
OFFICE AREAS	0.0900	3920	18.43
WAREHOUSE AREAS	0.1038	4520	21.25
BUILDING TOTAL	0.1868	8136	38.26
PROP. PAVED AREA	0.2062	270	1.28
PROP. SIDEWALKS/PADS	0.2968	12936	60.79
TOTAL IMPERVIOUS	0.1914	8339	39.21
GREEN AREA/OPEN SPACE	0.4882	21255	100.00

PARKING CALCULATIONS:

PARKING SPACES REQUIRED :
 OFFICE AREAS : 600SF x 1 PKG SPACE/200 SF = 3 PKG SPACES
 WAREHOUSE AREAS : 3920SF x 1 PKG SPACE/500 SF = 8 PKG SPACES
 TOTAL REQUIRED = 11 PKG SPACES
 PARKING PROVIDED : 10 REGULAR PKG & 1 H.C. = 11 PKG SPACES

BUILDING SETBACKS:

FRONT : 51.00 FT
 REAR : 25.00 FT
 LEFT SIDE : 15.00 FT
 RIGHT SIDE : 37.00 FT

FLOOD ZONE MAP:

PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 120285-0275F (8-19-1991)

DRAINAGE STATEMENT:

PROPOSED STORMWATER DRAINAGE SYSTEM WILL COMPLY WITH CITY OF PORT ST. LUCIE REQUIREMENTS

HAZARDOUS WASTE STATEMENT:

ANY & ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS

ENVIRONMENTAL STATEMENT:

PROJECT WILL MEET AND COMPLY WITH STATE AND LOCAL REQUIREMENTS & REGULATIONS REGARDING NATIVE HABITATS & VEGETATION.

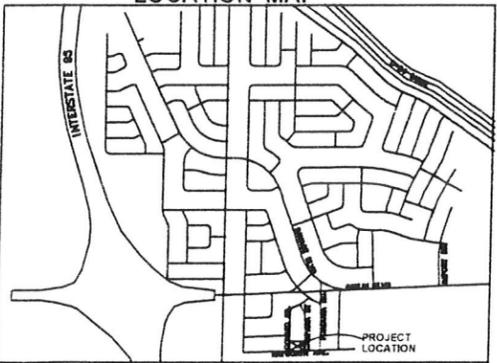
APPLICATION FEE STATEMENT:

THE APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES & ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS.

TRAFFIC STATEMENT:

AVERAGE TRIPS PER DAY : 6.97 TRIPS/1000SF x 4520SF = 31 TRIPS/DAY
 PEAK HOUR TRIPS : 0.98 TRIPS/1000SF x 4520SF = 4 TRIPS/HR
 FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)
 GENERAL LIGHT INDUSTRIAL CODE 110, ITE MANUAL 9th Edition

LOCATION MAP



CITY OF PORT ST. LUCIE
 PROJECT NO. P16

RECEIVED
 MAY 31 2016
 PLANNING DEPARTMENT
 CITY OF PORT ST. LUCIE, FL

SCALE 1"=40'

48 HOURS BEFORE DIGGING
 CALL TOLL-FREE
 1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC
 UNDERGROUND UTILITIES NOTIFICATION CENTER

ABRAHAM CHABAB, Inc.
 FL. BOARD OF PROF. ENG. AUTH.#26790
 5425 NW EDGEWATER AVE
 PORT ST. LUCIE FL 34983
 Email: aqchababi@amc.com
 772 378-6079/476-8830
 Fax: 772 786-8291

PREMIER MANAGEMENT	DESIGNED BY	AC	REVISIONS	DATE
	DRAWN BY	AC		
	DATE	May, 15/2016		
	SHEET	1 OF 1		



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JULY 5, 2016

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING *AK*

RE: RIVERLAND/KENNEDY DRI PARCEL A - MPUD REZONING
REZONING APPLICATION
PROJECT NO P15-149

DATE: JUNE 23, 2016

APPLICANT: Kevin Ratterree is the agent for the property owners.

OWNERS: Riverland/Kennedy II, LLC; Riverland Associates I, LLLP; and Riverland/Kennedy, LLP. The Warranty Deeds are located in the file.

LOCATION: The property is located south of the Discovery Way (EW 1) right-of-way and west of the Community Boulevard right-of-way.

LEGAL DESCRIPTION: The property is legally described as portions of Sections 15, 16, 21 and 22, Township 37 South, Range 39 East. The complete legal description is located in Exhibit 8 of the MPUD document.

SIZE: 413.037 acres

EXISTING ZONING: St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres)

EXISTING USE: agriculture

SURROUNDING USES: The property to the north is residential. The property to the east, west and south is agricultural.

REQUESTED ZONING: MPUD (Master Planned Unit Development).

FUTURE LAND USE: NCD (New Community Development District)

PROPOSED USE: The proposed MPUD will allow for 1,100 residential dwelling units. The residential units will be a combination of detached single family and attached villas. Proposed permitted uses within the residential area include recreational uses and a community garden.

IMPACTS AND FINDINGS:

Land Use Consistency: The proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.4 of the City's Comprehensive Plan regarding Residential and Neighborhood/Village Commercial areas.

Sewer/Water Service: Port St. Lucie Utilities Systems will provide water and sewer service.

Environmental: The property contains approximately 6.4 acres of wetlands which will be filled in and mitigated for per the development order of the Riverland/Kennedy DRI. Exotic vegetation removal is required concurrent with development.

School Concurrency: Per Policy PSFE 2.4.1 of the Public School Facilities Element of the City's Comprehensive Plan, approval of any residential site plans or final subdivision plats shall be subject to the availability of adequate school capacity based on the Level of Service standards adopted in the Public Schools Facilities Element.

Other: Development will be required to comply with all applicable conditions in the Riverland/Kennedy DRI development order. A multi-modal path for pedestrians, bicyclists and golf carts will be provided along the southern boundary of the MPUD area.

STAFF RECOMMENDATION:

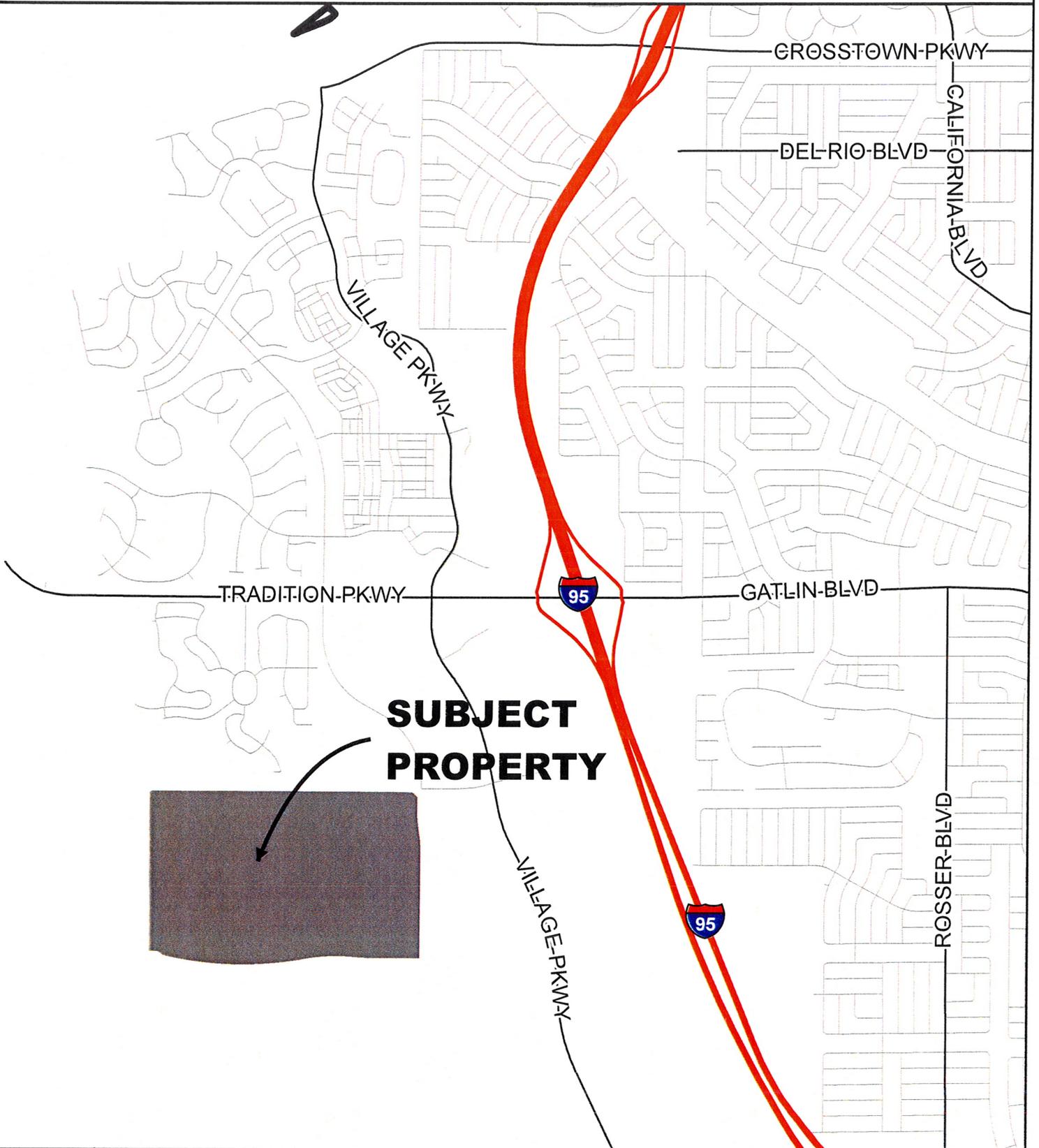
The Site Plan Review Committee reviewed the request at their meeting of June 8, 2016 and recommended approval. The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and recommends approval.

PLANNING AND ZONING BOARD ACTION OPTIONS:

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

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

GENERAL LOCATION



**SUBJECT
PROPERTY**



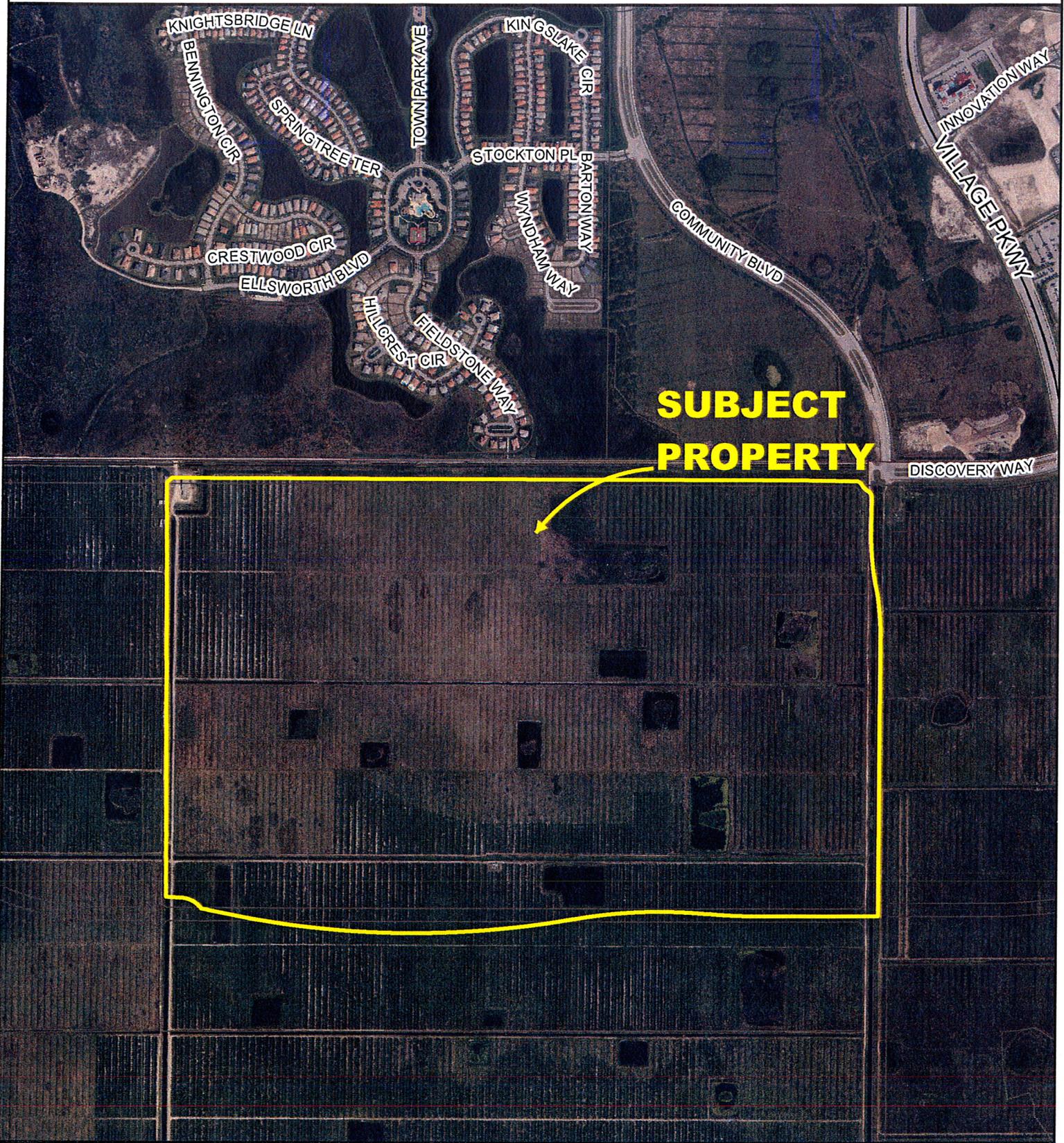
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

MPUD REZONING
RIVERLAND/KENNEDY

P/O SEC. 15,16,21&22, TWP. 37S, RANGE 39E

DATE:	12/9/2015
APPLICATION NUMBER:	P15-149
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**



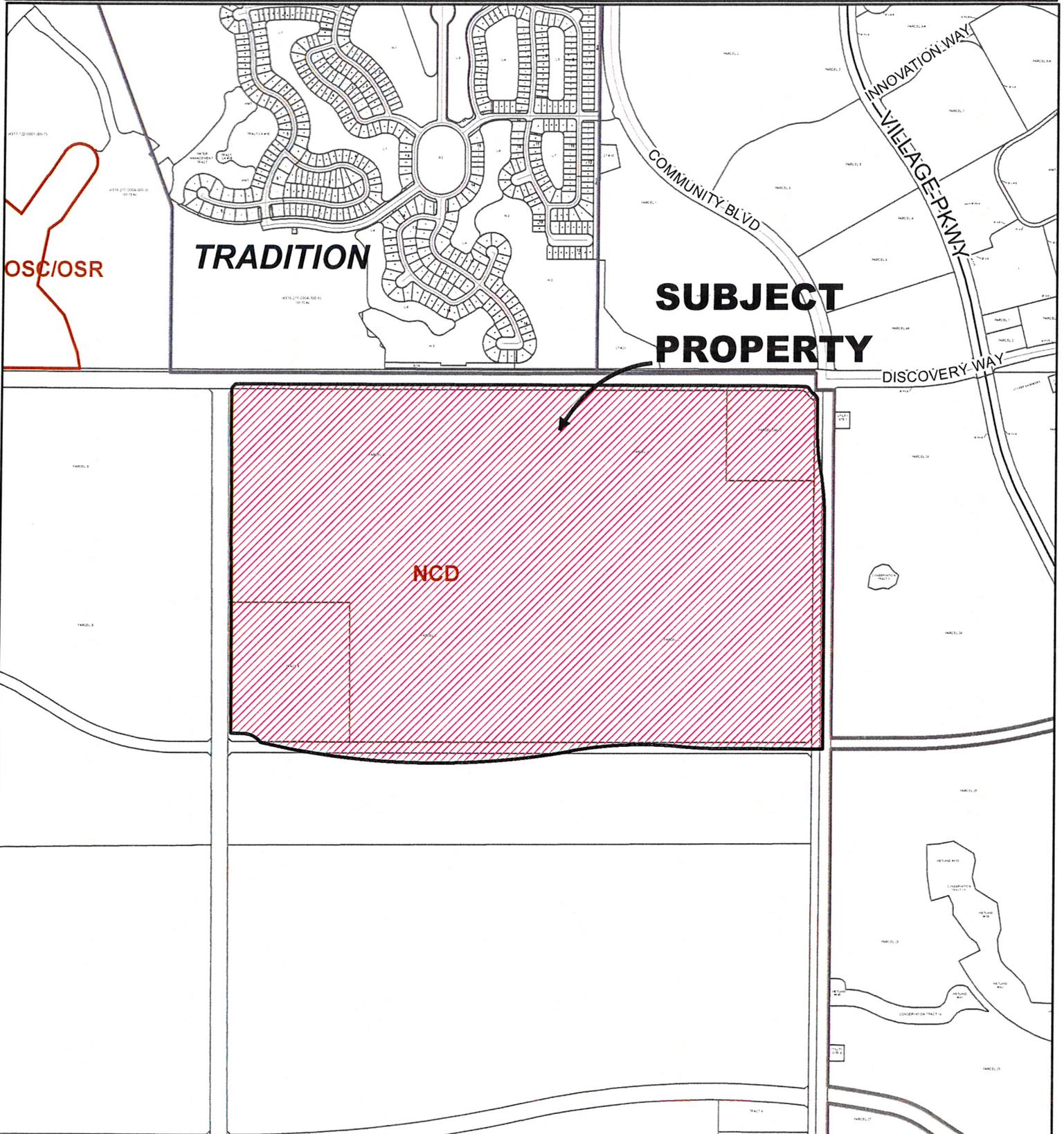
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

MPUD REZONING
RIVERLAND/KENNEDY

P/O SEC. 15,16,21&22, TWP. 37S, RANGE 39E
AERIAL DATE 2014

DATE:	12/9/2015
APPLICATION NUMBER:	P15-149
USER:	patricias
SCALE:	1 in = 1,000 ft

FUTURE LAND USE

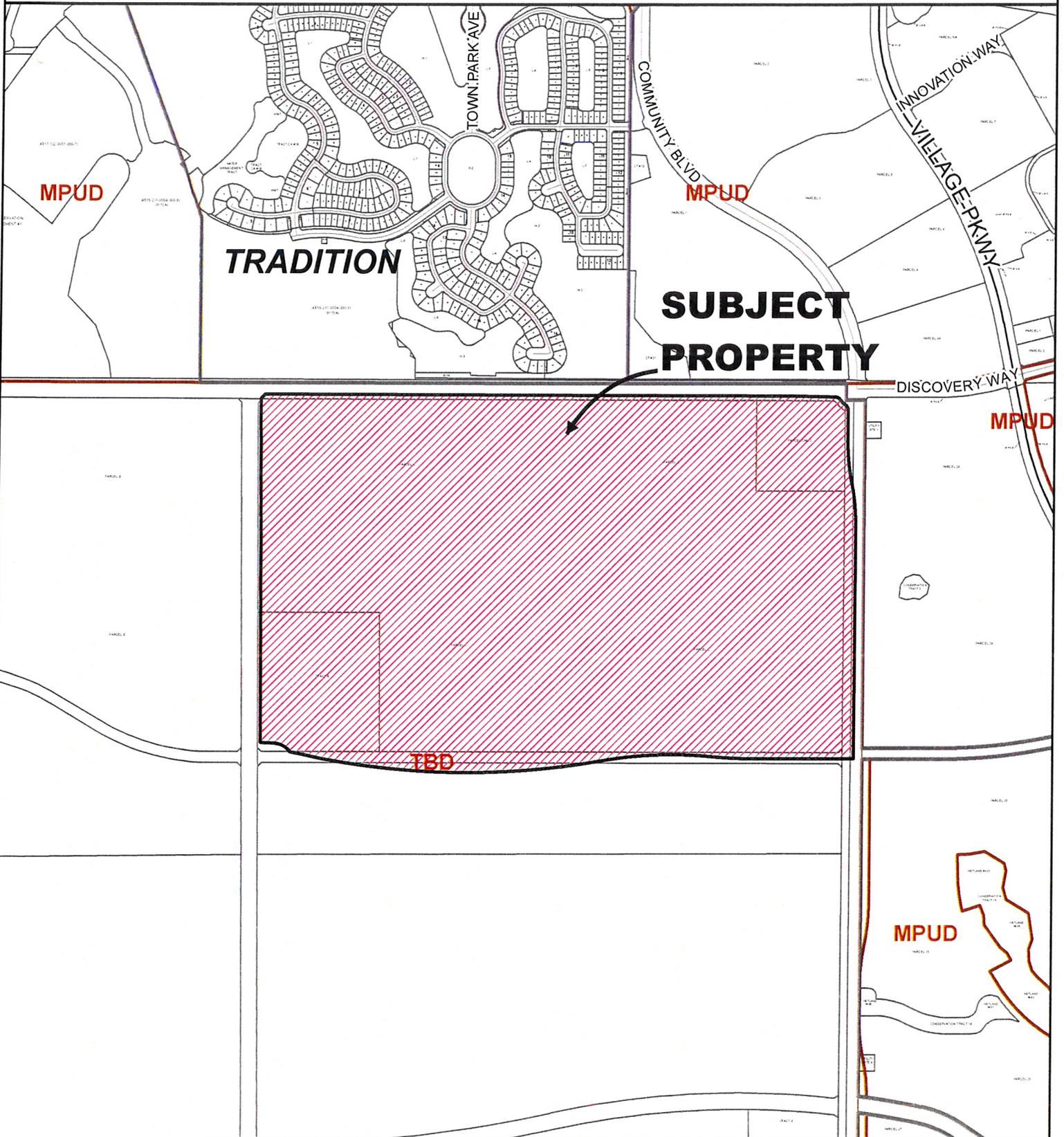


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

MPUD REZONING
RIVERLAND/KENNEDY
P/O SEC. 15,16,21&22, TWP. 37S, RANGE 39E

DATE:	12/9/2015
APPLICATION NUMBER:	P15-149
USER:	patricias
SCALE:	1 in = 1,200 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

MPUD REZONING
RIVERLAND/KENNEDY

P/O SEC. 15,16,21&22, TWP. 37S, RANGE 39E

DATE:	12/9/2015
APPLICATION NUMBER:	P15-149
USER:	patricias
SCALE:	1 in = 1,200 ft

EXHIBIT 1

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department 121
SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept.: P15-149
Fee (Nonrefundable)\$ 19,323.52
Receipt# 64359

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: kevin.ratterree@glhomes.com

PROPERTY OWNER

Name: Riverland/Kennedy II, LLC, Riverland/Kennedy III, LLC, and Riverland/Kennedy, LLP
Address: 1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
PH (954) 753-1730
FX (954) 575-5240

AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC, Riverland/Kennedy III, LLC, and Riverland/Kennedy, LLP
Attn: Kevin Ratterree (kevin.ratterree@glhomes.com)
Address: 1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
PH (954) 753-1730, ext. 2240
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 7

Parcel I.D. Number: 4321-131-0001-000-8; 4321-344-0001-000-2

Current Zoning: AG-5 (SLC)

Proposing Zoning: MPUD- Master Planned Unit Development

Future Land Use Designation: NCD Acreage of Property: 413.446

Reason for rezoning request: Rezone Parcel A of Riverland/Kennedy DRI to MPUD consistent with DRI development order and NCD Future Land Use to permit a residential development consisting of 1,100 single family and paired villa residential units and a 15.00 acre Neighborhood Commercial node at the northeast corner of Parcel A.

Signature of Owner

Hand Print Name

Date

V.P.
Alan Fant
Alan Fant
9/1/15
***If signature is not that of the owner, a letter of authorization from the owner is needed.**

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

H:\PZ\SHARED\APPLCTN\PUD-REZONE (06/23/11)

ORDINANCE 16-

AN ORDINANCE REZONING PROPERTY LOCATED SOUTH OF THE DISCOVERY WAY RIGHT-OF-WAY AND WEST OF THE COMMUNITY BOULEVARD RIGHT-OF-WAY FROM ST. LUCIE COUNTY AG-5 (AGRICUTURAL – ONE DWELLING UNIT PER FIVE ACRES) TO AN MPUD (MASTER PLANNED UNIT DEVELOPMENT) ZONING DISTRICT; PROVIDING FOR THE APPROVAL AND ADOPTION OF A CONCEPTUAL DEVELOPMENT PLAN (P15-149); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kevin Ratteree, agent for Riverland/Kennedy II, LLC; Riverland Associates I, LLLP; and Riverland/Kennedy, LLP, hereinafter referred to as the Applicant, requested the rezoning of certain land located south of the Discovery Way right-of-way and west of the Community Boulevard right-of-way, within the City of Port St. Lucie, and more particularly described in the composite exhibit attached hereto and by reference incorporated herein, from St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres) to an MPUD (Master Planned Unit Development) Zoning District; and

WHEREAS, the Applicant has presented firm evidence of unified control of a majority of the subject property, see the composite exhibit attached hereto and by reference incorporated herein; and

WHEREAS, the subject property is of such a size to permit its design and development as a cohesive unit fulfilling the purpose of an MPUD District; and

WHEREAS, the subject property is located with respect to arterial and collector streets so as to provide suitable access; and

WHEREAS, the proposed MPUD district is located within an approved DRI and shall be consistent with all applicable conditions of the approved DRI development order; and

WHEREAS, the proposed MPUD zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan; and

ORDINANCE 16-

WHEREAS, the subject property is suitable for development in the proposed manner without hazard to persons or property on or off the subject property from possibility of flooding, erosion or other dangers, annoyances or inconveniences; and

WHEREAS, The Applicant has agreed to (1) proceed with the proposed development according to the provisions of these zoning regulations and such conditions as may be attached to the rezoning of the land to MPUD; (2) provide agreements, contracts, deed restrictions and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense; and (3) bind all successors in title to any commitments made under (1) and (2) preceding (see the composite exhibit); and

WHEREAS, a conceptual development plan has been submitted consistent with the requirements of Section 158.185, et seq., Port St. Lucie City Code; and

WHEREAS, the standards for internal MPUD design as set forth in Section 158.185, et seq., Port St. Lucie City Code, will be complied with at the time of final development approval; and

WHEREAS, a surface water drainage system will be constructed at no cost to the City; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on the 5th day of July, 2016, to consider the rezoning application, notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on the day of , 2016, to consider the rezoning application, advertising of the public hearing having been made.

ORDINANCE 16-

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That the property described in the composite exhibit, attached hereto and by reference incorporated herein, be zoned MPUD (Planned Unit Development) Zoning District as defined by Port St. Lucie City Code.

Section 2. That this Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this day of , 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Interim City Attorney

MPUD APPLICATION
FOR MPUD REZONING
OF RIVERLAND/KENNEDY DRI
Parcel A

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RIVERLAND/KENNEDY – MPUD – Parcel A

LIST OF PROJECT PROFESSIONALS

LANDOWNER: RIVERLAND/KENNEDY II, LLC &
RIVERLAND ASSOCIATES I, LLLP &
RIVERLAND/KENNEDY, LLP
Alan J. Fant, Vice President
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
T: (954) 753-1730, ext. 2208
F: (954) 575-5208
alan.fant@glhomes.com

DEVELOPER: RIVERLAND/KENNEDY II, LLC &
RIVERLAND ASSOCIATES I, LLLP &
RIVERLAND/KENNEDY, LLP
Alan J. Fant, Vice President
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
T: (954) 753-1730, ext. 2208
F: (954) 575-5208
alan.fant@glhomes.com

ENGINEER: GLH Engineering, Inc.
Rick Elsner, P.E.
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
T: (954) 753-1730, ext. 2242
F: (954) 575-5242
rick.elsner@glhomes.com

CONSULTANT: RIVERLAND/KENNEDY II, LLC &
RIVERLAND ASSOCIATES I, LLLP &
RIVERLAND/KENNEDY, LLP
Kevin Ratterree
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
T: (954) 753-1730, ext. 2240
F: (954) 575-5240
kevin.ratterree@glhomes.com

EXHIBIT 1

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department 121
SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: kevin.ratterree@glhomes.com

PROPERTY OWNER

Name: Riverland/Kennedy II, LLC, Riverland Associates I, LLLP, and Riverland/Kennedy, LLP
Address: 1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
PH (954) 753-1730
FX (954) 575-5240

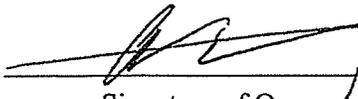
AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC, Riverland Associates I, LLLP and Riverland/Kennedy, LLP
Attn: Kevin Ratterree (kevin.ratterree@glhomes.com)
Address: 1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
PH (954) 753-1730, ext. 2240
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 7
Parcel I.D. Number: 4321-131-0001-000-8; 4321-344-0001-000-2
Current Zoning: AG-5 (SLC)
Proposing Zoning: MPUD- Master Planned Unit Development
Future Land Use Designation: NCD Acreage of Property: 413.037

Reason for rezoning request: Rezone Parcel A of Riverland/Kennedy DRI to MPUD consistent with DRI development order and NCD Future Land Use to permit a residential development consisting of 1,100 single family and villa residential units.

 Vice President ALAN FANT, V.P. May 17, 2016
Signature of Owner Hand Print Name Date

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

H:\PZ\SHARED\APPLCTN\PUD-REZONE (06/23/11)

EXHIBIT 2A

May 17, 2016

City of Port St. Lucie
Attn: Patty Tobin, Planning and Zoning Director
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel A
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Tobin:

Please allow this letter to serve as authorization for Kevin Ratterree and Gladys Digirolamo to act as agent for Riverland/Kennedy II, LLC for the purposes of applying, processing and representation of the MPUD application for Riverland/Kennedy MPUD – Parcel A in Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,
Riverland/Kennedy II, LLC

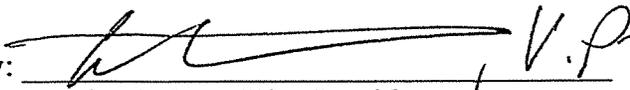
By: 
Alan J. Fant, Vice President

EXHIBIT 2B

May 17, 2016

City of Port St. Lucie
Attn: Patti Tobin, Planning and Zoning Director
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel A
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Tobin:

Please allow this letter to serve as authorization for Kevin Ratterree and Gladys Digirolamo to act as agents for Riverland Associates I, LLLP, for the purposes of applying, processing and representation of the MPUD application for Riverland/Kennedy MPUD – Parcel A in Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,

Riverland Associates I, LLLP, a Florida
limited liability limited partnership

By: Riverland I Corporation, a Florida corporation,
its general partner

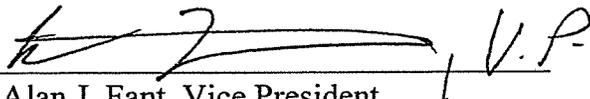
By: 
Alan J. Fant, Vice President

EXHIBIT 2C

May 17, 2016

City of Port St. Lucie
Attn: Patti Tobin, Planning and Zoning Director
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel A
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Tobin:

Please allow this letter to serve as authorization for Kevin Ratterree and Gladys Digirolamo to act as agents for Riverland/Kennedy, LLP for the purposes of applying, processing and representation of the MPUD application for Riverland/Kennedy MPUD – Parcel A in Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,

Riverland/Kennedy, LLP, a Florida limited
liability partnership

By: St. Lucie Associates IV, LLLP, a Florida
limited liability limited partnership, a Partner

By: St. Lucie IV Corporation, a Florida
Corporation, its general partner

By:  V.P.
Alan J. Fant, Vice President

EXHIBIT 3

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 4.
2. Riverland/Kennedy – Parcel A is a proposed residential community consisting of 1,100 residential units.
3. The Conceptual Plan for Riverland/Kennedy – Parcel A is attached as Exhibit 11 of this submittal package.
4. Please see Exhibit 5 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 7.

EXHIBIT 4

May 17, 2016

City of Port St. Lucie
Planning and Zoning Department
Attn: Patti Tobin, Planning and Zoning Director
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Parcel A
St. Lucie County, Port St. Lucie, Florida

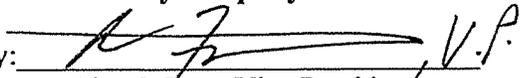
Dear Ms. Tobin:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. Riverland/Kennedy II, LLC, Riverland Associates I, LLLP, and Riverland/Kennedy, LLP, is the owner of record of the subject property.

Please feel free to contact this office if you have any questions.

Sincerely,

Riverland/Kennedy II, LLC, a Florida limited liability company

By:  V.P.
Alan J. Fant, Vice President

Riverland Associates I, LLLP, a Florida limited liability limited partnership

By: Riverland I Corporation, a Florida corporation, its general partner

By:  V.P.
Alan J. Fant, Vice President

Riverland/Kennedy, LLP, a Florida limited liability partnership

By: St. Lucie Associates IV, LLLP, a Florida limited liability limited partnership, a Partner

By: St. Lucie IV Corporation, its general partner

By:  V.P.
Alan J. Fant, Vice President

EXHIBIT 5

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: Riverland/Kennedy Parcel A is 413.037 acres; which exceeds the 50 acre minimum requirement for the establishment of a MPUD required by policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

Relation to Major Transportation Facilities: Riverland/Kennedy Parcel A is located on the west side of Community Blvd. south of Tradition Parkway. Main access to the property will be along Community Boulevard, with a secondary access on E/West #1 (aka Discovery Way). The property entrances shall be located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD. As required by the Riverland/Kennedy DRI development order, prior to the first building permit in Parcel A, contracts will be let for the roadway construction of the first 2,500 feet of Community Blvd. south of Discovery Way.

Prior to the first non-model residential permit in Parcel A, the contracts will be let for the construction of Discovery Way from Community Blvd. to the "Phase 1 Temporary Emergency and Construction Access Into Parcel" as noted on the MPUD Parcel A Conceptual Plan (Exhibit 11). This paved section of Discovery Way shall remain open until such time as the secondary project entry on Discovery Way is open for public use and may be secured by a gate provided an emergency lock box is installed. No residents can occupy homes prior to completion and the opening of this section of Discovery Way.

Prior to the 484th permit being issued in Parcel A, the contracts will be let for the roadway construction of Discovery Way from the intersection of Community Blvd. to the secondary project entry on Discovery Way.

The Parcel A spine road connecting the Community Blvd. ingress/egress to the Discovery Way ingress/egress will be constructed and open for use concurrent with the opening of Discovery Way to the secondary entrance.

The existing dirt road within the Discovery Way ROW between Community Blvd. and Range Line Rd. varies in width from 14' to 17'. This road has been used for large Citrus hauling trucks, Chlorine tank trucks, and most recently development vehicles related to the Lake Park community in Tradition. The developer will grade this roadway as needed and repair holes and washouts as they occur until such time as permanent improvements are made to Discovery Way. The existing dirt road shall serve as the required emergency access road to Range Line Road.

Relation to Utilities, Public Facilities and Services: The Riverland/Kennedy Parcel A parcel will be served by Port St. Lucie Utilities for water and wastewater, a public service provider acceptable to the City for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

Physical Character of the Site: Riverland/Kennedy Parcel A is located within the Riverland/Kennedy Development of Regional Impact (DRI). The current use of the site is agriculture.

Consistency with the City's Comprehensive Plan: The Riverland/Kennedy MPUD – Parcel A is consistent with the City's Comprehensive Plan. Policy 1.2.2.3 requires neighborhoods in the residential area to be a minimum size of 10 acres and a maximum size of 750 acres (Ordinance 12-13). The residential component is 398.679 acres and is within 2 miles of existing and planned shops, services and other activities. Access to the community will be provided by Community Boulevard. E/W #1 (aka Discovery Way) will initially be access as a secondary emergency access road until such time as further road improvements are required by the Development Order.

EXHIBIT 6

SITE INFORMATION

(A) Total Acreage:

Development areas included with this MPUD:

- | | |
|------------------------------------|---------------------|
| • Residential | 398.679 acres |
| • <u>Paseo/Multi-modal pathway</u> | <u>14.358 acres</u> |
| TOTAL: | 413.037 acres |

See graphic Exhibit 11 for MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

(B) Model Area:

The proposed location of model/sales areas shall be determined as individual parcels are developed and approved through the plan review process and require approval of the Site Plan Review Committee.

They shall be utilized as a model and sales area in an orderly and organized manner to better service the homeowners residing in the community. These shall remain in effect until such time that it is practical to offer these home sites for purchase. Fences may be located in private road rights of way and cross property line for the model home areas. Site plan approval is required and a bond shall be posted with the City ensuring its removal when the models revert to private residences.

Bonding for model homes will include removal of the parking area, sidewalks, street trees, street lights, removal of the fence, and any other work, including the final lift of asphalt, that is required to restore the public areas to their ultimate use.

(C) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with Section 158.189(E)(2), City of Port St. Lucie Code of Ordinances.

East/West connectivity shall also be created by way of a 12' multi-modal path as noted on both the Master conceptual plan and MPUD Exhibit 11. Internal to the residential area of Parcel A, each proposed private roadway contains a five (5) foot or eight (8) foot sidewalk on one side of the roadway (refer to Exhibits 13A and 13B).

EXHIBIT 7

DEVELOPMENT USES & STANDARDS

SECTION 1 - RESIDENTIAL AREA

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling (detached).
2. Single accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots.
3. Villa dwelling.
4. Park or playground, or other public or private recreation or cultural facility (including but not limited to: golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and /or bicycle trails; nature study areas and boardwalks; and picnic areas).
5. Temporary sales trailers and model homes located upon the parcel for which sales activities are to be conducted.
6. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas.
7. Recreational accessory uses and clubhouse shall be constructed and may include incidental retail uses such as cafeterias, gift and variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons and visitors.
8. Public multi-modal access easement a minimum of twenty-five (25) feet wide located within Tract 2 of Exhibit 11. Tract 2 may include golf cart travel lanes within and adjacent to the proposed multi-modal access easement.
9. Guardhouse/gatehouse, gates and associated structural elements.

(B) Accessory Uses: As set forth within Section 3 hereof.

(C) Special Exception Uses: The following uses may be permitted only following the review and specific approval thereof by the City Council

Wireless communication antennas and monopole towers with a maximum height of 100 feet located within park sites designated on Exhibit 11 provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances are met.

(D) Minimum Lot Requirements / Maximum Residential Density:

1. Single-family dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.
2. Villa dwelling: Three thousand five hundred (3,500) square feet and a width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.
3. All special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(E) Maximum Building Coverage:

1. Single-family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
2. Villa dwelling: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
3. All other uses: Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

(F) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, and recreation areas.

(G) Maximum Building Height: Thirty-five (35) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty five (65) feet.

(H) Minimum Living Area:

1. Single-family dwelling: One thousand two hundred (1,200) square feet.
2. Villa dwelling: One thousand (1,000) square feet.

(I) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 13A and 13B of the Riverland/Kennedy MPUD – Parcel A.

1. Single-family dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet and a front load garage setback of eighteen (18) feet.

Side Yard: Each lot shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings. A side yard of ten (10) feet shall be provided adjacent to right-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet. Screened enclosures shall be set back a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line, in which case the rear screen enclosure setback may be reduced to zero (0) feet.

2. Villa dwelling:

Front Yard: Front yard building setback of twelve and one-half (12.5) feet and a front load garage setback of eighteen (18) feet for dwellings.

Side Yard: Each villa dwelling shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings. A side yard of ten (10) feet shall be provided adjacent to right-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided.

Villa's shall have a minimum of twelve (12) feet distance between buildings (six feet setback to property line). Lots shall have a zero (0) foot setback on the zero (0) foot side of the lot and a side yard having a minimum distance of six (6) feet shall be provided on the non-zero (0) foot lot line.

Rear Yard: Each villa shall have a rear yard with a building setback line of ten (10) feet. Screened enclosures shall be set back a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line, in which case the rear screen enclosure setback may be reduced to zero (0) feet.

3. All other permitted or special exception uses:

All setback requirements shall be established for each specific use as part of the site plan review process.

4. Buffering:

Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 153, City of Port St. Lucie Ordinances.

(J) Off-Street Parking and Service Requirements: As set forth in Section 3 hereof.

(K) Access: Gated subdivisions shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. A bus and truck maneuvering area will not be required for secondary resident restricted entrances.

(L) Future Approvals: Concurrent with any subdivision plats a conceptual plan meeting the criteria set forth herein, shall be submitted for review and approval by the City's Site Plan Review Committee. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including but not limited to: lot sizes; location of open space and drainage areas; location of collector and local roads; and location of bike, pedestrian, multi-modal paths.

SECTION 2 - ACCESSORY USES & STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements, or as restricted in the Homeowners Association documents. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive unless as otherwise noted for specific uses under Section B as follows: Accessory uses are not considered a part of building coverage standards.

(B) Accessory Uses in Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to zero (0) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way. The minimum setback for accessory uses from side and rear property lines adjacent to non-gated collector or arterial roads shall be twenty (20) feet.
2. The following accessory uses are allowed in the residential areas, all other accessory uses are permitted, or as restricted in the Homeowners Association documents.
 - a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.
 - b. Swimming pools and related decks, patios and screen enclosures. Maximum size based on allowable setbacks.
 - c. A basketball backboard and goal may be located in that area extending from the front

building line and on driveways, provided either fixed or portable and a minimum of two (2) feet off the edge of pavement and not on a collector or arterial road.

- d. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.
- e. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.
- f. Fences or screening walls; meeting the requirements of Section 158.216 (A) and (B) per the City of Port St. Lucie Zoning Ordinances. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216(A), (B), (F) & (G). Section 158.216 (C), (D), (E), (H), (I) through (J) are not required to be met and do not apply.
- g. Garages. Maximum size shall be nine hundred (900) square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roof line. These uses conform in appearance, materials and design to the principal's structure (house) if over 300 square feet in size. Only one detached garage per lot is permitted. Multi garages are permitted providing same are attached to the principal structure.
- h. Solar collection systems, windmills, and other energy devices based on renewable resources.
- i. Outdoor fireplaces, barbeque pits and so called summer kitchens.
- j. Doghouse with a size not to exceed four (4) feet in height and four (4) feet in depth by six (6) feet wide.
- k. Noncommercial greenhouses.
- l. Dish antennas.

(C) Storage of a Commercial Vehicle or Equipment in a Residential District: Storage of a commercial vehicle or equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure.

(D) Major Recreational Equipment: Major recreational equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and like. Storage of major recreational equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure.

(E) Home Occupation: A home occupation as defined herein shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

SECTION 3 - PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum.

1. Residential Single Family: 2.0 spaces per dwelling unit. Each single family lot less than 50 feet in width shall provide 1 exterior space (in addition to the 2.0 spaces per dwelling unit) in the driveway to accommodate guest parking (Section 158.221(C)(8)(b) of the City of Port St. Lucie Land Development Code). The two required parking spaces per single family residential unit shall be provided within enclosed garage spaces. The minimum driveway width from the street to the two required enclosed garage spaces shall be a minimum of sixteen (16) feet. There shall be no required minimum width required for the residential driveway providing access to a third enclosed garage space.
2. Villa: 1.5 spaces per dwelling unit. Each villa lot shall provide 1 exterior space (in addition to the 1.5 spaces per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of sixteen (16) feet.
3. Parks and Recreation & Community Garden/Community Greenhouse:
 - a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility
 - b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,
2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.
2. The circulation system must be hard-surfaced and be at least 5 feet wide.

(D) Mass Transit:

Two future mass transit stop easements, one proximate to the Community Blvd. primary project entry and one proximate to the Discovery Way secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations. An easement of 10' x 30' will be provided in these locations on the plat denoting same as a future mass transit stop.

SECTION 4 - LANDSCAPING

(A) Plant Materials:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and Chapter 153, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. A minimum of fifty (50) percent of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees.
5. Appendix C: Table 1 of the Landscape Code shall be used to guide the landscaping plans.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any water and sewer lines, existing utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

- a. Lots up to 2,500 sq. ft. shall provide one (1) tree.
- b. Lots up to 5,000 sq. ft. shall provide two (2) trees.
- c. Lots up to 7,500 sq. ft. shall provide three (3) trees.
- d. Lots up to 10,000 sq. ft. shall provide four (4) trees.

e. For each additional 2,500 sq. ft. of lot area above 10,000 sq. ft., one (1) tree.

(D) Perimeter Landscape Requirements: perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake.

(E) Street Tree Planting:

(a) Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 14A).

(b) Eighty (80) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 14B).

SECTION 5 - WETLANDS

(A) The Army Corp of Engineers permit number SAJ-2006-01921 (IP-CF) issued on 12/21/12 notes Special Condition #4 which required that within 30 days, offsite mitigation credits be purchased from the Bluefield mitigation bank, which was completed. This condition satisfies the wetland impacts for the Riverland/Kennedy DRI. Waters of the state and wildlife foraging areas will be dealt with through retention areas and littoral shelf areas as impacts are created. These retention areas and littoral shelves and related plantings will be addressed with the construction drawings at the time of platting.

EXHIBIT 8

RIVERLAND/KENNEDY MPUD – Parcel A Legal Description

A PARCEL OF LAND LYING IN SECTIONS 15, 16, 21 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT R-2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56 AT PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2671, SAID PUBLIC RECORDS; THENCE NORTH 89°50'39" WEST ALONG THE SOUTH LINE OF SAID SOUTHERN GROVE PLAT NO. 4, A DISTANCE OF 34.20 FEET; THENCE SOUTH 00°09'21" WEST, A DISTANCE OF 158.23 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 44°23'44" EAST ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF E/W # 1 ROAD RIGHT-OF-WAY, A DISTANCE OF 49.05 FEET, THENCE SOUTH 00°05'34" WEST ALONG A LINE 150.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, THE WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 339.45 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,215.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 415.27 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2,065.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 387.15 FEET TO A POINT OF TANGENCY WITH A LINE 75.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, SAID WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3; THENCE, ALONG SAID PARALLEL LINE, SOUTH 00°05'34" WEST, A DISTANCE OF 2,102.26 FEET; THENCE, DEPARTING SAID PARALLEL LINE, NORTH 89°58'17" WEST, A DISTANCE OF 916.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 4,010.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°28'30", A DISTANCE OF 383.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3,740.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°32'08", A DISTANCE OF 1,014.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 7,080.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°09'46", A DISTANCE OF 2,862.22 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 205.79 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 51°54'31" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°22'03", A DISTANCE OF 177.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°27'32" WEST, A DISTANCE OF 117.70 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE PROPOSED RIGHT-OF-WAY OF N/S B, 150 FEET IN WIDTH; THENCE, ALONG SAID EAST LINE, NORTH 00°28'42" WEST, A DISTANCE OF 3,122.36 FEET; THENCE, CONTINUING ALONG SAID EAST LINE, NORTH 44°50'19" EAST, A DISTANCE OF 49.77 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID SOUTH LINE OF THE PROPOSED E/W #1 RIGHT-OF-WAY; THENCE, ALONG SAID SOUTH LINE, SOUTH 89°50'39" EAST, A DISTANCE OF 4,817.47 FEET; THENCE, ALONG SAID SOUTH LINE, SOUTH 88°53'03" EAST, A DISTANCE OF 491.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 413.037 ACRES, MORE OR LESS.

EXHIBIT 9

BINDING MP.U.D. AGREEMENT

Riverland/Kennedy M.P.U.D. – Parcel A

The property, as described in Exhibit 8, is under unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie M.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, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of MAY, 2016.

WITNESS:

Riverland/Kennedy II, LLC, a Florida Limited Liability Corporation

By: [Signature]

By: [Signature], V.P.

KEVIN ROSTERREE
Printed Name

Alan Fant, Vice President
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323

By: [Signature]

Glenn Ryals
Printed Name

WITNESS:

By: 

KEVIN RATTERREE
Printed Name

By: 

Glenn Ryals
Printed Name

WITNESS:

By: 

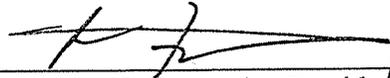
KEVIN RATTERREE
Printed Name

By: 

Glenn Ryals
Printed Name

Riverland Associates I, LLLP, a Florida limited liability limited partnership

By: Riverland I Corporation, a Florida corporation, its General Partner

By:  V.P.
Alan J. Fant, Vice President
1600 Sawgrass Corporate Parkway
Suite 400
Sunrise, FL 33323

Riverland/Kennedy, LLP, a Florida limited liability partnership

By: St. Lucie Associates IV, LLLP, a Florida limited liability limited partnership, a Partner

By: St. Lucie IV Corporation, a Florida corporation, its general partner

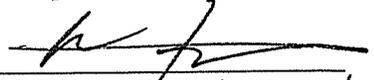
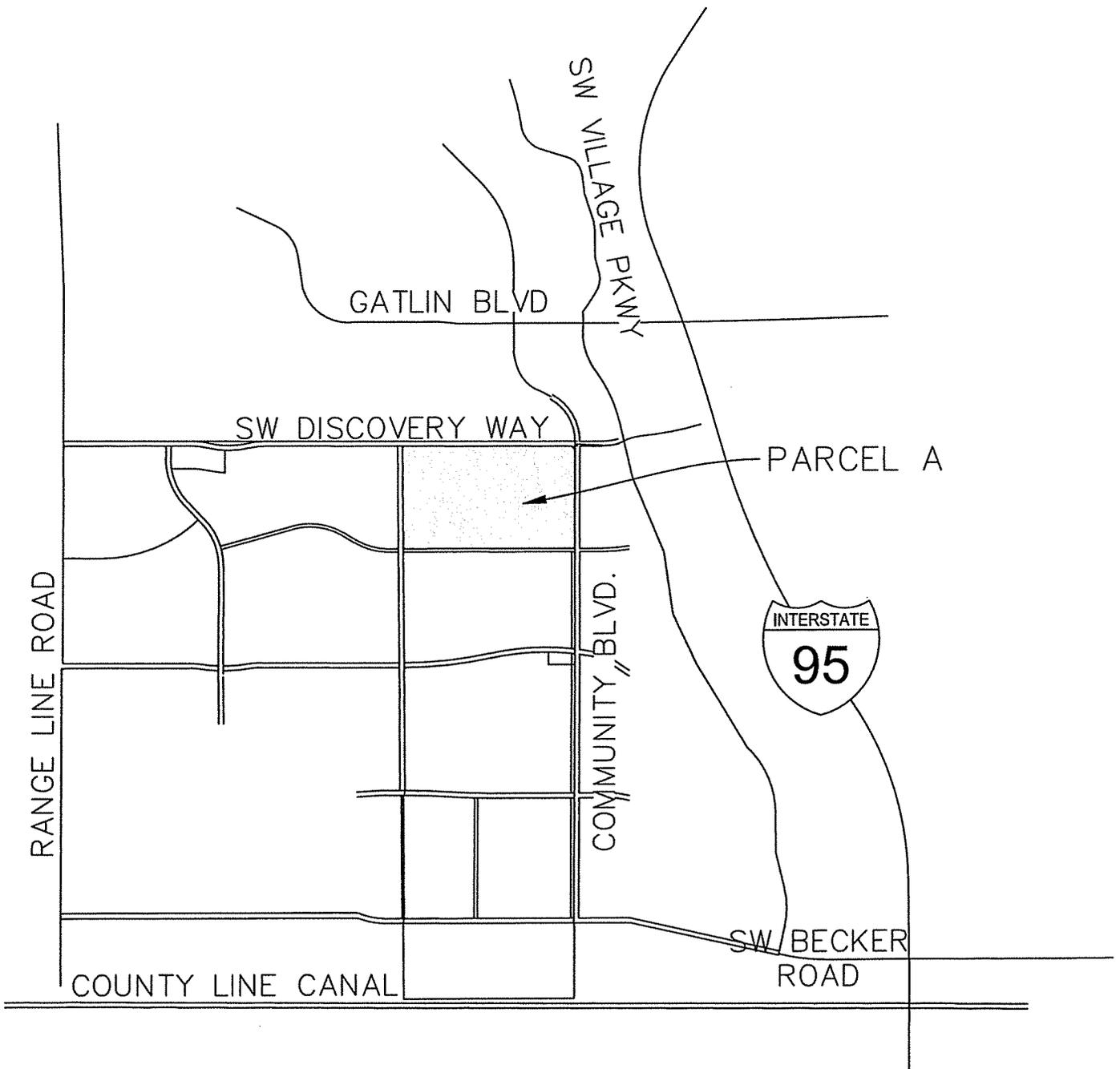
By:  V.P.
Alan J. Fant, Vice President
1600 Sawgrass Corporate Parkway
Suite 400
Sunrise, FL 33323

EXHIBIT 10
SITE LOCATION MAP



SITE LOCATION MAP
N.T.S.

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE: 1" = 10'
DATE: 2015-08-31
DESIGNED BY: FPG
CHECKED BY: gd
FILE NAME:
Exhibit-1

RIVERLAND MPUD - PARCEL A
Port St. Lucie, Florida
EXHIBIT - 10
LOCATION MAP

EXH-10

LAKEPARK AT TRADITION - PLAT 1
P.B. 70, PG. 35

TRADITION PLAT NO. 19 -
TOWNPARK PHASE ONE
P.B. 47, PG. 32

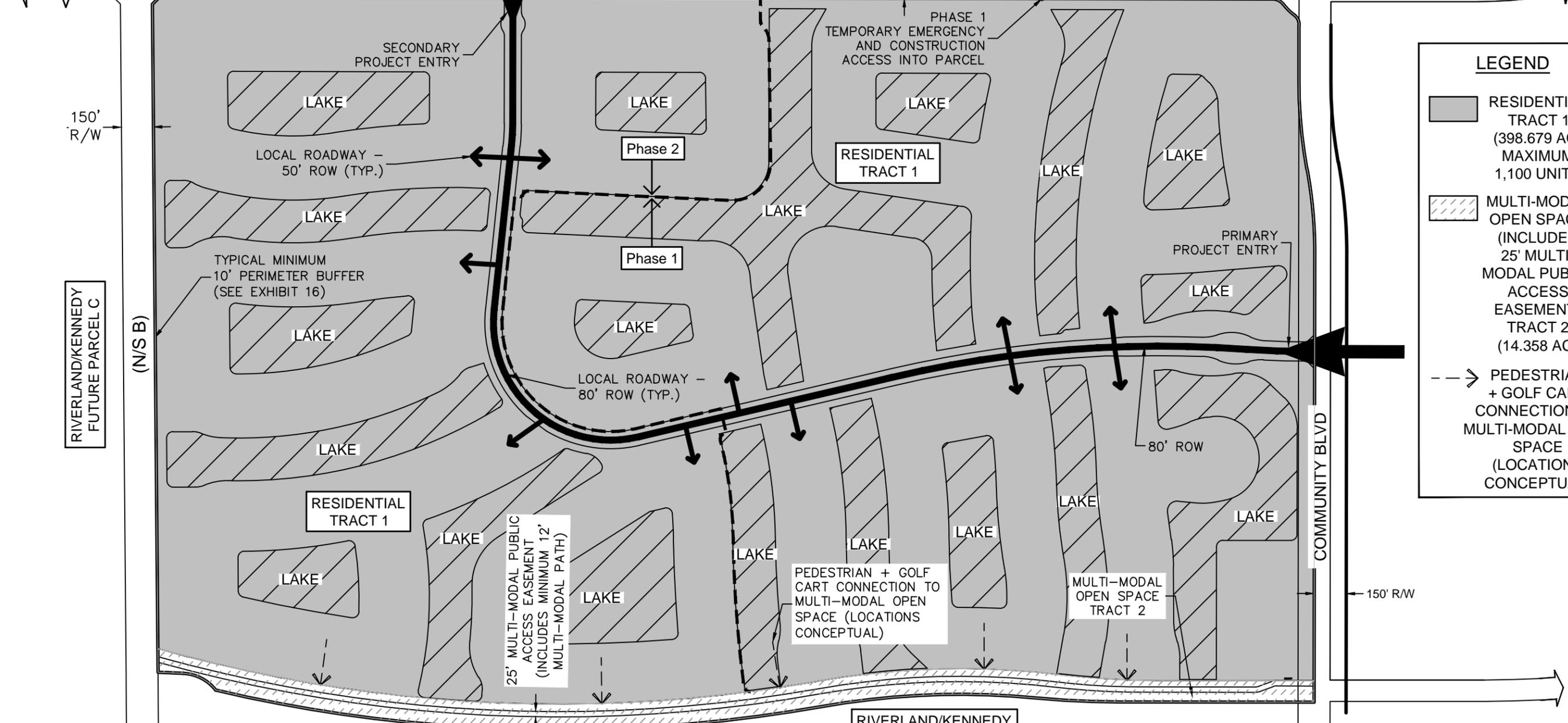
SOUTHERN GROVE PLAT NO. 4
P.B. 56, PG. 18

SOUTHERN GROVE
PLAT NO. 4
P.B. 56, PG. 18

EMERGENCY ACCESS TO RANGE LINE ROAD
VIA EXISTING DIRT ROAD

DISCOVERY WAY (E/W 1)

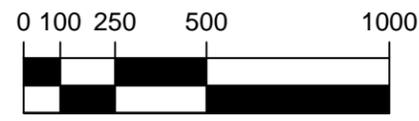
150' R/W



LEGEND

- RESIDENTIAL TRACT 1 (398.679 AC) MAXIMUM 1,100 UNITS
- MULTI-MODAL OPEN SPACE (INCLUDES 25' MULTI-MODAL PUBLIC ACCESS EASEMENT) TRACT 2 (14.358 AC)
- PEDESTRIAN + GOLF CART CONNECTION TO MULTI-MODAL OPEN SPACE (LOCATIONS CONCEPTUAL)

NOTES:
1. THE STORMWATER MANAGEMENT SYSTEM FOR PARCEL A OF RIVERLAND/KENNEDY DRI SHALL BE DESIGNED TO TREAT AND CONVEY THE STORMWATER FROM THE ULTIMATE SECTION FOR THE ADJACENT ROADWAYS OF COMMUNITY BOULEVARD, N/S B AND DISCOVERY WAY, AND APPROPRIATE FLOWAGE EASEMENTS WILL BE PROVIDED TO THE CITY.

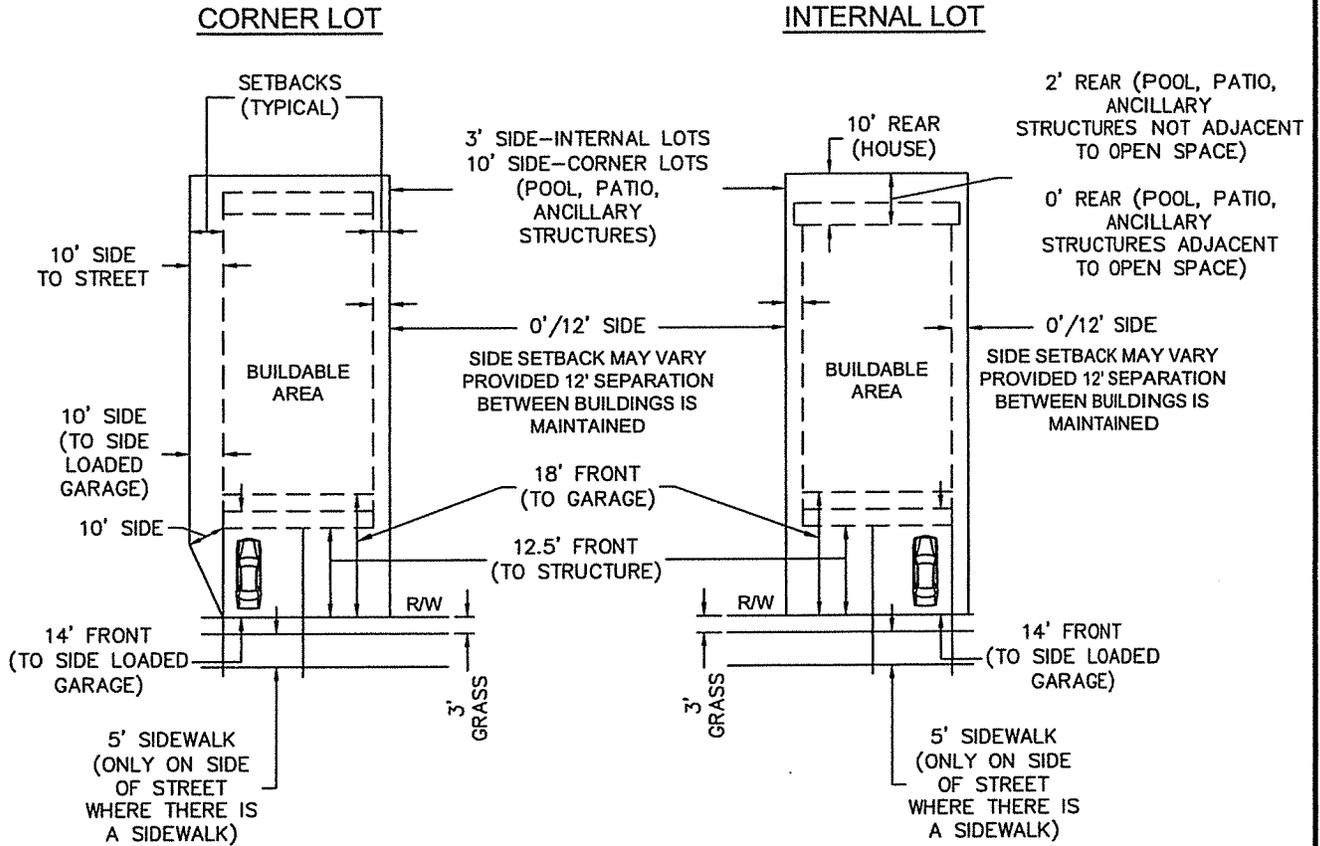


SCALE: N.T.S.
DATE: 2015-08-31
DESIGNED BY: FPG
CHECKED BY: GD
FILE NAME: Exhibit-11

RIVERLAND MPUD - PARCEL A
Port St. Lucie, Florida
EXHIBIT - 11
CONCEPTUAL PLAN

EXH-11

**EXHIBIT 12A
SINGLE FAMILY
NO ALLEY
FRONT LOADED
50' LOCAL STREET**



BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

1. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
2. SINGLE FAMILY DETACHED LOT'S SIDE SETBACKS VARY PROVIDED 12' SEPARATION BETWEEN BUILDINGS IS MAINTAINED.
3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
4. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'

LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 25 FEET

TYPICAL SINGLE FAMILY LOT

SCALE: 1" = 10'
DATE: 2015-08-31
DESIGNED BY: FPG
CHECKED BY: GD
FILE NAME:
Exhibit-12A

RIVERLAND MPUD - PARCEL A

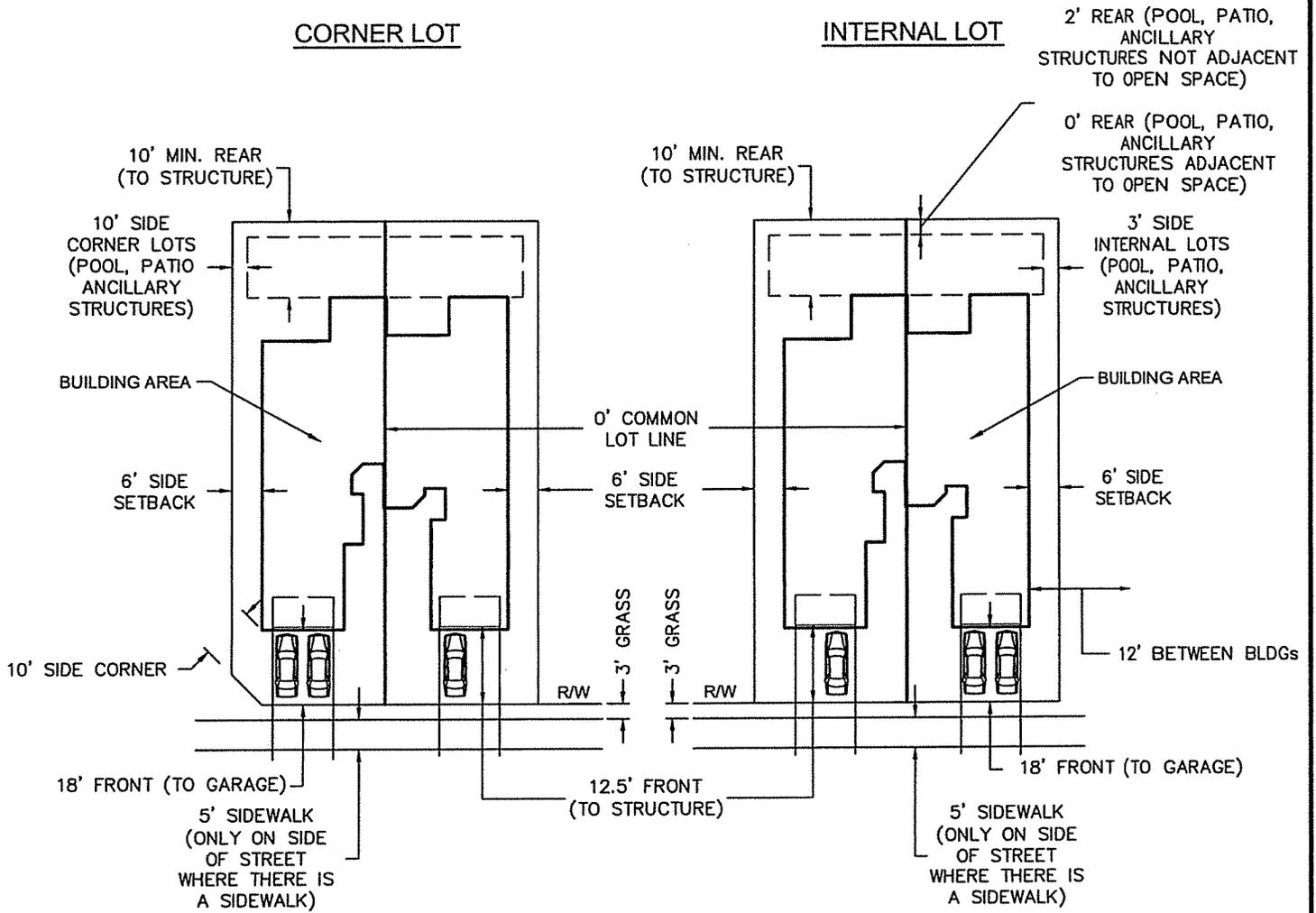
Port St. Lucie, Florida

EXHIBIT - 12A

TYPICAL LOT - SINGLE FAMILY - 50' LOCAL STREET - FRONT LOADED

EXH-12A

**EXHIBIT 12B
TYPICAL VILLA LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET**



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'

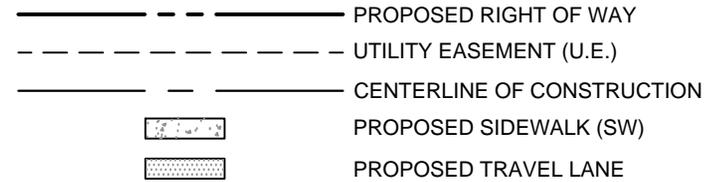
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 19 FEET

TYPICAL VILLA LOT

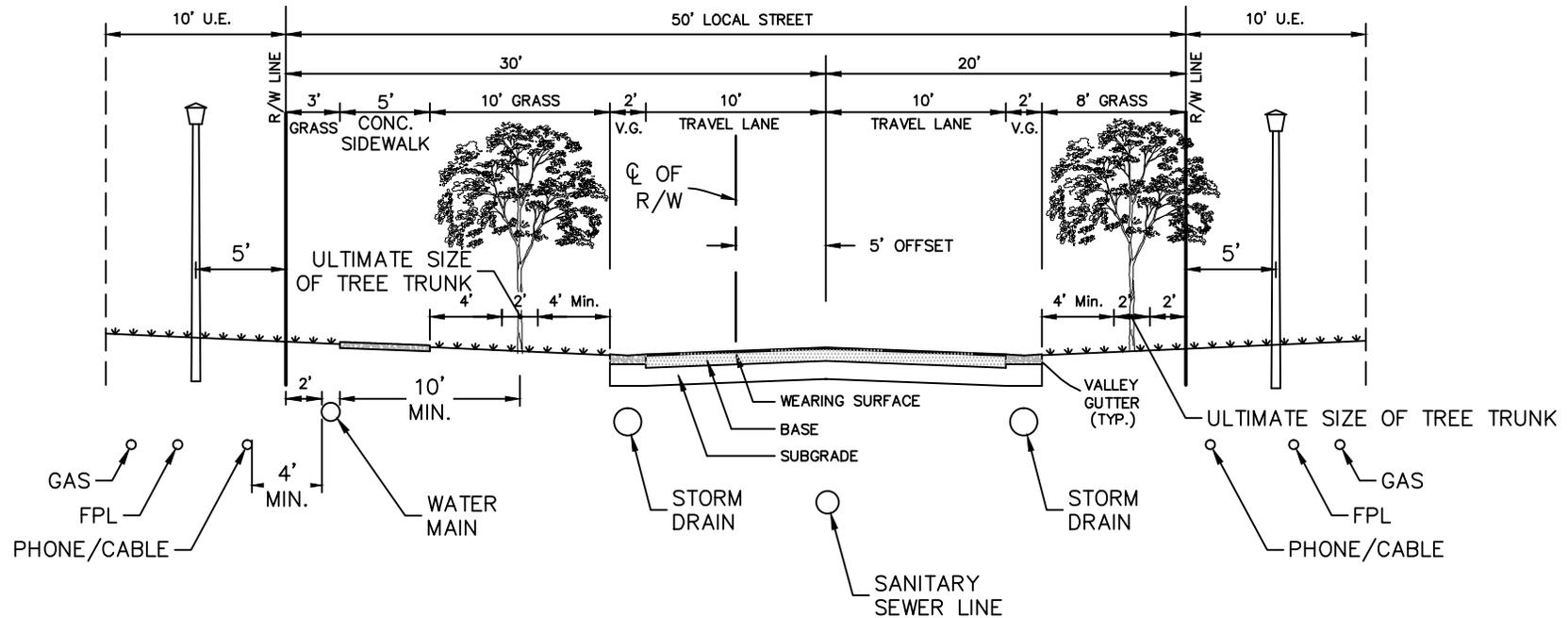
1600 Sawgrass Corporate Pkwy. - Suite 400 Sunrise, Florida 33323	SCALE: 1" = 10'	RIVERLAND MPUD - PARCEL A Port St. Lucie, Florida EXHIBIT - 12B TYPICAL LOT - VILLA - FRONT LOADED - 50' LOCAL STREET	EXH-12B
	DATE: 2015-08-31		
	DESIGNED BY: FPG		
	CHECKED BY: GD		
	FILE NAME: Exhibit-12B		

LEGEND



NOTES:

1. STREET TREES MAY BE INSTALLED IN ACCORDANCE WITH SECTION 156.121 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
2. TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY
3. FOR LOOPING PURPOSES, A SECOND WATER MAIN MAY BE INSTALLED UNDER THE ROADWAY OR IN PLACE OF THE STREET TREES AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
4. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
5. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS. REFER TO EXHIBIT 17 OF MPUD FOR APPROVED STREET TREE LIST.
6. POSTED SPEED LIMIT: 25 MPH
7. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.



**RESIDENTIAL LOCAL 2-LANE ROADWAY - 50' ROW
TYPICAL SECTION**

N.T.S.

* SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY

LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE
ADJUSTED FOR SPECIFIC CONDITION

SCALE: N.T.S.
DATE: 2015-08-31
DESIGNED BY: FPG
CHECKED BY: GD
FILE NAME:
Exhibit-13A

RIVERLAND MPUD - PARCEL A

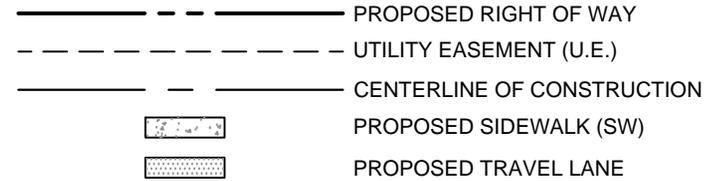
Port St. Lucie, Florida

EXHIBIT - 13A

TYPICAL ROADWAY SECTION - 50' RIGHT-OF-WAY

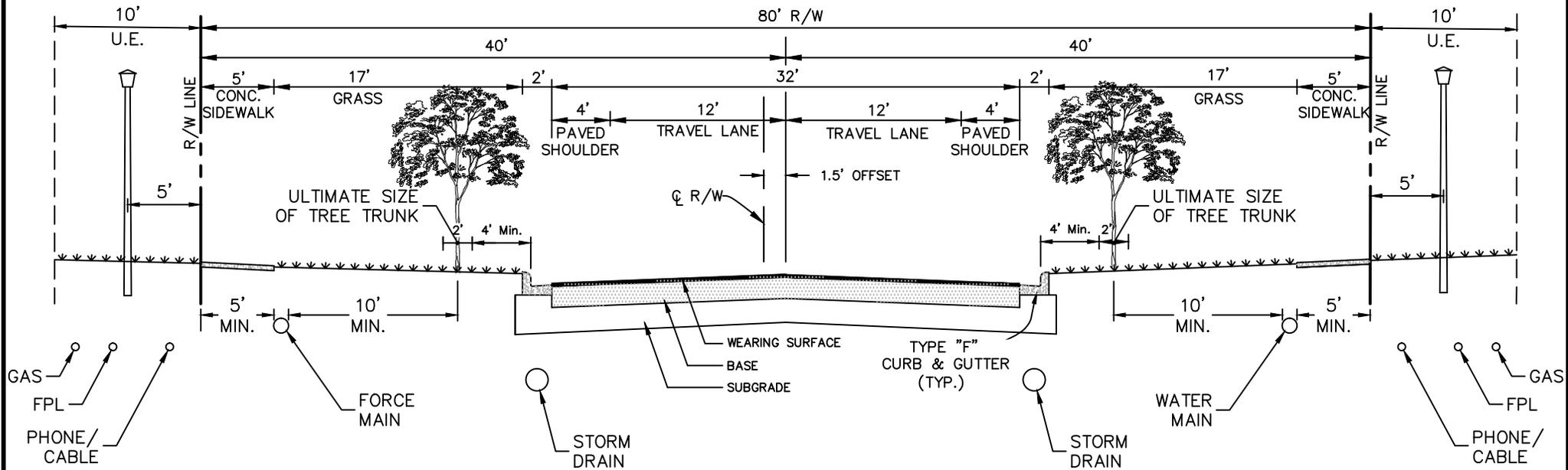
EXH-13A

LEGEND



NOTES:

1. STREET TREES MAY BE INSTALLED IN ACCORDANCE WITH SECTION 156.121 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
2. IN LIEU OF TWO 5' SIDEWALKS, ONE 8' PATH MAY BE SUBSTITUTED. AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS. REFER TO EXHIBIT 17 OF MPUD FOR APPROVED STREET TREE LIST.
5. POSTED SPEED LIMIT: 25 MPH
6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.



**RESIDENTIAL LOCAL 2-LANE ROADWAY - 80' ROW
TYPICAL SECTION**

N.T.S.

LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE
ADJUSTED FOR SPECIFIC CONDITION

SCALE: 1" = 10'
DATE: 2015-08-31
DESIGNED BY: FPG
CHECKED BY: GD
FILE NAME:
Exhibit-13B

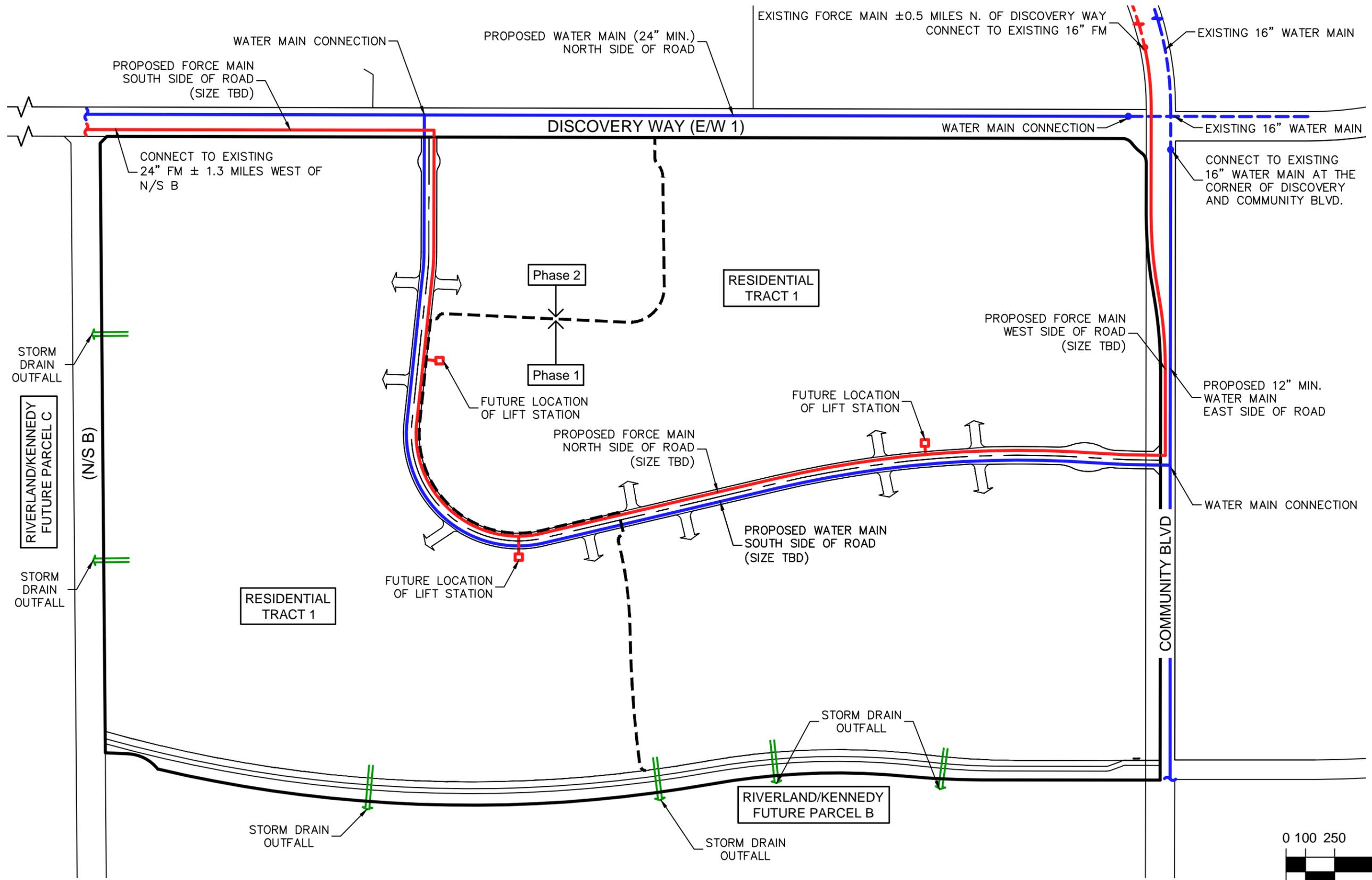
RIVERLAND MPUD - PARCEL A

Port St. Lucie, Florida

EXHIBIT - 13B

TYPICAL ROADWAY SECTION - 80' RIGHT-OF-WAY

EXH-13B



SCALE: 1" = 10'
 DATE: 2015-08-31
 DESIGNED BY: FPG
 CHECKED BY: GD
 FILE NAME: Exhibit-14

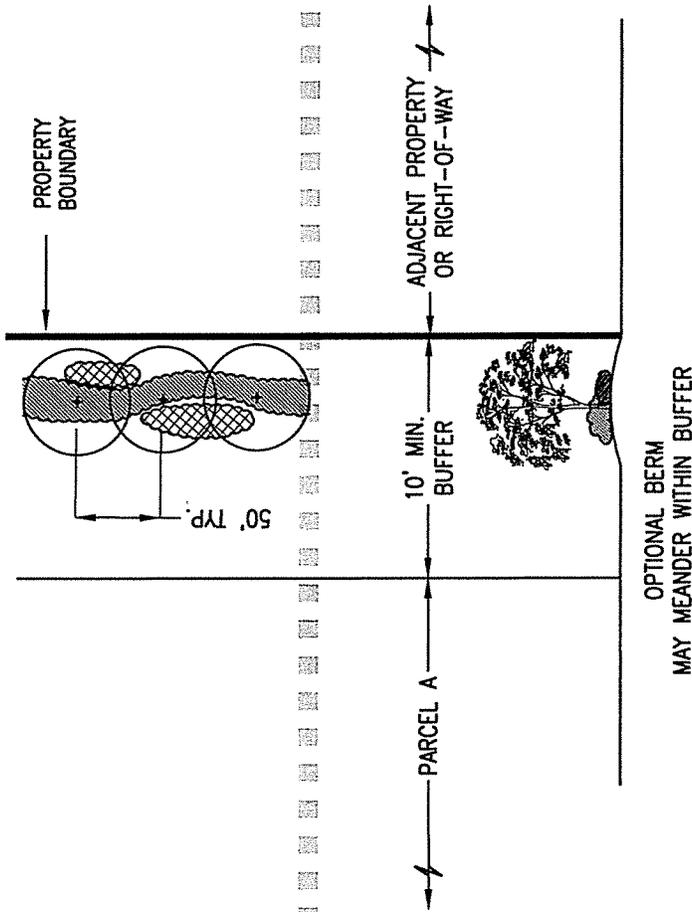
RIVERLAND MPUD - PARCEL A
 Port St. Lucie, Florida
 EXHIBIT - 14
 WATER/SEWER PLAN

EXH-14

PERIMETER BUFFER SECTION (MINIMUM):

Planting for this buffer shall consist of:

- A landscape strip at least ten (10) feet in depth shall be located adjacent to all rights-of-way and abutting properties, unless indicated otherwise.
- A Minimum of one (1) tree shall be provided for each thirty (30) linear feet of right-of-way or abutting property, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet.
- A continuous hedge shall extend the length of the landscape strip. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least twenty-four (24) inches in height at the time of planting. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding paving.
- Where an adjacent site has been developed and it has a landscape strip that has one (1) tree for each thirty (30) linear feet, or fractional part thereof, the required trees may be placed in other areas of the site, in addition to other required trees.
- If there is no space for additional trees in other areas of the site, the trees shall not be required. However, provided sufficient space exists, additional shrubs shall be required. In such case, a minimum of twenty-four (24) shrubs at least twenty-four (24) inches in height may be substituted for every one required tree. Groundcover may be substituted for no more than fifty (50) percent of the number of required shrubs: Six (6) square feet of groundcover shall be required for every one (1) shrub



PLAN
ELEVATION

10' PERIMETER LANDSCAPE BUFFER
N.T.S.

RIVERLAND MPUD - PARCEL A

Port St. Lucie, Florida

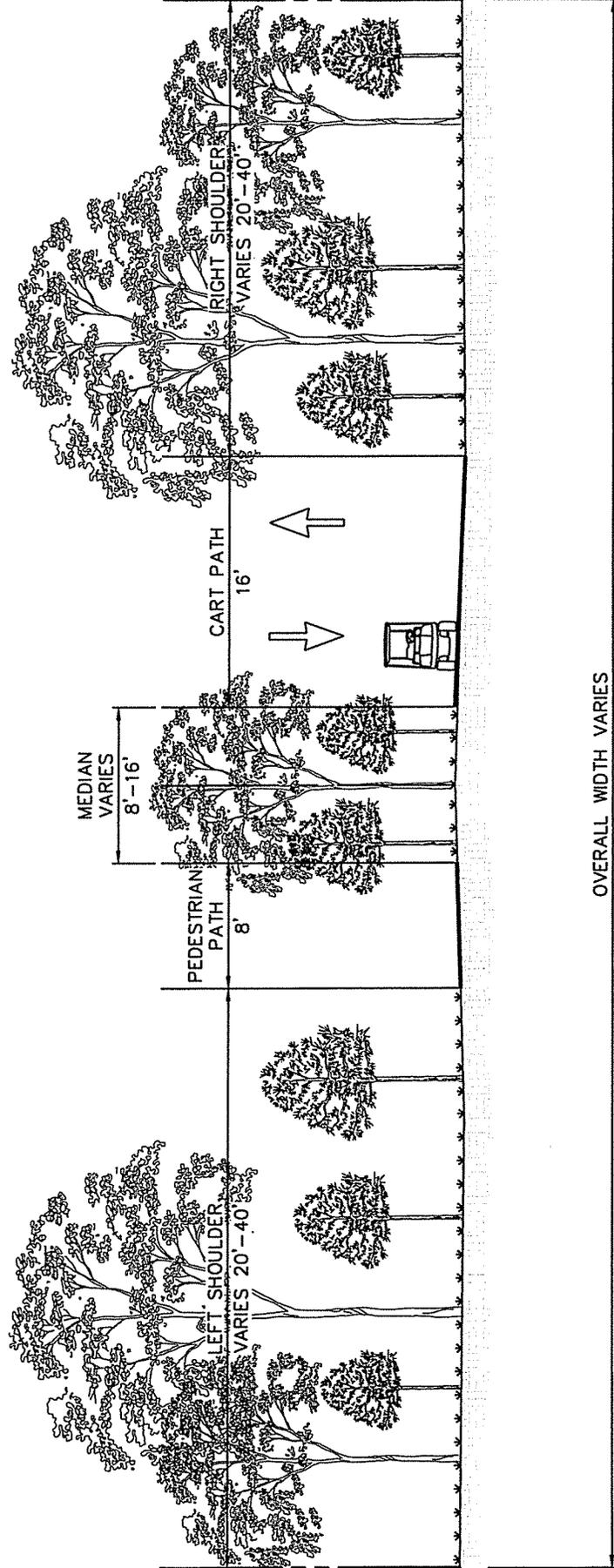
EXHIBIT - 15

10' PERIMETER LANDSCAPE BUFFER DETAIL - Typical (MINIMUM)

SCALE: 1" = 10'
DATE: 2015-08-31
DESIGNED BY: FPG
CHECKED BY: GD
FILE NAME: Exhibit-15

LEGEND

- PROPOSED TRACT 2 MULTI-MODAL CORRIDOR
- - - CENTERLINE OF CONSTRUCTION



**PASEO CROSS SECTION
INCLUSIVE OF MULTI-MODAL PATH**
N.T.S.

SCALE: 1" = 10'
DATE: 2015-08-31
DESIGNED BY: YFP
CHECKED BY: GD
FILE NAME: Exhibit-16

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

RIVERLAND MPUD - PARCELA

Part St. Lucie, Florida

EXHIBIT - 16

PASEO MULTI-MODAL CROSS SECTION

EXH-16

EXHIBIT 17 - STREET TREE LIST

NO.	COMMON NAME	SPECIES NAME	TYPE-A	TYPE-B
1	Chinese Drake Elm	<i>Ulmus parvifolia</i>	X	
2	Crape Myrtle	<i>Lagerstroemia</i>		X
3	Dahoon Holly*	<i>Ilex cassine</i>		X
4	Eagleston Holly	<i>Ilex Hybrid</i>		
5	East Palatka Holly	<i>Ilex Hybrid</i>	X	
6	Foxtail Palm	<i>Wodyetia bifurcata</i>		X
7	Gold Medallion Tree	<i>Cassia leptophylla</i>		
8	Green Buttonwood*	<i>Conocarpus erectus</i>		X
9	Jacaranda	<i>Jacaranda mimosifolia</i>	X	
10	Japanese Blueberry	<i>Elaeocarpus decipiens</i>		
11	Pink Trumpet Tree	<i>Tabebuia heterophylla</i>		X
12	Purple Trumpet Tree	<i>Tabebuia impetiginosa</i>		
13	Red Maple*	<i>Acer rubrum</i>	X	
14	Royal Palm*	<i>Roystonea regia</i>	X	
15	Southern Live Oak*	<i>Quercus virginiana</i>	X	

*Florida Native



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JULY 5, 2016

FROM: DANIEL ROBINSON, PLANNER *DR*

RE: TRADITION MASTER SIGN PROGRAM
MASTER SIGN PROGRAM AMENDMENT No. 5
PROJECT NO. P16-042

DATE: JUNE 21, 2016

APPLICANT: Steven Garrett, Lucido & Associates is the applicant. The agent authorization letter is attached.

OWNER: Tradition Land Company, LLC.

LOCATION: The property is located west of I-95, east of Range Line Road, south of Crosstown Parkway and north of Becker Road. The land consists of the Tradition, Western Grove, and Southern Grove Developments of Regional Impact (DRI).

LEGAL DESCRIPTION: N/A

SIZE: Tradition = 3,038 Acres, Southern Grove = 3,606 Acres, & Western Grove = 1,595 Acres; Total = 8,237 Acres.

EXISTING ZONING: MPUD (Master Planned Unit Development)

EXISTING USE: Commercial properties and residential properties

SURROUNDING USES: To the North, West, and South is vacant land, and to the East on the other side of the I-95 is a mix of commercial and residential properties.

PROPOSED PROJECT: Tradition is proposing an amendment to their existing Master Sign Program to update, condense, and make it more consistent. The updates include proposed off premises Welcome Signs (not located within the boundaries of the DRIs)

to be located along Tradition Parkway. Tradition has agreements with the City and FDOT for the location and maintenance of these signs.

The amendment also includes off premises signs for individual parcels within the boundaries of the DRIs. This is intended to give separate parcels the opportunity to share a monument sign so that the businesses not located along a main road will have visible and effective signage.

A limited digital signage option for commercial businesses has been added to the Master Sign Program. Other sign regulations have been updated to meet the current needs of existing and future development.

BACKGROUND: The Tradition Master Sign Program was first approved by City Council February 14, 2005. This application is the 5th amendment. The master sign program allows Tradition to tailor signage for their current and future development.

RELATED PROJECTS:

- Ordinance 05-12 original adoption of Tradition Master Sign Program
- Ordinance 07-02 1st amendment
- Ordinance 07-68 2nd amendment
- Ordinance 08-45 3rd amendment
- Ordinance 13-33 4th amendment

STAFF RECOMMENDATION:

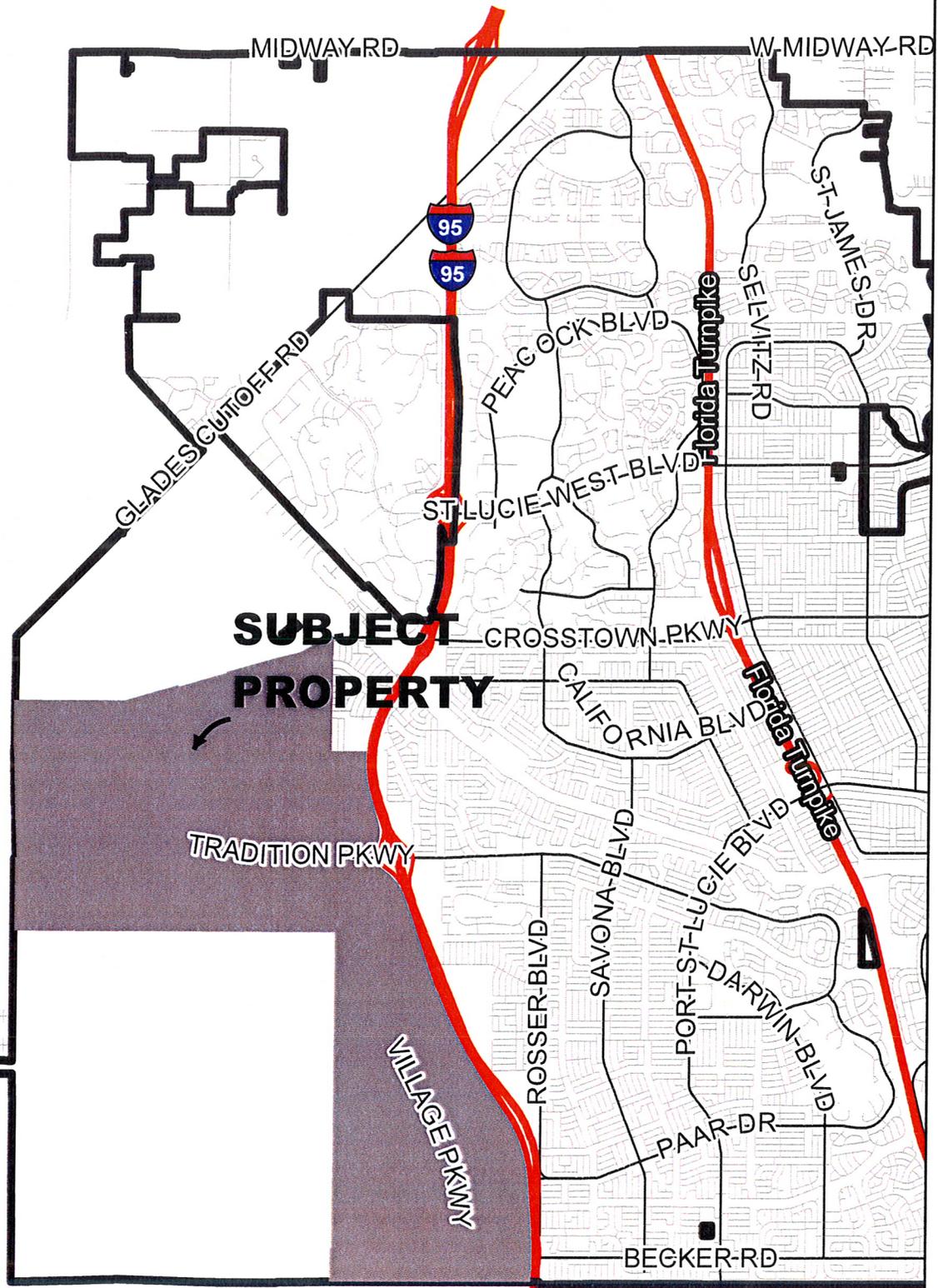
The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan. Staff also finds that the amendments comply with the requirements of Section 155.03(H) and are consistent with the purpose and intent of Chapter 155 and recommend approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval
- Motion to recommend approval with conditions
- Motion to recommend denial

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

GENERAL LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

MASTER SIGN PROGRAM AMEND. NO. 5

TRADITION
TRADITION MPUD

DATE: 5/16/2016

APPLICATION NUMBER:
P16-042

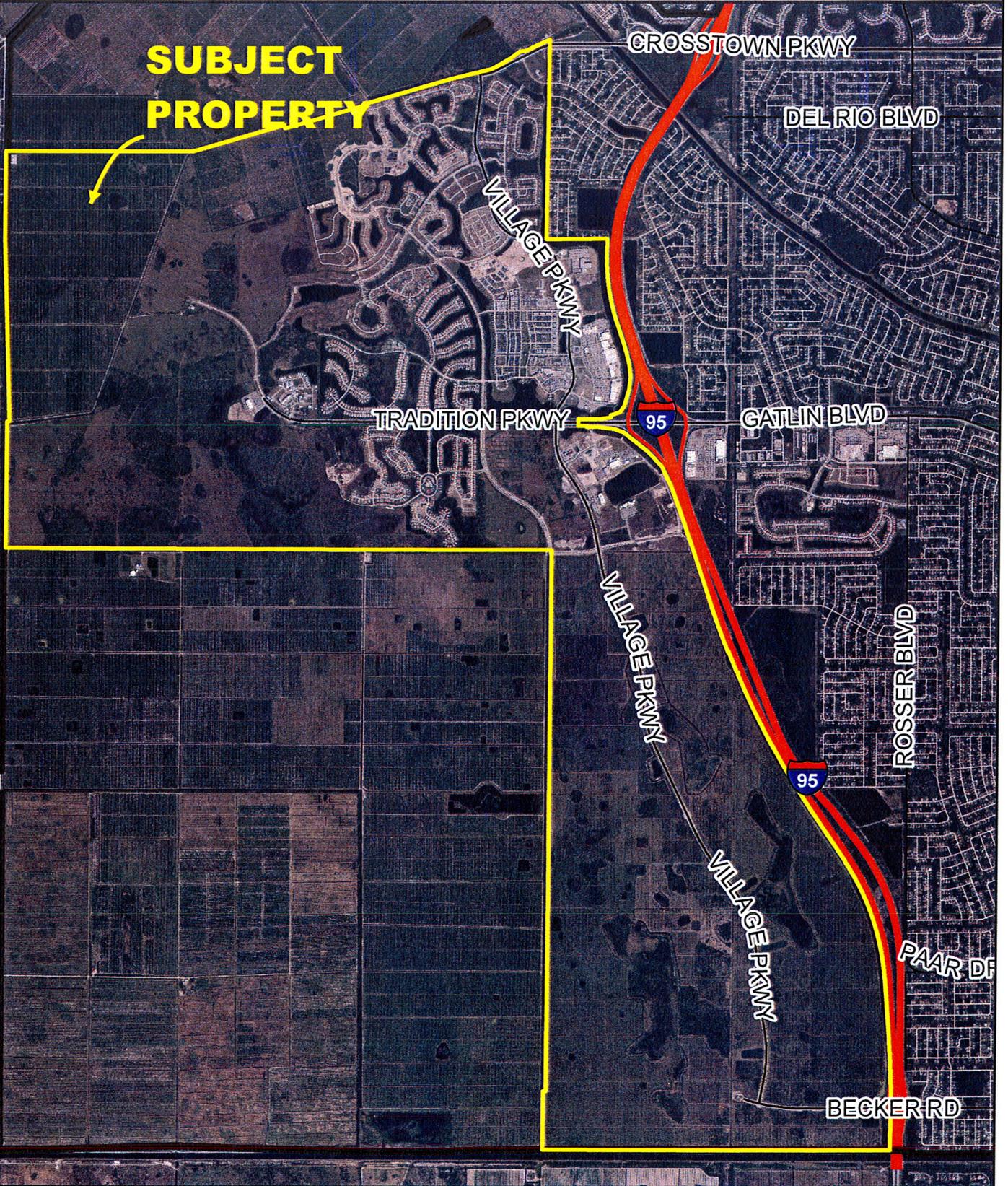
USER:
patricias

SCALE: 1 in = 1.5 miles

AERIAL



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

MASTER SIGN PROGRAM AMEND. NO. 5

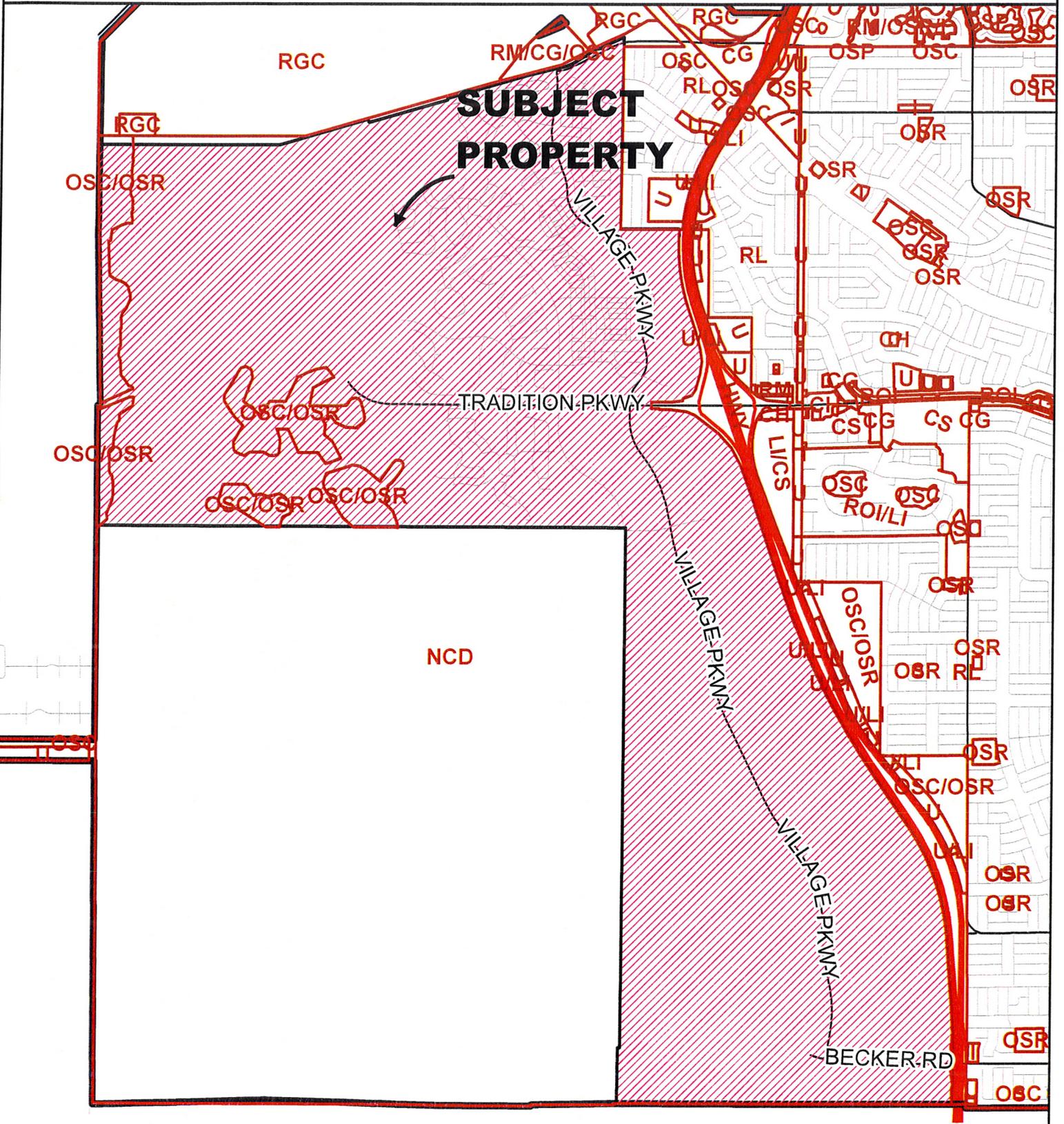
TRADITION

TRADITION MPUD

AERIAL DATE 2014

DATE:	5/16/2016
APPLICATION NUMBER:	P16-042
USER:	patricias
SCALE:	1 in = 4,000 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

MASTER SIGN PROGRAM AMEND. NO. 5

TRADITION
TRADITION MPUD

DATE: 5/16/2016

APPLICATION NUMBER:
P16-042

USER:
patricias

SCALE:
1 in = 3,982 ft



lucido & associates

Land Planning / Landscape Architecture

P16-042
\$500.00
87787

March 15, 2016

via electronic submittal

Ms. Patricia Tobin, Director
Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RECEIVED

MAR 16 2016

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

**RE: Tradition Master Sign Program – Amendment #5
(LA 15-540)**

Dear Ms. Tobin:

On behalf of Tradition Land Company, LLC, we are pleased to submit Master Sign Program Amendment #5 for review.

The primary reason for the requested changes are to aid in the marketing, branding and awareness of Tradition Development, and the existing businesses which reside within Tradition and to encourage additional and new economic development within Tradition, Western Grove and Southern Grove.

The changes are summarized as follows (and within the document itself - using standard strikethrough for deletions and underline for additions).

Directional Signage:

- Address Joan Weissman’s comment that under Hospital District there was no ‘secondary’ vehicular directional sign. The word ‘primary’ was removed and is now referred to as ‘vehicular’ directional.

Home Builder’s Sales and Marketing Needs:

- Utilizing as the basis the recently approved Veranda Master Sign Program, added a new ‘Marketing and Sales Needs’ category under Special District;
- The Marketing and Sales Needs category provides home builders with the necessary ‘tool kit’ of industry accepted standards used to market residential communities. The addition of this category within the Master Sign Program allows added resources to those existing and new home builders while maintaining uniformity and consistency within the overall Tradition aesthetic.
- General housekeeping and updating of language and graphics for consistency relative to maintenance requirements and applicable entities.

The following information was electronically submitted and enclosed with this letter please find the following related materials:

1. Fee Calcs and Check to cover review fee in the amount of \$665.00
2. Master Sign Program (5th Amendment annotated) – 2 hardcopies
3. Owner's Authorization

I look forward to reviewing the proposed changes and assisting staff in moving our request forward through the review process.

Upon your review, if you have any question, feel free to contact me directly at (772)220-2100.

Respectfully,

A handwritten signature in blue ink, appearing to read "Steven D. Garrett", with a large, sweeping flourish extending to the right.

Steven D. Garrett

SG/kpa



TRADITION

March 15, 2016

Ms. Patricia Tobin, Planning Director
Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984-5099

Re: Tradition - Master Sign Program – OWNER'S AUTHORIZATION
(LA 15-450)

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for Steven Garrett, of Lucido & Associates to represent Tradition Land Company, LLC during the governmental review process.

Thank you for your attention to this matter.

Sincerely,

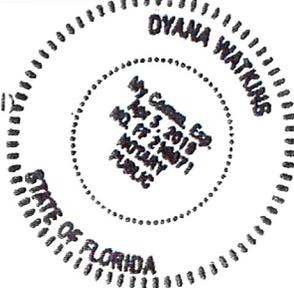
By: 

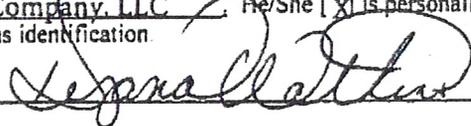
Print Name/Title: David C. Feltman, President
Tradition Land Company, LLC

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing was acknowledged before me this 15th day of March, 2016, by David C. Feltman, of Tradition Land Company, LLC. He/She is personally known to me or has produced _____ as identification

(Notarial Seal)





(Print Name) Dyana Watkins
NOTARY PUBLIC

My Commission Expires: April 5, 2019

ORDINANCE 16-

AN ORDINANCE AMENDING THE TRADITION MASTER SIGN PROGRAM (P16-042) TO PROVIDE AN UPDATED, CONDENSED, AND CONSISTENT DOCUMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, was requested by Steven Garrett, of Lucido & Associates, acting as an agent for the owner, Tradition Land Company, to amend the Tradition Master Sign Program; and

WHEREAS, the City of Port St. Lucie, Florida, adopted a Master Sign Program known as the Tradition Master Sign Program with the adoption of Ordinance 05-12; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on the 5th day of July 2016 to consider the amendment to the Master Sign Program (P16-042), with advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on the 8th day of August 2016 to consider the amendment to the Master Sign Program (P16-042), advertising of the public hearing having been made; and

WHEREAS, the City Council determines that the granting of the Master Sign Program is authorized by Section 155.03 (H), Port St. Lucie City Code, and further that the granting of the Master Sign Program will not adversely affect the public interest.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That the City of Port St. Lucie hereby adopts the fifth amendment to the Tradition Master Sign Program (P16-042) now titled Tradition Master Sign Program,

contained in the attached document, pursuant to Section 155.03 (H) (1), Port St. Lucie City Code.

Section 2. That this Ordinance shall become effective ten (10) days after City Council approval.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY: _____
Interim City Attorney



TRADITION

Master Sign Program

Owner:

Tradition Land Company
Tradition Station
10521 SW Village Center Drive
Suite 201
Port St. Lucie, FL 34987
1-772-340-3500
Contact: John Gallagher
Johng@fishkind.com

Consultant:

Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
1-772-220-2100
Contact: Steve Garrett
Sgarrett@lucidodesign.com

City of Port St. Lucie Application #P16-042

Revision/ Approval Timeline:

<u>Date:</u>	<u>Action:</u>
08.31.04	Initial Submittal to City of Port St. Lucie
2.14.05	City Council Approval (ordinance 05-12)
01.22.07	City Council Approval -1 st amendment (ordinance 07-02)
06.11.07	City Council Approval-2 nd amendment (ordinance 07-68)
02-06-08	3 rd Amendment Submitted
06-09-08	City Council Approval – 3 rd amendment (ordinance 08-45)
03-06-13	4 th Amendment Submitted
	<u>City Council Approval – 4th amendment (ordinance 13-33)</u>
<u>03-16-16</u>	<u>5th Amendment Submitted (Ordinance 16-042)</u>

(Images and specific signs shown in this document have been prepared by Lucido & Associates or other consultants employed by the developer)

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Introduction

This Master Sign Program provides a comprehensive overview of all signs within The Tradition Community. The Tradition Community consists of Tradition, Southern and Western Grove. The Program is composed of three major sections – Community Signs, New Development Signs, and Photograph References. The first section describes Community Signs provided by Tradition. The second section provides sign guidelines for those developing projects within The Tradition Community. The third section displays various examples of sign types described throughout the master sign program. The guidelines are not intended to restrict imagination, innovation or variety, but to assist in creating a consistent, well-planned solution for identification throughout the community. The master sign program offers many opportunities for creativity and individuality.

Procedure

All proposed signs, prior to application for a sign permit from City of Port St. Lucie, must be approved in writing by the Tradition Design Review Committee (TDRC) which will review signs based on the criteria that follows. Letter of Approval by the TDRC is to be used for obtaining City of Port St. Lucie sign permits. No sign permit shall be allowed without a TDRC Letter of Approval and stamped plans. All applicants shall familiarize themselves with and obtain a copy of the current review fees from the TDRC.

Background

The sign guidelines in this manual supersede existing City of Port St Lucie codes and ordinances and any adopted citywide design standards. Existing city codes shall be used for sign criteria not addressed in this program by the TDRC.

General Requirements (Apply to all categories within these guidelines.)

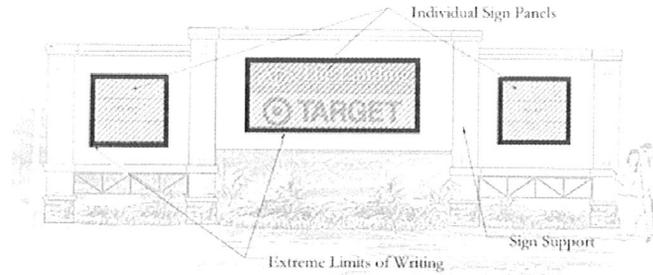
Utility Setbacks:

All structures, including signs, shall be installed a minimum of 10 feet horizontally from all mains (water, gravity, sewer, force and City owned reclaimed water). The 10 foot horizontal setback shall be as measured from the outside edge of the pipe to the nearest point of the structure, including underground (footers for example) or above ground (roof overhangs for example) features. Single or double post community directional and/or informative signs occurring within the rights-of-ways may encroach within these setbacks with Utility Department approval. Those mains installed between structures shall have a 15-foot setback on each side. Additionally, where deep mains are installed, those greater than 9 feet, between structures, the Utility may, at its discretion, require additional horizontal setback.

Sign Area Calculations:

Tradition community seals and “Tradition” community name are encouraged to be used throughout the sign program. These decorative theme reinforcing elements shall not be counted in allowable square-footage or sign face square footage calculations. The “allowable sign area” shall include the entire area within a circle, rectangle or triangle enclosing the extreme limits of writing, forming an

integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. (See Diagram Below)



Allowable Sign Area

-Maximum allowable sign areas are per face, per structure.

Sign Setback:

All signs shall maintain a 10' setback from rights-of-way with the exception of those signs specifically designed to occur within road rights-of-way. Signs shall meet FDOT standards. Any sign located within the road rights-of-way will require approval from the City Engineering Department.

Community Building/ Civic Structures:

Civic buildings and/or structures such as schools, fire stations, post offices, police stations and community centers may have additional and/or modified signage due to the significance and location of the proposed facility and the integration of the signage into a community focal point. Additional and/or modified signs for civic buildings will be allowed based on review and approval by the TDRC and the City of Port St. Lucie. City of Port St. Lucie approval shall be through the Site Plan Review Committee (SPRC) process and shall conclude with SPRC approval.

Height:

No part of any sign affixed to a building shall exceed the height of the deck line to which the sign is affixed. No sign shall project above the deck line for mansard roofs. The portion of a mansard roof located below the deck line shall be eligible for placement of a façade sign. Façade signs are not limited to a placement height.

Size:

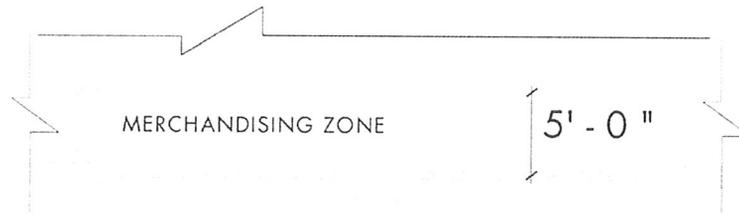
The dimensions used under the "size" category are meant as a general size range for the actual sign including all posts, supports, etc. necessary for the sign element. Signs may exceed these dimensions based on the final sign design and in an effort to allow creativity and flexibility in the sign program, however "allowable sign area" may not be altered.

Changeable Copy:

Maximum 3 lines of copy, non-scrolling with a minimum of 24 hours between change of message.

Merchandising Zone:

The Merchandising Zone is the front of the tenant space that extends from the lease line to all points 5'-0" into the space, and is subject to review and approval by the TDRC. The Merchandising Zone includes all display windows, retail graphics, display fixtures, materials, finishes, color and lighting fixtures within the area.



Merchandising Zone Exhibit

Address Incorporation:

Address to be incorporated in the sign design.

All new freestanding signs shall have an address incorporated in the sign design. Where applicable a range of numbers shall be shown: e.g. 2840--2910. Existing signs shall be required to include this numbering upon applying for any change. All other existing signs shall be replaced or changed to include this information as of January 1, 2004. Numbering will not be included as part of the allowed square footage. It shall be composed of numbers six (6) inches in height. Notification of this requirement to all existing businesses shall be included upon renewal of business tax.

Commercial plazas shall include the name of the plaza on the primary sign. “

Prohibited Signs:

- Flashing Sign
- Roof Sign
- Credit Card Sign
- Fraternal Organizations
- Bench Signs
- Exposed Plywood
- Galvanized Sheet Metal
- Fluorescent Lit Signs
- Vacuum Formed Plastic
- Balloon/inflatable signs (Only as temporary event signs)
- Permanent come on sign (sale today)
- Sign on vehicle parked permanently or overnight near a business
- Traffic sign replica
- “Human Sign”- Any individual or group of persons actively marketing a product, service and/or event by way of hand held/portable signs at intersections or along roadways.
- Portable Signs
- Snipe Signs
- ‘V’-Shaped Signs

Community Signs

Throughout the Community of Tradition, a series of signs are provided that identify the community and provide clear direction while echoing the character and materials of the community. The following pages in this section show these proposed signs.

Sign Type:	Use:	Locations:	Number of Signs Allowed:	Max Height:	Allowable Sign Area:	Lighting: Internal/External
Community Markers	Identifies Tradition Community	Adjacent to I-95, key entries and boundary points. Northern Tower - Exists SW Discovery Way - Exists Becker Road - Proposed	Four (4)	74'	100 SF (per face) Max. (4) faces - and/or text	Internal/External
Welcome Signs	Identifies Tradition Community as one enters the project along Tradition Parkway.	Crosstown Parkway, Tradition Parkway, Becker Road, Village Parkway, Parr Drive, North/South Road A, E/W #2,3, Westcliffe Lane, Fern Lake Drive, Community Blvd, Open View Road	Eight (8) total. One sign on each side of roadway, and/or one sign in median.	35'	72 SF maximum per sign face.	Internal/External
Community Directional	Identifies Tradition Community as one exits Interstate 95 or enters the community from other roadways such as Crosstown Parkway as well as provides directional wayfinding and identity consistency along major community roadways.	All major public roadways.	Twenty Four (24)	12'	80 SF	External
Primary Directional	Guides vehicles and pedestrians to select destinations some of which may be isolated or separate from major traffic circulation.	All major public roadways.	Thirty (30)	8'	36 SF	External
Decorative Standards	Decorative element for community events, holidays lifestyle and social messages.	All Tradition roadways.	Varies. Based on selected poles along various roads within the community.	N/A	12.5 SF (30"x60") per face/side	Non-illuminated

Signs for New Development

Throughout the Community of Tradition, new development is encouraged to provide signs that identify their project while echoing the character and materials of the community. The following pages in this section show these proposed signs.

Residential

	Use:	Locations:	Number of Signs Allowed:	Max Height:	Allowable Sign Area:	Lighting: Internal/External
Sign Type:						
Residential Primary Entry Sign	Identifies residential subdivisions within the overall community of Tradition from major roadways.	Internal roadway medians and/or both sides of a residential entrance within the individual property.	(2) one sign on each side of roadway, or (1) one sign in median.		150 SF per sign face.	Internal/External
Residential Secondary Entry Sign	Residential subdivisions identification in the form of architectural features, water features, lighting, public art, landscaping and/or other aesthetic enhancements.	Prominent intersections within neighborhoods throughout Tradition.	Max. 8 per subdivision. One sign on each side of roadway, and/or one sign in median.	16'	64 SF	Internal/External
Residential Neighborhood Monuments	Identifies individual enclaves, changes to product, neighborhoods with a subdivision.	Prominent intersections within neighborhoods throughout Tradition.	Max. 8 per subdivision. One sign on each side of roadway, and/or one sign in median. Logo and Name only.	16'	64 SF	Internal/External
Residential Architectural Features	Identifies a residential subdivision from public Tradition Community Roadways.	Property corners of subdivisions on subdivision property.	4 signs. Subdivision name and logo only.	45'	64 SF	Internal/External
Lot Marker	Provides information specific to individual lots such as lot number, model home information, sales, builder contact and pricing information.	On individual lots within sales center area and subdivision.	One (1) per lot. No City permit required. TDRC approval only.	6'	6 SF	Non-illuminated
Construction Entrance Sign	Provides information specific to construction entrance.	Construction entrances.	One (1) per construction entrance. No City permit required. TDRC approval only.	8'	16 SF	Non-illuminated
Model Home Sign	Provides information specific to model home information, sales, builder contact and pricing information.	On individual lots within sales center area.	One (1) per lot within sales area. No City permit required. TDRC approval only.	8'	16 SF	Non-illuminated

Residential (cont'd.)

	Use:	Locations:	Number of Signs Allowed:	Max Height:	Allowable Sign Area:	Lighting: Internal/External
Sales Center Sign	Provides information specific to sales center, builder contact and pricing information.	On individual lots that contain staffed sales/model center and/or adjacent to Sales Center Entrance within the R/W.	One (1) per lot or entrance location.	8'	18 SF	External
Event/Sales Banner	Identifies and markets home sales opportunities and provides way-finding and directional guidance throughout community and subdivisions.	Subdivision entrance drives and sales center entry drives (within the R/W). On each model home and/or sales center lot.	Two (2) Banners within 200' of community entrances or sales center entrance. One (1) Banner at road intersections within subdivision from entrance(s) and continuing to sales area.	17'	45 sf (maximum).	Non-illuminated
Builder Sign	Identifies Tradition subdivision Builders from adjacent public roadways.	Adjacent to community roadways (on subdivision property).	One (1) Per subdivision.	8'	32 SF per face.	Non-illuminated
"Coming Soon" Interior Sign	Identifies interior subdivisions "coming soon" improvements such as amenity center/ clubhouse.	Interior locations within the subdivision such as the recreation or amenity parcel.	One (1) per major subdivision improvement such as clubhouse, recreation area or amenity parcel.	10'	80 SF per face.	External
Builder sales Sign	Communicates sales and brand message to public and potential buyers.	Within subdivision property only and not visible from adjacent community roadways.	Max. (4) four per subdivision or plat.	4'	32 SF per face.	External
Lifestyle Sign	Identifies the lifestyle amenity programs offered within the subdivision. No marketing information, such as phone numbers or home prices, shall be allowed. Builder name and lifestyle scenes only.	Throughout subdivision within R/W and along Tradition Community roadway frontage on subdivision property only, not within R/W.	Max. (12) twelve per subdivision or plat.	8'	32 SF per face.	External
Decorative Standards	Decorative element for community events, holidays lifestyle and social messages.	Attached to subdivision light poles along main and secondary roads and within common areas throughout the subdivision.	Varies. Based on selected poles along various roads within the community.	N/A	12.5 SF (30"x60") per face/side	Non-illuminated

Non-Residential

Sign Type:	Use:	Locations:	Number of Signs Allowed	Max Height:	Allowable Sign Area:	Lighting: Internal/External
Non-Residential Parcel Identification	Identifies individual parcels from public roadways.	Adjacent to roadway on each individual property.	(1) per parcel	9'5"	Max sign SF = 46 SF	Internal/External
Non-Residential Parcel Identification Changeable Copy	Identifies individual parcels from community roadways.	Adjacent to roadway on each individual property.	(1) per parcel	9'5"	Max sign SF = 46 SF Maximum digital sign panel = 23 SF Maximum 3 lines of copy, non-scrolling with a minimum 24 hrs between change of message.	Internal/External
Non-Residential Multiple User Parcel Identification	Identifies Multiple users on single or multiple parcels from community roadways.	Adjacent to primary roadway at major entry into property (in projects median or adjacent to road).	(1) median or (1) per entry side.	9.5'	2-4 users: 64 sf max. 5 or more users: 96 sf max	Internal/External
Non-Residential Informational/Directional	Identifies secondary entrances and/or informative elements such as deliveries or service areas.	Adjacent to secondary roadways or entrances within individual parcels.	Max 4.	7'	16 SF	Internal
Non Residential Blade Tenant Signage	Used to guide pedestrians to individual shop throughout the Village Center.	Above entry doors or adjacent to front entrance.	One per business.		N/A	Internal/External
Banner Sign	Communicates sales and brand message to public and potential buyers.	Within subdivision property only and not visible from adjacent community roadways.	Building frontage under 100 SF = (1) one sign. Building frontage over 100 SF = (2) two signs.	4'	32 SF per face.	Non-illuminated

Building Mounted Façade Signs

	Use:	Locations:	Number of Signs Allowed:	Allowable Sign Area:	Lighting: Internal/External
Sign Type:					
Non-Residential Building Mounted Façade Sign (less than 10,000 sf bldg)	Used to identify non residential building types less than 10,000 S.F. in size located throughout Non Residential areas.	Located on the front and rear or side building façade depending upon store location.	1 per business façade/section of a façade.	32 sf plus 1.5 sf for each additional linear foot of front facade over 20 feet. Not to exceed 200 S.F. maximum.	Internal/External
Non Residential Building Mounted Façade Sign (10,000sf to 25,000 sf bldg)	Used to identify non residential building types 10,000 S.F. to 25,000 S.F. in size located throughout Non Residential areas.	Located on the front and rear or side building façade depending upon store location.	1 per business façade/section of a façade.	32 sf plus 1.5sf for each additional linear foot of front facade over 20 feet. Not to exceed 500 S.F. maximum.	Internal/External
Non Residential Building Mounted Façade Sign (25,000 sf or greater)	Used to identify non residential building types 25,000 s.f. or greater in size located throughout Non Residential areas.	Located on the front and rear building façade. Side façade display upon review.	1 per business façade/section of a façade.	32 sf plus 1.5sf for each additional linear foot of front facade over 20 feet. Not to exceed 1,000 S.F. maximum.	Internal/External
Awning or Canopy Signage	Used to identify individual shops/building type.	Located on front awning of building	1 per business	Maximum of 40% of awning surface, or 90% of awning width x 2'0" high.	Internal/External Option (A) Each letter is an independent lightbox the shape of the character. Option (B) Each letter is an independent open channel character w/ exposed neon.
Blade sign	To guide pedestrians to individual shops throughout the commercial development.	Above entry doors or adjacent to front entrance.	1 per business.	Maximum of 10'-0" sf. Minimum height clearance to sidewalk 8'6"	Internal/External

Temporary
(Permit allowed no more than 18 months)

Sign Type:	Use:	Locations:	Max Height:	Allowable Sign Area:	Lighting: Internal/External
Temporary Directional/Informational/Environmental	Guides vehicles and pedestrians to facilities and residential developments from secondary & tertiary roadways. May also be used for informational purposes such as identifying certain communities, environmental elements or specific locations within Tradition.	Throughout the community along roadways within the right of way.	12'	32 SF	Non-illuminated
Real Estate Development Sign	Property development related information such as, new leasing, coming soon, builder/contractor information, and owner information.	Parcels with I-95 frontage only.	12'	100 SF	Internal/External

Special District Signage

Sign Type:	Use:	Locations:	Number of Signs Allowed:	Allowable Sign Area:	Lighting: Internal/External
Hospital - Main Identification	Identifies the hospital from major and secondary roadways.	Adjacent to or within primary roadway accessing hospital.	6	A maximum sign area of 150 sq. ft. per face.	Internal/External
Hospital - Vehicular Directional	Guides vehicles and pedestrians to hospital and hospital associated uses some of which may be isolated or separate from major traffic circulation.	Multiple locations along community roadways. I.	12	Maximum sign square footage = 36 sq. ft. per face.	Internal/External
Landmark Sign	Identifies a single user or group of users (within the specific landmark district or designation) from major and secondary roadways.	Adjacent to or within community roadways, commercial association property, sign easements or individual properties.	1 per landmark parcel.	Not to exceed 500 S.F. maximum.	Internal/External
Off Premises Sign	Any sign used for the purpose of displaying, advertising, identifying or directing attention or providing directions to a business, service, activity or place, including products or services sold or offered for sale on premises other than on the premises where the sign is displayed.	Allowed as additional square footage on Non-Residential Multiple User Parcel Identification sign or on real estate development signs as a single user. User's property must be immediately adjacent (shared property line).	1 Off Premises user per Non-Residential Multiple User parcel Identification sign.	Maximum 50% of allowable square footage on Non-Residential Multiple User Parcel Identification	Internal/External

Photograph References

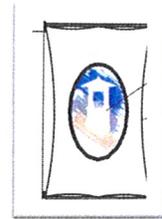
Community Marker



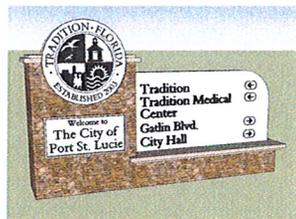
Welcome Sign



Decorative Standard



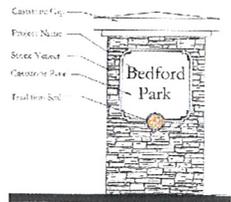
Community Directional



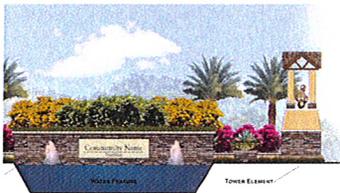
Primary Directional



Neighborhood Monument



Residential Project Entry



Non-Residential Parcel ID



Non-Residential Multi-User Parcel ID



Non-Residential Blade Tenant



Building Mounted Façade Sign



Temporary Directional/Informational/Environmental



Lot Marker



Construction Entrance Sign



Model Home Sign



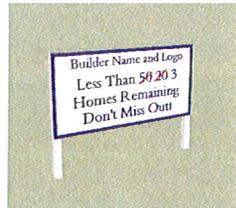
Sales Center



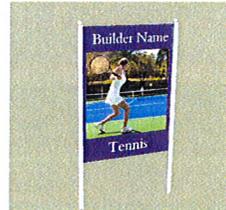
“Coming Soon” Interior Sign



Builder Sales Sign



Lifestyle Sign



Builder Sign



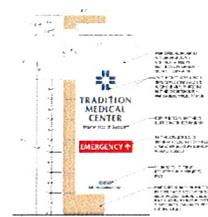
Real Estate Development Sign



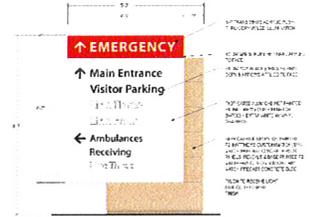
Model/Event/Sales Banner



Hospital Main ID



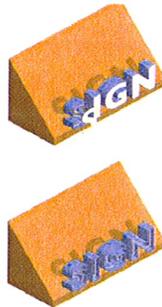
Hospital Vehicular



Awning Signage



Additional Façade Signage

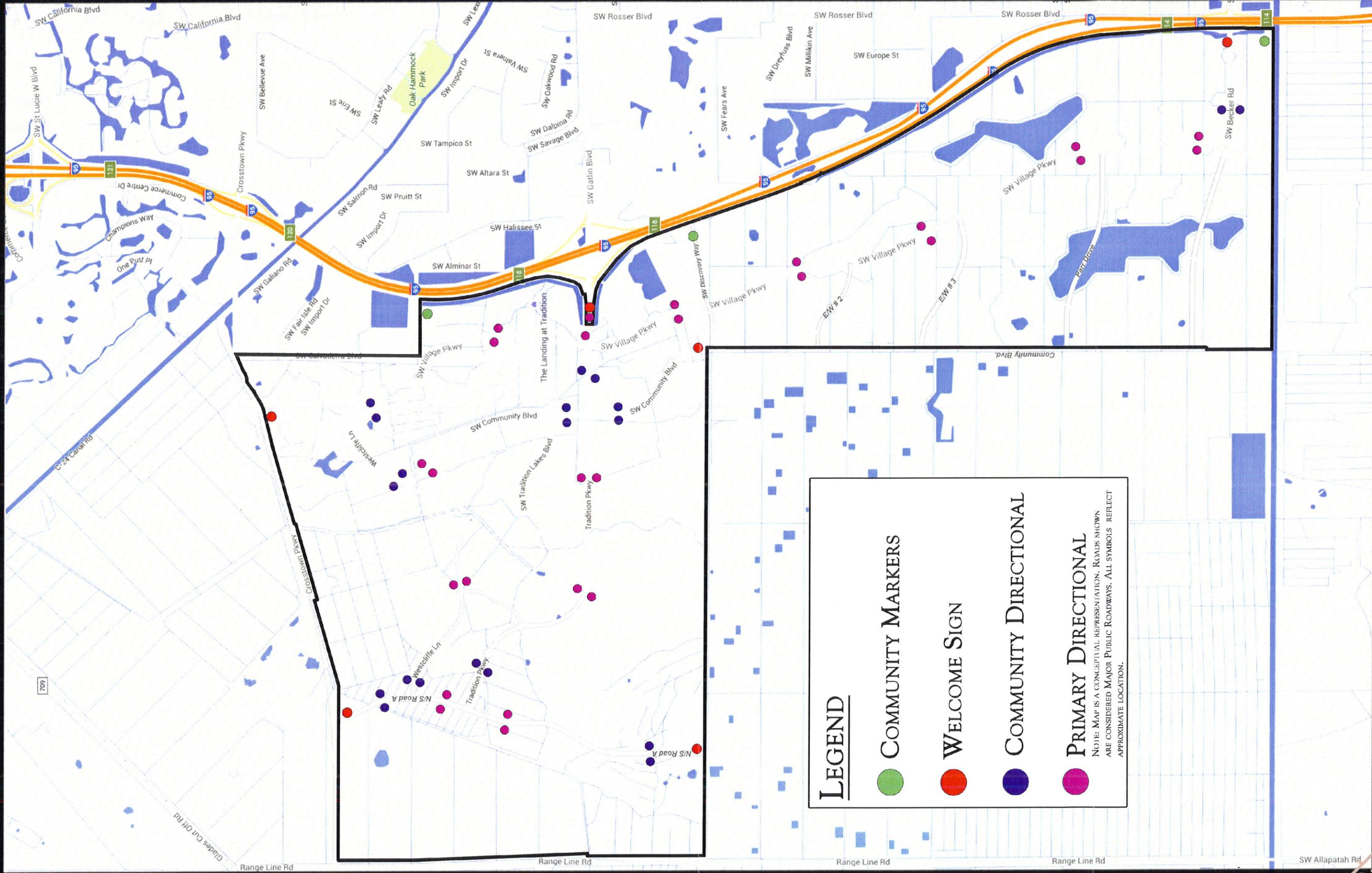


Additional Blade Signage



Landmark Sign





LEGEND

- COMMUNITY MARKERS
- WELCOME SIGN
- COMMUNITY DIRECTIONAL
- PRIMARY DIRECTIONAL

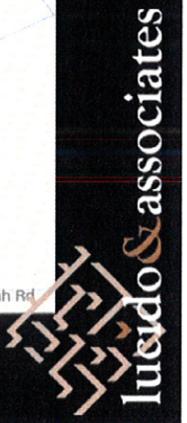
NOTE: MAP IS A CONCEPTUAL REPRESENTATION. ROADS SHOWN ARE CONSIDERED MAJOR PUBLIC ROADWAYS. ALL SYMBOLS REFLECT APPROXIMATE LOCATION.



NTS

CONCEPTUAL SIGN LOCATION MAP

TRADITION MASTER SIGN PROGRAM





City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD – MEETING OF JULY 5, 2016

FROM: KATHERINE H. HUNTRESS, PLANNER *KHH*

RE: SUITS U LUCIE
REZONING APPLICATION
P16-045

DATE: JUNE 23, 2016

PROPOSED REQUEST: The proposed request seeks to rezone two lots from RS-2 (Single Family Residential) and two lots from P (Professional) to CG (General Commercial).

APPLICANT & OWNER: Suits U Lucie, LLC

LOCATION: The property is located on the northeast corner of Wayne Street and Port St. Lucie Boulevard.

LEGAL DESCRIPTION: The property is legally described as Lots 1, 2, 22, and 23; Block 703; Port St. Lucie Section 18.

SIZE: 0.92 acres

EXISTING ZONING: RS-2 (Single Family Residential) and P (Professional)

EXISTING USE: Commercial development on lots 1 and 23, and single family residences on lots 2 and 22.

SURROUNDING USES:

	Existing Use	Future Land Use	Zoning
North	Single family residence and vacant land	RL (Low Density Residential)	RS-2 (Single Family Residential)
South	Commercial development	CG (General Commercial)	CG (General Commercial)
East	Vacant land	CG (General Commercial)	RS-2 (Single Family Residential)
West	Commercial development	CG (General Commercial)	P (Professional)

FUTURE LAND USE: CG (General Commercial)

REQUESTED ZONING: CG (General Commercial)

IMPACTS AND FINDINGS:

Land Use Consistency: The requested zoning change is justified and supported by the Comprehensive Plan, and the Conversion Manual. The subject application is supported and justified by Objective 1.1.4: Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map.; and Policy 1.1.4.13: CG (General Commercial) zoning district is compatible with the CG (General Commercial) land use.

Sewer/Water Service: Port St. Lucie's Utility Systems is the provider of water and sewer.

Environmental: The lots have previously been developed.

Compliance With Conversion Area Requirements:

1. Conversion area: 5
 2. The property is totally within the conversion area: Yes
 3. Minimum frontage: Yes
 4. Minimum depth: Yes
 5. Does the request isolate lots: No
 6. Has a unity of title been submitted: The unity of title has been submitted to the legal department.
 7. Buffer required: A landscape buffer and wall is required on the north side of the property which is adjacent to residential land use.
-

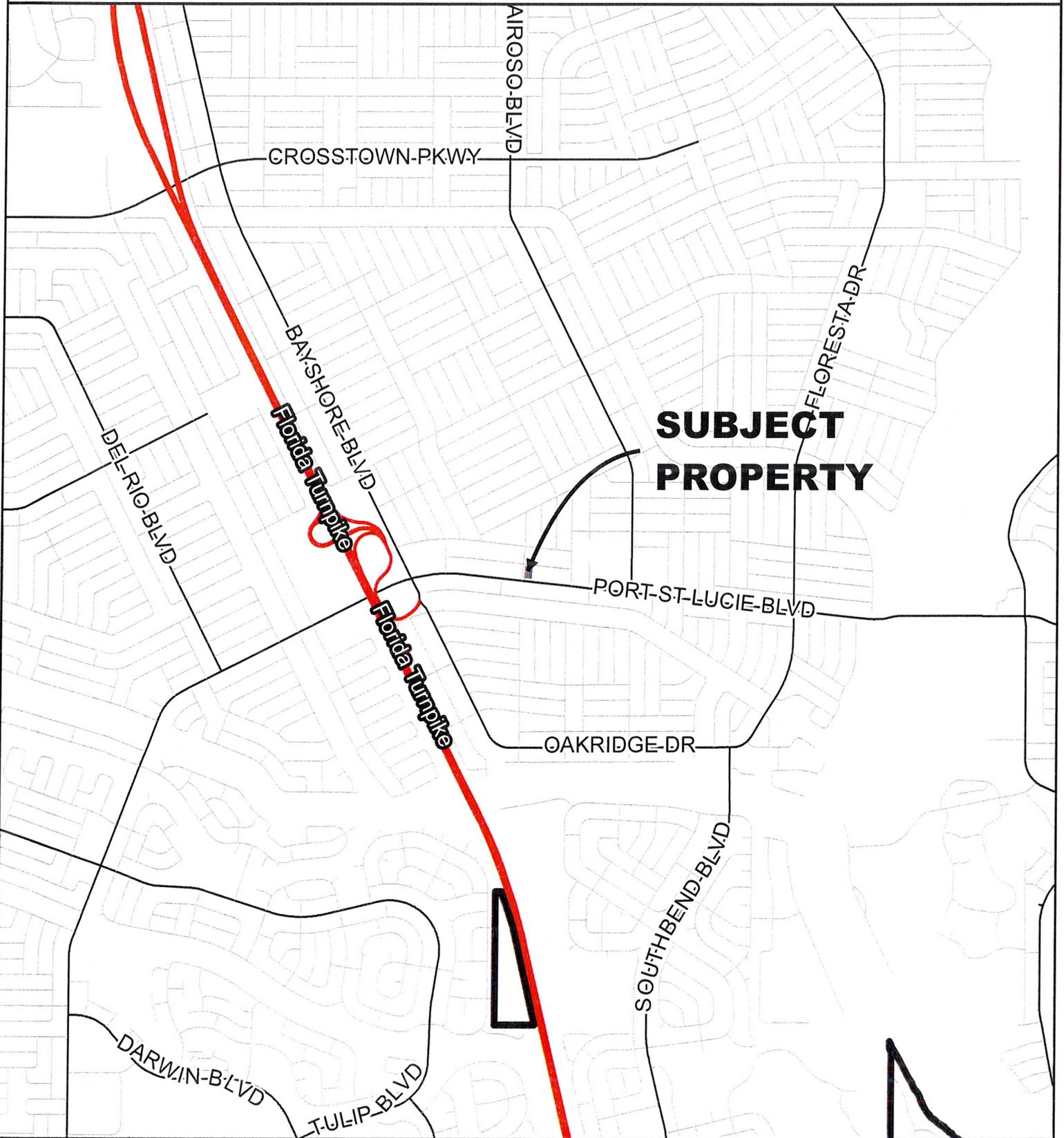
STAFF RECOMMENDATION: The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval based on the analysis and findings as noted in the staff report.

Planning and Zoning Board Action Options:

- Motion to recommend approval
- Motion to recommend denial

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

GENERAL LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING
SUITS U LUCIE, LLC
SECTION 18, BLOCK 703, LOTS 1, 2, 22 & 23

DATE:	6/2/2016
APPLICATION NUMBER:	P16-045
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING

SUITS U LUCIE, LLC - TACO BELL

SECTION 18, BLOCK 703, LOTS 1, 2, 22 & 23

AERIAL DATE 2014

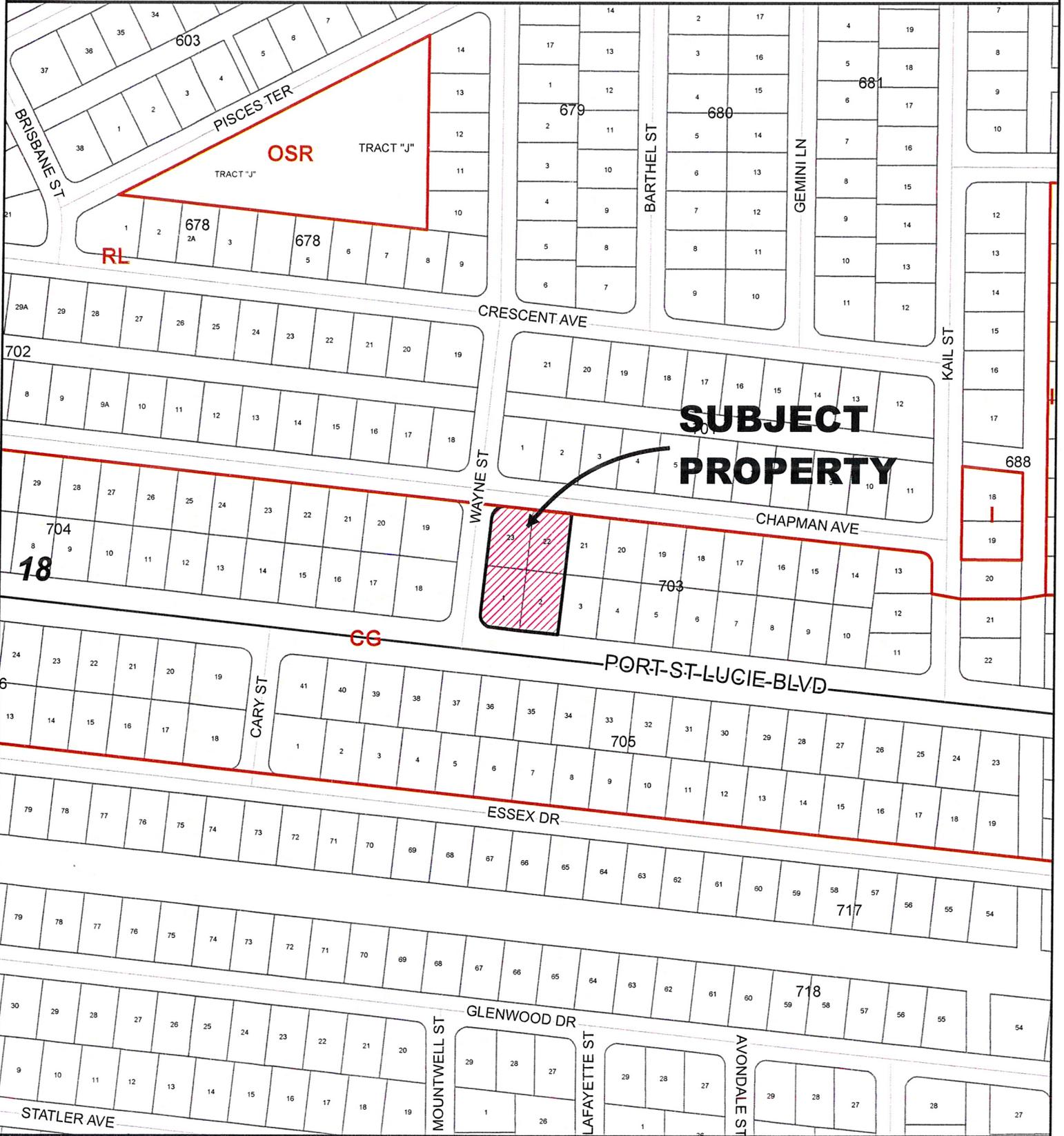
DATE: 6/1/2016

APPLICATION NUMBER:
P16-045

USER: patricias

SCALE: 1 in = 150 ft

FUTURE LAND USE



**SUBJECT
PROPERTY**

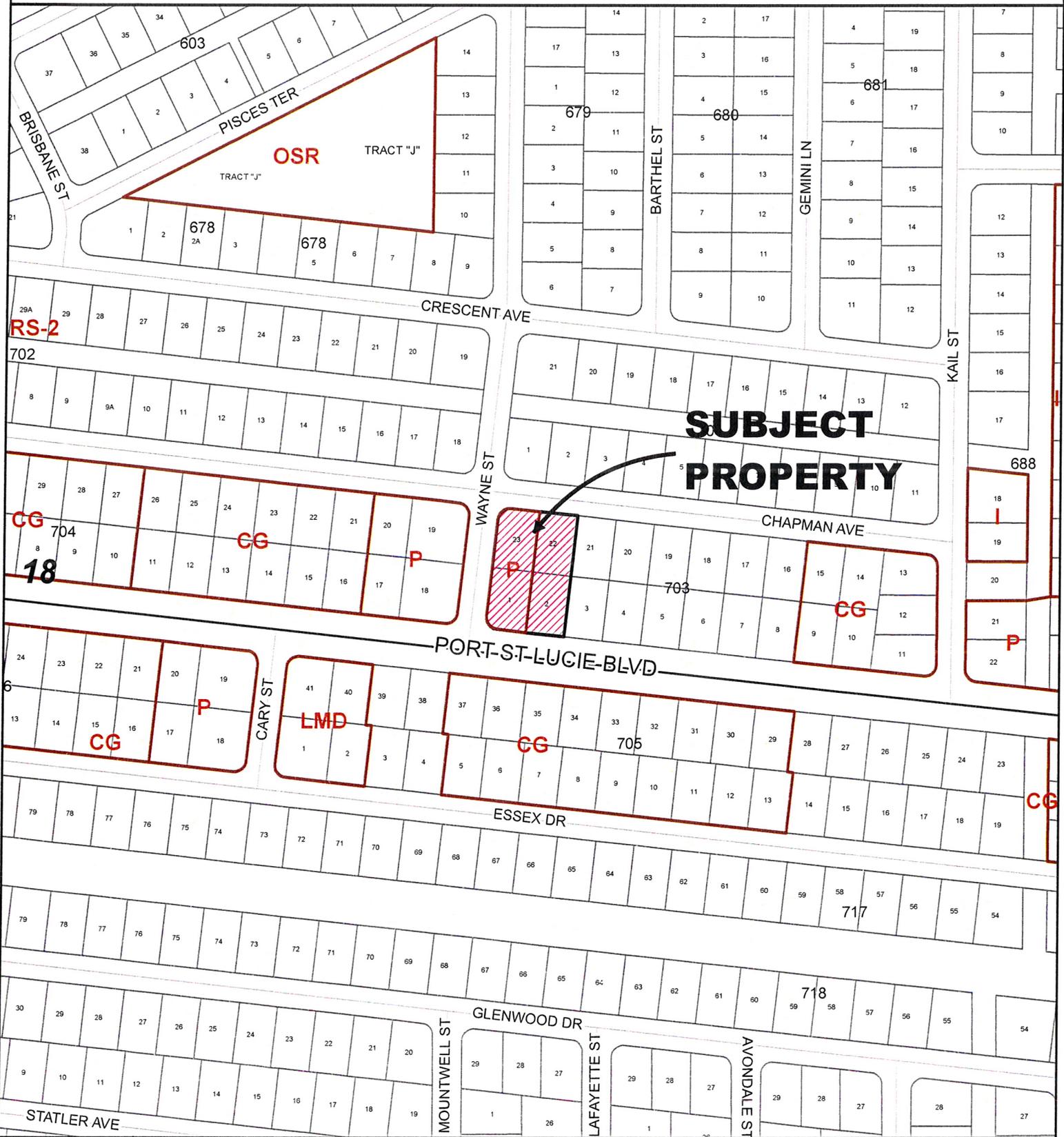


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING
SUITS U LUCIE, LLC
SECTION 18, BLOCK 703, LOTS 1, 2, 22 & 23

DATE: 6/2/2016
APPLICATION NUMBER: P16-045
USER: patricias
SCALE: 1 in = 272 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING
SUITS U LUCIE, LLC
SECTION 18, BLOCK 703, LOTS 1, 2, 22 & 23

DATE: 6/2/2016
APPLICATION NUMBER: P16-045
USER: patricias
SCALE: 1 in = 272 ft

R | SOLUTION

SCOTT EUCKER

314.222.6060 (o) | scott@rsolution.com | 630.258.5871 (c)

March 29, 2016

Ms. Lorraine Prussing
City of Port St. Lucie
Planning & Zoning Department
121 SW Port Lucie Boulevard
Port St. Lucie, FL 34984

RE: Rezoning of Port St. Lucie Section 18 Blk 703 Lots 1, 2, 22 and 23

Dear Lorraine:

It was a pleasure meeting you last week. As we discussed, we are in the process of developing a new restaurant on Port St. Lucie Boulevard at the corner of Wayne Street. As such, we need to rezone 4 lots within this conversion area.

Enclosed please find a check in the amount of \$2,153.00, Rezoning Applications, Agent of Record Letters and two copies of the Warranty Deed for:

- Port St. Lucie Section 18 Blk 703 Lot 1 and 23, Parcel ID 3420-585-1172-000-0
- Port St. Lucie Section 18 Blk 703 Lot 2, Parcel ID 3420-585-1173-000-7
- Port St. Lucie Section 18 Blk 703 Lot 22, Parcel ID 3420-585-1193-000-3

Please feel free to contact me if you have any questions or need any additional information.

Kindest Regards,



Scott Eucker
SE/nl

RECEIVED

MAR 30 2016

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Enclosures

CC: G.J. Grewe

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX:(772) 871-5124

FOR OFFICE USE ONLY

Planning Dept. P16-045
Fee (Nonrefundable) \$ 2,153.00
Receipt # 89251

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: gary@gjgrewe.com

RECEIVED

PROPERTY OWNER:

MAY 27 2016

Name: Suits U Lucie, LLC

Address: 9109 Watson Road, Suite 400, St. Louis, MO 63126

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Telephone No.: 314-962-6300

FAX No.: 314-962-7877

AGENT OF OWNER (if any)

Name: Please see attached

Address: _____

Telephone No.: _____ FAX No.: _____

PROPERTY INFORMATION

RECEIVED

Legal Description: Port St. Lucie Section 18 Blk 703 Lots 1, 2, 22 and 23
(Include Plat Book and Page)

JUN - 3 2016

Parcel I.D. Number: 3420-585-1172-000-0; 3420-585-1173-000-7; 3420-585-1193-000-3

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

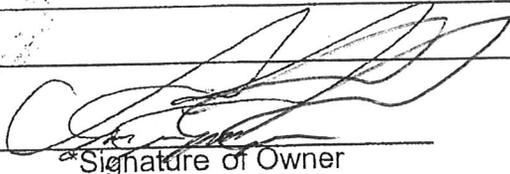
Current Zoning: Single Family Residential (RS-2) + PROFESSIONAL (P)

Proposed Zoning: General Commercial (CG)

Future Land Use Designation: General Commercial (CG) Acreage of Property: .92 acres

Reason for Rezoning Request: _____

New restaurant development


*Signature of Owner

Gary J. Grewe
Hand Print Name

5/24/16
Date

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

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

H:\PZ\SHARED\APPLCTN\REZAPPL(06/23/11)

Prepared by and Return to:
Sue Meitner, an employee of
First International Title, Inc.
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984

File No.: 75441-40

WARRANTY DEED

This indenture made on May 16 2016, by **Flynn D. Case, individually and as Trustee of the Flynn D. Case Revocable Living Trust Agreement dated September 30, 2002**, hereinafter called the "grantor",

to **Suits U Lucie, L.L.C., a Missouri limited liability company** whose address is: 120 S. Central Ave., Suite 1800 St. Louise, MO 63105 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

Lot 2, Block 703, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof, recorded in Plat Book 13, Page(s) 17, 17A to 17K of the Public Records of St. Lucie County, Florida.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, NOR CONTIGUOUS TO HIS HOMESTEAD

Parcel Identification Number: 3420-585-1173-000/7

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2015.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Flynn D. Case Revocable Living Trust Agreement, dated September 30, 2002

[Signature]
Flynn D. Case, individually and as Trustee

Signed, sealed and delivered in our presence: (2 separate witnesses)

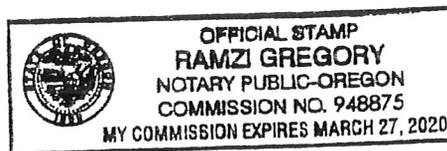
[Signature]
Witness Signature
Print Name: Mailey Betker

[Signature]
Witness Signature
Print Name: Ion Gossack

State of Oregon
County of Polk

The Foregoing Instrument Was Acknowledged before me on this 18 day of May, 2016 by Flynn D. Case, individually and as Trustee of the Flynn D. Case Revocable Living Trust Agreement dated September 30, 2002, who is/are personally known to me or who has/have produced a valid _____ as identification.

[Signature]
Notary Public
Printed Name: RAMZI GREGORY
My Commission expires: 3/27/2020



(Seal)

Prepared by and return to:

Sue Meitner
First International Title - Port St. Lucie Branch
201 SW Port St. Lucie Blvd., Suite 205
Port St. Lucie, FL 34984

File Number: 75440-40

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 18th day of May, 2016, between Thomas Allen, a single man, whose post office address is 5267 NW 55th Street, Coconut Creek, FL 33073, grantor, and Suits U Lucie, L.L.C., a Missouri limited liability company whose post office address is 120 S. Central Ave., Suite 1800, St. Louise, MO 63105, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the St. Lucie County, Florida, to-wit:

Lot 22, Block 703, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof, recorded in Plat Book 13, Page(s) 17, 17A to 17K of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-585-1193-000/3

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: SHARLENE M. HARRIS

[Signature]
Thomas Allen

[Signature]
Witness Name: [Signature]

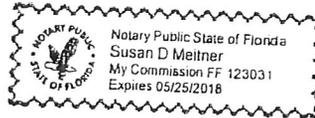
State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 17th day of May, 2016 by
Thomas Allen, she () is personally known to me or () has produced [Signature] as identification.

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Prepared by and Return to:
Sue Meimer, an employee of
First International Title, Inc.
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984

File No.: 75438-40

WARRANTY DEED

This indenture made on May ¹⁸ 2016, by **Del-Rio Development Inc, an Oregon corporation**, hereinafter called the "grantor",
to **Suits U Lucie, L.L.C., a Missouri limited liability company** whose address is: 120 S. Central Ave., Suite 1800 St. Louise, MO 63105 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

Lots 1 and 23, Block 703, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof, recorded in Plat Book 13, Page(s) 17, 17A to 17K of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-585-1172-000/0

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2015.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Del-Rio Development Inc., an Oregon Corporation

By: ✓ [Signature]
Flynn Case, as President

Signed, sealed and delivered in our presence: (2 separate witnesses)

✓ [Signature]
Witness Signature
Print Name: Kelsey Potter

✓ [Signature]
Witness Signature
Print Name: Ian Gossack

State of Oregon
County of OREGON

The Foregoing Instrument Was Acknowledged before me on this 18th day of May, 2016, by Flynn Case, as President of Del-Rio Development Inc, an Oregon corporation who is/are personally known to me or who has/have produced the following as identification: _____.

✓ [Signature]
Notary Public
Printed Name: RAMZI GREGORY
My Commission expires: 3/27/2020



(Seal)

Agent of Record:

- 1) Parker Mount
530 Seabreeze Circle
Panama City Beach, Florida 32413
(502) 387-3513

- 2) Scott Eucker
RSolution
9109 Watson Road, Suite 400
St. Louis, MO 63126
314-962-6300
314-962-7877 Fax

- 3) Craig L. Cornelison
Cornelison Engineering & Design, Inc.
38039 Old 5th Ave.
Zephyrhills, FL 33542
813-788-7835 ext. 102
813-788-7062 Fax

- 4) Debbie Soloman
249 SW Holden Terrace
Port St. Lucie, FL 34984

Agent of Record Letter

TO THE CITY OF PORT ST. LUCIE AND/OR ST. LUCIE COUNTY DEVELOPMENT REVIEW DIVISION AND/OR THE DEVELOPMENT REVIEW COMMITTEE, PLANNING COMMISSION, BOARD OF COUNTY COMMISSIONERS, WATER MANAGEMENT DISTRICT, FDEP AND FDOT.

For the properties identified as Parcel ID number 3420-585-1172-000-0; 3420-585-1173-000-7; 3420-585-1193-000-3, I, Gary J. Grewe, Manager for Suits U Lucie, LLC, hereby designate and appoint Parker Mount as my/our Agent of Record for the purposed of representing me/us during the Development Review Process and/or hearing process, including without limitation site plan review, construction plan review, utility and drainage plan review and signage. My/our Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 5/24/16

Gary J Grewe
Applicant/Owner (Print)

[Signature]
Applicant/Owner Signature

Manager
Applicant/Owner Title

9109 Watson, Ste 400
Address

St. Louis MO 63120
City, State, Zip

314-962-6300
Telephone

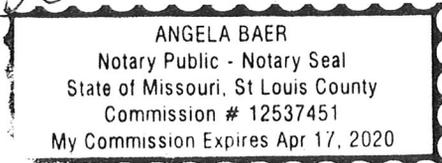
STATE OF MISSOURI
COUNTY OF ST. LOUIS

I HEREBY CERTIFY that on this day personally appeared before me this 26th date of May 2016 Gary J. Grewe, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of May 2016.

Angela Baer
NOTARY PUBLIC

My Commission Expires: 4/17/20



Agent of Record Letter

TO THE CITY OF PORT ST. LUCIE AND/OR ST. LUCIE COUNTY DEVELOPMENT REVIEW DIVISION AND/OR THE DEVELOPMENT REVIEW COMMITTEE, PLANNING COMMISSION, BOARD OF COUNTY COMMISSIONERS, WATER MANAGEMENT DISTRICT, FDEP AND FDOT.

For the properties identified as Parcel ID number 3420-585-1172-000-0; 3420-585-1173-000-7; 3420-585-1193-000-3, I, Gary J. Grewe, Manager for Suits U Lucie, LLC, hereby designate and appoint RSolution as my/our Agent of Record for the purposed of representing me/us during the Development Review Process and/or hearing process, including without limitation site plan review, construction plan review, utility and drainage plan review and signage. My/our Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 5/24/16

Gary J. Grewe

Applicant/Owner (Print)

[Signature]

Applicant/Owner Signature

Manager

Applicant/Owner Title

9109 Watson St 400

Address

St. Louis MO 63126

City, State, Zip

314-962-6300

Telephone

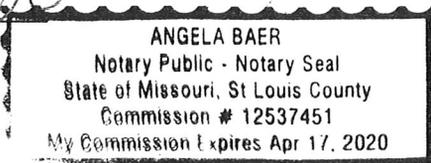
STATE OF MISSOURI
COUNTY OF ST. LOUIS

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WITNESS my hand and official seal in the County and State last aforesaid this 26th day of May 2016.

Angela Baer
NOTARY PUBLIC

My Commission Expires: 4/17/20



Agent of Record Letter

TO THE CITY OF PORT ST. LUCIE AND/OR ST. LUCIE COUNTY DEVELOPMENT REVIEW DIVISION AND/OR THE DEVELOPMENT REVIEW COMMITTEE, PLANNING COMMISSION, BOARD OF COUNTY COMMISSIONERS, WATER MANAGEMENT DISTRICT, FDEP AND FDOT.

For the properties identified as Parcel ID number 3420-585-1172-000-0; 3420-585-1173-000-7; 3420-585-1193-000-3, I, Gary J. Grewe, Manager for Suits U Lucie, LLC, hereby designate and appoint Debbie Soloman as my/our Agent of Record for the purposed of representing me/us during the Development Review Process and/or hearing process, including without limitation site plan review, construction plan review, utility and drainage plan review and signage. My/our Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 5/26/16

Gary J Grewe
Applicant/Owner (Print)

[Signature]
Applicant/Owner Signature

Manager
Applicant/Owner Title

9109 Watson Ste 400
Address

St. Louis MO 63124
City, State, Zip

314-962-6300
Telephone

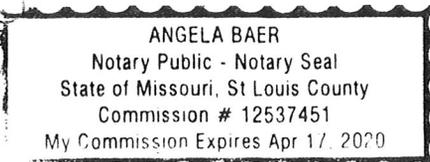
STATE OF MISSOURI
COUNTY OF ST. LOUIS

I HEREBY CERTIFY that on this day personally appeared before me this 26th date of May 2016 Gary J. Grewe, who is personally known to me.

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Angela Baer
NOTARY PUBLIC

My Commission Expires: 4/17/20



Agent of Record Letter

TO THE CITY OF PORT ST. LUCIE AND/OR ST. LUCIE COUNTY DEVELOPMENT REVIEW DIVISION AND/OR THE DEVELOPMENT REVIEW COMMITTEE, PLANNING COMMISSION, BOARD OF COUNTY COMMISSIONERS, WATER MANAGEMENT DISTRICT, FDEP AND FDOT.

For the properties identified as Parcel ID number 3420-585-1172-000-0; 3420-585-1173-000-7; 3420-585-1193-000-3, I, Gary J. Grewe, Manager for Suits U Lucie, LLC, hereby designate and appoint Cornelison Engineering & Design, Inc. as my/our Agent of Record for the purposed of representing me/us during the Development Review Process and/or hearing process, including without limitation site plan review, construction plan review, utility and drainage plan review and signage. My/our Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 5/26/16

Gary J Grewe
Applicant/Owner (Print)

[Signature]
Applicant/Owner Signature

Manager
Applicant/Owner Title

9109 Watson St 400
Address

St. Louis MO 63124
City, State, Zip

314-962-6300
Telephone

STATE OF MISSOURI
COUNTY OF ST. LOUIS

I HEREBY CERTIFY that on this day personally appeared before me this 26th date of May 2016 Gary J. Grewe, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of May 2016.

Angela Baer
NOTARY PUBLIC

My Commission Expires: 4/17/20



ORDINANCE 16-

AN ORDINANCE TO REZONE .92 ACRES OF PROPERTY LEGALLY DESCRIBED AS LOTS 1, 2, 22, AND 23, BLOCK 703, SECTION 18, AND LOCATED ON THE NORTHEAST CORNER OF WAYNE STREE AND PORT ST. LUCIE BOULEVARD; FROM RS-2 (SINGLE FAMILY RESIDENTIAL) AND P (PROFESSIONAL) TO CG (GENERAL COMMERCIAL) FOR A PROJECT KNOWN AS SUITS U LUCIE – TACO BELL (P16-045); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Suits U Lucie, LLC, hereinafter referred to as the Applicant, seeks to rezone .92 acres of property located on the northeast corner of Wayne Street and Port St. Lucie Boulevard and within the City of Port St. Lucie, from the zoning designation of RS-2 (Single Family Residential) and P (Professional) to CG (General Commercial).

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on July 5, 2016 to consider the rezoning application (P16-045), notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on August 8, 2016 to consider the rezoning application (P16-045), advertising of the public hearing having been made; and

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1: That the property legally described as Lots 1, 2, 22, and 23, Block 703, Section 18, Port St. Lucie, be rezoned from the Zoning Classification of RS-2 (Single Family Residential) and P (Professional) to CG (General Commercial).

Section 2: That this Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,
this 8th day of August, 2016.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY: _____
Acting City Attorney



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JULY 5, 2016

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING *AC*

RE: WESTERN GROVE - MPUD REZONING
REZONING APPLICATION
PROJECT NO P16-046

DATE: JUNE 23, 2015

APPLICANT: Steven Garrett of Lucido & Associates is the agent for the property owner.

OWNERS: Tradition Land Company, LLC.

LOCATION: The property is located south of the Crosstown Parkway right-of-way and east of Range Line Road.

LEGAL DESCRIPTION: The legal description is a parcel of land lying in Sections 6, 7, 17 and 18, Township 37 South, Range 39 East, St. Lucie County, Florida. The complete legal description is located in Exhibit 7 of the MPUD document.

SIZE: 1,346.26 acres

EXISTING ZONING: St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres)

EXISTING USE: agriculture

SURROUNDING USES: The surrounding properties are agricultural with some industrial property located to the northwest.

REQUESTED ZONING: MPUD (Master Planned Unit Development).

FUTURE LAND USE: NCD (New Community Development District)

PROPOSED USE: The proposed MPUD will allow for 2,900 residential dwelling units; 250,000 square feet of retail and office; and sites for a school, park and fire station. The residential units may be a combination of detached single family, attached villas, townhomes and multi-family units.

IMPACTS AND FINDINGS:

Land Use Consistency: The proposed MPUD is consistent with Policies 1.2.2.2 and 1.2.2.4 of the City's Comprehensive Plan regarding Residential and Neighborhood/Village Commercial areas.

Sewer/Water Service: The Port St. Lucie Utility Systems will provide water and sewer service.

Environmental: The property contains 104.38 acres of wetlands and buffer area which are located within the residential area.

School Concurrency: Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, approval of any residential site plans or final subdivision plats shall be subject to the availability of adequate school capacity based on the Level of Service standards adopted in the Public Schools Facilities Element.

Other: Development will be required to comply with all applicable conditions in the Western Grove DRI development order. Contracts must be let for the construction of the initial two lanes of Tradition Parkway from its current terminus (SW Stony Creek Way) to N/S A prior to the issuance of any building permits.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request at their meeting of May 25, 2016 and recommended approval. The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and recommends approval.

PLANNING AND ZONING BOARD ACTION OPTIONS:

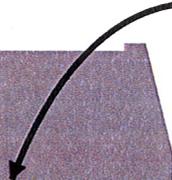
- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with changes
- Motion to recommend denial to the City Council

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

GENERAL LOCATION



**SUBJECT
PROPERTY**



TRADITION-PKWAY

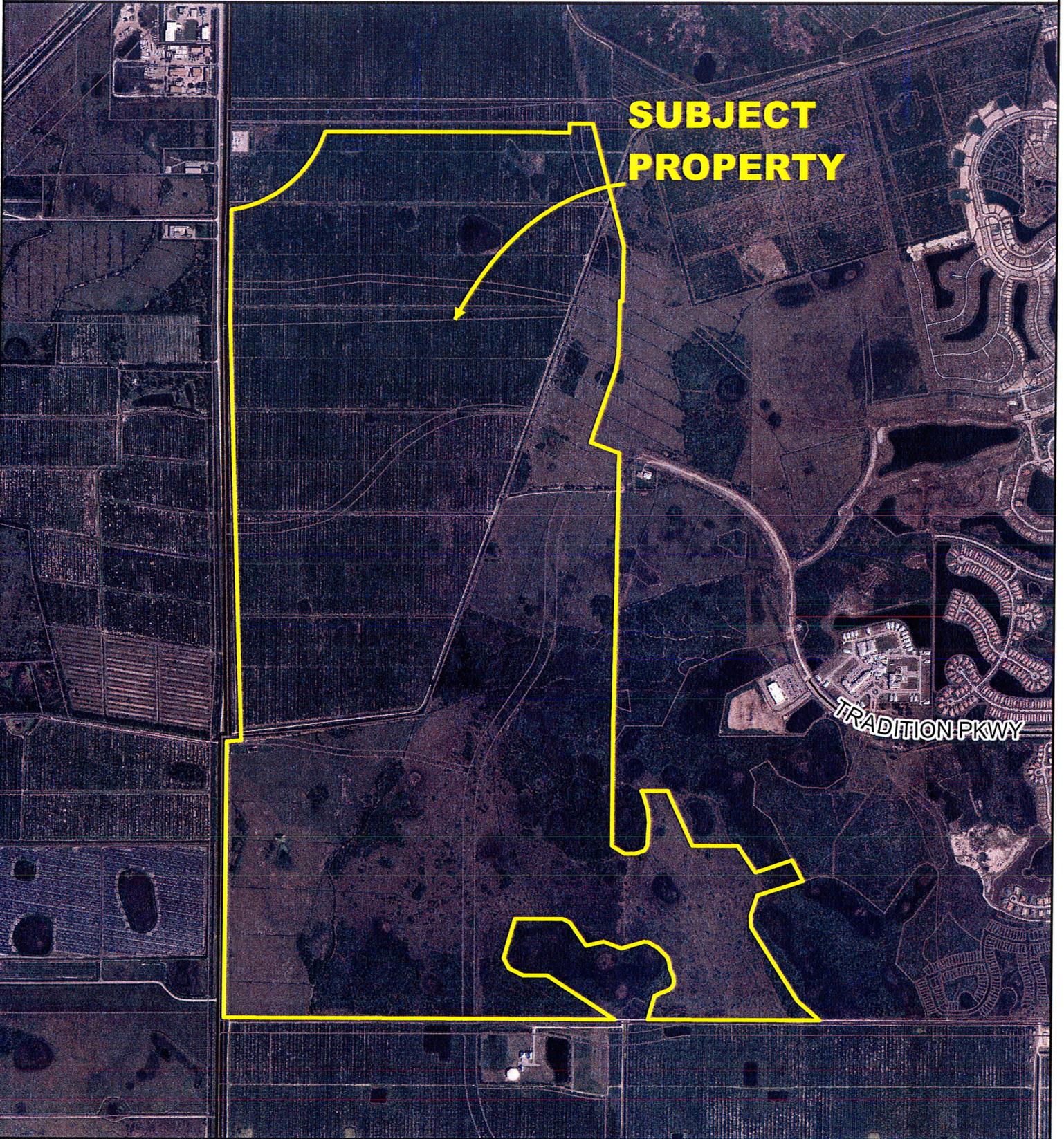


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD REZONING
WESTERN GROVE MPUD
WESTERN GROVE

DATE:	6/23/2016
APPLICATION NUMBER:	P16-046
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**

TRADITION PKWY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD REZONING
WESTERN GROVE MPUD

WESTERN GROVE
AERIAL DATE 2014

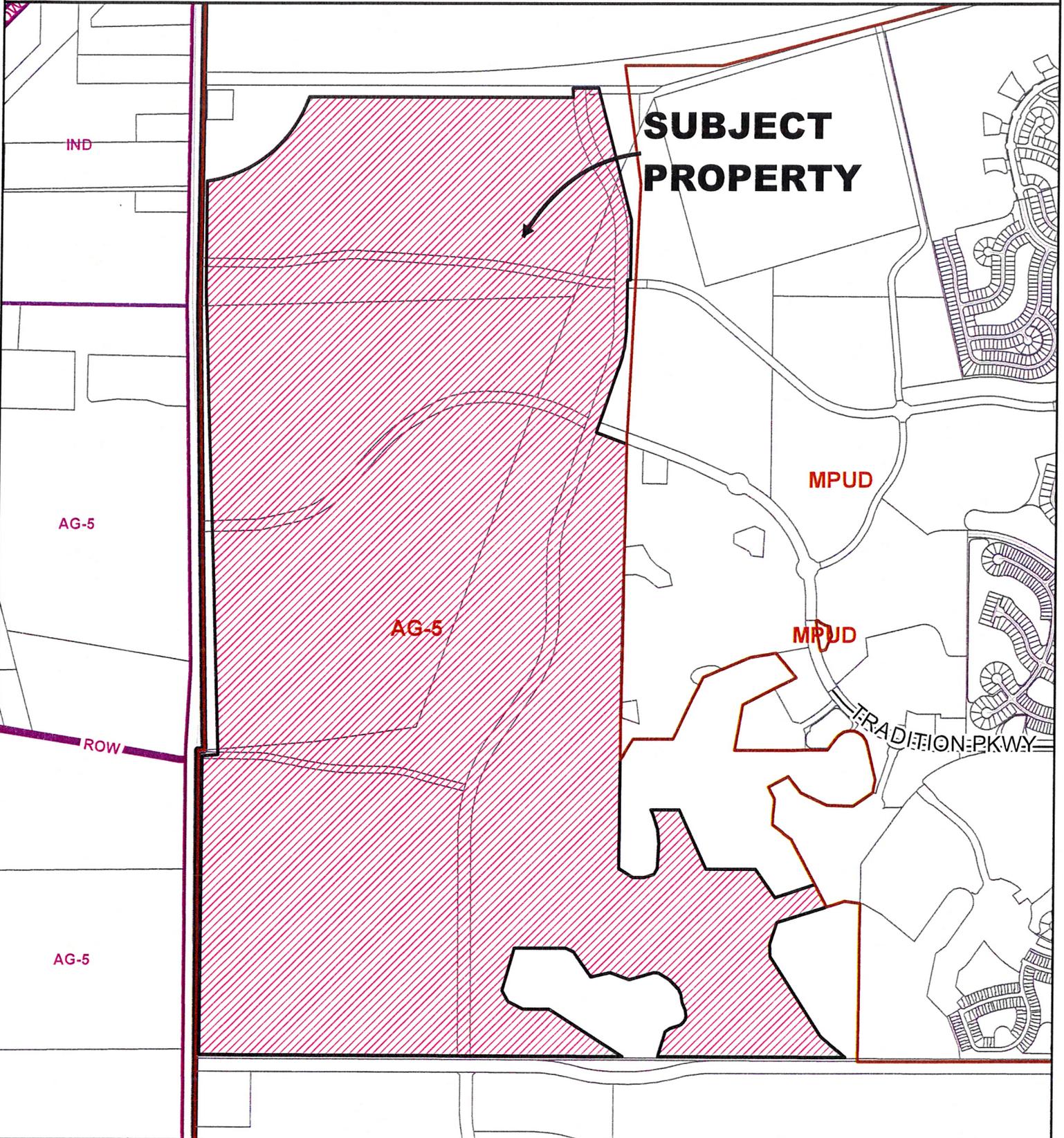
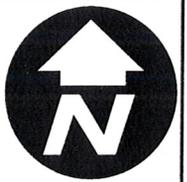
DATE: 6/23/2016

APPLICATION NUMBER:
P16-046

USER:
patricias

SCALE:
1 in = 1,700 ft

EXISTING ZONING

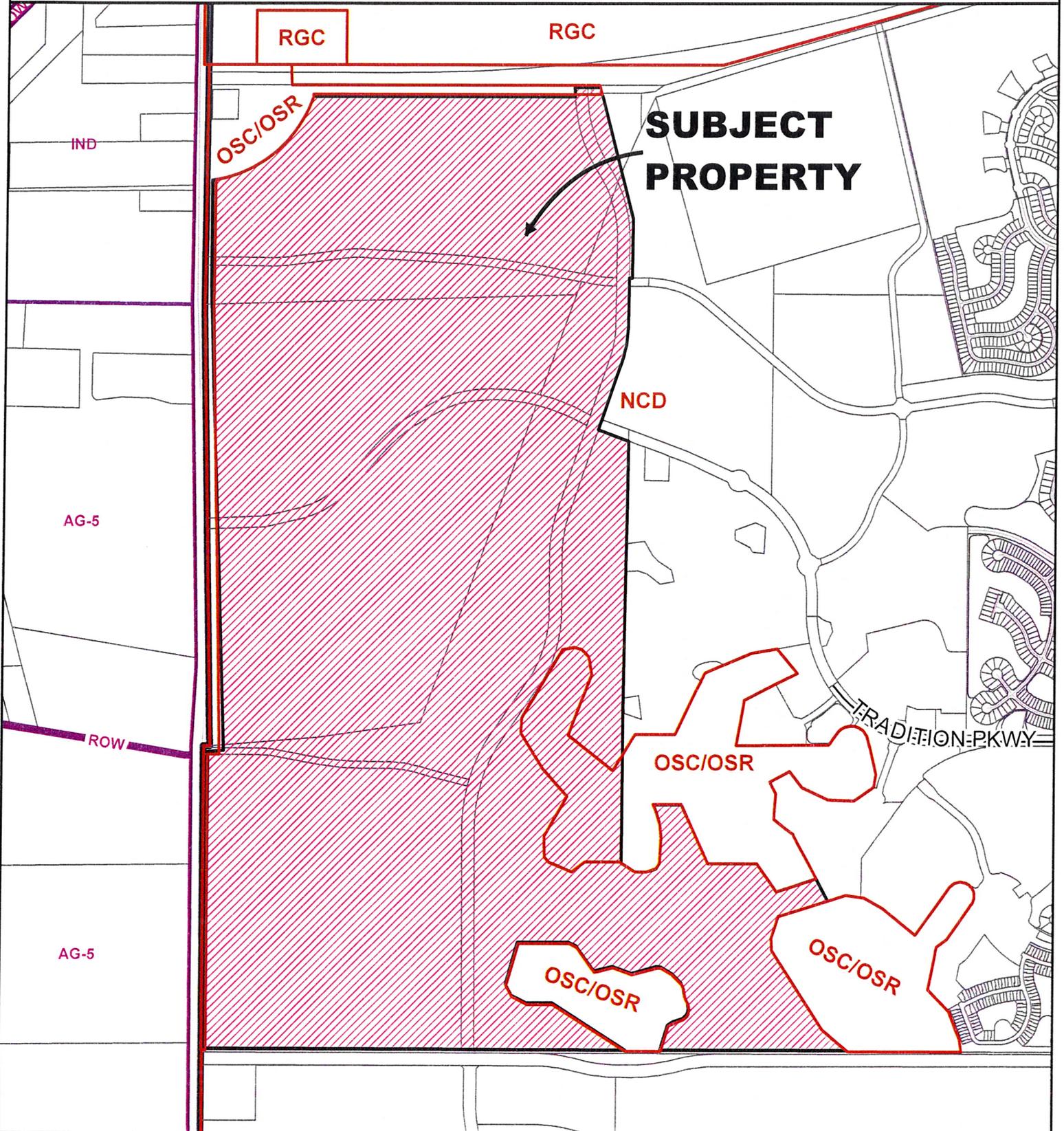


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD REZONING
WESTERN GROVE MPUD
WESTERN GROVE

DATE:	6/23/2016
APPLICATION NUMBER:	P16-046
USER:	mkohler
SCALE:	1 in = 1,574 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD REZONING
WESTERN GROVE MPUD
WESTERN GROVE

DATE:	6/23/2016
APPLICATION NUMBER:	P16-046
USER:	mkohler
SCALE:	1 in = 1,574 ft

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772)871-5212 FAX:(772)871-5124

FOR OFFICE USE ONLY

Planning Dept.: P16-046
Fee (Nonrefundable)\$ 59,478.79
Receipt # 89291

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

PRIMARY CONTACT EMAIL ADDRESS: sgarrett@lucidodesign.com

PROPERTY OWNER:

Name: Tradition Land Company, LLC

Address: 10489 SW Meeting Street, Port St. Lucie, FL 34987

Telephone No. 772-340-3500

FAX No. _____

AGENT OF OWNER (if any)

Name: Lucido & Associates (Steven Garrett)

Address: 701 SE Ocean Boulevard, Stuart, FL 34994

Telephone No. 772-220-2100

Fax No. 772-223-0220

RECEIVED

MAR 30 2016

**PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL**

PROPERTY INFORMATION

Legal Description: see attached
(Include Plat Book and Page)

Parcel I.D. Number: see attached

Current Zoning: To Be Determined / Unplatted

Proposed Zoning: Western Grove MPUD

Future Land Use Designation: NCD Acreage of Property: 1387.966

Reason for rezoning request: _____

Property currently has a future land use of New Community District with no current zoning. This is a required

process to enable development on the land. We are proposing MPUD consistent with the City of PSL

Comprehensive Plan

Signature of Owner

David C. Feltman

Hand Print Name

March 15, 2016

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.



March 14, 2016

Ms. Patricia Tobin, Planning Director
Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Western Grove & Tradition - OWNER'S AUTHORIZATION
(LA 15-006 WCI Western Grove & Tradition MPUD)

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for Steven Garrett, Lucido & Associates, to represent Tradition Land Company, LLC during the governmental review process for the above noted project.

Thank you for your attention to this matter.

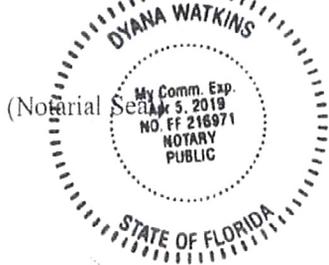
Sincerely,

David Feltman, Tradition Land Company

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing was acknowledged before me this 29th day of February, 2016 by David C. Feltman, of Tradition Land Company, LLC. He/She is personally known to me or has produced _____ as identification.



(Print Name) Dyana Watkins
NOTARY PUBLIC

My Commission Expires: April 5, 2019



March 14, 2016

Ms. Patricia Tobin, Planning Director
Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Western Grove MPUD - OWNER'S AUTHORIZATION
(LA 15-006 WCI Western Grove MPUD)

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for Mike Wolf, WCI to represent Tradition Land Company, LLC as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,



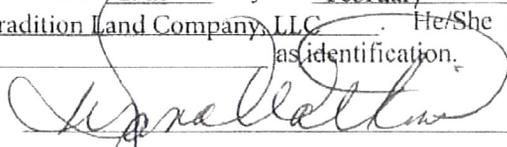
David Feltman, Tradition Land Company, LLC

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing was acknowledged before me this 29th day of February, 2016 by David C. Feltman, of Tradition Land Company, LLC. He/She is personally known to me or [] has produced _____ as identification.





(Print Name) Dyana Watkins
NOTARY PUBLIC

My Commission Expires: April 5, 2019

ORDINANCE 16-

AN ORDINANCE REZONING PROPERTY LOCATED SOUTH OF THE CROSSTOWN PARKWAY RIGHT-OF-WAY AND EAST OF RANGE LINE ROAD FROM ST. LUCIE COUNTY AG-5 (AGRICULTURAL – ONE DWELLING UNIT PER FIVE ACRES) TO AN MPUD (MASTER PLANNED UNIT DEVELOPMENT) ZONING DISTRICT; PROVIDING FOR THE APPROVAL AND ADOPTION OF A CONCEPTUAL DEVELOPMENT PLAN (P16-046); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Steven Garrett of Lucido & Associates, agent for Tradition land Company, LLC, hereinafter referred to as the Applicant, requested the rezoning of certain land located south of the Crosstown Parkway right-of-way and east of Range Line Road, within the City of Port St. Lucie, and more particularly described in the composite exhibit attached hereto and by reference incorporated herein, from St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres) to an MPUD (Master Planned Unit Development) Zoning District; and

WHEREAS, the Applicant has presented firm evidence of unified control of a majority of the subject property, see the composite exhibit attached hereto and by reference incorporated herein; and

WHEREAS, the subject property is of such a size to permit its design and development as a cohesive unit fulfilling the purpose of an MPUD District; and

WHEREAS, the subject property is located with respect to arterial and collector streets so as to provide suitable access; and

WHEREAS, the proposed MPUD district is located within an approved DRI and shall be consistent with all applicable conditions of the approved DRI development order; and

WHEREAS, the proposed MPUD zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan; and

ORDINANCE 16-

WHEREAS, the subject property is suitable for development in the proposed manner without hazard to persons or property on or off the subject property from possibility of flooding, erosion or other dangers, annoyances or inconveniences; and

WHEREAS, The Applicant has agreed to (1) proceed with the proposed development according to the provisions of these zoning regulations and such conditions as may be attached to the rezoning of the land to MPUD; (2) provide agreements, contracts, deed restrictions and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense; and (3) bind all successors in title to any commitments made under (1) and (2) preceding (see the composite exhibit); and

WHEREAS, a conceptual development plan has been submitted consistent with the requirements of Section 158.185, et seq., Port St. Lucie City Code; and

WHEREAS, the standards for internal MPUD design as set forth in Section 158.185, et seq., Port St. Lucie City Code, will be complied with at the time of final development approval; and

WHEREAS, a surface water drainage system will be constructed at no cost to the City; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on the 5th day of July, 2016, to consider the rezoning application, notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on the day of , 2016, to consider the rezoning application, advertising of the public hearing having been made.

ORDINANCE 16-

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That the property described in the composite exhibit, attached hereto and by reference incorporated herein, be zoned MPUD (Planned Unit Development) Zoning District as defined by Port St. Lucie City Code.

Section 2. That this Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this day of , 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Interim City Attorney

Neill's Farm Fresh Produce
P.O. Box 2547
Fort Pierce, FL 34954
772-464-2061
Fax: 772-468-6772

RECEIVED
JUN 23 2016
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

June 20, 2016

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

Re: File Number P15-149

To Whom It May Concern:

My brother and I, Richard V. Neill and James David Neill, own adjacent property to the P16-046 Western Grove MPUD Rezoning, file P15-149. Our property is at 11175 Rangeline Road. We have no objection to the referenced project.

Sincerely,



David Neill

JDN/caa

David Neill
PO Box 2547
Fort Pierce, FL 34954

Western Grove

Master Planned Unit Development MPUD

APPLICATION FOR MPUD REZONING OF WESTERN GROVE

(City Project Number: P16-046)
(Ordinance __-_____, City of Port St. Lucie – P16-_____)

Prepared for:

WCI Communities, LLC
8895 N. Military Trail, Suite 101B
Palm Beach Gardens, Fl 33410

Prepared by:

Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

June 27, 2016

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LIST OF EXHIBITS

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PROJECT TEAM

CURRENT PROPERTY OWNER (Seller)

Wesley S. McCurry
Tradition Land Company, LLC
4333 Edgewood Rd NE
Cedar Rapids, IA 52499

APPLICANT (Purchaser)

Michael Wolf
WCI Communities, LLC
8895 N. Military Trail, Suite 101B
Palm Beach Gardens, FL 33410

AGENT/ LAND PLANNER

Steve Garrett
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

ENGINEERS

Mike Spruce
Kimley-Horn and Associates, Inc.
1690 S Congress Ave #100
Delray Beach, FL 33445

|

David Lindley
Caulfield & Wheeler, Inc.
7900 Glades Road-Suite 100
Boca Raton, FL 33434

|

Rod Kennedy
Engineering Design & Construction, Inc.
1934 Tucker Court
Fort Pierce, FL 34950

TRAFFIC CONSULTANT

Shaun MacKenzie
MacKenzie Engineering & Planning, Inc.
10795 SW Civic Lane
Port St. Lucie, FL 34987

LEGAL

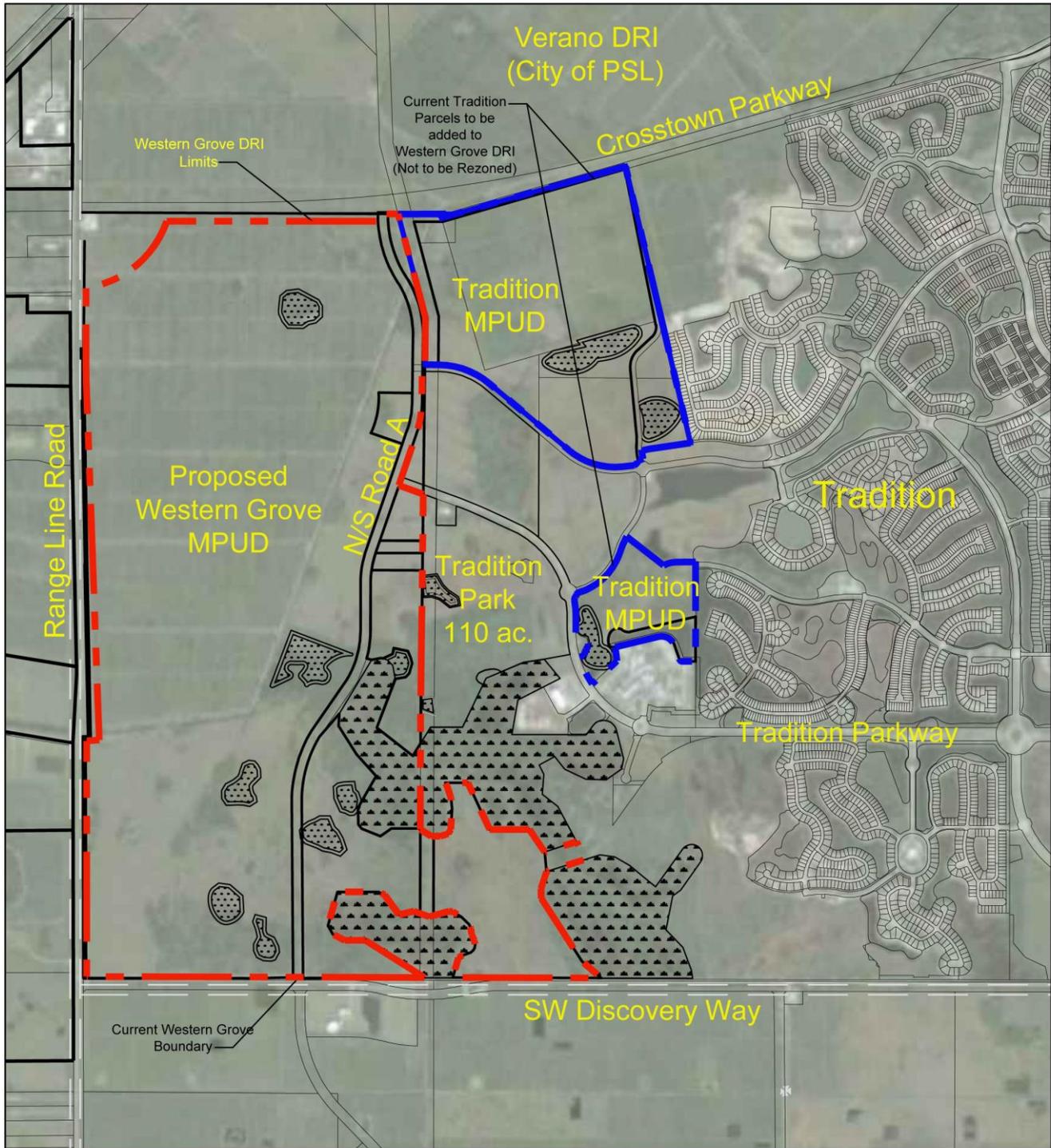
Noreen S. Dreyer
Greenspoon Marder Law
Unity One Building
145 N.W. Central Park Plaza, Suite 200
Port St. Lucie, FL 34986

INTRODUCTION

The Western Grove MPUD (WG MPUD) is approximately 1,339.94 acres in size and is located within the Western Grove Development of Regional Impact (DRI) within the City of Port St. Lucie. General geographical location is west of Tradition and bordered by future SW Discovery Way (south), an existing FPL transmission line easement (east), future Crosstown Parkway (north) and existing Rangeline Road(west).

The first development phase will consist of the construction of Tradition Parkway from its current westerly terminus west to North/South Road 'A' and the construction of a "55 and better" age-targeted community. Included within the community will be a campus style amenity center which offers a wide variety of programming and activities for residents. The WG MPUD will also include sites for future residential, retail, office, school, fire station and park space.

Location Exhibit



711 E. Ocean Blvd., Stuart, Florida 34994 (772) 220-5190, Fax (772) 223-6220
 920 Avenue A, Suite 204, Port St. Lucie, Florida 34950 (772) 682-1301, Fax (772) 487-1389
 827 North Thornton Avenue, Ocala, Florida 32663 (352) 888-8021, Fax (352) 888-8188

Western Grove DRI

City of Port St Lucie, FL

Scale: 1" = 2,000'

EXHIBIT 1

LA 15-006

PUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772)871-5212 FAX:(772)871-5124

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: sgarrett@lucidodesign.com

PROPERTY OWNER:

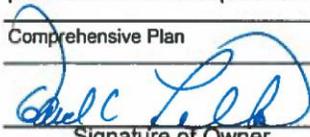
Name: Tradition Land Company, LLC
Address: 10489 SW Meeting Street, Port St. Lucie, FL 34987
Telephone No. 772-340-3500 FAX No. _____

AGENT OF OWNER (if any)

Name: Lucido & Associates (Steven Garrett)
Address: 701 SE Ocean Boulevard, Stuart, FL 34994
Telephone No. 772-220-2100 Fax No. 772-223-0220

PROPERTY INFORMATION

Legal Description: see attached
(Include Plat Book and Page)
Parcel I.D. Number: see attached
Current Zoning: To Be Determined / Unplatted
Proposed Zoning: Western Grove MPUD
Future Land Use Designation: NCD Acreage of Property: 1387.966
Reason for rezoning request: _____
Property currently has a future land use of New Community District with no current zoning. This is a required process to enable development on the land. We are proposing MPUD consistent with the City of PSL Comprehensive Plan



Signature of Owner David C. Feltman March 15, 2016
Hand Print Name Date

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

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

H:\PZ\SHARED\APPLCTN\PUD-REZONE (06/23/11)

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 3.
2. Western Grove MPUD is a proposed mixed-use community designed to encompass residential, mixed-use and employment opportunities.
3. The Conceptual Plan for the Western Grove MPUD is attached as Exhibit 8 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 6.
5. Includes the rezoning of a 1,339.94 acres located west of I-95. The site is bordered by Crosstown Parkway to the north, SW Discovery Way to the south, Range Line Road to the west, and FPL transmission line easements to the east.



EXHIBIT 3
LETTER OF UNIFIED CONTROL

March 14, 2016

Ms. Patricia Tobin
Director of Planning &
Zoning City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: Western Grove PUD

Ms. Tobin,

This letter submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. Tradition Land Company, LLC is the owner of record of the subject property and copies of the warranty deeds are attached to this application.

If you should need anything further regarding this amendment, please contact me.

Sincerely,

Tradition Land Company, LLC

David Feltman
President

10489 SW Meeting Street • Port St. Lucie, Florida 34987
Phone: (772) 340-3500 • Fax: (772) 340-3718

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.187:

Area Requirements: The Western Grove MPUD property is 1,339.94 acres; which exceeds the 50 acre minimum requirement for the establishment of a MPUD required by policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by section 158.187 in the NCD Land use.

Relation to Major Transportation Facilities: The Western Grove MPUD property is located on the west side of I-95, adjacent to Rangeline Road and south of Crosstown Parkway. Main access to the property will be along the extension of Tradition Parkway, future North/South Road 'A' and Westcliffe Ave. The property is located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD.

Relation to Utilities, Public Facilities and services: The Western Grove MPUD property will be served by Port St. Lucie Utilities for water and wastewater, Hometown Cable for phone and cable service and Florida Power & Light with electricity. Tradition Irrigation Company for irrigation water. All Utilities will be underground.

Physical Character of the Site: The Western Grove MPUD property is located within the Western Grove Development of Regional Impact (DRI). The site contains 20 wetlands in the residential area. The wetlands total 104.38 acres and will be preserved in the development plan. The site is generally improved pasture and orange grove.

Consistency with the City's Comprehensive Plan: The Western Grove MPUD is consistent with the City's Comprehensive Plan. Goal 1.2 provides for the creation of large scale sustainable communities with mixed-uses. Policy 1.2.2.3 requires neighborhoods in the residential area to be a minimum size of 10 acres and a maximum size of 600 acres. The residential component is 1,323.68 acres and is within 2 miles of existing and planned shops, services and other activities. This PUD is also consistent with policy 1.2.2.4. The total Neighborhood/Village Commercial is 16.27 acres, divided into two separate areas, which falls between the 3 acre minimum and the 35 acre maximum acreage each.

Pursuant to policy 1.2.2.12 agriculture and agriculture related activities shall be permitted in areas intended for future development until the area is platted for non-agricultural uses.

EXHIBIT 5

SITE INFORMATION

(A) Total Acreage:

Land Uses included with this MPUD:

• Residential	1,275.66 acres
• Neighborhood/Village Commercial	16.27 acres
• Rights-of-Way	48.01 acres
<hr/>	
Total	1,339.94 acres

See Exhibit 8 for MPUD Concept Master Plan.

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of the sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with City of Port St. Lucie Code of Ordinances.

(C) Density:

Residential Density: 2,900 DU's *

Non-Residential Intensity:

Retail: 200,000 SF

Office: 50,000 SF

*Note: Units not used in one parcel can be transferred to other areas within development. Units not used in this development can be transferred to other developments within the D.R.I.

EXHIBIT 6

DEVELOPMENT USES & STANDARDS

SECTION 1 – RESIDENTIAL AREA

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling;
2. Single-family Villa or Duplex;
3. Single accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;
4. Townhouse dwelling;
5. Multiple-family dwelling;
6. Park or playground, or other public or private recreation or cultural facility (including but not limited to: golf course or clubhouse, with or without an alcoholic license for sale of alcoholic beverages to members and guests of the clubhouse; open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and/ or bicycle trails; nature study areas and boardwalks; and picnic area);
7. Civic, institutional or cultural facility [including by not limited to churches or other places of worship, day care centers, schools (public or private), kindergarten through 12th grade, assisted and congregate living facilities]; and
8. Temporary sales/construction trailers and model homes located upon the parcel for which activities are to be conducted.
9. Maintenance facilities consisting of buildings, parking, storage facilities (interior & exterior) for golf and community maintenance.

(B) Accessory Uses: As set forth within Section 3 hereof.

(C) Lot Requirements /Residential Density:

1. Single-family dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.
2. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of fifteen (15) dwelling units per acre.
3. Multiple-family dwelling: Minimum gross project density of ten (10) dwelling units per acre and maximum gross project density of twenty (20) dwelling units per acre.

(D) Maximum Building Lot Coverage:

Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

(E) Minimum Open Space: Thirty (30) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, recreation areas and / or conservation areas.

(F) Maximum Building Height:

1. Single-family: Thirty-five (35) feet.
2. Multi-family and Schools: Sixty-five (65) feet.
3. Other permitted uses: Thirty-five (35) feet.

(G) Minimum Living Area:

1. Single-family dwelling: Once thousand two hundred (1,200) square feet.
2. Townhouse and Multiple-family dwellings:
 - a. Studio apartment, six hundred (600) square feet;
 - b. One (1) bedroom, seven hundred (700) square feet;
 - c. Two (2) bedroom, eight hundred (800) square feet;
 - d. Three (3) bedroom, nine hundred (900) square feet.

(H) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Western Grove MPUD.

1. Single-family dwelling:

Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet for dwellings with alleys or a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet for dwellings without alleys.

Side Yard: Each lot shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings. A side yard of fifteen (15) feet shall be provided adjacent to right-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided adjacent to alleys.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet, eighteen (18) feet for garages on alleys.

2. Single-family Villa or Duplex:

Front Yard: Each lot shall have a front yard with a building setback line of fifteen (15) feet for dwellings with alleys or a front yard with a building setback line of fifteen (15) feet and a front load garage setback line of eighteen (18) feet for dwellings without alleys.

Side Yard: Each lot shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings. A side yard of fifteen (15) feet shall be provided adjacent to right-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided adjacent to alleys.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet, eighteen (18) feet for garages on alleys.

3. Townhouse dwelling:

Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet for townhouse dwellings with alleys or a front yard with a minimum depth of ten (10) feet and a front load garage setback line of eighteen (18) feet for townhouse dwellings without alleys and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

No less than three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No contiguous group of dwellings shall exceed two hundred forty (240) feet in length.

No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse or accessory structure related to another group. A side yard having a minimum depth of ten (10) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

4. Multiple-family dwelling:

Each multi-family development shall have a setback of twenty-five (25) feet from the front yard and road rights-of-way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet.

5. All other permitted or special exception uses:

Setback requirements shall be twenty-five (25) feet for front yard and from public rights-of-way and ten (10) feet from side and rear property lines.

6. Buffering:

Where applicable, buffering shall be provided in accordance with the landscaping requirements of the City of Port St. Lucie Ordinances.

(I) Off-Street Parking and Service Requirements: As set forth in section 4 hereof.

(J) Site Plan Review: Multi-family and non-residential developments within the Residential area shall submit a site plan, meeting the criteria set forth above including City of Port St. Lucie Code of Ordinances, for review and approval by the City's Site Plan Review Committee and City Council.

SECTION 2 – NEIGHBORHOOD/VILLAGE COMMERCIAL

(A) Purpose: Shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses.

(B) Permitted Principal Uses and Structures: A minimum of two (2) of the following principal uses and structures shall be contained within the Neighborhood/Village Commercial Area, with one (1) required use being commercial/retail.

1. Residential; (Single accessory apartments which are complimentary and secondary to commercial use.)
2. Commercial and office uses (including real estate offices);
3. Personal and household service establishments;;
4. Institutional uses;
5. Public facilities;
6. Parks;
7. Playgrounds, and;
8. Other similar services designed to meet the needs of adjoining neighborhoods.
10. Temporary sales/construction trailers and model homes located upon the parcel for which activities are to be conducted.
11. Maintenance facilities consisting of buildings, parking, storage facilities (interior & exterior) for golf and community maintenance.

(C) Special Exception Uses: The following uses may be permitted only following the review and specific approval thereof by the City Council:

1. Wireless communication antennas and monopole towers with a maximum height of one hundred (100) feet located within public recreation areas, provided all other criteria as set forth in the City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses: As set forth within Section 3 hereof.

(E) Lot Requirements Density:

1. Non-residential: Minimum lot size 20,000 SF.

(F) Maximum Building Coverage: Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

(G) Minimum Open Space: Ten (10) percent. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, recreation areas and / or conservation areas.

(H) Maximum Building Height: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.

(I) Minimum Living Area:

1. Residential: 600 SF.

(J) Setback Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Western Grove MPUD.

1. Setback for non-residential uses:

Setback requirements shall be twenty-five (25) feet for front yard and from public rights-of-way and ten (10) feet from side and rear property lines.

2. Buffering:

All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of Chapter 153, City of Port St. Lucie Ordinances except that buffer walls shall not be required between residential and non-residential uses within the Neighborhood/Village Commercial Area.

(K) Off-Street Parking and Service Requirements: As set forth in section 4 hereof.

(L) Site Plan Review: Non-residential developments shall submit a site plan, meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee and City Council.

SECTION 3 – ACCESSORY USES AND STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive..

(B) Accessory Uses in Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space are adjacent to the rear property line and setback may be reduced to two (2) feet. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.
2. Accessory uses as permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential area.

(C) Accessory Uses in Non-Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.
2. The following accessory uses are allowed in the non-residential areas, all other accessory uses are prohibited.
 - a. Caretaker's residence, six hundred (600) square feet.
 - b. Dish antennas provided they shall be screened from public view.
2. Helicopter Landing Pads are permitted within the Residential Sub-district.

(D) Home Occupation: A home occupation as defined herein shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

SECTION 4 – PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and / or off-street parking and service facilities in accordance with the provisions set forth herein. The maximum number of parking spaces to be provided is limited to one hundred twenty-five (125) percent of that required by the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum.

1. Retail and office, including medical: 4 spaces per 1,000 sq. ft.
2. Mixed-use including restaurants: to be reviewed based on individual use of proposed mix of use at the time of site plan review.
3. Residential: 1.5 spaces per dwelling unit.
4. Parks and Recreation:
 - a) Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.
 - b) Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process.
5. Restaurant (stand alone): 1 space per 75 sq. ft.
6. Hotels: 1 space for each guest room, plus 1 space for each ten (10) guest rooms.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two or more uses in a single trip; and,

2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Parking areas shall be encouraged to be located to the rear or side of the property.

(D) Parking lot landscaping shall be in accordance with Chapter 153, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(E) Parking decks where proposed shall be designed with internal ramping not visible from the street and access should not be off major streets. Parking deck interiors shall be screened from view adjacent to roadways and residential areas by use of landscape screening grates, parapet walls or architectural façade treatment.

(F) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.
2. The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

SECTION 5 – LANDSCAPING

(A) Plant Materials:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than eighty (80) percent of the required trees shall be native species.
5. A minimum of twenty-five (25) percent of all required trees shall be native.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any utilities; including water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

- A. Lots less than 6,000 sq. ft. shall provide two (2) trees.
- B. Lots from 6,000 to 7,000 sq. ft. shall provide three (3) trees.
- C. Lots over 7,500 sq. ft. shall provide four (4) trees.

(D) Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake.

SECTION 6 – UTILITIES

(A) Proposed Sanitary Sewer System:

The proposed Western grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Sanitary Sewer System for Western Grove project will consist of Gravity Sanitary Sewer Mains and Manholes, which will flow to on-site Sewage Pump Stations. The proposed maximum depth of gravity sewer mains and number of lift stations pump stations are dependent on the existing soil conditions, and may vary due to those existing soil conditions. The proposed wastewater pump stations will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The existing City of Port St. Lucie wastewater transmission system consists of an existing Force Main on the proposed N/S Road “A”, located on the east side of the western Grove project. The proposed sewer transmission system will include up to three force main connections to the existing City force main on N/S Road “A”.

(B) Proposed Water Distribution System:

The proposed Western Grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Water Distribution System for Western Grove project will consist of a large Water Main along the proposed Spine Road that runs through the middle of the project. There will be several connections to the Spine Road main, and these water mains will be extended along all other roadways within the project. Water mains will be looped wherever possible, and a upsized lines sizes will be specified to provide additional pressure for longer dead end lines. All dead end lines will have blow offs, or hydrants, to provide adequate flushing of the system.

The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of large water mains on the proposed SW Discovery way, the proposed N/S Road “A”, and Crosstown Parkway, located on the perimeter of the Western Grove site. The proposed water main connections for the site will include two connections to the existing main on SW Discovery Way; six connections to the N/S road “A” main; and one aerial water main connection over the relocated Peacock Canal to the existing crosstown Parkway main.

EXHIBIT 7

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTIONS 6, 7, 17, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

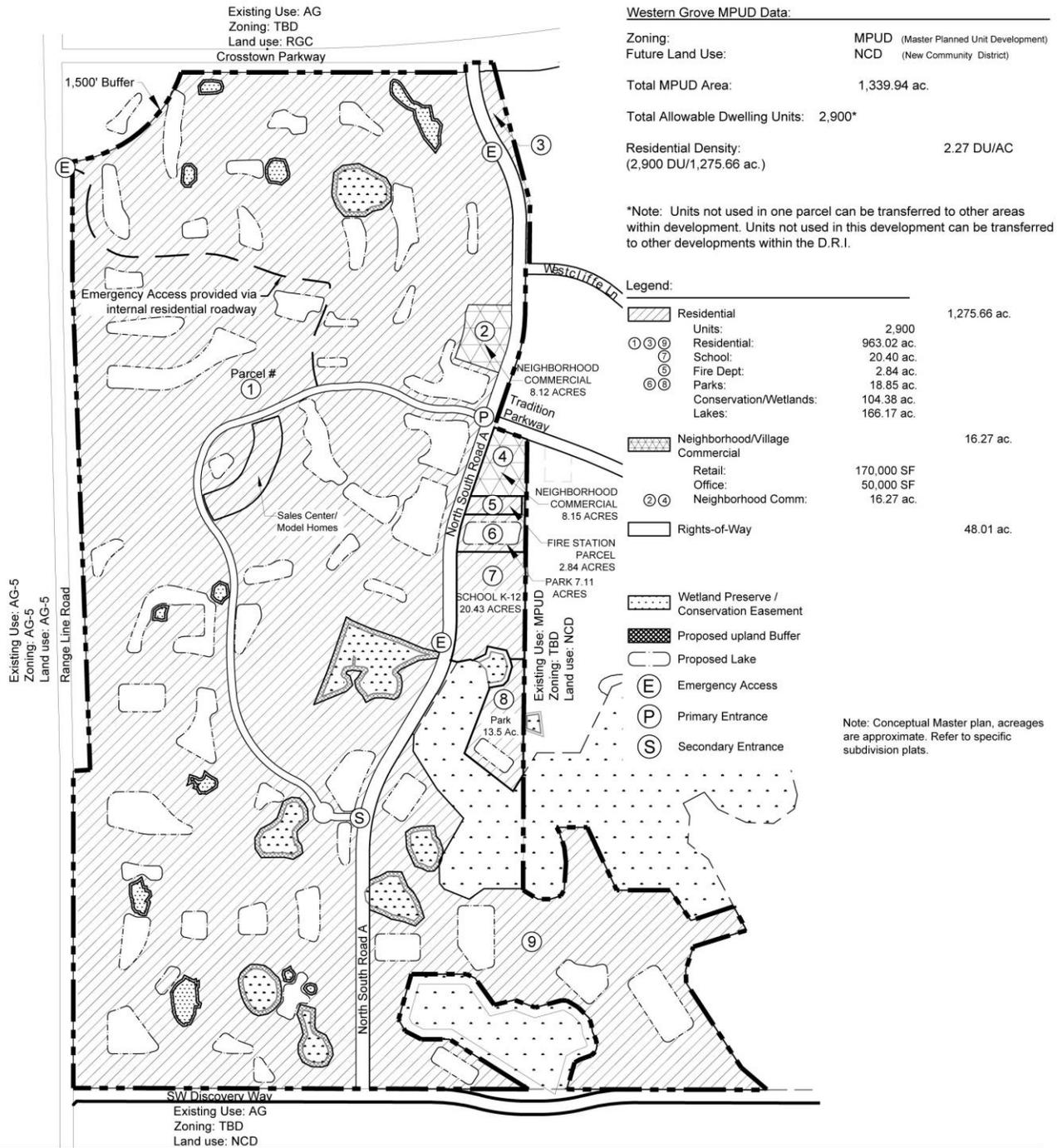
COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609/RANGELINE ROAD, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°08'55" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2906.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CROSSTOWN PARKWAY AS DEEDED FROM RESERVE HOMES LTD, L.P. TO CITY OF PORT ST. LUCIE, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE, SOUTH 89°58'45" EAST, A DISTANCE OF 4483.87 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF POWERLINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE, CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°58'45" EAST, A DISTANCE OF 306.43 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE 200 FOOT FLORIDA POWER & LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767 AT PAGE 2676 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, DEPARTING SAID SOUTH LINE OF CROSSTOWN PARKWAY ALONG SAID WEST LINE OF THE 200 FOOT FLORIDA POWER & LIGHT EASEMENT, SOUTH 14°45'25" EAST, A DISTANCE OF 1616.84 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, SOUTH 00°41'50" WEST, A DISTANCE OF 700.13 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WESTCLIFFE LANE AS RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2651 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ; THENCE, DEPARTING SAID WEST EASEMENT LINE, ALONG SAID NORTH LINE NORTH 89°18'10" WEST, A DISTANCE OF 190.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF POWERLINE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2651 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, THE FOLLOWING THREE (3) COURSES, SOUTH 00°41'50" WEST, A DISTANCE OF 557.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1440.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°08'36", A DISTANCE OF 455.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 18°50'26" WEST, A DISTANCE OF 800.66 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TRADITION PARKWAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2651 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ; THENCE, ALONG SAID SOUTH LINE, SOUTH 70°06'36" EAST, A DISTANCE OF 540.99 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST LINE OF THE 200 FOOT FLORIDA POWER & LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767 AT PAGE 2676 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, SOUTH 00°41'50" WEST, A DISTANCE OF 3427.77 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, SOUTH 00°08'18" WEST, A DISTANCE OF 1606.59 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CONSERVATION TRACT 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE THE FOLLOWING THIRTEEN COURSES (13), SOUTH 57°55'48" EAST, A DISTANCE OF 194.18 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 137.70 FEET; THENCE NORTH 71°38'40" EAST, A DISTANCE OF 123.06 FEET; THENCE NORTH 30°59'12" EAST, A DISTANCE OF 75.62 FEET; THENCE NORTH 03°37'48" EAST, A DISTANCE OF 307.47 FEET; THENCE NORTH 06°05'38" WEST, A DISTANCE OF 162.99 FEET; THENCE NORTH 18°14'26" WEST, A DISTANCE OF 186.57 FEET; THENCE NORTH 27°29'45" WEST, A DISTANCE OF 60.90 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 340.62 FEET; THENCE SOUTH 24°58'24" EAST, A DISTANCE OF 775.24 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 593.22 FEET; THENCE SOUTH 34°34'34" EAST, A DISTANCE OF 410.12 FEET; THENCE NORTH 71°50'46" EAST, A DISTANCE OF 501.54 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF VETERANS NURSING AT TRADITION PLAT NO. 73 AS RECORDED IN PLAT BOOK 71 AT PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, SOUTH 28°06'28" EAST, A DISTANCE OF 300.52 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF CONSERVATION TRACT 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID NORTH LINE, SOUTH 72°37'52" WEST, A DISTANCE OF 619.63 FEET TO THE NORTHWEST CORNER OF SAID CONSERVATION TRACT 1; THENCE, ALONG THE WEST LINE OF SAID CONSERVATION TRACT 1, THE FOLLOWING FOUR (4) COURSES SOUTH 18°11'57" WEST, A DISTANCE OF 269.91 FEET; THENCE SOUTH 01°51'59" EAST, A DISTANCE OF 146.75 FEET; THENCE SOUTH 32°55'06" EAST, A DISTANCE OF 1128.20 FEET; THENCE SOUTH 49°21'19" EAST, A DISTANCE OF 380.65 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ROADWAY E/W #1 AS RECORDED IN OFFICIAL RECORDS BOOK 2972 AT PAGES 829 THROUGH 846 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°50'39" WEST, A DISTANCE OF 2230.58 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF CONSERVATION TRACT 2, AS RECORDED IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE EAST, NORTH AND WEST LINES OF SAID CONSERVATION TRACT 2, THE FOLLOWING TWENTY-FOUR (24) COURSES; NORTH 16°14'32" EAST, A DISTANCE OF 312.22 FEET; THENCE NORTH 60°39'52" EAST, A DISTANCE OF 69.34 FEET; THENCE NORTH 70°31'49" EAST, A DISTANCE OF 130.24 FEET; THENCE NORTH 46°25'24" EAST, A DISTANCE OF 54.76 FEET; THENCE NORTH 32°01'44" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 08°45'15" EAST, A DISTANCE OF 49.65 FEET; THENCE NORTH 10°37'45" WEST, A DISTANCE OF 61.45 FEET; THENCE NORTH 24°33'27" WEST, A DISTANCE OF 95.46 FEET; THENCE NORTH 09°05'54" WEST, A DISTANCE OF 95.57 FEET; THENCE NORTH 20°34'23" WEST, A DISTANCE OF

64.51 FEET; THENCE NORTH 45°12'39" WEST, A DISTANCE OF 167.70 FEET; THENCE NORTH 59°18'14" WEST, A DISTANCE OF 151.59 FEET; THENCE NORTH 88°01'37" WEST, A DISTANCE OF 54.82 FEET; THENCE SOUTH 74°52'40" WEST, A DISTANCE OF 305.26 FEET; THENCE NORTH 70°03'54" WEST, A DISTANCE OF 245.26 FEET; THENCE SOUTH 76°25'53" WEST, A DISTANCE OF 232.03 FEET; THENCE NORTH 35°37'28" WEST, A DISTANCE OF 365.49 FEET; THENCE NORTH 64°00'05" WEST, A DISTANCE OF 104.96 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 614.79 FEET; THENCE SOUTH 15°45'52" WEST, A DISTANCE OF 524.60 FEET; THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1042.53 FEET; NORTH 89°50'39" WEST, A DISTANCE OF 997.27 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID NORTH RIGHT-OF-WAY LINE OF ROADWAY EW #1; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°50'39" WEST, A DISTANCE OF 4066.06 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609/RANGELINE ROAD, AS RECORDED IN PLAT BOOK 21, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°00'22" EAST, A DISTANCE OF 1040.46 FEET; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°01'22" WEST, A DISTANCE OF 2498.61 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 85°42'58" EAST, A DISTANCE OF 188.95 FEET; THENCE, ALONG A LINE 110.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE NORTH 02°05'08" WEST, A DISTANCE OF 5363.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5544.58 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, BEING 110.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 2°06'23", A DISTANCE OF 203.84 FEET TO THE POINT OF TANGENCY; THENCE, ALONG SAID PARALLEL LINE, NORTH 00°01'15" EAST, A DISTANCE OF 1228.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 63°06'06" (A RADIAL LINE FROM SAID POINT BEARS NORTH 07°57'49" WEST; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 1652.00 FEET; THENCE, ALONG A LINE 110.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID CROSSTOWN PARKWAY, SOUTH 89°58'45" EAST, A DISTANCE OF 3166.41 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID POWERLINE ROAD, AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1840.00 FEET AND A CENTRAL ANGLE OF 03°25'38" (A RADIAL LINE FROM SAID POINT BEARS NORTH 86°38'27" EAST; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 110.06 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 1,339.946 ACRES MORE OR LESS.
SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST LUCIE COUNTY, FLORIDA.

EXHIBIT 8 CONCEPT MASTER PLAN



Project Team:

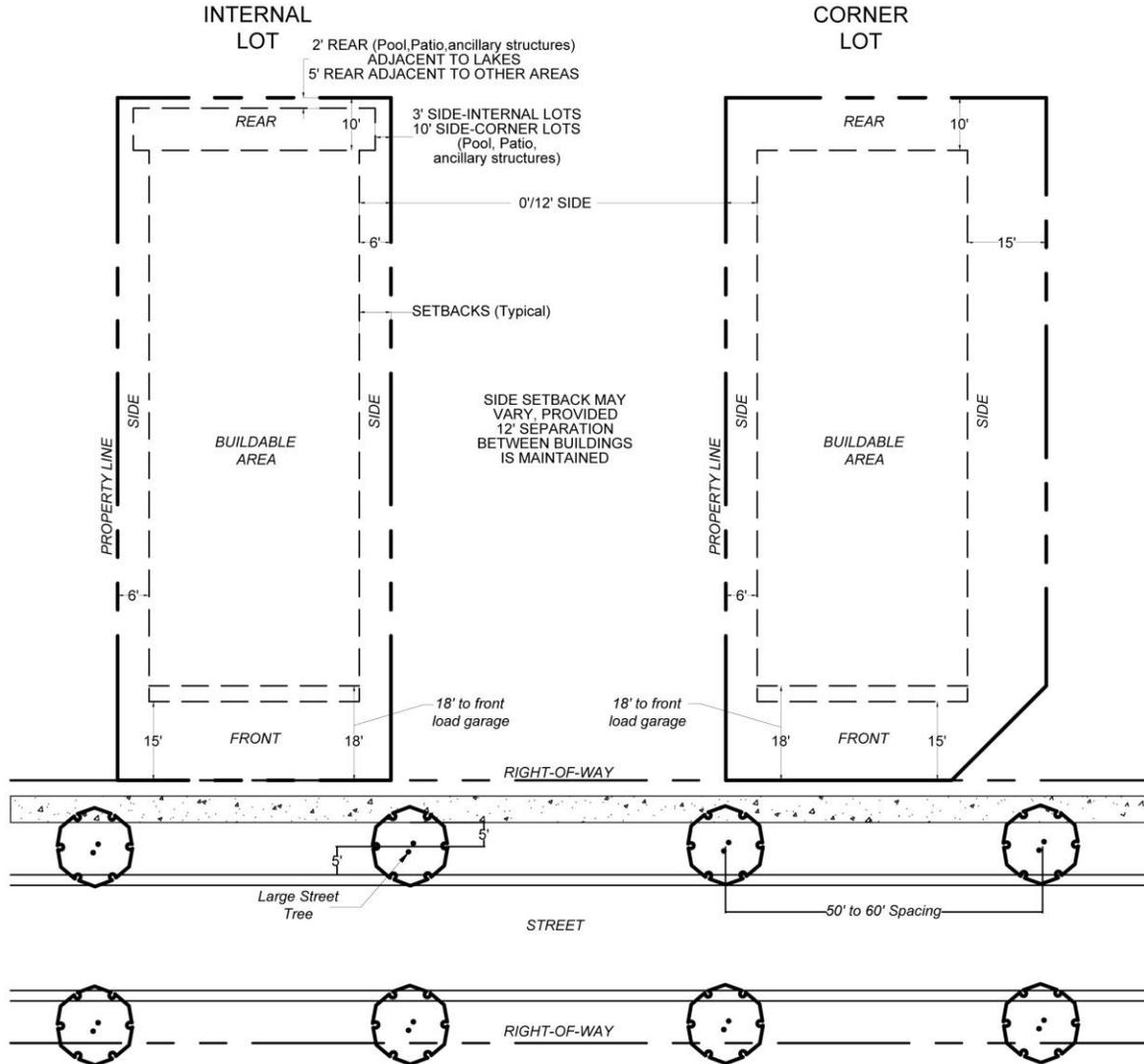


EXHIBIT 9
DEVELOPMENT PROGRAM

Development Program			
Parcel #	Land Use/Use	Acreage	Units
1	Residential	943.64	2,300
2	Neighborhood/Village Commercial	8.12	
3	Residential	5.31	50
4	Neighborhood/Village Commercial	8.15	
5	Fire Station	2.82	
6	Park	7.11	
7	School	20.43	
8	Park	13.5	
9	Residential	178.47	550
C/W	Conservation/Wetlands	104.38	
R.O.W.	Rights-of-Way	48.01	
Total		1339.94	2,900

EXHIBIT 10A

SINGLE FAMILY - NON ALLEY
NOT TO SCALE



NOTE:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

(Single Family Detached Min. 35' Width x Min 100' Depth)

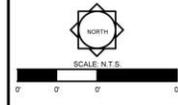
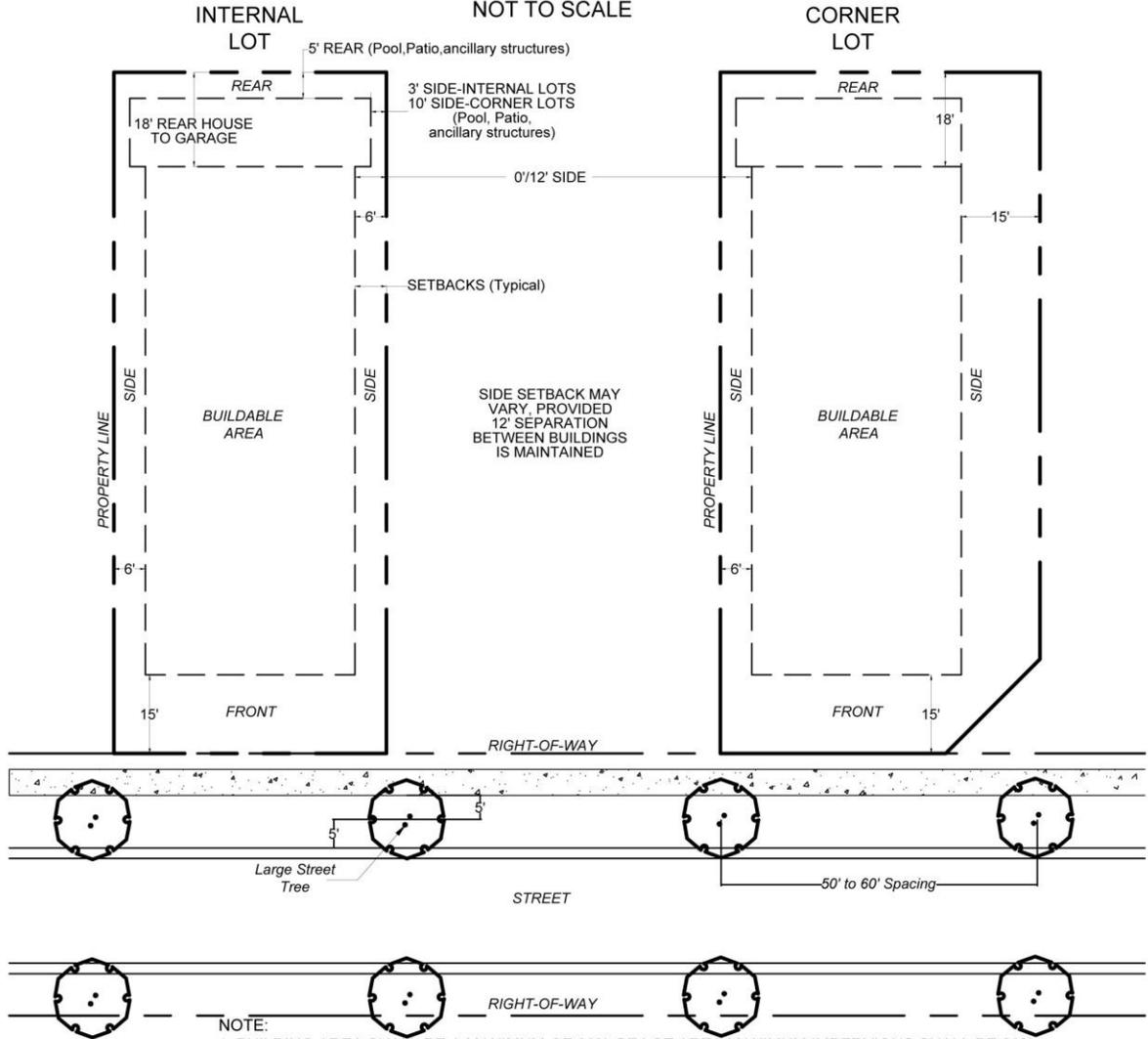
 <p>Lucido & associates</p> <p>101 E. Osprey Blvd., Stuart, Florida 34984 (772) 220-1991 Fax (772) 221-0288 100 Kania & Salsola, Fort Pierce, Florida 34950 (772) 467-0311 Fax (772) 467-0383 627 North Thurston Avenue, Oklawaha, Florida 32953 (407) 886-0521 Fax (407) 886-0789</p>	 <p>WCI Your Best Address. Exhibit</p>	<p>Project Team:</p>    	 <p>SCALE: 1/8" = 1'-0"</p> <p>REG. # 1018 Thomas P. Lucido</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Designer</td> <td>---</td> <td>Sheet</td> <td rowspan="4" style="text-align: center; vertical-align: middle;">1 of 1</td> </tr> <tr> <td>Manager</td> <td>---</td> <td></td> </tr> <tr> <td>Project Number</td> <td>---</td> <td></td> </tr> <tr> <td>Computer File</td> <td>WCI lot prototype.dwg</td> <td></td> </tr> </table> <p><small>© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. No reproduction, transmission, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.</small></p>	Designer	---	Sheet	1 of 1	Manager	---		Project Number	---		Computer File	WCI lot prototype.dwg	
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Project Number	---															
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EXHIBIT 10B

SINGLE FAMILY - ALLEY NOT TO SCALE



NOTE:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

Note: Alley Lots

Alley Lots shall have a side setback of 0/12'.
 Alley Lots side setbacks vary provided a 12' separation between buildings.
 Side setbacks for corner lots adjacent to a street is 15'.
 Side setbacks for corner lots adjacent to an alley is 5'.

TYPICAL LOT

(Single Family Detached Min. 35' Width x Min 100' Depth)



Project Team:

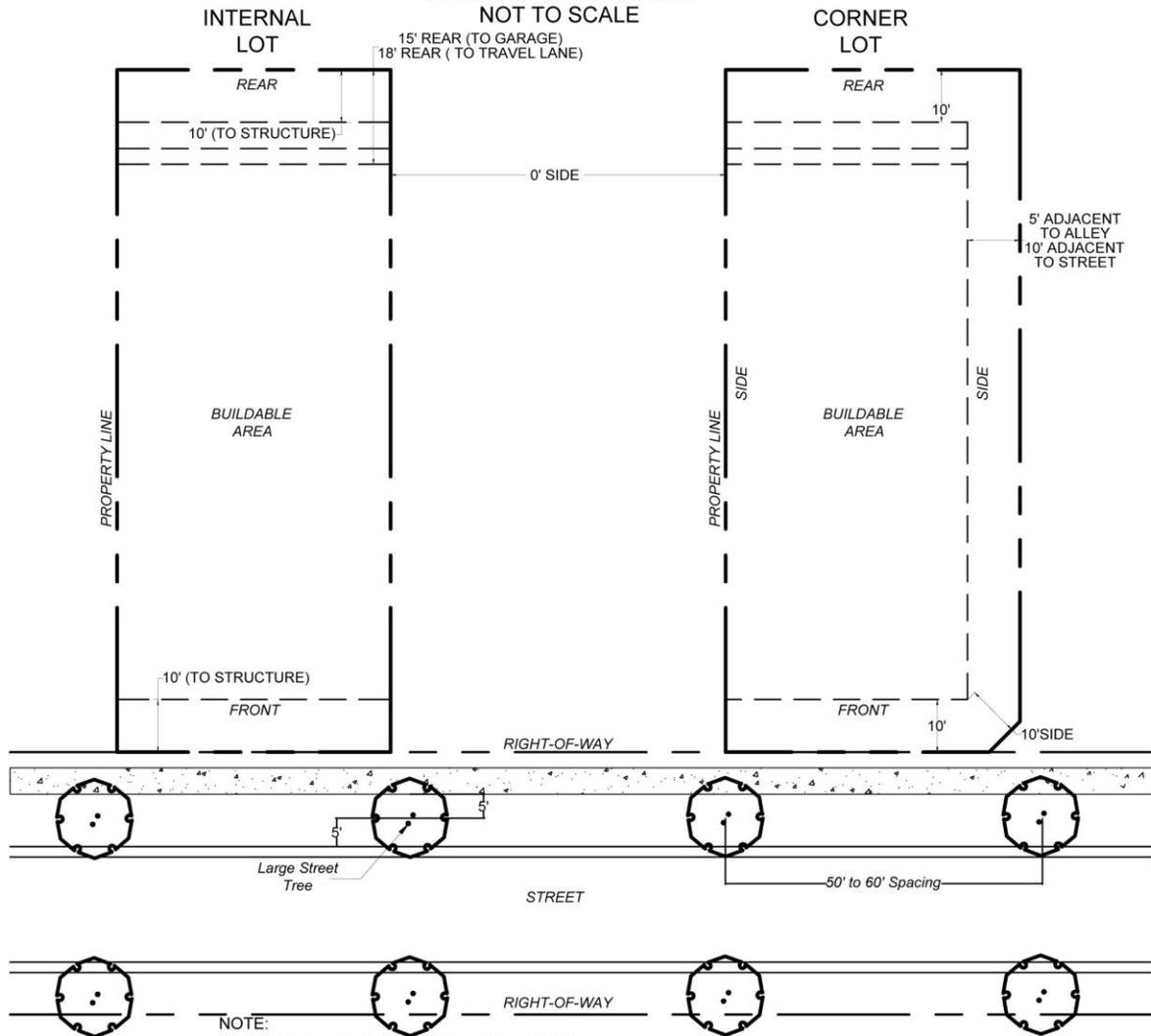


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Manager	---	
Project Number	---	
Municipal Number	---	
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EXHIBIT 10C

TOWNHOME LOT - ALLEY NOT TO SCALE



NOTE:

1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
4. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
5. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

NON ALLEY LOT
(MIN. 18'-46' WIDTH X MIN. 70' DEPTH)
TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3
UNITS TO A MAX. OF 8 UNITS, IN A SINGLE BUILDING.

701 E. Osceola Blvd., Suite 100, Ft. Pierce, FL 34946
100 Kannah Rd., Suite 200, Fort Pierce, Florida 34950
807 North Thurston Avenue, Ocala, Florida 32668

(772) 200-7490 Fax (772) 200-0200
(772) 401-1301 Fax (772) 401-1303
(407) 666-0271 Fax (407) 666-0769

Project Team:

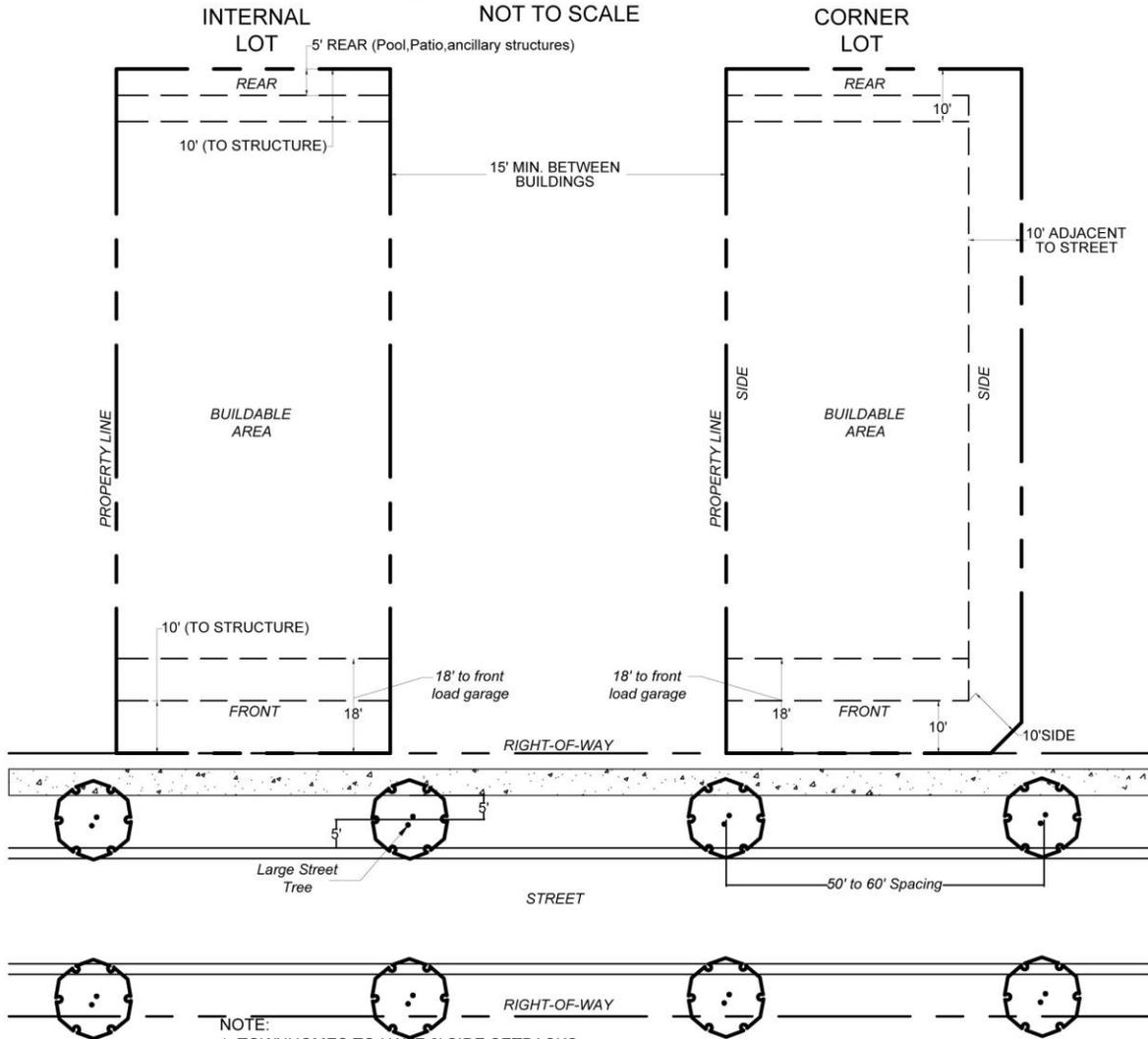
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REG. # 1018
Thomas P. Lucido

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EXHIBIT 10D

TOWNHOME LOT - NON ALLEY NOT TO SCALE



NOTE:

1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
4. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
5. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

NON ALLEY LOT

(MIN. 18'-46' WIDTH X MIN. 70' DEPTH)

TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3 UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

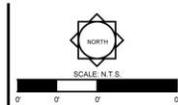
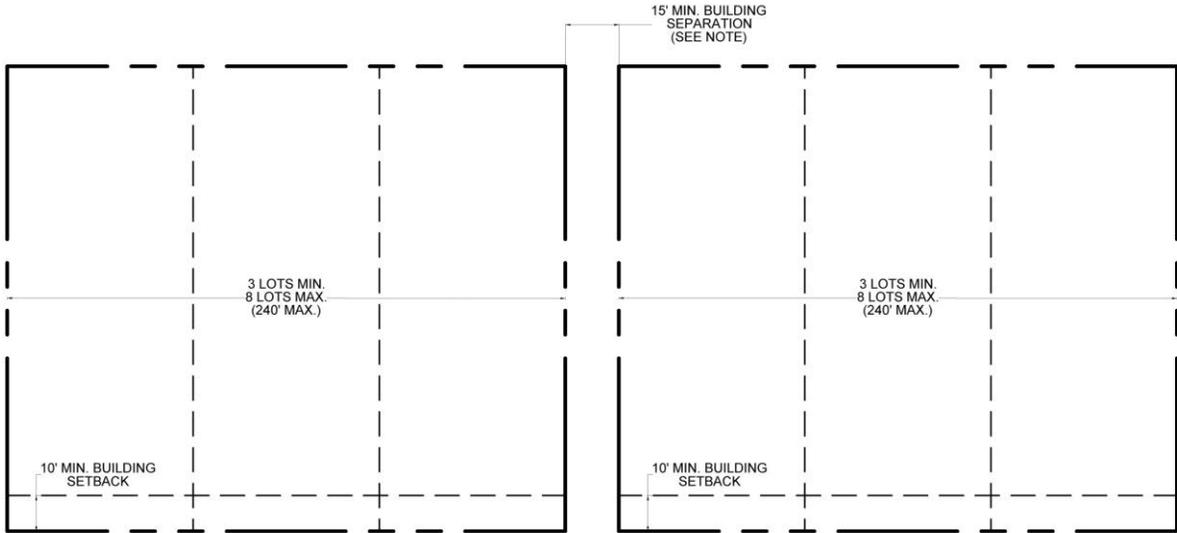
 <p>Lucido & Associates 701 E. Osceola Blvd., Suite 100, Ft. Pierce, FL 34946 101 Kannah A. Blvd., Suite 204, Fort Pierce, Florida 34950 607 North Thurston Avenue, Ocala, Florida 32668 (877) 220-7490 Fax (877) 220-0220 (877) 401-0301 Fax (877) 401-0303 (407) 646-0271 Fax (407) 646-0769</p>	 <p>WCI Your Best Address. Exhibit</p>	<p>Project Team:</p>    	 <p>SCALE: 1/8" = 1'-0"</p>  <p>REG. # 1018 Thomas P. Lucido</p> <p>Designer: --- Manager: --- Project Number: --- Municipal Number: --- Computer File: WCI lot prototype.dwg</p> <p style="text-align: right; font-size: 24pt;">1 of 1</p> <p style="font-size: 8pt;">© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproduction, misrepresentation, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.</p>
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EXHIBIT 10E

TOWNHOME LOT
NOT TO SCALE



NOTE:

1. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL BUILDING TOWNHOME LAYOUT

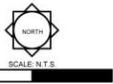
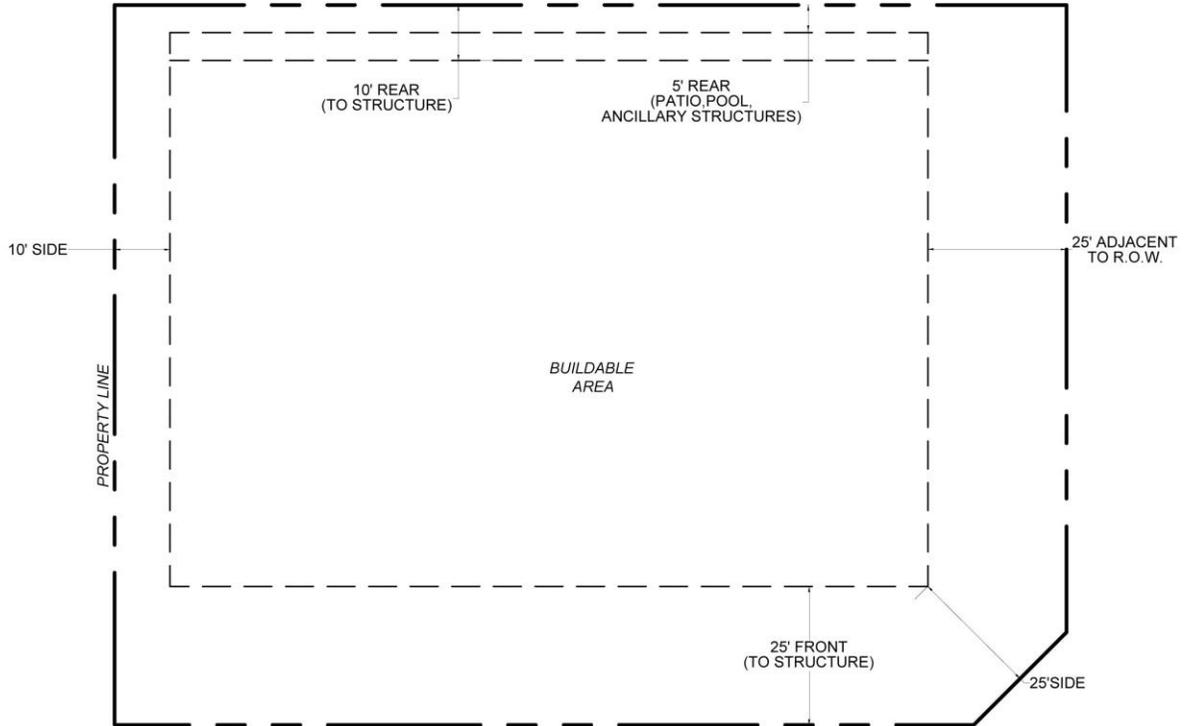
 <p>lucido & associates 701 E. Ocean Blvd., Suite 1000, Florida 33464 155 Railroad & S.W. 24th, Fort Pierce, Florida 34946 827 North Thurston Avenue, Ocala, Florida 32668 (772) 200-7100, Fax (772) 203-0229 (772) 861-1500, Fax (772) 861-1880 (817) 866-9221, Fax (417) 866-9789</p>	<p>WCI™ Your Best Address. Exhibit</p>	<p>Project Team:</p> <p>Kimley & Horn Consulting & Water Inc. EDC Civil Engineers</p> <p>MacKenzie Engineering & Planning, Inc. www.mackenzie.com</p> <p>www.onlinenada.com</p>	 <p>SCALE: N.T.S. 0' 0' 0'</p> <p>REG. # 1018 Thomas P. Lucido</p> <table border="0"> <tr> <td>Designer</td> <td>---</td> <td>Sheet</td> </tr> <tr> <td>Manager</td> <td>---</td> <td rowspan="4">1 of 1</td> </tr> <tr> <td>Project Number</td> <td>---</td> </tr> <tr> <td>Municipal Number</td> <td>---</td> </tr> <tr> <td>Computer File</td> <td>WCI lot prototype.dwg</td> </tr> </table> <p><small>© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproduction, misuses, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.</small></p>	Designer	---	Sheet	Manager	---	1 of 1	Project Number	---	Municipal Number	---	Computer File	WCI lot prototype.dwg
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EXHIBIT 10F

MULTIFAMILY RESIDENTIAL
NOT TO SCALE



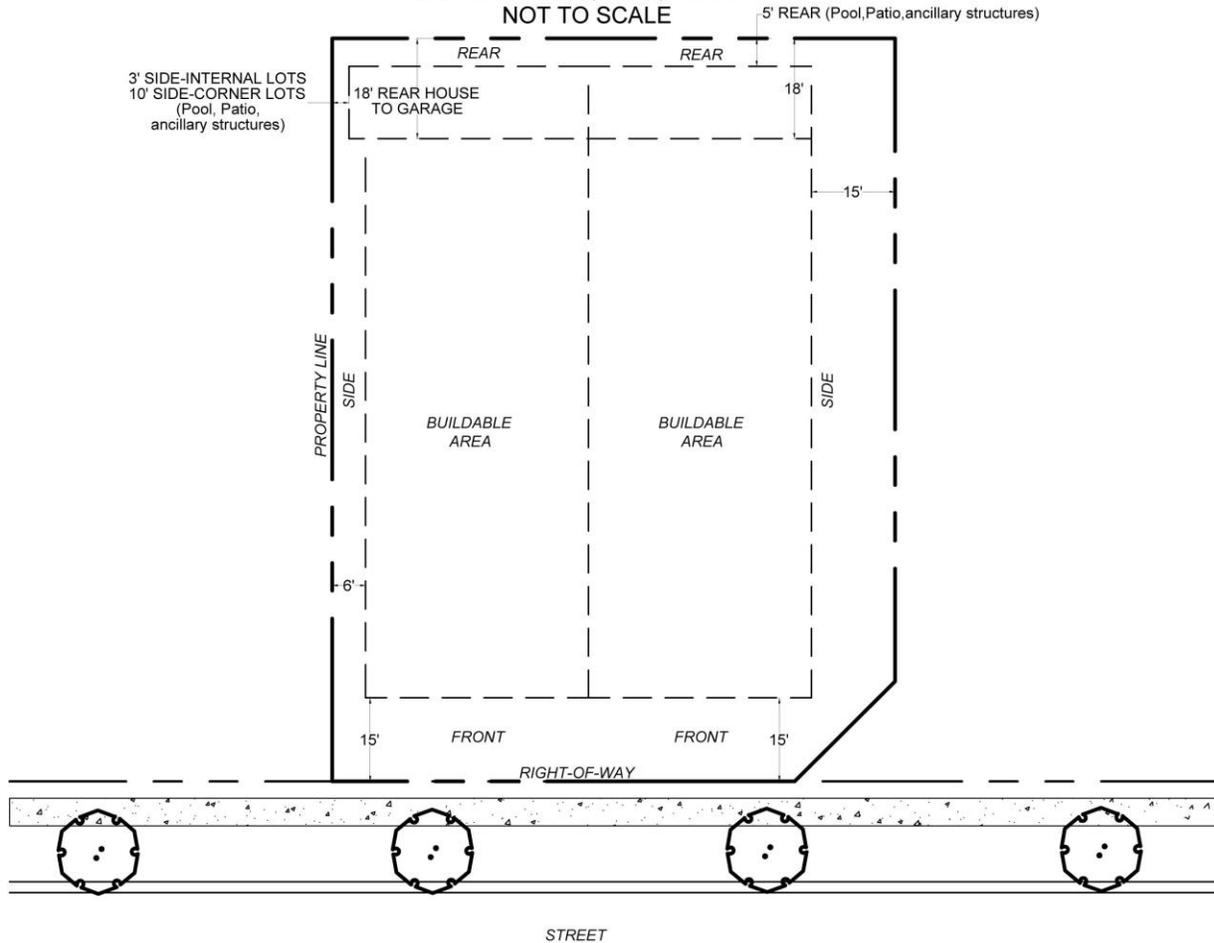
- NOTE:
1. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
 2. 20' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
 3. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
 4. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL LOT
(MIN. LOT 30,000 SF. , MIN. 15' WIDTH)

 <p>lucido & associates</p> <p><small>211 E. Central Blvd., Suite 1000, Fort Pierce, FL 34949 (772) 292-7100, Fax (772) 292-0225 150 Avenida A Suite 20, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1302 927 North Thurston Avenue, Ocala, Florida 32067 (352) 356-4521, Fax (352) 356-5768</small></p>	 <p>WCI Your Best Address. Exhibit</p>	<p>Project Team:</p>       	<div style="text-align: center;">  <p>SCALE: N.T.S.</p>  </div> <div style="text-align: right;">  <p>REG. # 1018 Thomas P. Lucido</p> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Designer</td> <td style="width: 30%;">---</td> <td style="text-align: center;">Sheet</td> </tr> <tr> <td>Manager</td> <td>---</td> <td style="text-align: center;">1 of 1</td> </tr> <tr> <td>Project Number</td> <td>---</td> <td></td> </tr> <tr> <td>Municipal Number</td> <td>---</td> <td></td> </tr> <tr> <td>Computer File</td> <td>WCI lot prototype.dwg</td> <td></td> </tr> </table> <p><small>© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. No reproduction, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.</small></p>	Designer	---	Sheet	Manager	---	1 of 1	Project Number	---		Municipal Number	---		Computer File	WCI lot prototype.dwg	
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EXHIBIT 10G

SINGLE FAMILY(VILLA) - ALLEY NOT TO SCALE



NOTE:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

Note: Alley Lots

Alley Lots shall have a side setback of 0/12'.

Alley Lots side setbacks vary provided a 12' separation between buildings.

Side setbacks for corner lots adjacent to a street is 15".

Side setbacks for corner lots adjacent to an alley is 5'.

TYPICAL LOT

(Single Family Detached Min. 35' Width x Min 100' Depth)

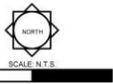
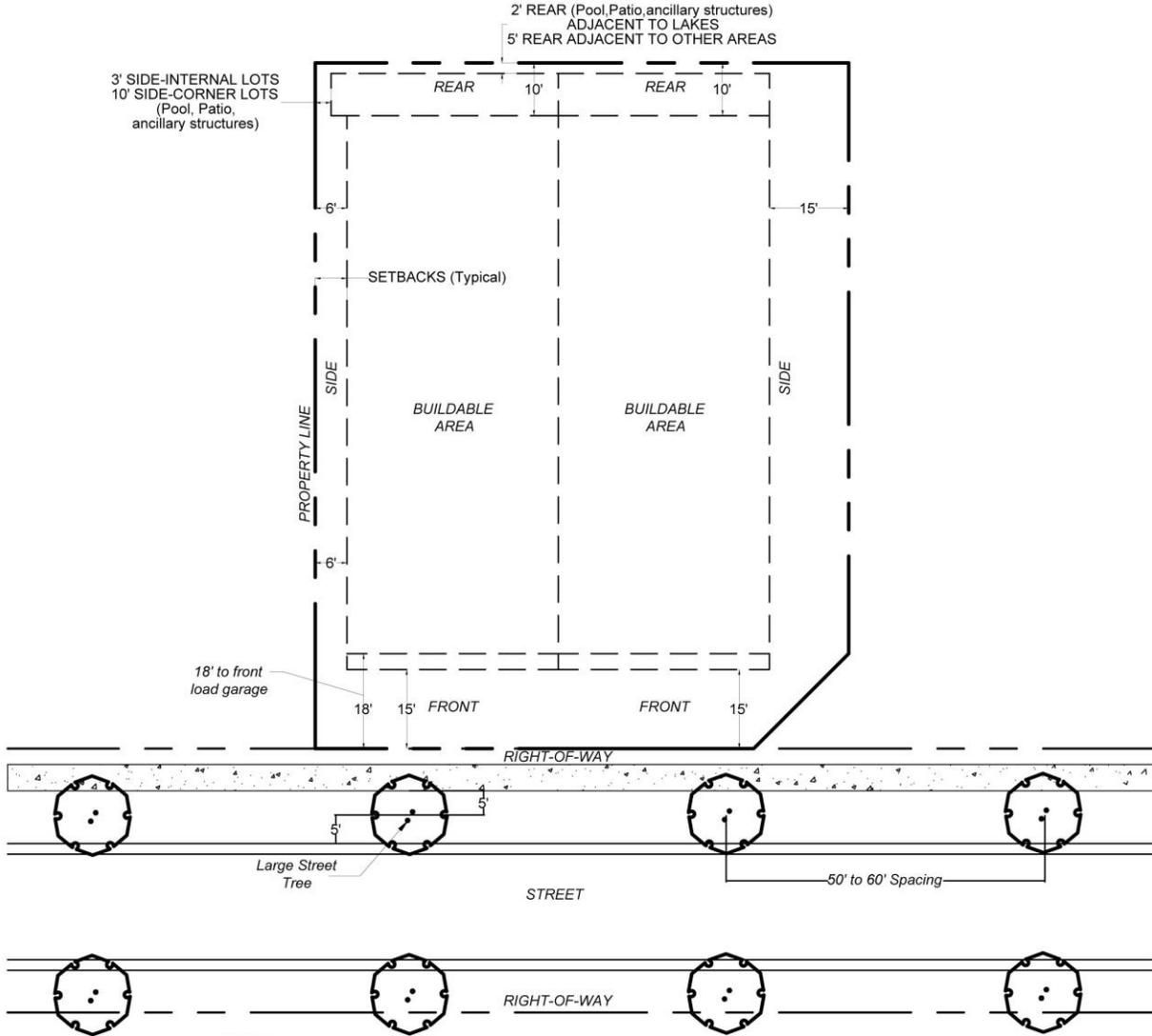
 <p>lucido & associates</p> <p>701 E. Glades Blvd., Suite 1000, Pompano Beach, FL 33062 101 Kania & Dale Dr., Fort Lauderdale, FL 33304 607 North Thomas Avenue, University, Florida 32611</p> <p>(772) 293-7491 Fax (772) 293-0220 (772) 401-0301 Fax (772) 401-0303 (407) 666-0251 Fax (407) 666-0766</p>	 <p>WCI Your Best Address. Exhibit</p>	<p>Project Team:</p>    	 <p>SCALE: 1/8" = 1'</p> <p>REG. # 1018 Thomas P. Lucido</p> <table border="1"> <tr> <td>Designer</td> <td>---</td> <td>Sheet</td> <td rowspan="4">1 of 1</td> </tr> <tr> <td>Manager</td> <td>---</td> <td></td> </tr> <tr> <td>Project Number</td> <td>---</td> <td></td> </tr> <tr> <td>Municipal Number</td> <td>---</td> <td></td> </tr> <tr> <td>Computer File</td> <td>WCI lot prototype.dwg</td> <td></td> <td></td> </tr> </table> <p><small>© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproduction, storage, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.</small></p>	Designer	---	Sheet	1 of 1	Manager	---		Project Number	---		Municipal Number	---		Computer File	WCI lot prototype.dwg		
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EXHIBIT 10H

SINGLE FAMILY(VILLA) - NON ALLEY NOT TO SCALE



- NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
 2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
 3. THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET
 4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT

(Single Family Detached Min. 35' Width x Min 100' Depth)

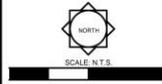
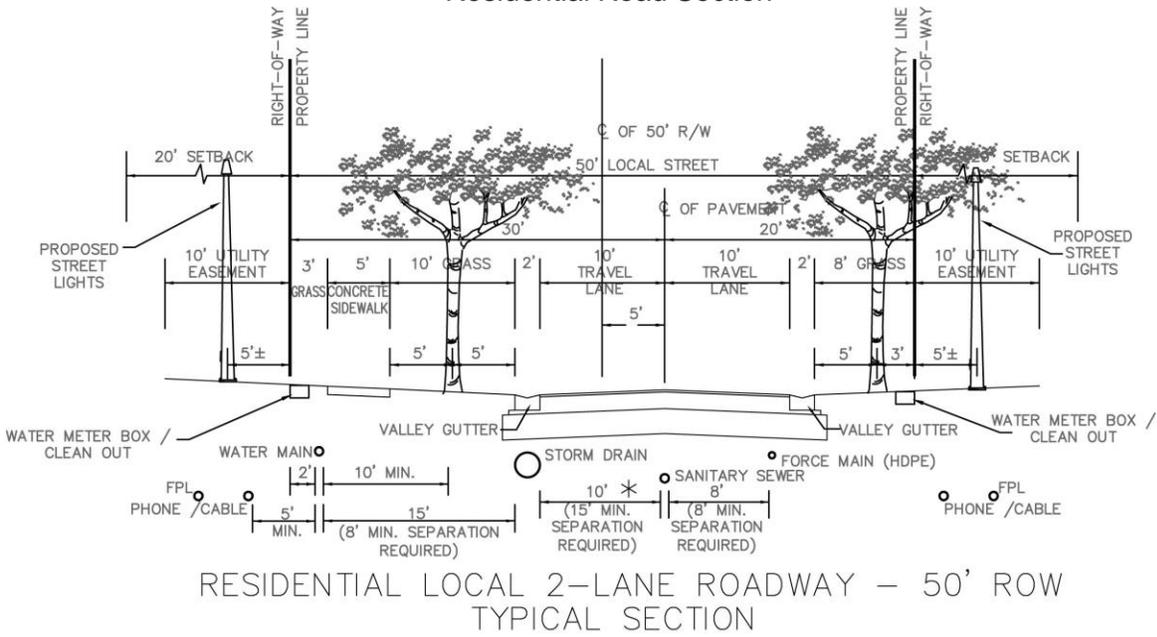
 <p>lucido & associates</p> <p>201 E. Glades Blvd., Suite 1100 Fort Lauderdale, FL 33304 100 Avenue A, Suite 204, Fort Pierce, Florida 34950 827 North Thurston Avenue, Orlando, Florida 32803</p> <p>(772) 229-7100, Fax (772) 229-0200 (772) 487-1301, Fax (772) 487-1303 (407) 659-9071, Fax (407) 659-9769</p>	 <p>WCI Your Best Address. Exhibit</p>	<p>Project Team:</p>    	<div style="text-align: center;">  <p>SCALE: N.T.S.</p> <p>REG # 1018 Thomas P. Lucido</p> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Designer</td> <td>---</td> <td style="text-align: right;">Sheet</td> </tr> <tr> <td>Manager</td> <td>---</td> <td style="text-align: right;">1 of 1</td> </tr> <tr> <td>Project Number</td> <td>---</td> <td></td> </tr> <tr> <td>Municipal Number</td> <td>---</td> <td></td> </tr> <tr> <td>Computer File</td> <td>WCI 101 prototype.dwg</td> <td></td> </tr> </table> <p style="font-size: small;">© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproduction, copying, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.</p>	Designer	---	Sheet	Manager	---	1 of 1	Project Number	---		Municipal Number	---		Computer File	WCI 101 prototype.dwg	
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EXHIBIT 10I

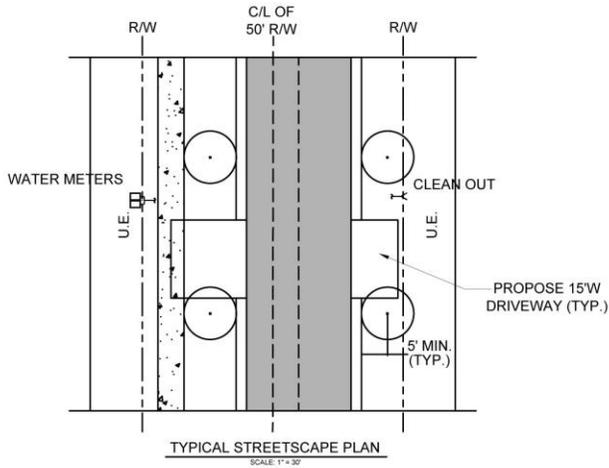
Residential Road Section



RESIDENTIAL LOCAL 2-LANE ROADWAY – 50' ROW
TYPICAL SECTION

n.t.s.

WESTERN GROVES



TYPICAL STREETScape PLAN
SCALE: 1" = 30'

Notes:

1. STREET TREES TO BE INSTALLED IN ACCORDANCE WITH SECTION 156.121 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
2. TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM CLEARANCE OF 5' TO THE DRIVEWAY.
3. UTILITY EASEMENTS (U.E.) SHALL BE DEDICATED TO THE CITY OF PORT ST. LUCIE.
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

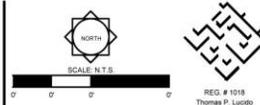
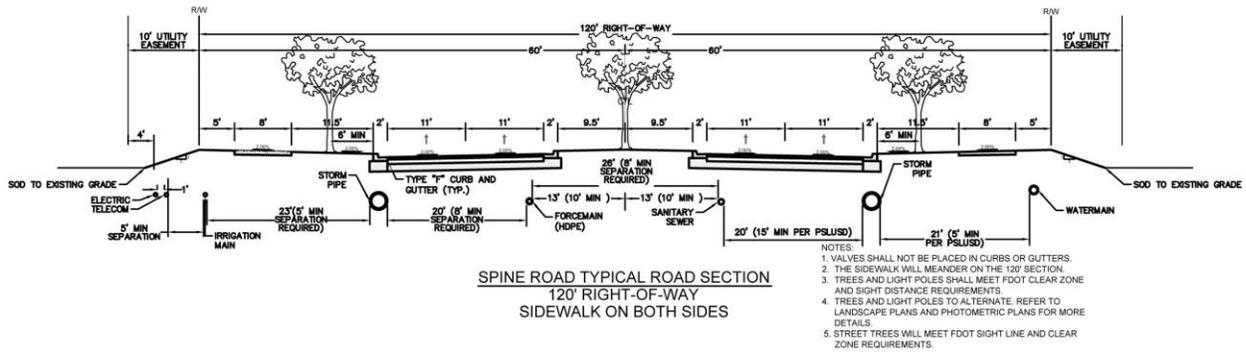
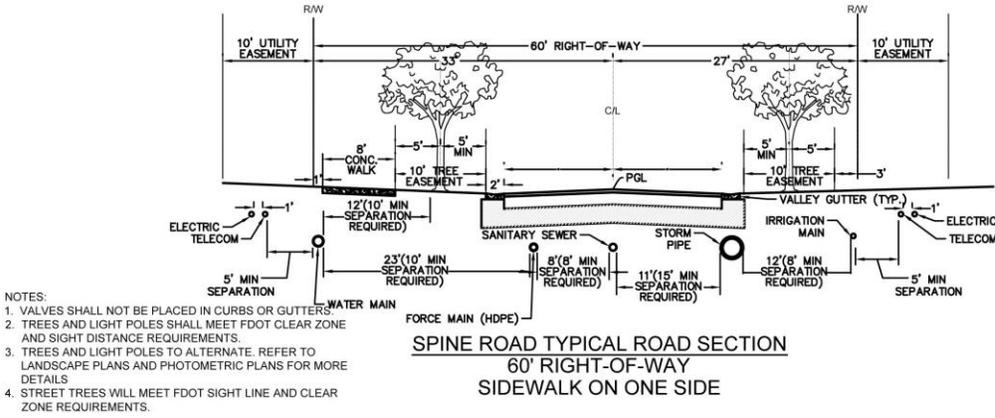
 <p>Lucido & Associates 101 E. Ocean Blvd., Suite 1000, Port St. Lucie, FL 34952 100 Avenue A, Suite 205, Fort Pierce, Florida 34949 827 North Thurston Avenue, Ocala, Florida 32668</p> <p>(772) 281-4700 Fax (772) 281-0207 (772) 467-1281 Fax (772) 467-1300 (407) 468-8400 Fax (407) 468-8788</p>	 <p>WCI Your Best Address. Exhibit Residential Local Road Section</p>	<p>Project Team:</p>    	 <p>REG. # 1018 Thomas P. Lucido</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Designer</td> <td>---</td> <td>Sheet</td> </tr> <tr> <td>Manager</td> <td>---</td> <td rowspan="4" style="font-size: 2em; font-weight: bold;">1 of 1</td> </tr> <tr> <td>Project Number</td> <td>---</td> </tr> <tr> <td>Municipal Number</td> <td>---</td> </tr> <tr> <td>Computer File</td> <td>StreetSections.dwg</td> </tr> </table> <p style="font-size: 0.8em;">© Copyright Lucido & Associates. These documents are the property of Lucido & Associates. Any reproduction, revision, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.</p>	Designer	---	Sheet	Manager	---	1 of 1	Project Number	---	Municipal Number	---	Computer File	StreetSections.dwg
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EXHIBIT 10J

Residential Road Section



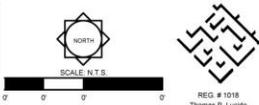
 <p>331 E. Green Blvd., Stuart, Florida 34994 505 Avenida A, Suite 204, Fort Pierce, Florida 34950 827 North Thurston Avenue, Ocala, Florida 32063</p> <p>(772) 220-2700, Fax (772) 220-0205 (772) 461-0801, Fax (772) 461-1303 (407) 469-6202, Fax (407) 469-0796</p>	 <p>WCI Your Best Address. Exhibit Spine Road Section</p>	<p>Project Team:</p>    	 <p>SCALE: N.T.S. 0' 0' 0' 0'</p> <p>REG. # 1018 Thomas P. Lucido</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;">Designer</td> <td style="border: none;">---</td> <td style="border: none;">Sheet</td> <td style="border: none;">---</td> </tr> <tr> <td style="border: none;">Manager</td> <td style="border: none;">---</td> <td style="border: none;">1 of 1</td> <td style="border: none;">---</td> </tr> <tr> <td style="border: none;">Project Number</td> <td style="border: none;">---</td> <td style="border: none;">Computer File</td> <td style="border: none;">StreetSections.dwg</td> </tr> </table>	Designer	---	Sheet	---	Manager	---	1 of 1	---	Project Number	---	Computer File	StreetSections.dwg
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Manager	---	1 of 1	---												
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EXHIBIT 11

BINDING M.P.U.D. AGREEMENT

WESTERN GROVE MPUD

The property, as described on Exhibit "11" is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie M.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, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of March 2016.

WITNESS:

TRADITION LAND COMPANY, LLC

BY: 
Lon Martin

BY: 
David Feltman

BY: 
Bryar Faulk

(CORPORATE SEAL)



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JULY 5, 2016

FROM: BRIDGET KEAN, CRA DIRECTOR *BK*

RE: P16-057 – MODIFICATION TO COMMUNITY REDEVELOPMENT PLAN FOR CRA EXPANSION AREA 2016 (ORIGINAL CRA – U.S. 1 CORRIDOR)

DATE: JUNE 15, 2016

BACKGROUND:

The Community Redevelopment Agency is proposing a modification to the adopted community redevelopment plan for the area defined in Resolution 01-R27 and generally referred to as the U.S. 1 corridor (aka the "Original CRA"). The proposed modification expands the boundary lines of the CRA to add three areas contiguous to the CRA known as CRA Expansion Area 2016. The three areas are described below and depicted on the attached map:

- Area 1: 18.5 acres, more or less, known as Grove Park and located across from the intersection of Lennard Road and Hillmoor Drive (Annexation Ordinance 05-134);
- Area 2: 10 acres, more or less, known as PSL Village Mobile Home Park and located in the northeast corner of the intersection of U.S. Highway 1 and Port St. Lucie Boulevard (Annexation Ordinance 05-133); and
- Area 3: 18.5 acres, more or less, known as Town Place and located in the southeast corner of the intersection of U.S. Highway 1 and Savanna Club Boulevard (Annexation Ordinance 04-04).

It represents three properties that were annexed into the city after the CRA was established in 2001. Although these properties are generally assumed to be within the

boundaries of the CRA, the community redevelopment plan was never formally modified as set forth in Section 163.361, Florida Statutes, to include the additional acreage in the CRA.

In establishing a Community Redevelopment Area along the the U.S. 1 Corridor in 2001, the City studied an area of approximately 1,700 acres along U.S. 1 from just north of Village Green Drive, south to the St. Lucie/Martin County line, and east to Lennard Road. Portions of this area were and remain unincorporated St. Lucie county enclaves. Section 171.031, Florida Statutes, defines an enclave as “any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality.” Even though these enclaves were identified as contributing to the conditions in the area and provided justification for the establishment of the CRA, the enclave properties could not be officially designated as part of the CRA because they were outside the jurisdiction of the City of Port St. Lucie. Nonetheless, the redevelopment plan does include the enclave properties in the overall master redevelopment plan for the area.

Grove Park and PSL Village Mobile Home Park are two former county enclave properties that were included in the original Findings and Declaration of Necessity Report. Town Place is situated between the northern municipal boundary line of the City of Port St. Lucie and the northern geographic boundary line of the CRA on U.S. Highway 1. When the CRA was established along the U.S. 1 corridor, the 18.5 acres known as Town Place was directly north of the study area in unincorporated St. Lucie County. Three years later, the property owners applied to annex the property into the City of Port St. Lucie. Town Place’s location and existing conditions make it suitable for inclusion within the CRA.

For planning consistency, the community redevelopment plan should be amended to add Grove Park, and PSL Village Mobile Home Park, and Town Place to the redevelopment area defined in Resolution 01-R27.

PROPOSED CHANGES TO THE COMMUNITY REDEVELOPMENT PLAN OR THE AREA DEFINED IN RESOLUTION 01-R27: The modification to the redevelopment plan includes the following changes:

1. Amendment to Figure 2-1 to add the CRA Expansion Area 2016 to the boundary map for the U.S.1 Corridor CRA (Exhibit “A” of Resolution 16-R 41).
2. Amendment to Figure 4-1 to add the Town Place property to the CRA Master Plan for the U.S.1 Corridor CRA (Grove Park and PSL Village Mobile Home Park are already shown on the master plan). Town Place is depicted with a

commercial/mixed use designation to correspond to the property's CG/RM (General Commercial/Residential Multi-family) future land use classifications. (Exhibit "B" of Resolution 16-R 41).

3. Amendment to Appendix 1 to update the boundary description for the U.S.1 Corridor CRA to include the CRA Expansion Area 2016 (Exhibit "C" of Resolution 16-R 41).

ANALYSIS:

Chapter 163, Part III, Florida Statutes, establishes the procedures for a modification to a community redevelopment plan. A community redevelopment plan may be amended by the local governing body based on a recommendation from the Community Redevelopment Agency. The governing body must hold a properly noticed public hearing on the proposed modification. Prior to adoption, the Agency must report the proposed modification to each taxing authority in writing or by an oral presentation or by both. A modification to add land to a CRA must be supported by a resolution adopting a Finding of Necessity Report for the expansion area to demonstrate that the conditions in the area meet the criteria for inclusion in a CRA. A Finding of Necessity Report titled, "CRA Expansion Area 2016", has been prepared and is included in the submittal packet as Exhibit "1" for the Planning and Zoning Board's review.

Section 163.360(4), Florida Statutes, requires the Community Redevelopment Agency submit the redevelopment plan to the local planning agency for review and recommendation.

ADDITIONAL INFORMATION:

If the CRA Board recommends approval of the proposed modification to the redevelopment plan, the resolution approving the "Finding of Necessity Report CRA Expansion Area 2016" will be scheduled for a public hearing before the City Council at the July 25, 2016 City Council meeting. If the City Council approves the Finding of Necessity Report resolution, the modification to the community redevelopment plan for the CRA Expansion Area 2016 will be scheduled for a public hearing at a future meeting of the City Council in accordance with the notification requirements outlined in Section 163.361, Florida Statutes. Once both of those steps are completed, the redevelopment trust fund will have to be amended to include the CRA Expansion Area 2016 in the Tax Increment Financing (TIF) District. The proposed amendment to the redevelopment trust fund is included in the submittal packet as Exhibit "2" for the Planning and Zoning Board's review.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed modification to the community redevelopment plan for the area defined in Resolution 01-R27, and generally referred to as the U.S.1 Corridor, to include the “CRA Expansion Area 2016” subject to the City Council’s approval of the Finding of Necessity Report CRA Expansion Area 2016.

PLANNING AND ZONING BOARD ACTION OPTIONS:

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

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

RESOLUTION NO. 16-R 41

A RESOLUTION OF THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; APPROVING AN AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE AREA DESCRIBED IN RESOLUTION 01-R27 AND COMMONLY REFERRED TO AS THE U.S. 1 CORRIDOR; AUTHORIZING IMPLEMENTATION OF THE PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 22, 2001, the City Council adopted Resolution No. 01-R2, which found the existence of one or more blighted areas in the corporate limits of the City of Port St. Lucie, Florida, and that the rehabilitation, conservation, or redevelopment of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and

WHEREAS, on February 12, 2001, the City Council adopted Ordinance No. 01-01, which created the City of Port St. Lucie Community Redevelopment Agency (the "Agency") and authorized and directed the Agency to undertake community redevelopment pursuant to Part III, Chapter 163, Florida Statutes (the "Redevelopment Act"); and

WHEREAS, in accordance with the Redevelopment Act, the City Council adopted Resolution 01-R27 on June 11, 2001, adopting a community redevelopment plan (the "Original Plan") for the community redevelopment area as described in the Resolution (the "Area") and generally identified as the U.S. 1 Corridor; and

WHEREAS, on April 14, 2003, the City Council adopted Resolution 03-R30, which found conditions in a certain area known as the Lentz Grove Property (aka "East Lake Village"), found the need for rehabilitation, conservation or redevelopment, or a combination thereof, in the Lentz Grove Property, and that the Lentz Grove Property constituted a community redevelopment area as defined in §163.340(10), Florida Statutes, and that the Lentz Grove Property should be added to the Area; and

WHEREAS, on April 14, 2003, the City Council adopted Resolution 03-R31 adopting an amendment to the Original Plan pertaining to the Lentz Grove Property; and

WHEREAS, on March 13, 2006, the City Council adopted Resolution No. 06-R18, which found certain conditions in an area described in that resolution (the "Expansion Area"), found the need for rehabilitation, conservation or redevelopment, or

RESOLUTION NO. 16-R 41

a combination thereof, in the Expansion Area, and that the Expansion Area constituted a community redevelopment area as defined in §163.340(10), Florida Statutes, and should be added to the Area; and

WHEREAS, on November 20, 2006, the City Council adopted Resolution 06-R102, which approved an amendment to the Original Plan to include the Expansion Area Plan and guide redevelopment within the Expansion Area; and

WHEREAS, on July 14, 2008, the City Council adopted Resolution 08-R61, which approved an amendment to the Original Plan changing the use designation on certain property within the CRA commonly referred to as the “Cairns Property” from single-family residential to commercial/mixed use; and

WHEREAS, on August 29, 2011, the City Council adopted Resolution 11-R50, which found conditions in a certain area known as Southern Grove, found the need for rehabilitation, conservation or redevelopment, or a combination thereof, in Southern Grove, and that Southern Grove constituted a community redevelopment area as defined in §163.340(10), Florida Statutes, and that Southern Grove should be added to the Area pursuant to a modification of the Original Plan; and

WHEREAS, on June 25, 2012 the City Council adopted Resolution 12-R65 which approved an amendment to the Original Plan to include the Southern Grove Plan and guide redevelopment within the Southern Grove CRA Expansion Area; and

WHEREAS, on February 10, 2014, the City Council adopted Resolution 13-R153 which approved a first amendment to the Southern Grove Plan as an amendment to the Original Plan to guide redevelopment therein; and

WHEREAS, on January 23, 2015, the City Council adopted Resolution 15-R102 which approved a second amendment to the Southern Grove Plan as an amendment to the Original Plan to guide redevelopment therein; and

WHEREAS, on July 25, 2016, the City Council adopted Resolution 16–R40, which found certain conditions in an area described as the “CRA Expansion Area 2016”, found the need for rehabilitation, conservation or redevelopment, or a combination thereof, of such Area, and found that the CRA Expansion Area 2016 constituted a community redevelopment area as defined in §163.340(10), Florida Statutes, and should be added to the Community Redevelopment Area pursuant to a modification of the Original Plan; and

RESOLUTION NO. 16-R 41

WHEREAS, an amendment to the Original Plan has been prepared for the community redevelopment area defined in Resolution 01-R27, and commonly referred to as the U.S. 1 Corridor, to include the CRA Expansion Area Plan 2016 which consists of a revised boundary map attached as Exhibit "A", a revised CRA Master Plan attached as Exhibit "B", and a revised legal description attached as Exhibit "C", to guide redevelopment therein (the "Plan Amendment"), and

WHEREAS, the Agency has considered the proposed Plan Amendment to the Original Plan for the CRA Expansion Area 2016 and the local planning agency's comments and has recommended to the City Council that the Plan Amendment be approved; and

WHEREAS, the City Council has held a public hearing after notice to the public and to each taxing authority as provided in the Redevelopment Act concerning the proposed Plan Amendment to the Original Plan for the CRA Expansion Area 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AS FOLLOWS:

Section 1. Incorporating Recitals. The City Council finds, declares and determines that the matters set forth in the foregoing recitals are true and correct and are incorporated herein as a part of this resolution.

Section 2. Findings. The City Council hereby finds, after the public hearing concerning the proposed Plan Amendment, that the proposed Plan Amendment":

- a. Conforms to the City's Comprehensive Plan as stipulated in the community redevelopment plan.
- b. Is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the Area; zoning and planning changes, if any; land uses; maximum densities; and building requirements as stipulated in the community redevelopment plan.

RESOLUTION NO. 16-R 41

- c. Provides for the development of affordable housing or states the reasons for not addressing the development of affordable housing as stipulated in the redevelopment plan.

Section 3. Additional Findings. The City Council does hereby find that with respect to the Plan Amendment:

- a. No families will be displaced from the CRA Expansion Area 2016, but a feasible method exists for the relocation of any families who would be displaced in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
- b. The Plan Amendment conforms to the general plan of the municipality as a whole;
- c. The Plan Amendment gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Area;
- d. The Plan Amendment will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Area by private enterprise.

Section 4. The Community Redevelopment Plan for the area defined in Resolution 01-R27, and commonly referred to as the U.S. 1 Corridor, is hereby amended in the following respect:

1. The boundary map depicted in Figure 2-1 of the Original Plan is hereby amended as shown on the attached Exhibit "A".
2. The CRA Master Plan depicted in Figure 4-1 of the Original Plan is hereby amended as shown on the attached Exhibit "B".
3. The legal description as described in Appendix 1: CRA Boundary of the Original Plan is hereby amended as shown in the attached Exhibit "C".

RESOLUTION NO. 16-R 41

Section 5. Plan Amendment Implementation. The Agency is hereby authorized and directed to proceed with the implementation of the Plan Amendment.

Section 6. Effective Date. This resolution shall take effect immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2016.**

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

Interim City Attorney

RESOLUTION NO. 16-R 41

Exhibit "A"

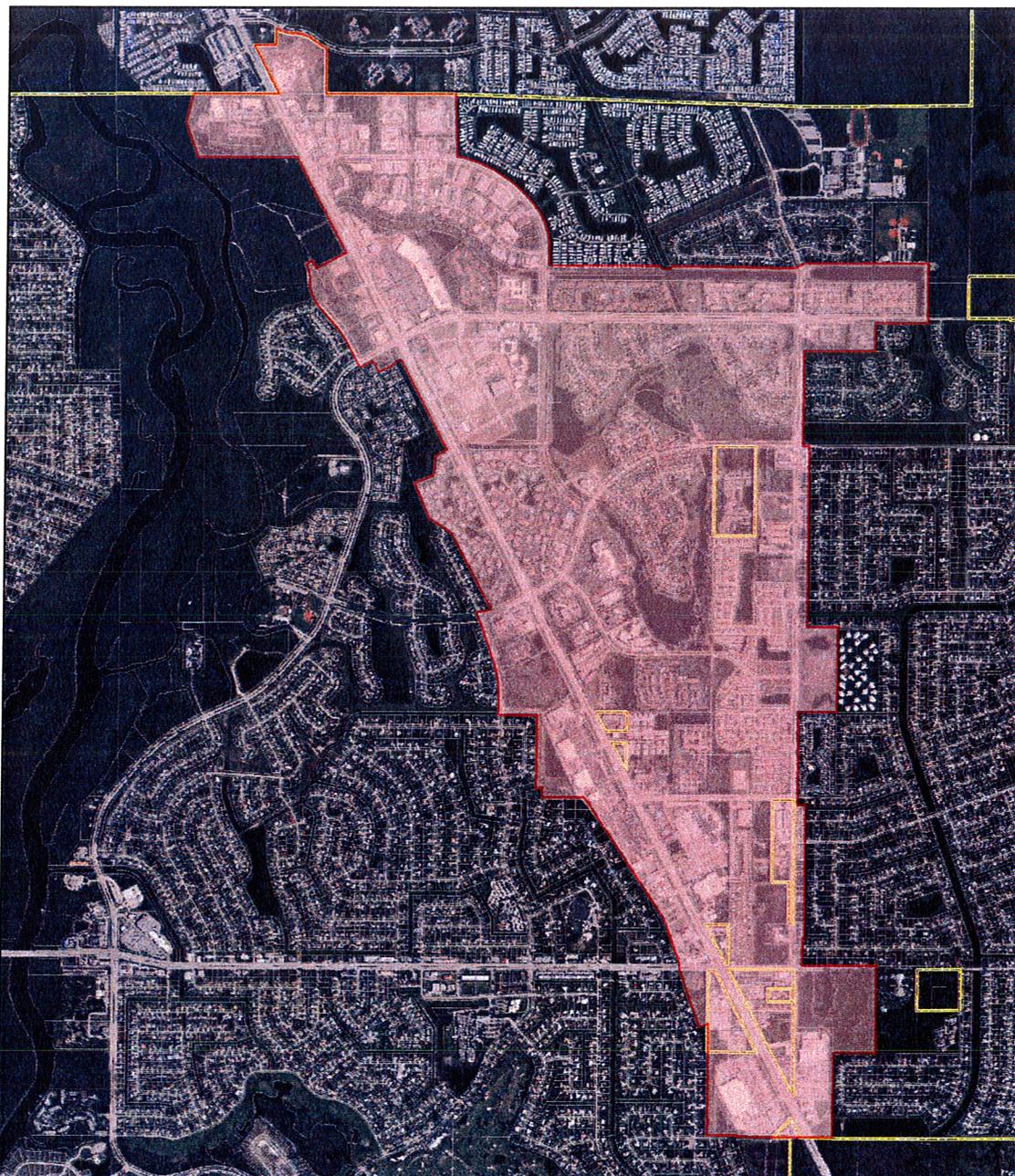
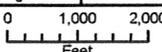


Figure 2 - 1 Revised Boundary Map



-  CRA Boundary
-  City Limit

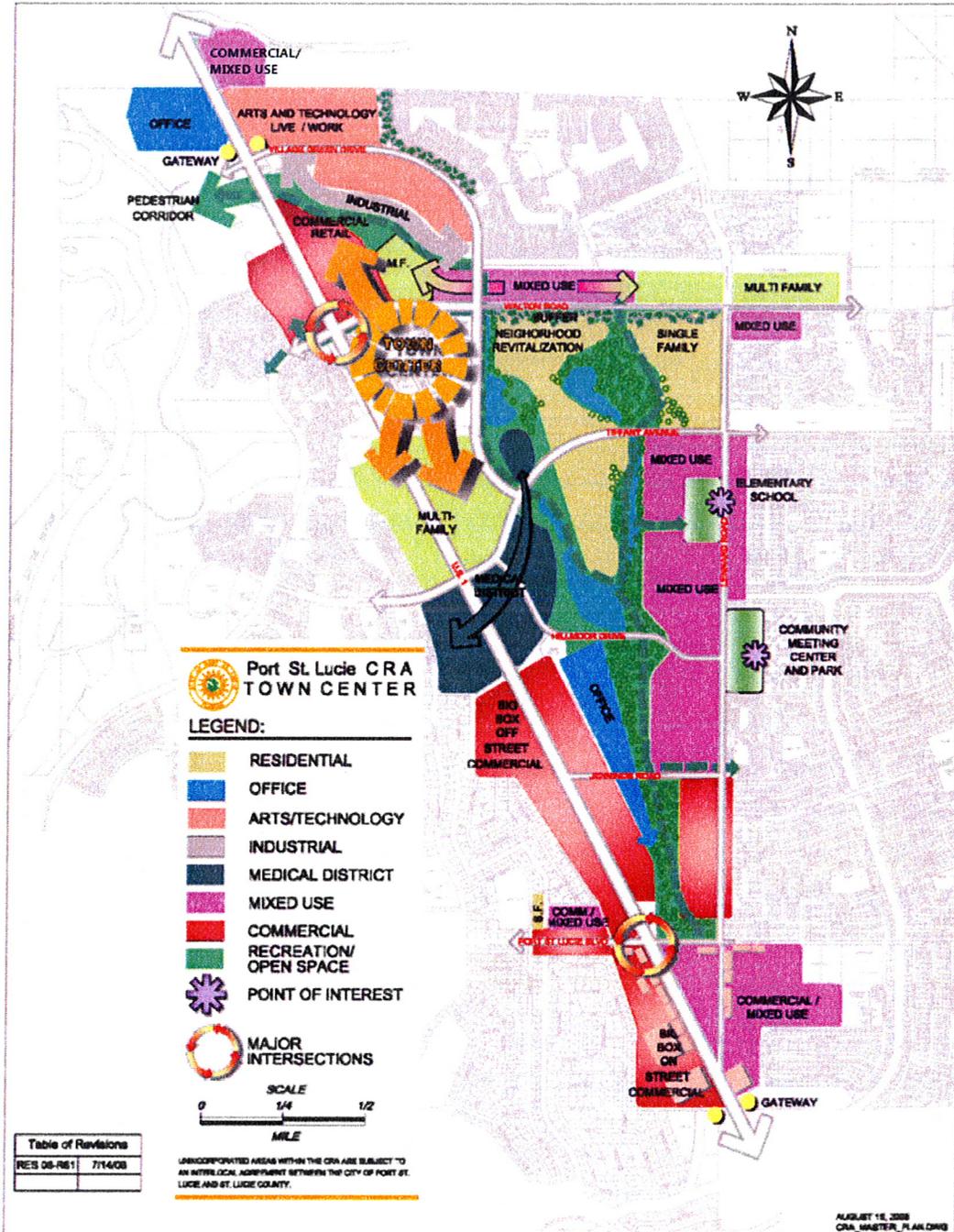
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RESOLUTION NO. 16-R 41

Exhibit "B"



RESOLUTION NO. 16-R 41

Exhibit "C"

COMMUNITY REDEVELOPMENT AGENCY LEGAL DESCRIPTION (2016)

City of Port St. Lucie, Florida

A parcel of land located in parts of Sections 1,2,11 &12, Township 37 South, Range 40 East, Sections 26, 35 & 36, Township 36 South, Range 40 East, Section 31, Township 36 South, Range 41 East and Sections 6 & 7, Township 37 South, Range 41 East being more particularly described as follows:

Begin at the Southeast corner of Section 12, Township 37 South, Range 40 East; thence N 89°46'20" W along the south line of said Section 12 to a Point of Intersection with the east line of South Port St. Lucie Unit Six as recorded in Plat Book 14 at Page 14 of the Public Records of St. Lucie County, Florida, extended southerly; thence N 0°10'18" E on a projection of said east line of South Port St. Lucie Unit Six to the south line of Tract "A" of said South Port St. Lucie Unit Six; thence S70°22'28" W along the said south line to the west line of said Tract "A"; thence N19°37'32" W along said west line to the southeast corner of Lot 1, Block 51 of said South Port St. Lucie Unit Six; thence N 89°56'49" W to the southwest corner of Lot 6, Block 51 of said South Port St. Lucie Unit Six, also being the east right-of-way of Delano Road; thence continue N 89°56'49" W on a projection of the south line of said Lot 6, Block 51, crossing Delano Road, to the southeast corner of Lot 1, Block 50 of said South Port St. Lucie Unit Six; also being the west right-of-way of Delano Road; thence N 89°49'42" W along the south line to the southwest corner of said Lot 1, also being the east line of a drainage right-of-way; thence northwesterly across said drainage right-of-way to the southeast corner of Lot 1, Block 182 of South Port St. Lucie Unit Fourteen as recorded in Plat Book 16 at Page 29 of the Public Records of Lucie County, Florida; thence N 89°49'42" W to the southwest corner of said Lot 1, also being the east right-of-way of Gowin Drive; thence continue N 89°49'42" W on

RESOLUTION NO. 16-R 41

a projection of the south line of said Lot 1, crossing Gowin Drive, to a Point of Intersection with the west right-of-way of Gowin Drive; thence N 0°10'18" W along said west right-of-way to a Point of Tangency of a curve concave to the southwest at the northeast corner of Lot 9, Block 192 of said Port St. Lucie Unit Fourteen, thence continue on a projection of said west right of way, crossing Port St. Lucie Boulevard (a.k.a. Cane Slough Road) to a Point of Intersection with the north right-of-way of said Port St. Lucie Boulevard; thence northeasterly and northerly along the west right-of-way of Gowin Drive to a Point of Intersection with the north right-of-way of Dion Avenue, extended westerly; thence S 89°56'49" E on a projection of said north right-of-way, crossing Gowin Drive, to a Point of Curvature of a curve concave to the northeast at the southwest corner of Lot 22, Block 113 of South Port St. Lucie Unit Four as recorded in Plat Book 13 at Page 11 of the Public Records of St. Lucie County, Florida; thence continue S 89°56'49" E to the southeast corner of Lot 22, Block 113 of said South Port St. Lucie Unit Four, also being the west line of a drainage right-of-way; thence continue S 89°56'49" E along said north right-of-way to the southwest corner of Lot 26 of Block 114 of said South Port St. Lucie Unit Four, also being the east line of said drainage right-of-way; thence S 0° 10'18" W on a projection of said east line of a drainage right-of-way, crossing Dion Avenue, to the northwest corner of Lot 13, Block 110 of said South Port St. Lucie Unit Four, also being the south right-of-way of Dion Avenue; thence continue S 0° 10'18" W to the southwest corner of said Lot 13, Block 110, also being a Point of Intersection of a drainage right-of-way; thence S 89°56'49" E along the north line of said drainage right-of-way to the southeast corner of Lot 11, Block 110 of said South Port St. Lucie Unit Four, also being the west right-of-way of Flanders Road; thence continue S 89°56'49" E on a projection of said north line of a drainage right-of-way, crossing Flanders Road, to the southwest corner of Lot 5, Block 115 of said South Port St. Lucie Unit Four, also being a Point of Intersection with the east right-of-way of Flanders Road and the north line of a drainage right-of-way; thence continue S 89°56'49" E along the north line of said drainage right-of-way to the southeast corner of said Lot 5, also being a Point of Intersection of a drainage right-of-way; thence northwesterly along the west line of said drainage right-of-way to the north corner of Lot 12, Block 115 of said South Port St. Lucie Unit Four, also being a Point of Intersection of said

RESOLUTION NO. 16-R 41

drainage right-of-way; thence N 61°14'46" E to the east corner of Lot 13, Block 115 of said South Port St. Lucie Unit Four; thence N 33°51'22" W to the northeast corner of Lot 24, Block 115 of said South Port St. Lucie Unit Four, also being the south right-of-way of Dittmar Avenue; thence N 89°57'13" W along said south right-of-way to the Point of Tangency of a curve concave to the southeast at the northwest corner of Lot 23, Block 115 of said South Port St. Lucie Unit Four; thence continue N 89°57'13" W on a projection of said south right-of-way line, crossing Gidding Road, to a Point of Curvature of a curve concave to the southwest at the northeast corner of Lot 1, Block 117 of said South Port St. Lucie Unit Four, also being the south right-of-way of Dittmar Avenue; thence continue N 89°57'13" W along said right-of-way to a Point of Tangency of a curve concave to the southeast at the northwest corner of Lot 10, Block 117 of said South Port St. Lucie Unit Four; thence continue N 89°57'13" W on a projection of said south right-of-way line to the east line of Lot 1, Block 114 of said South Port St. Lucie Unit Four, also being the west right-of-way line of Abcor Road; thence N 9°41'57" E along said west right-of-way to a Point of Intersection of Lot 1, Block 114 of said South Port St. Lucie Unit Four, also being the southeast corner of the Southwest ¼ of the Southwest ¼ of Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida; thence N 0°14'29" E along the east line of said Southwest ¼ of the Southwest ¼ of Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida, also being the east line of South Port St. Lucie Unit Four, to the northeast corner of said Southwest ¼ of the Southwest ¼ of Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida, also being a point of intersection of a drainage right-of-way; thence S 89°58'08" W along the north line of said drainage right-of-way to a Point of Intersection with the east right-of-way of Morningside Boulevard; thence continue S 89°58'08" W on a projection of the north line of said drainage right-of-way, crossing Morningside Boulevard, to a Point of Intersection with the west right-of-way line of said Morningside Boulevard; thence N 1°16'26" E along said west right-of-way line to a Point of Tangency of a curve concave to the southwest at the northeast corner of Lot 20, Block 196 of South Port St. Lucie Unit Fifteen as recorded in Plat Book 16 at Page 42 of the Public Records of St. Lucie County, Florida; thence continue northerly on a projection of said

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west right-of-way line, crossing Avanti Circle, to a Point of Compound Curvature of a curve concave to the northwest at the southeast corner of Lot 12, Block 195 of said South Port St. Lucie Unit Fifteen; thence continue northwesterly along said west right-of-way to a Point of Compound Curvature of a curve concave to the southwest at the northeast corner of Lot 7, Block 195 of said South Port St. Lucie Unit Fifteen; thence continue on a projection of the said west right-of-way, crossing Avanti Circle, to a Point of Curvature of a curve concave to the northwest at the southeast corner of Lot 6, Block 196 of said South Port St. Lucie Unit Fifteen; thence N 19°18'06" W along said west right-of-way to a Point of Tangency of a curve concave to the southwest at the northeast corner of Lot 1, Block 196 of said South Port St. Lucie Unit Fifteen; thence continue N 19°18'06" W on a projection of said west right-of-way line to a Point of Intersection with the north right-of-way line of Lyngate Drive; thence easterly and northeasterly along said north right-of-way line to the southeast corner of Lot 1, Block 217 of South Port St. Lucie Unit Sixteen as recorded in Plat Book 16 at Page 43 of the Public Records of St. Lucie County, Florida; then N 28°09'21" W to the northeast corner of Lot 13, Block 217 of said South Port St. Lucie Unit Sixteen; thence N 57°51'09" W a distance of 371.30'; thence N 53°05'17" W a distance of 43.53'; thence N 30°11'29" W a distance of 33.16'; thence N 22°35'05" W a distance of 552.04; thence N 67°24'55" E a distance of 333'; thence N 4°38'03" E a distance of 301.10'; thence N 62°04'29" E a distance of 200' to a Point of Intersection with the southwesterly right-of-way of U.S. Highway No.1; thence N 27°55'31" W along said right-of-way of U.S. Highway No.1 to a Point of Intersection with the centerline of Corvair Circle, extended northeasterly; thence S 62°04'29" W along said centerline to a Point of Intersection with the centerline of Hatfield Court; thence N 28°04'49" W along said centerline to a Point of Intersection with the south line of Tract "G-2" of the First Replat in South Port St. Lucie Unit Sixteen as recorded in Plat Book 22 at Page 15 of the Public Records of St. Lucie County, Florida; thence S 61°55'12" W along said south line to the northwest corner of Lot 20, Block 252; thence S 28°04'29" E to the northeast corner of Lot 1, Block 252 of said First Replat in South Port St. Lucie Unit Sixteen; thence N 83°55'31" W to the northwest corner of said Lot 1, Block 252, also being the east right-of-way line of

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Colchester Circle; thence continue N 83°55'31" W on projection of the north line of said Lot 1, Block 252 to a Point of Intersection with the west right-of-way line of Colchester Circle; thence northeasterly, northerly and northwesterly along said west right-of-way line to a Point of Tangency of a curve concave to the southwest at the northeast corner of Tract "G-3" of said First Replat in South Port St. Lucie Unit Sixteen; thence northwesterly, westerly and southwesterly along said curve to a Point of Curvature, also being the south right-of-way line of Veteran's Memorial Parkway; thence northwesterly, crossing Veteran's Memorial Parkway, to a Point of Reverse Curvature of a curve concave to the northwest at the southeast corner of Tract "A-5" of South Port St. Lucie Unit Sixteen as recorded in Plat Book 16 at Page 43 of the Public Records of St. Lucie County, Florida, also being the north right-of-way line of Veteran's Memorial Parkway thence northeasterly, northerly and northwesterly along said curve to a Point of Curvature, also being the west right-of-way line of Highpoint Drive; thence N 28°04'49" W along said right-of-way to Point of Tangency of a curve concave to the southwest at the northeast corner of Lot 1, Block 224 of said South Port St. Lucie Unit Sixteen, thence continue N 8°04'49" W, crossing Oakmont Lane, on a projection of said west right-of-way to a Point of Curvature of a curve concave to the northwest at the southeast corner of Tract "A-6" of said South Port St. Lucie Unit Sixteen; thence northwesterly along said west right-of-way line to a Point of Compound Curvature of a curve concave to the southwest at the northeast corner of Tract "A-6" of said South Port St. Lucie Unit Sixteen; thence continue northwesterly, crossing Buckingham Terrace, on a projection of said west right-of-way line to a Point of Reverse Curvature of a curve concave to the northwest at the southeast corner of Lot 46, Block 224 of said South Port St. Lucie Unit Sixteen; thence continue northwesterly, northeasterly and southeasterly along the right-of-way of Highpoint Drive to a Point of Intersection with the north line of a parcel identified by the St. Lucie County, Florida Property Appraiser as Parcel Number 343513300010001, extended southwesterly; thence northeasterly along north line of said Parcel to a Point of Intersection with the southwesterly right-of-way of U.S. Highway No.1; thence northwesterly along said southwesterly right-of-way of U.S. Highway No.1 to a Point of Intersection with the south line of a parcel identified by the St. Lucie County, Florida Property Appraiser as Parcel Number

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343566600000001; thence westerly, northwesterly, northeasterly along the boundary of said Parcel to a Point of Intersection with the north line of Section 35, Township 36 South, Range 40 East; thence easterly along the north line of said Section 35, crossing U.S. Highway No.1, to a point N 89° 40'17" E at a distance of 2723.33' from the southeast corner of Section 26, Township 36 South, Range 40 East, being a Point of Intersection of the easterly right-of-way of U.S. Highway No.1; thence N 27° 29'17" W along said easterly right-of-way a distance of 849.80'; thence S 89° 40'19" E a distance of 342.03'; thence N 00° 04'57" E a distance of 253.93' to the south right-of-way line of Savanna Club Boulevard as shown on Savanna Club Plat No. One as recorded in Plat Book 24 at Page 7 of the Public Records of St. Lucie County, Florida and a Point on a Curve having a radius of 590.00'; thence easterly, along a curve concave to the north, through a central angle of 29° 39'41", a distance of 305.44' to a Point of Reverse Curvature of a curve to the right, having a radius of 485.00'; thence through a central angle of 33° 56'51" and an arc distance of 287.36' to a Point of Tangency; thence S 55° 43'27" E a distance of 150.00' to a Point of Curvature of a curve to the left, having a radius of 965.00'; thence along said curve, through a central angle of 7° 08'51", an arc distance of 1120.33'; thence S 00° 04'57" W a distance of 700.99' to a Point of Intersection with the south line of said Section 26, said point being 1984.94' west of the southeast corner of said Section 26; thence continue along said south line to said southeast corner, also being the west right-of-way of Brandon Circle as shown on Port St. Lucie Industrial Park Unit One as recorded in Plat Book 16 at Page 27 of the Public Records of St. Lucie County, extended northerly; thence continue to the southwest corner of Section 25, Township 36 South, Range 40 East; thence S 88°04'25" E along the south line of said Section 25, to a Point of Intersection with the east right-of-way of Brandon Circle extended northerly; thence S 2°13'55" E on a projection of said east right-of-way to a Point of Curvature of a curve concave to the southeast at the northwest corner of Lot 10, Block 4 of Port St. Lucie Industrial Park Unit One as recorded in Plat Book 16 at Page 27 of the Public Records of St. Lucie County, Florida; thence southerly and southwesterly along said east right-of-way to a Point of Curvature of a curve concave to the northeast at the southwest corner of Lot 7, Block 4 of said Port St. Lucie Industrial Park Unit One; thence southeasterly along said curve to a Point

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of Reverse Curvature of a curve concave to the southwest, thence southeasterly along said north right-of-way line to a Point of Reverse Curvature of a curve concave to the north at the south corner of Lot 5, Block 4 of said Port St. Lucie Industrial Park Unit One; thence continue southeasterly on a projection of said north right-of-way line, crossing Brandon Circle, to a Point of Reverse Curvature of a curve concave to the northeast at the southwest corner of Lot 8, Block 5 of said Port St. Lucie Industrial Park Unit One; thence continue along said north right-of-way line to a Point of Tangency of a curve concave to the north at the south corner of Lot 7, Block 5 of said Port St. Lucie Industrial Park Unit One; thence continue on a projection of said north right-of-way line, crossing Industrial Boulevard, to a Point of Reverse Curvature of a curve concave to the east at the west corner of Lot 1, Block 12 of said Port St. Lucie Industrial Park Unit One, also being the northeasterly right-of-way line of Village Green Drive as shown on the First Replat in Port St. Lucie Industrial Park Unit One as recorded in Plat Book 23 at Page 6 of the Public Records of St. Lucie County; thence continue southeasterly along said northeasterly right-of-way line to a Point of Intersection with the north line of a 150.00' drainage right-of-way; thence S 89°51'27" E along said drainage right-of-way to a Point of Intersection at the southeast corner of Block 10 of said Port St. Lucie Industrial Park Unit One; thence N 0°08'33" E along the east line of said Block 10, also being said drainage right-of-way to a Point of Intersection with the south line of Block 3328 of Port St. Lucie Section Fifty One as recorded in Plat Book 22 at Page 18 of the Public Records of St. Lucie County, Florida, extended westerly, said line also being the north line of a drainage right-of-way; thence S 88°58'14" E along the south line of said Block 3328 to a Point of Intersection with the west right-of-way of Lennard Road; thence north and northwesterly along said right-of-way line to a Point of Intersection with the south line of Block 3340 of Port St. Lucie Section FiftyThree as recorded in Plat Book 22 at Page 20 of the Public Records of St. Lucie County, Florida, extended westerly, said line also being the north line of a drainage right-of-way; thence N 89°48'41" E along the north line of said drainage right-of-way to a Point of Intersection with the east right-of-way of Scenic Park Street; thence S 0°18'57" W along the east right-of-way of said Scenic Park Street to a Point of Intersection with the north right-of-way line of Walton Road; thence continue S 0°18'57" W on a projection of said east right-of-

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way line to the south right-of-way line of Walton Road; thence N 89°53'51" W along the south right-of-way of said Walton Road to a Point of Tangency of a curve concave to the southeast at the northwest corner of Tract "G-3" of Port St. Lucie Section FiftyTwo as recorded in Plat Book 22 at Page 19 of the Public Records of St. Lucie County, Florida; thence continue N 89°53'51" W on a projection of said south right-of-way line, crossing Rainier Road, to a Point of Curvature of a curve concave to the southwest at the northeast corner of Tract "G-4" of said Port St. Lucie Section FiftyTwo; thence continue N 89°53'51" W along said south right-of-way line to a Point of Intersection with the west line of Block 3329 of said Port St. Lucie Section FiftyTwo, extended northerly; thence S 0°06'09" W along said west line to the southwest corner of Lot 5, Block 3329 of said Port St. Lucie Section Fifty Two; thence N 89°53'51" W along the south line of Tract "B" of said Port St. Lucie Section Fifty Two, to a Point of Intersection with the southeast corner of the First Replat in Port St. Lucie Section Fifty Two as recorded in Plat Book 25 at Page 34 of the Public Records of St. Lucie County, Florida; thence continue along the south line of said First Replat in Port St. Lucie Section Fifty Two to a Point of Intersection with the east right-of-way of Lennard Road; thence S 0°18'57" W along said east right-of-way line to a Point of Intersection with the north right-of-way of Tiffany Avenue; thence S 89°56'35" E along said Tiffany Avenue right-of-way to a Point of Intersection with the east line of Lot 3, Block 1510 of Port St. Lucie Section Twenty Nine as recorded in Plat Book 14 at Page 8 of the Public Records of St. Lucie County, Florida, extended northerly; thence S 0°03'25" W on a projection of said east line of Lot 3, crossing Tiffany Avenue, to a Point of Intersection with the northeast corner of said Lot 3, Block 1510, also being the south right-of-way of Tiffany Avenue; thence continue S 0°03'25" W along said east line of Lot 3 to a Point of Intersection with the north line of Lot 2, Block 1510 of said Port St. Lucie Section Twenty Nine; thence S 89°56'35" E along said north line to the northeast corner of said Lot 2, Block 1510, also being a Point of Intersection of a drainage right-of-way; thence S 0°03'25" W along the west line of said drainage right-of-way to the southeast corner of Lot 1, Block 1510 of said Port St. Lucie Section Twenty Nine, also being the north right-of-way of Avalon Road; thence crossing Avalon Road, to the northeast corner of Lot 22,

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Block 1502 of said Port St. Lucie Section Twenty Nine, also being the south right-of-way of Avalon Road and the northwest corner of a drainage right-of-way; thence S 0°03'25" W along the west line of said drainage right-of-way to the southeast corner of Lot 47, Block 1502 of said Port St. Lucie Section Twenty Nine, also being the southwest corner of said drainage right-of-way and the north right-of-way of Grand Drive; thence crossing Grand Drive, to the northeast corner of Lot 1, Block 1537 of Port St. Lucie Section Thirty as recorded in Plat Book 14 at Page 10 of the Public Records of St. Lucie County, Florida, also being the south right-of-way of Grand Drive and the northwest corner of a drainage right-of-way; thence S 0°03'25"W to the southeast corner of Lot 4, Block 1537 of said Port St. Lucie Section Thirty, also being the north right-of-way of Blossom Road; thence S 89°47'27" E along said right-of-way to a Point of Intersection with the west line of Lot 6, Block 3 of Plat No.1 St. Lucie Gardens By The Indian River subdivision in Section 6, Township 37 South, Range 41 East as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida, extended northerly; thence southerly on a projection of said west line of Lot 6, Block 3 of Plat No.1 St. Lucie Gardens by the Indian River subdivision, also being the west line of Camelot Gardens (a condominium), crossing Blossom Road, to the north line of Lot 6, Block 3 of said Plat No.1 St. Lucie Gardens by the Indian River subdivision, also being the south right-of-way of Blossom Road; thence continue southerly along said west line of Lot 6, Block 3 to the north line of a drainage right-of-way in Block 1538 of said Port St. Lucie Section Thirty; thence N 89°56'17" W along the north line of the Gardens of St. Lucie as recorded in Plat Book 29 at Page 17 of the Public Records of St. Lucie County, Florida to a Point of Intersection with the east right-of-way of Lennard Road; thence S 0°06'26" W along said right-of-way line to a Point of Intersection with the north right-of-way of Maslan Avenue; thence N 89°54'42" E along said right-of-way to a Point of Intersection with the east line of Lot 23, Block 1541 of Port St. Lucie Section Thirty as recorded in Plat Book 14 at Page 10 of the Public Records of St. Lucie County, Florida, extended northerly; thence S 0°00'10" E on a projection of said east line, crossing Maslan Avenue, to the northeast corner of said Lot 23, Block 1541, also being the south right-of-way of Maslan Avenue; thence continue S 0°00'10" E to the southeast corner of Lot 21, Block 1541, also being the southwest corner of a drainage right-of-way and the

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north right-of-way of Master Avenue; thence continue S 0°00'10" E on a projection of said east line of Lot 21, Block 1541, crossing Master Avenue, to the northeast corner of Lot 23, Block 1542 of said Port St. Lucie Section Thirty, also being the south right-of-way of Master Avenue and the northwest corner of a drainage right-of-way; thence continue S 0°00'10" E along the west line of said drainage right-of-way to the southeast corner of Lot 21, Block 1542 of said Port St. Lucie Section Thirty, also being the north right-of-way of Melaleuca Boulevard; thence continue S 0°00'10" E on a projection of west line of said drainage right-of-way, crossing Melaleuca Boulevard, to the Northeast corner of Lot 44, Block 1543 of said Port St. Lucie Section Thirty, also being the northwest corner of a drainage right-of-way and the south right-of-way line of Melaleuca Boulevard; thence continue S 0°00'10" E along the west line of said drainage right-of-way to the southeast corner of Lot 16, Block 1543 of said Port St. Lucie Section Thirty, also being the southwest corner of said drainage right-of-way; thence N 89°51'11" W to the northeast corner of Lot 17, Block 1543 of said Port St. Lucie Section Thirty; thence S 0°08'49"W to the southeast corner of said Lot 17, Block 1543, also being the north right-of-way of Longhorn Avenue; thence southwesterly, crossing Longhorn Avenue, to the northeast corner of Lot 16, Block 1545 of said Port St. Lucie Section Thirty, also being the south right-of-way of Longhorn Avenue; thence S 0°08'49" W to the northeast corner of Lot 15, Block 1545 of said Port St. Lucie Section Thirty, thence S 89°51'11" E to the northeast corner of Lot 1, Block 1545 of said Port St. Lucie Section Thirty, also being the west right-of-way of Maize Street; thence continue S 89°51'11" E to a Point of Intersection with the west line of Lot 4, Block 3 of Plat No. 1 St. Lucie Gardens By The Indian River subdivision in Section 7, Township 37 South, Range 41 East as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida, extended northerly; thence southerly along a projection of said west line to the south right-of-way of Mariposa Avenue; thence continue along said west line to a Point of Intersection with the north line of Lot 2, Block 3 of said Plat No.1 St. Lucie Gardens By The Indian River subdivision in Section 7, Township 37 South, Range 41 East, extended westerly, thence easterly along a projection of said north line to the northwest corner of Lot 2, Block 3 of said Plat No. 1 St. Lucie Gardens By The Indian River subdivision in Section 7, Township 37 South, Range 41 East; thence southerly along the west

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line of said Lot 2, Block 3 of Plat No. 1 St. Lucie Gardens By The Indian River subdivision to a Point of Intersection with the north line of a drainage right-of-way in Block 1581 of Port St. Lucie Section Thirty as recorded in Plat Book 14 at Page 10 of the Public Records of St. Lucie County, Florida; thence N 89°44' 40" W along the north line of said drainage right-of-way to the west line of Block 1581 of said Port St. Lucie Section Thirty, also being the northwest corner of Lot 11, Block 3 of Plat No. 1 St. Lucie Gardens By The Indian River subdivision in Section 7, Township 37 South, Range 41 East as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida; thence S 0°0'09'31" W along said west line to a Point of Intersection with the south line of said Section 7; thence N 89° 38' 10" W along said south line to the southwest corner of Section 7; thence continue to the southeast corner of Section 12, Township 37 South, Range 40 East and the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

SECTION 1, TOWNSHIP 37 SOUTH, RANGE 40 EAST

All of Lots 3, 4 of Block 1 of "PLAT No. 1 ST. LUCIE GARDENS BY THE INDIAN RIVER" subdivision as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida

SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST

The East half (1/2) of Lots 1 and 2, and the South half (1/2) of Lots 12 and 13 of Block 1 of "PLAT No.1 ST. LUCIE GARDENS BY THE INDIAN RIVER" subdivision as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida all lying Easterly of the Right-of-Way of U. S. Highway No. 1, and all of Lot 1, except that parcel as recorded in Official Record book 1071 at Page 821 of the Public Records of St. Lucie County, Florida and part of Lots 2, 3, 4, 15, and 16 of Block 4 all lying Easterly of the Right-of-Way of U. S. Highway No. 1 and West of the Right-of-Way of Lennard Road,

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and part of Lots 2, 3, and 4 of Block 4 lying West of the Right-of-Way of U.S. Highway No. 1 of said "PLAT No.1 ST. LUCIE GARDENS BY THE INDIAN RIVER" Also, all of that parcel of land described as Parcel I and Parcel II in Official Record book 938 at Page 923 of the Public Records of St. Lucie County, Florida.

Said parcel containing 1676.8 acres, more or less

The bearings herein are based on the respective subdivisions as recorded in the Official Records of St. Lucie County, Florida.

Exhibit “1”

Resolution No. 16-R40
Finding of Necessity Report CRA Expansion Area 2016

RESOLUTION NO. 16- R40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; FINDING A BLIGHTED AREA EXISTS IN THE CITY IDENTIFIED AS THE CRA EXPANSION AREA 2016; FINDING THE REHABILITATION, CONSERVATION OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE PUBLIC INTEREST; PROVIDING FOR CONFLICT WITH OTHER RESOLUTIONS AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 01-R2, adopted by the City Council of Port St. Lucie, Florida (the "City Council") on January 22, 2001, it was determined that one or more blighted areas exist within the City of Port St. Lucie ("the City") and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City, and

WHEREAS, by Ordinance No. 01-01, enacted on February 12, 2001, the City Council created the Community Redevelopment Agency (the "Agency"); and

WHEREAS, by Resolution No. 01-R27, adopted on June 11, 2001, the City Council adopted a community redevelopment plan ("Plan") for the community redevelopment area as described in that Resolution ("Original Redevelopment Area"); and

WHEREAS, the boundaries of the Original Redevelopment Area study contained a number of unincorporated county enclave properties that were outside the jurisdiction of the City of Port St. Lucie; and

WHEREAS, even though these enclave properties were specifically studied as part of the original "Findings and Declaration of Necessity Report", they could not officially be included within the Community Redevelopment Area due to their unincorporated status; and

WHEREAS, a new study entitled, "Finding of Necessity Report CRA Expansion Area 2016", has been completed on the condition of three areas of the City contiguous to the geographic boundaries of the Original Redevelopment Area of which two are former unincorporated county enclave properties included in the original study area; and

WHEREAS, the Finding of Necessity Report CRA Expansion Area 2016 study has been presented to the City Council for its consideration, considered at a duly advertised public hearing, and entered into the public record; and

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WHEREAS; after having considered the study's determinations and data and analysis of the conditions in the CRA Expansion Area 2016, the City Council has determined that conditions in the Area constitute a "blighted area" as defined by Florida Statutes, are leading to economic distress and endanger property, are similar to the conditions within the designated community redevelopment area, and necessitate the redevelopment of the Area in the interest of the public health, safety and welfare of the residents of the City of Port St. Lucie.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AS FOLLOWS:

Section 1. Findings. The City Council does hereby find:

- (a) Based upon the data and analysis presented to and considered by the City Council, the following conditions exist within the CRA Expansion Area 2016:
 - 1. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions; and
 - 2. Deterioration of site or other improvements.
- (b) The notices required by Section 163.346 Florida Statutes have been timely published or mailed in accordance with said statute.
- (c) Action must be taken immediately to prevent further blight and deterioration and to protect and enhance public expenditures previously made by the City, and
- (d) The Area could, through the means provided in the Community Redevelopment Act, be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community.
- (e) The preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such

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taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purpose and concerns.

Section 2. Finding of Necessity. The City Council, based upon the data and analysis presented to it and in the public record, does hereby find that conditions in the CRA Expansion Area 2016 constitute a "blighted area" as defined by Florida Statutes, and that the Area, as identified in Exhibit "A", is an area that is deteriorating and economically distressed due to the factors outlined and documented in the "Finding and Declaration of Necessity Report CRA Expansion Area 2016" attached as Exhibit "A". The City of Port St. Lucie, Florida, further finds that the rehabilitation, conservation or redevelopment, or a combination thereof, of the Area, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Port St. Lucie, Florida.

Section 3. Community Redevelopment Area. Based upon the facts presented to it and contained in the public record, the City Council does hereby find the Area is a "blighted area" (as defined in Section 163.340(8), Florida Statutes), that such area constitutes a "community redevelopment area" as defined in Section 163.340 (10), Florida Statutes and that the Area shall be included as part of the City of Port St. Lucie Community Redevelopment Area pursuant to a modification of the Community Redevelopment Plan processed in accordance with Section 163.361, Florida Statutes.

Section 4. Conflicts. All resolutions and parts of resolutions in conflict with any of the provisions of this resolution are hereby repealed.

Section 5. Severability. If any section or portion of a section of this resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this resolution.

Section 6. Effective Date. This resolution shall be effective immediately upon its passage and adoption.

RESOLUTION NO. 16- R40

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE,
FLORIDA

BY: _____
Gregory J. Oravec, Mayor

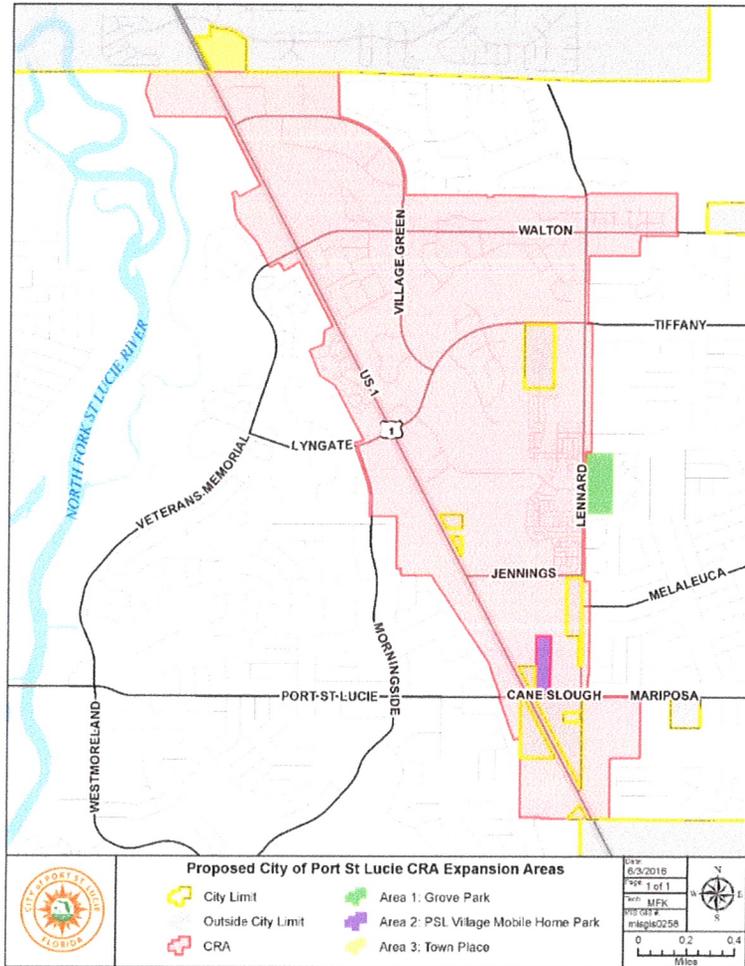
ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

Interim City Attorney

City of Port St. Lucie Finding of Necessity CRA Expansion Area 2016



**Prepared by the Community Redevelopment Agency
City of Port St. Lucie, Florida
June 27, 2016**

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I. INTRODUCTION

The purpose of this report is to present the conditions, data, and analysis necessary to incorporate additional land within the officially designated Community Redevelopment Area (CRA) for the City of Port St. Lucie. Chapter 163, Part III, Florida Statutes, establishes the procedures for a modification to a community redevelopment plan. A study, known as a Finding of Necessity Report, must be adopted by the governing body of a county or city before a community redevelopment agency can modify a community redevelopment plan to expand the boundaries of a redevelopment area.

Total acreage in the proposed expansion area is approximately 47 acres. It is comprised of three areas contiguous to the community redevelopment area defined in Resolution 01-R27 and generally identified as the “U.S. 1 Corridor (the “Original CRA”). Each of the three areas was annexed into the city after the CRA was established. Two of the areas, 18.5 acres, more or less, known as Grove Park and 10 acres, more or less, known as PSL Village Mobile Home Park, were identified as unincorporated St. Lucie County enclave properties in the original Findings and Declaration of Necessity Report from 2001 that provided the justification for the City to establish a community redevelopment area along its U.S. 1 corridor.

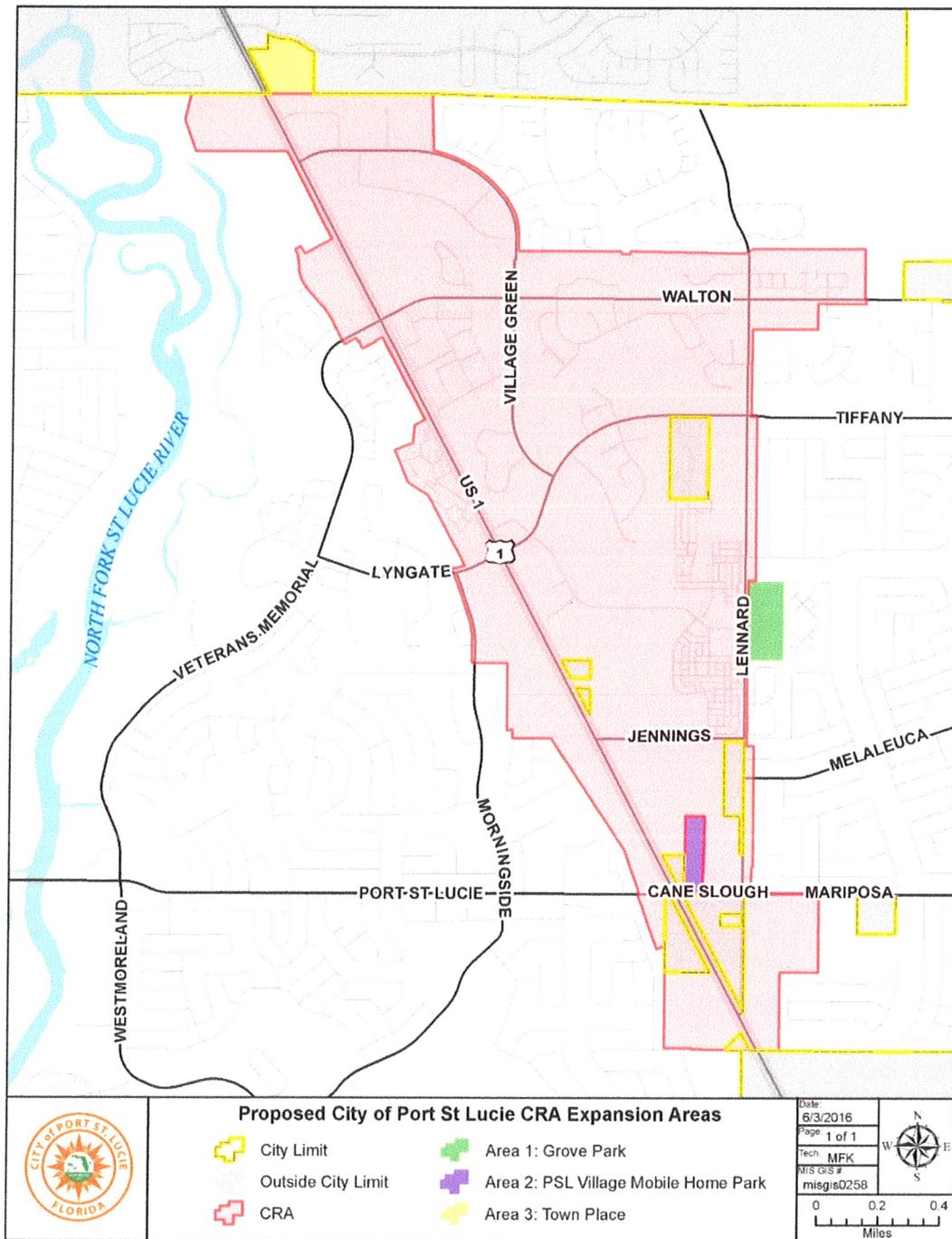
The original Findings and Declaration of Necessity Report analyzed a study area of approximately 1,700 acres along U.S. Highway 1 from just north of Village Green Drive, south to the St. Lucie/Martin County line, and east to Lennard Road. The western boundary is predominantly the rear property line of those properties fronting US Highway 1 (Federal Highway). Portions of the study area were and are unincorporated county enclave properties. Even though these enclaves were specifically studied and provided justification for the establishment of the CRA, they could not be included within the CRA because they were outside the jurisdiction of the City of Port St. Lucie. As stated in the adopted community redevelopment plan, the county enclave properties were included in the overall master plan for the redevelopment area for consistency in design and development and to provide direction for project review with St. Lucie County. The redevelopment plan recognizes that the best solution for planning consistency is for the enclave properties to be annexed into the City of Port St. Lucie and then formally added to the CRA. As set forth in §163.361(4), any modification to a community redevelopment plan to include additional land must be supported by data and analysis and adoption of a resolution finding the conditions in the area meet the statutory criteria for inclusion in a CRA.

The third area consists of 18.5 acres, more or less, known as Town Place. Town Place is situated between the northern municipal boundary line of the City of Port St. Lucie and the northern geographic boundary line of the CRA along the City’s U.S. 1 corridor. When the City established a CRA along the U.S. 1 corridor in 2001, the 18.5 acres known as Town Place was directly north

of the study area in unincorporated St. Lucie County. Three years after the CRA was established, the property owners applied to annex the property into the City of Port St. Lucie.

This document serves to update the adopted Findings and Declaration of Necessity Report from 2001 in order to demonstrate that conditions in Grove Park and PSL Village Mobile Home Park still warrant inclusion in a CRA. In addition, the document provides facts and evidence of conditions on the Town Place property that warrant redevelopment. For planning consistency, existing conditions and location make the three areas suitable for the inclusion in the City of Port St. Lucie Community Redevelopment Area, Community Redevelopment Plan and Tax Increment Financing District in accordance with Chapter 163, Part III, Florida Statutes.

Figure 1: Original CRA and Expansion Areas 2016 Map



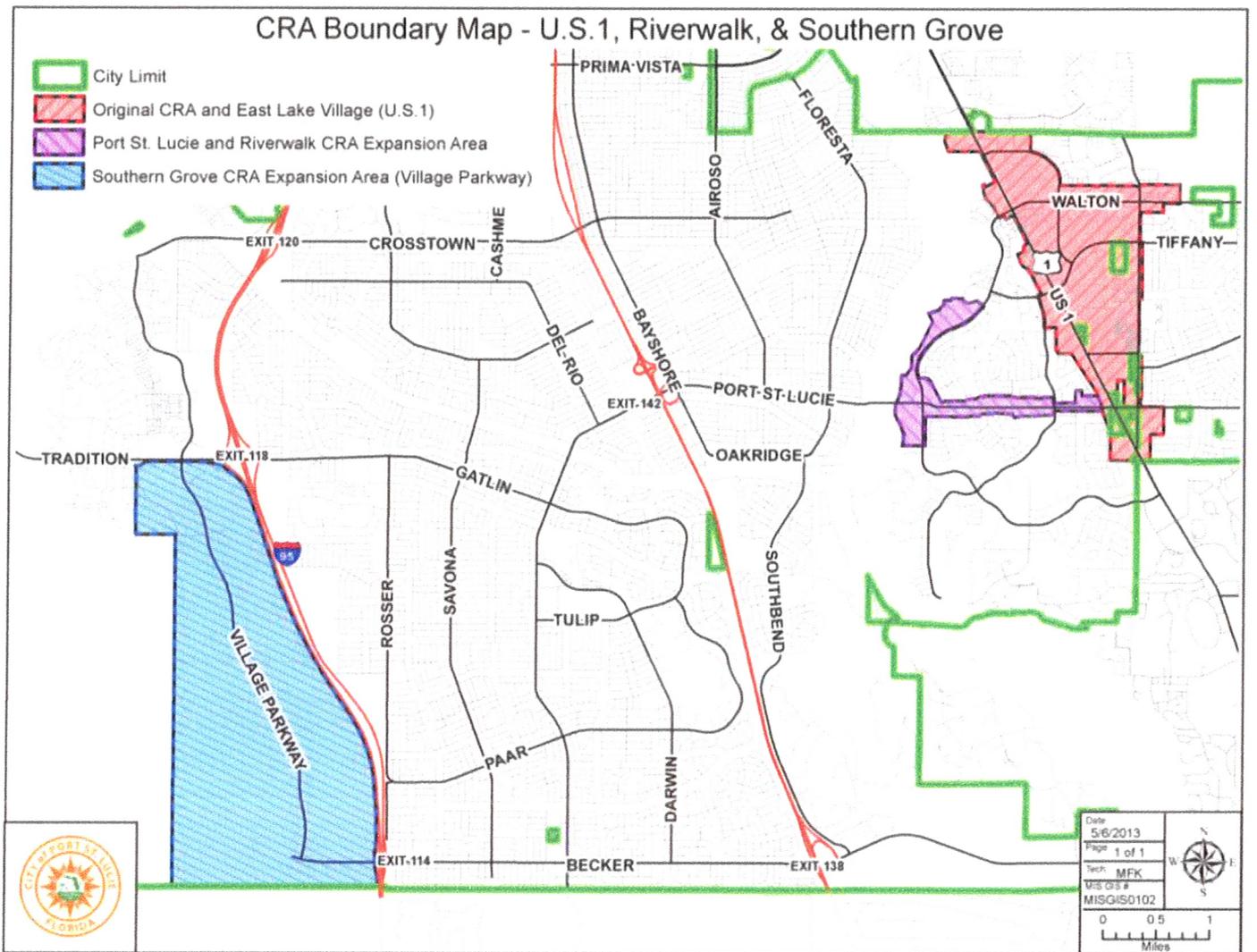
II. HISTORY

The City of Port St. Lucie Community Redevelopment Agency was created in 2001 by the City of Port St. Lucie City Council. The Agency was established to address the lack of land set aside for commercial uses to serve the projected population in the original platted development of the city. Under the original developer's plan, most of the land in Port St. Lucie was platted for low density single-family residential development. The CRA is intended as a central gathering place that creates an identity for the city, provides entertainment, economic opportunities, a variety of development districts, and connective open space to better serve current and future population.

Pursuant to Part III, Chapter 163, Florida Statutes, the City Council conducted a study of the socioeconomic and development conditions in its US 1 corridor. This study, known as a "Finding of Necessity" revealed conditions that are detrimental and impair sound growth management and constitute social and economic liability. It provided the basis for initiating a long-term, comprehensive redevelopment effort for the area including the establishment of a Community Redevelopment Agency, the adoption of a Community Redevelopment Plan, and the establishment of a Redevelopment Trust Fund in order to undertake community redevelopment activities pursuant to an adopted Community Redevelopment Plan.

Since the CRA's creation in 2001, three additional areas have been formally designated as part of the CRA. The boundaries of the CRA were expanded into 2003 to include 100 acres, more or less, known as Lentz Grove (now known as "East Lake Village"). Lentz Grove was an unincorporated county enclave included in the original 1,700 acre study area. In 2006, the CRA was expanded to include an additional 321 acres, more or less, known as the Port St. Lucie Boulevard/Riverwalk District (the "CRA Expansion Area"). In 2012, the CRA was expanded to included 3,606 acres, more or less, known the Southern Grove Development of Regional Impact (DRI). The boundary lines for the CRA are depicted in Figure 2.

Figure 2: CRA Boundary Map



III. CRITERIA FOR AMENDMENT TO AN ADOPTED COMMUNITY REDEVELOPMENT PLAN

Chapter 163, Part III, Florida Statutes, governs community redevelopment in the State of Florida, setting forth the regulations concerning use, formation, modification thereto, and powers of community redevelopment agencies. As set forth in Section 163.355, F.S., no county or municipality shall exercise the community redevelopment authority until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in Section 163.340(7) or (8), F.S. The resolution must state that:

1. One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and
2. The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

Sections 163.340 (7) and (8), F.S., provide the statutory definitions of “slum” and “blight”, respectively.

Slum Determination Fla. Stat. §163.340 (7)

A “Slum area” is defined as an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- (a) Inadequate provision for ventilation, light, air, sanitation or open spaces;
- (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- (c) The existence of conditions that endanger life or property by fire or other causes.

Blight Determination Fla. Stat. §163.340 (8)

A “Blighted area” is defined as an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or

other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- (d) Unsanitary or unsafe conditions.
- (e) Deterioration of site or other improvements.
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

The term “blighted area” can also mean any area in which at least one of the factors identified in paragraphs (a) through (o) is present and provided all taxing authorities subject to Section 163.387(2)(a), F.S., agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted.

IV. ANALYSIS OF CONDITIONS

The City of Port St. Lucie began studying the need for a redevelopment area in 1997. Four areas were examined and analyzed to determine the best area for redevelopment as well as the fiscal impacts of a redevelopment effort. Ultimately, the city's U.S. 1 corridor was chosen as the preferred redevelopment area due to the commercial nature of the area, a history of abandoned commercial structures, and the proposed construction of a third east-west corridor and bridge crossing linking I-95 and U.S. Highway 1. The original Findings and Declaration of Necessity Report noted the proposed roadway, now known as the Crosstown Parkway, was going to have a major impact on the area and justified the need to better plan and design the future of this area of the city through the adoption of a community redevelopment program.

Construction on the Crosstown Parkway began in 2006. Crosstown Parkway is a six lane parkway that runs from I-95 to Manth Lane. The final segment of the Crosstown Parkway will provide a new bridge crossing over the North Fork of the St. Lucie River and connect the existing Crosstown Parkway to U.S. 1. The anticipated completion date is late 2018. The Town Place property is approximately 1500 feet north of the proposed Crosstown Parkway/U.S.1 intersection.

The original Findings and Declaration of Necessity Report was approved by the Port St. Lucie City Council on January 22, 2001 by Resolution 01-R2. As more fully outlined in the report, the City of Port St. Lucie found conditions relating to inadequate street and faulty lot layout, conditions that were detrimental and impaired sound growth management, problems with diversity of ownership, and factors that constituted social and economic liability pursuant to Section 163.340(8), F.S. The study area included the U.S. 1 corridor from just north of Village Green Drive, south to the St. Lucie/Martin County line, and east to Lennard Road. Several unincorporated county enclave properties were included in the study area. As identified in the original Findings and Declaration of Necessity Report, these county enclave properties were more logically suited to be within the municipal boundaries of the City of Port St. Lucie for planning purposes, delivery of services, and future potential for redevelopment.

Analysis of Blight

An analysis of existing conditions of blight in the proposed expansion area was accomplished by utilizing data available from the St. Lucie County Property Appraiser's Office, the St. Lucie County Tax Collector's Office, various City departments, field observations, and photographic evidence.

The conditions of "blight" in the proposed expansion area are met under the following criteria:

1. Section 163.340(8) (b), F.S. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

As detailed in Table 1, aggregated assessed values of real property in the proposed CRA Expansion Area has failed to show any appreciable increase over the past five years.

Year	Grove Park	PSL Village Mobile Home Park	Town Place	Aggregate
2015	\$ 1,077,400	\$ 1,018,600	\$ 1,513,300	\$ 3,609,300
2014	\$ 1,097,000	\$ 1,018,600	\$ 1,513,300	\$ 3,628,900
2013	\$ 1,097,000	\$ 1,018,600	\$ 1,513,300	\$ 3,628,900
2012	\$ 1,100,110	\$ 1,019,900	\$ 1,513,300	\$ 3,633,310
2011	\$ 1,000,100	\$ 1,382,400	\$ 1,651,300	\$ 4,033,800

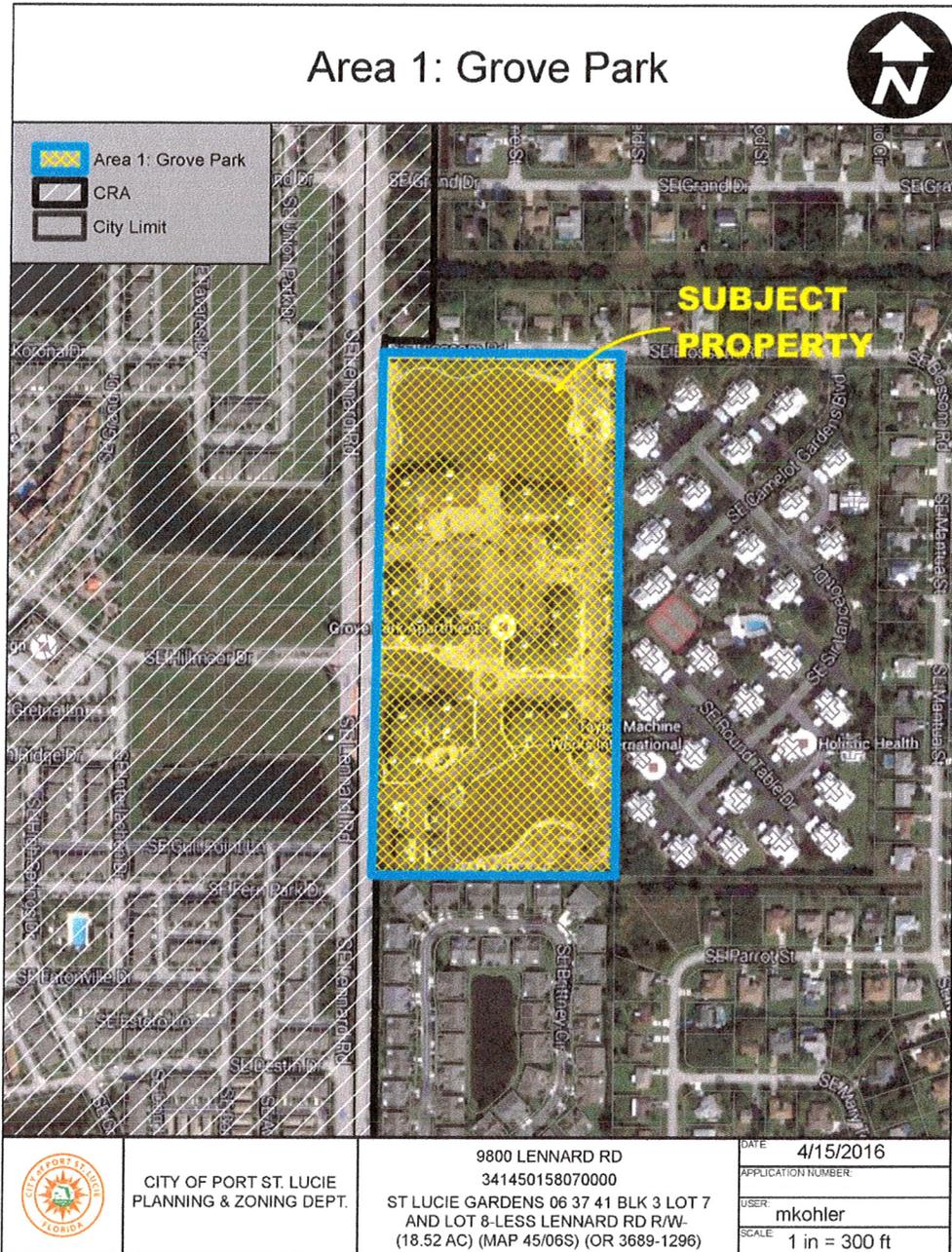
Source: St. Lucie County Property Appraiser and St. Lucie County Tax Collector. Information retrieved January 2016.

2. Section 163.340(8) (e), F.S. Deterioration of site or other improvements.

The proposed expansion area consists of three relatively small areas that were annexed into the city after the establishment of the CRA and prior to the Financial Crisis of 2007-08 and Great Recession. Each of these annexations was associated with discussions and/or proposals to redevelop the properties in a manner that would expand the city's tax base and further the implementation of the redevelopment plan for the U.S. 1 corridor. The Great Recession resulted in a number of stalled and abandoned projects in the City and CRA. The deterioration of the three areas is documented on the following pages.

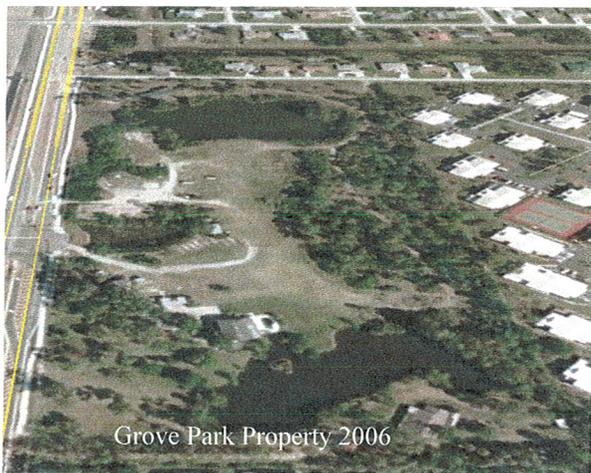
Area 1

Figure 3: Grove Park

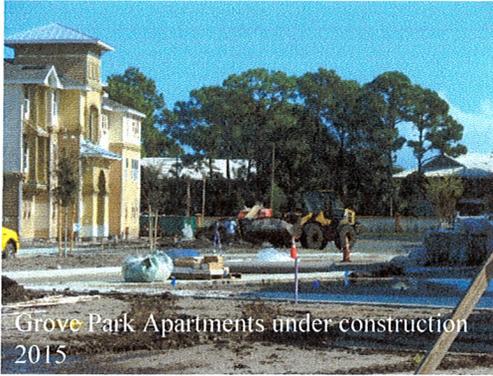


The 18.5 acres, more or less, known as Grove Park was annexed into the City of Port St. Lucie in 2006 (OR 05-134) through a petition for voluntary annexation submitted by Myra W. Lowry, Joseph C. Lowry, Vicki Lowery, and Melissa J. Beckett. Grove Park is located on Lennard Road across from East Lake Village. At the time of annexation, the property served as a site for a family nursery and seasonal Christmas tree sales. Following annexation, an

application for a future land use map amendment was approved in 2006 to change the future land use to City of Port St. Lucie RH/RM/CG (Residential High Density, Residential Medium Density, and General Commercial) land use designations. An application to rezone the property to a Planned Unit Development Zoning District (PUD) was approved in 2007 to allow the property to be developed as a mixed use development that would include 167 townhome units, 43 condominium/apartment units and the potential for 6,000 S.F. of commercial development. A site plan and a subdivision plat were approved in 2007. The plat was never recorded. Although the project was never constructed the land was cleared in anticipation of future development.



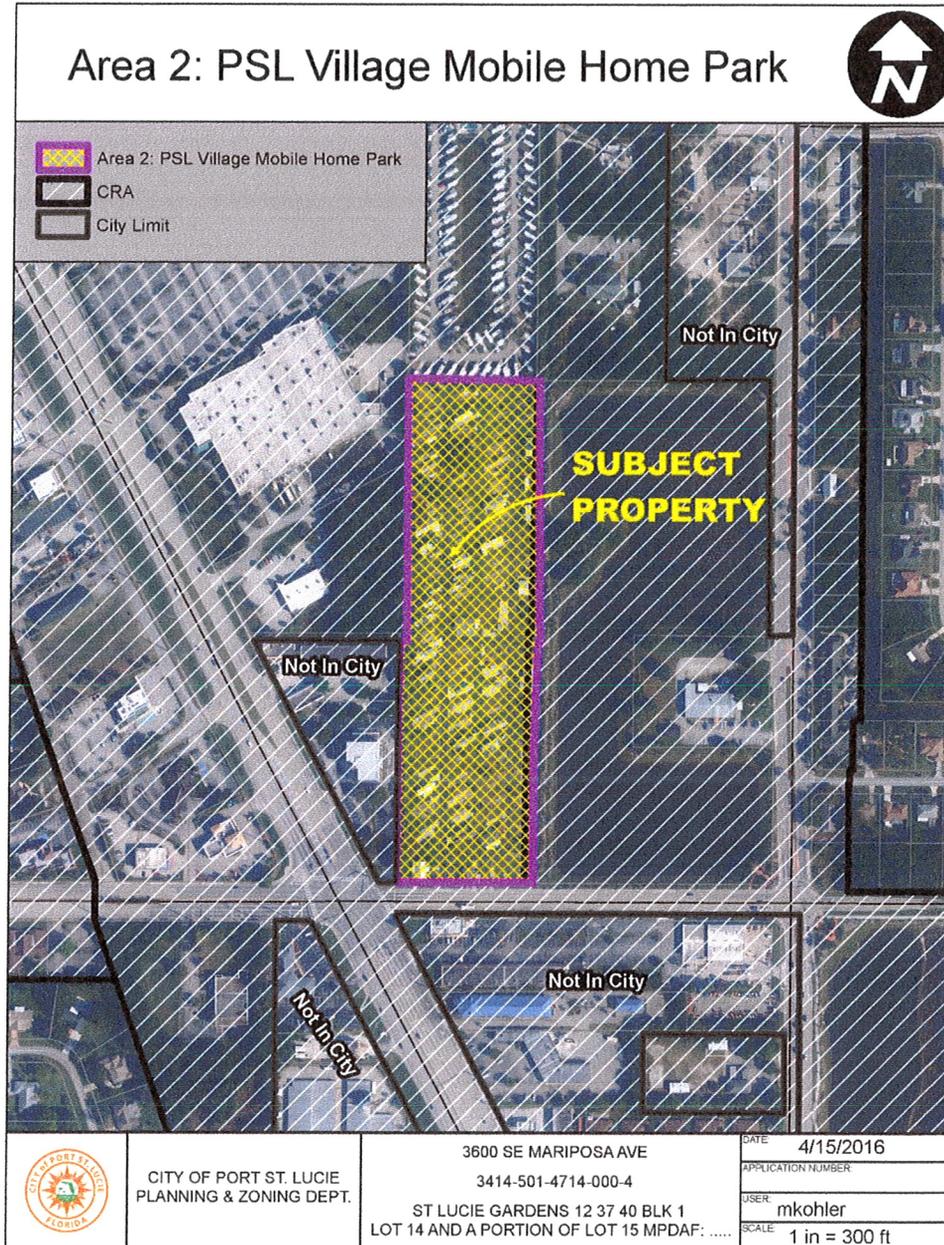
Approximately \$2.7 million in special assessment bonds were issued in 2006 for the original Grove Park project (Lowry SAD) to fund utility, roadway, and stormwater improvements, as well as improvements to an adjacent roadway and intersection. The project was abandoned following the downturn in the economy and the SAD improvements were never constructed. Tax certificates were issued from 2006 to 2011 due to unpaid taxes. In 2013, the property was purchased via a short sale by Lennard Investment Partners, LLC. Lennard Investments Partners, LLC, sold the property to another entity known as Lennard Road Partners, Ltd. Through the early call process, the City was able to redeem the special assessment bonds following an agreement with Lennard Road Partners, LTD, to pay the outstanding debt service and property taxes.



In 2013, Leonard Road Partners, Ltd. applied for and received tax exempt bond financing, non-competitive tax credits, and State Apartment Incentive Loan (“SAIL”) funds through the Florida Housing Finance Corporation and the Housing Finance Authority of St. Lucie County to finance the construction of a low to moderate income restricted apartment development known as Grove Park Apartments. Grove Park Apartments consists of 210 rental unit apartments with eighty (80) percent income restricted rental units and twenty (20) percent market rate rental units. Grove Park Apartments opened in 2016. The project is consistent with Goal 5 of the community redevelopment plan. As set forth in Goal 5, the Agency is to support and promote the development of a variety of housing types within the CRA.

Area 2

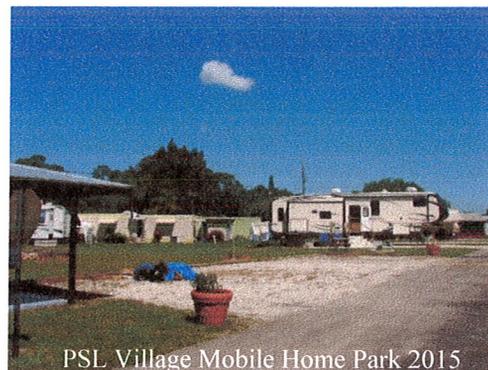
Figure 4: PSL Village Mobile Home Park



The ten (10) acres, more or less, known as PSL Village Mobile Home Park was annexed into the City of Port St. Lucie in 2005 (OR 05-133) through a petition for voluntary annexation submitted by Mariposa Associates, Ltd. The property is located in the northeast quadrant of the intersection of U.S. 1 and Port St. Lucie Boulevard. In the original Findings and Declaration of Necessity Report, the property is identified as an example of an incompatible

use. The report noted the location of a mobile home park at the busiest commercial intersection in the area (Port St. Lucie Boulevard and U.S. 1). In the amendment to the redevelopment plan for the CRA Expansion Area 2006 (Resolution 06-R102), the Port St. Lucie Boulevard/U.S.1 intersection is identified as a gateway into the city. Port St. Lucie Boulevard is a key east-west arterial that provides connections to U.S. 1, the Florida Turnpike, and Interstate 95.

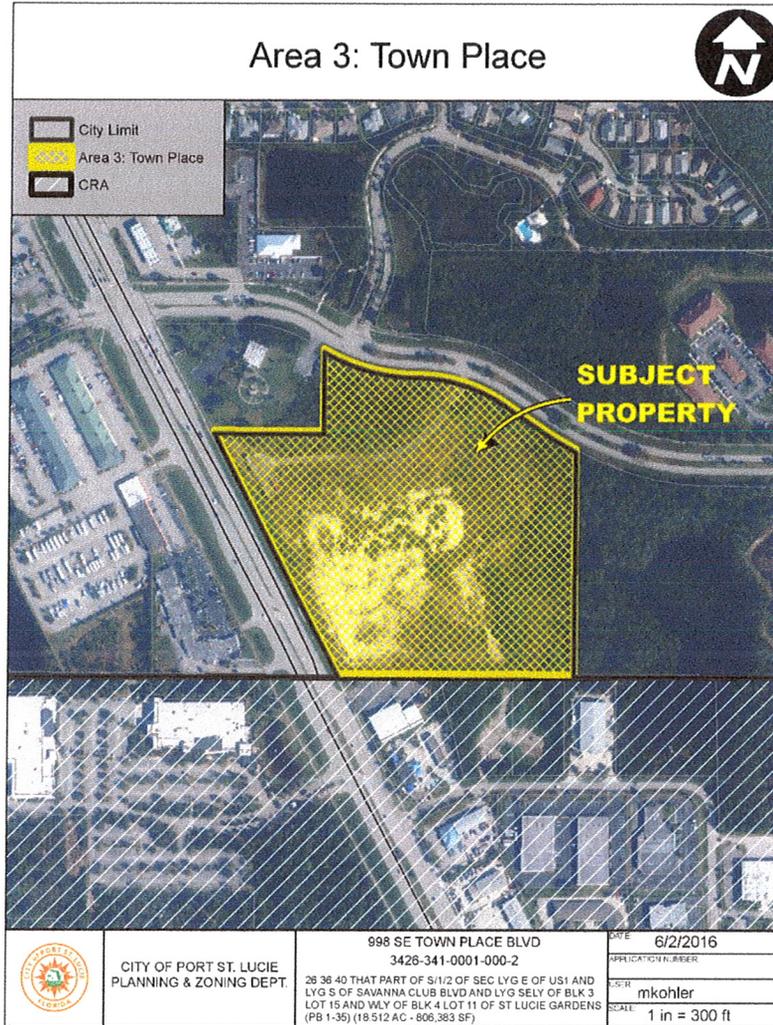
Once the property was annexed in 2005, the property owner never applied to amend the city's future land use map and zoning map to bring the property into conformance with the City's comprehensive plan and land development regulations. Proposed plans to redevelop the property never materialized and the property remained a legal non-conforming use with county land use and zoning designations. The property was zoned St. Lucie County General Commercial. A mobile home park is not a permitted or conditional use under that zoning designation.



Tax certificates were issued from 2007 through 2011 for unpaid property taxes. Tax certificates were redeemed in 2012. PSL Mobile Home Park was purchased in 2012 by McGavin Group, LLC. The property was brought into compliance with the City's comprehensive plan and land development regulations in 2013. A site plan was approved in 2014 to allow for an 81 unit mobile home and recreational vehicle park. It did require improvements to the landscaping and other miscellaneous changes. The use is the same as when it was identified as being incompatible with the area in the original 2001 Findings and Declaration of Necessities Report.

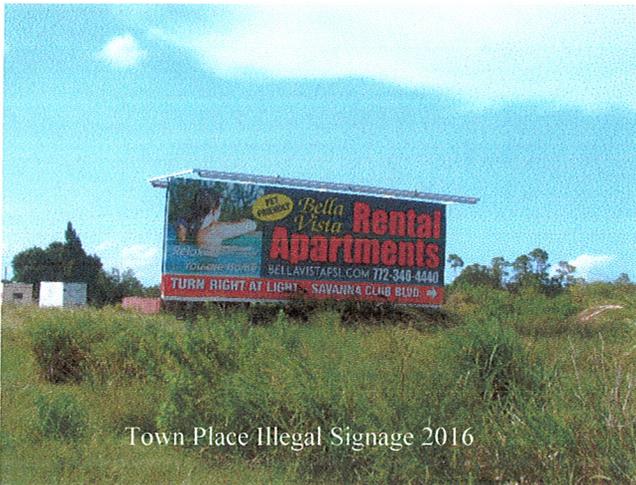
Area 3

Figure 5: Town Place



The 18.5 acres, more or less, known as Town Place was annexed into the City of Port St. Lucie in 2004 (OR 04-04) through a petition for voluntary annexation submitted by Rich and Rubin Properties, LLC. Town Place is located in the southeast quadrant of the intersection of U.S. Highway 1 and Savanna Club Boulevard. At the time of annexation, it was a heavily wooded lot containing wetlands and pine flatwoods. In 2007-08, a majority of the property was cleared in association with a proposed development for a mixed use project. It was to consist of 71 townhome units on 6.51 acres and office/commercial uses on 12 acres.

A future land use map amendment, a PUD rezoning application, and site plans for Phases I, II, and III of the project were approved between 2005 and 2007. A subdivision plat creating four developable lots, two stormwater tracts, and a road right-of-way tract was approved in 2005. The project was never developed. In March 2016, the property owner petitioned the City to vacate the plat (Res. 16-R21). Town Place is mostly vacant with the exception of a billboard structure and open lot storage. There are outstanding code violations associated with the illegal billboard signage and open lot storage.



Town Place Illegal Signage 2016



Town Place Open Lot Storage 2016

V: CONCLUSIONS AND RECOMMENDATIONS

Florida law requires that two factors of blight be evidenced in order for a City or other local governing body to declare an area blighted and in need of community redevelopment. As detailed in this report, the three areas contiguous to the existing CRA that are proposed for expansion of the CRA meet at least two of the statutory criteria for a blight determination as set forth in Section 163.340(8), F.S.

It is recommended that the City of Port St. Lucie City Council use this report as the data and analysis necessary to:

1. Adopt a resolution making a legislative finding that the conditions in the study area meet the criteria set forth by Section 163.340(8), Florida Statutes;
2. Designate the expansion area as part of the City of Port St. Lucie Community Redevelopment Area; and
3. Amend the community redevelopment plan and redevelopment trust fund to include the new properties.

Exhibit 1: Legal Descriptions of CRA Expansion Area 2016

AREA 1

A parcel of land located in Section 6, Township 37 South, Range 41 East:

All of Lots 7 and 8 of Block 3 of PLAT No. 1 ST. LUCIE GARDENS BY THE INDIAN RIVER subdivision in said Section 6, as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida.

Less Lennard Road right-of-way

Containing 18.5 acres, more or less

AREA 2

A parcel of land located in Section 12, Township 37 South, Range 40 East.

All of Lot 14 and a portion of Lot 15 of Block 1 of PLAT No. 1 ST. LUCIE GARDENS BY THE INDIAN RIVER subdivision in said Section 12, as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida being more particularly described as follows:

Begin at the southwest corner of said Lot 15; thence easterly, along the south line of said Lot 15, a distance of 3.72'; thence N 00° 51'36" E a distance of 662.97' to the north line of said Lot 15; thence westerly, along said north line, a distance of 12.38' to northwest corner of said Lot 15; thence southerly to the Point of Beginning.

Less Cane Slough Road right-of-way

Containing 9.8 acres, more or less

AREA 3

A portion of Lots 15 and 16, Block 3 and Lots 9 and 10, Block 4 of Section 26, Township 36 South, Range 40 East, as shown on the Plat of St. Lucie Gardens, according to the Plat thereof as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida, more particularly described as follows:

Commencing at the southeast corner of said Section 26, thence N 89° 40' 17" W, along a portion of the south line of said Section 26, a distance of 1984.9' to the Point of Beginning; thence continue N 89° 40' 17" W, along a portion of the south line of said Section 26, a distance of 738.39' to a point on the easterly right-of-way of U.S. Highway No.1; thence N 27° 29' 17" W, along a portion

of said easterly right-of-way, a distance of 849.80'; thence S 89° 40'19" E a distance of 342.03'; thence N 00° 04'57" E a distance of 253.93', to the south right-of-way line of Savanna Club Boulevard as shown on Savanna Club Plat No. One, according to the Plat thereof as recorded in Plat Book 24 at Page 7 of the Public Records of St. Lucie County, Florida and a Point of Curvature, concave to the north, having a radius of 590.00'; thence easterly along the arc of said curve, through a central angle of 29° 39'41", a distance of 305.44' to a Point of Reverse Curvature having a radius of 485.00'; thence along the arc of said curve, through a central angle of 33° 56'51" and an arc distance of 287.36' to a Point of Tangency; thence S 55° 43'27" E a distance of 150.00' to a Point of Curvature having a radius of 965.00'; thence along a curve to the left, through a central angle of 7° 08'41" and an arc distance of 120.33'; thence S 00° 04'57" W a distance of 700.99' to the Point of Beginning.

Containing 18.5 acres, more or less

Exhibit "2"

Ordinance No. 16-35
Amendment to Trust Fund

ORDINANCE 16-35

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE ADDITIONAL FUNDING OF AN ESTABLISHED REDEVELOPMENT TRUST FUND FOR COMMUNITY REDEVELOPMENT WITHIN THE "CRA EXPANSION AREA 2016"; DETERMINING THE ADDITIONAL TAX INCREMENT TO BE DEPOSITED IN THE REDEVELOPMENT TRUST FUND; ESTABLISHING THE BASE YEAR FOR DETERMINING ASSESSED VALUES OF PROPERTY IN THE CRA EXPANSION AREA 2016 FOR TAX INCREMENT PURPOSES; PROVIDING FOR THE ANNUAL APPROPRIATION OF THE ADDITIONAL TAX INCREMENT BY TAXING AUTHORITIES IN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 01-R2, adopted by the City Council of Port St. Lucie, Florida (the "City Council") on January 22, 2001, it was determined that one or more blighted areas exist within the City of Port St. Lucie, Florida, (the "City") and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, by Ordinance No. 01-01, adopted by the City Council on February 12, 2001, the City Council created the Community Redevelopment Agency of the City (the "Agency"); and

WHEREAS, by Resolution No. 01-R27 adopted by the City Council on June 11, 2001, the City Council adopted a community redevelopment plan (the "Plan") for the community redevelopment area as fully described in that Resolution; and

WHEREAS, by Ordinance No. 01-23, adopted by the City Council on June 11, 2001, the City Council established a redevelopment trust fund (the "Trust Fund") for the Community Redevelopment Area as provided in Section 163.387, Florida Statutes (The "Act"); and

WHEREAS, by Resolution No. 03-R30, adopted by the City Council on April 14, 2003, it was determined that an additional blighted area commonly known as "Lentz Grove", existed within the City, and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City, and;

ORDINANCE 16-35

WHEREAS, by Resolution No. 03-R31, adopted by the City Council on April 14, 2003, the City Council adopted an amendment to the Plan for the Lentz Grove area; and

WHEREAS, by Ordinance No. 03-76, adopted by the City Council on April 14, 2003, the City Council amended the Trust Fund to provide for the additional funding of the Trust Fund for community redevelopment within the Lentz Grove area; and

WHEREAS by Resolution No. 06-R18, adopted by the City Council on March 13, 2006, it was determined that an additional blighted area commonly known as "the CRA Expansion Area" existed within the City, and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, by Resolution No. 06-R102, adopted by the City Council on November 20, 2006, the City Council adopted an amendment to the Plan for the CRA Expansion Area; and

WHEREAS, by Ordinance No. 07-114, adopted by the City Council on August 13, 2007, the City Council amended the Trust Fund to provide for the additional funding of the Trust Fund for community redevelopment within the CRA Expansion Area; and

WHEREAS, by Resolution No. 11-R50, adopted by the City Council on August 29, 2011, it was determined that an additional blighted area commonly known as "Southern Grove" existed within the City, and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, by Resolution No. 12-R65, adopted by the City Council on June 25, 2012, the City Council adopted an amendment to the Plan for Southern Grove; and

WHEREAS, by Ordinance No. 12-30, adopted by the City Council on June 25, 2012, the City Council amended the Trust Fund to provide for the additional funding of the Trust Fund for community redevelopment within Southern Grove; and

ORDINANCE 16-35

WHEREAS, by Resolution 13-R153, adopted on February 10, 2014, the City Council adopted a further amendment to the Plan for Southern Grove; and

WHEREAS, by Resolution 15-R102, adopted on January 23, 2015, the City Council adopted a second amendment to the Plan for Southern Grove; and

WHEREAS, notice of the City Council's intention to provide for the additional funding of the established Trust Fund has been published in a local newspaper of general circulation and mailed to all "taxing authorities" (as hereinafter defined) in accordance with Section 163.346, Florida Statutes.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. In addition to their existing payments, there shall be paid into the Trust Fund each year by each of the "taxing authorities", as that term is defined in Section 163.340, Florida Statutes, levying ad valorem taxes within the CRA Expansion Area 2016, a sum equal to ninety-five percent (95%) of the incremental increase in ad valorem taxes levied each year by the taxing authority within the CRA Expansion Area 2016, as calculated in accordance with Section 3 of this Ordinance and the Act, based on the base tax year established in Section 2 of this Ordinance (such annual sum being hereinafter referred to as the "tax increment"):

Section 2. The most recent assessment roll used in connection with the taxation of property prior to the effective date of this Ordinance shall be the final assessment roll of taxable real property in Port St. Lucie, Florida, prepared by the Property Appraiser of St. Lucie County, Florida, and filed with the Department of Revenue pursuant to Section 193.1142, Florida Statutes, reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 2016 (the "base year value"), and all deposits into the Fund shall be in the amount of tax increment calculated as provided in Section 3 hereof based upon increases in valuation of taxable real property from the base year value.

Section 3. The tax increment shall be determined and appropriated annually by each taxing authority, and shall be that amount equal to ninety-five percent (95%) of the difference between:

- a) That amount of ad valorem taxes levied each year by each taxing authority,

ORDINANCE 16-35

exclusive of any amount from any debt service millage, on taxable real property located within the geographic boundaries of the CRA Expansion Area 2016; and

- b) That amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the base year assessed value of the taxable real property in the CRA Expansion Area 2016.

Except as otherwise limited by the Act.

Section 4. All taxing authorities shall annually appropriate to and cause to be deposited into the Trust Fund the tax increment determined pursuant to the Act and Section 3 of this Ordinance as provided in the Act. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the Trust Fund shall commence immediately upon the effective date of this Ordinance and continue to the extent permitted by the Act and so long as the Plan is in effect.

Section 5. Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

Section 6. If any part of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder of this Ordinance, which shall remain in full force and effect.

Section 7. The City Clerk is hereby authorized and directed to send a certified copy of this Ordinance to each of the taxing authorities and to the Property Appraiser of St. Lucie County, Florida.

Section 8. This Ordinance shall take effect 10 days after adoption.

ORDINANCE 16-35

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,
this ___ day of _____, 2016.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

Interim City Attorney



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JULY 5, 2016

FROM: JOHN FINIZIO, PLANNER *JF*

RE: GATLIN COMMONS
PUD AMENDMENT APPLICATION
PROJECT NO. P16-059

DATE: JUNE 20, 2016

PROPOSED USE: Gatlin Commons is designed to be a mixed use development that will incorporate a mixture of residential, retail, and professional office uses.

APPLICANT: Landscape Design Associates, LLC. The authorization letter is attached to the staff report.

OWNER: Gatlin Commons Property Owners Association.

LOCATION: Gatlin Commons PUD is located on the southwest corner of Rosser and Gatlin Boulevards.

LEGAL DESCRIPTION: The property is legally described as the plat of Gatlin Commons. A complete legal description is included in the PUD document.

SIZE: The total acreage for the Gatlin Commons PUD is approximately 124.59 acres.

EXISTING ZONING: Gatlin Commons PUD (Planned Unit Development).

EXISTING USE: Gatlin Commons currently contains existing retail space, restaurants, and financial institutions. Several parcels within the PUD area are currently vacant.

SURROUNDING USES: North = Gatlin Boulevard, beyond is existing office buildings, and vacant land. South = Existing single family residences. East = Existing single family residences. West = An existing retail development, a self-storage facility, and vacant land.

FUTURE LAND USE: CS (Service Commercial), ROI (Residential, Office, Institutional), and ROI/LI (Residential, Office, Institutional/Light Industrial).

PROPOSED AMENDMENT: This is the Fifth Amendment to the Gatlin Commons PUD document. This request will not alter the existing thresholds identified in the Gatlin Commons PUD. The changes proposed in the Fifth Amendment include:

1. To amend the PUD concept plan by updating the boundaries for Parcel 4 to include the water management tract.
2. Add a right out to an existing right in on Gatlin Boulevard between Parcels 9& 10.

For a complete list of changes please see page 6 of the amended PUD document.

This PUD amendment is following a large scale comprehensive plan amendment submitted by the applicant. This amendment will ensure that PUD is in harmony with the changes being introduced by that comprehensive plan amendment.

IMPACTS AND FINDINGS:

Land Use Consistency: The proposed PUD amendment and revised PUD concept plan are consistent with the land use designations of LI, CS, and ROI, and with the direction and policies of the Comprehensive Plan.

The PUD is consistent with the direction and policies of the Comprehensive Plan, particularly with Policy 1.1.4.10 medium density residential which allows a maximum density of 11 dwelling units per acre.

Sewer/Water Service: Port St. Lucie Utility Systems will provide utilities. As new phases are platted, a developer's agreement with the City of Port St. Lucie Utilities Department, that is consistent with the adopted level of service, is requested prior to the issuance of building permits.

Transportation: Per the Glassman Pre-annexation agreement, the property owner has dedicated 80 feet of right-of-way for the extension of Aledo Avenue, and the right-of-way for the import Drive extension to the City. The concept plan included in the PUD amendment document identifies all access points onto this property.

A traffic analysis was submitted with the latest comprehensive plan application for Gatlin Commons (P15-032 Gatlin Commons Large Scale Comprehensive Plan Amendment Application) by Susan E. O'Rourke, P.E., Inc. This traffic study indicates that the existing roadway infrastructure will provide sufficient roadway capacity for the proposed change in land use. In fact, it concluded that the proposed land use will result in a decrease in trips.

Environmental: The site originally contained 31.08 acres of wetland, 2.3 acres of disturbed lands, and 91.21 acres of cleared and semi-cleared pine flatwoods. The on-site wetlands have previously been impacted and mitigated for pursuant to South Florida Water Management District Environmental Resource Permit No. 56-0332-S. Any mitigation of upland habitat will be accomplished either through the purchase of off-site mitigation land or by paying into the City's conservation trust fund. The developer of each parcel will be responsible for providing mitigation as identified on page 13 of the proposed PUD document. Any and all mitigation requirements will be addressed during the site plan phase of development.

Other: To ensure that the updated concept plan and the existing subdivision plats are in agreement, a new subdivision plat application will be required to be submitted.

Related Projects:

P15-032 Gatlin Group Holding Large Scale Comprehensive Plan Amendment. This application will change the future land use of 18.59 acres from Service Commercial (CS) to Residential, Office Institutional (ROI). This application is still under review.

P10-028 Gatlin Commons PUD Amendment No. 4. This amendment updated the permitted principal uses for the CS and ROI Land Uses, and added parking requirements for restaurant uses. This application was approved by City Council on August 9, 2010.

P06-104 Glassman – Gatlin Commons PUD Amendment No. 3. This amendment increased all the existing thresholds in the PUD in accordance with the Regional Activity Center Designation. This application was approved by City Council on August 14, 2006.

P05-119 Glassman – Gatlin Commons PUD Amendment No. 2. This amendment updated the concept plan and added additional driveways to access these parcels within the PUD. This application was approved by City Council on August 8, 2005.

P05-011 Glassman – Gatlin Commons PUD Amendment No. 1. This amendment added development standards for the multifamily development. This application was approved by City Council on April 11, 2005.

P03-489 Glassman – Gatlin Commons (Fountains @ PSL) PUD Rezoning Application. This application created the Gatlin Commons Planned Unit Development. This application was approved by City Council on July 12, 2004.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval with the following condition:

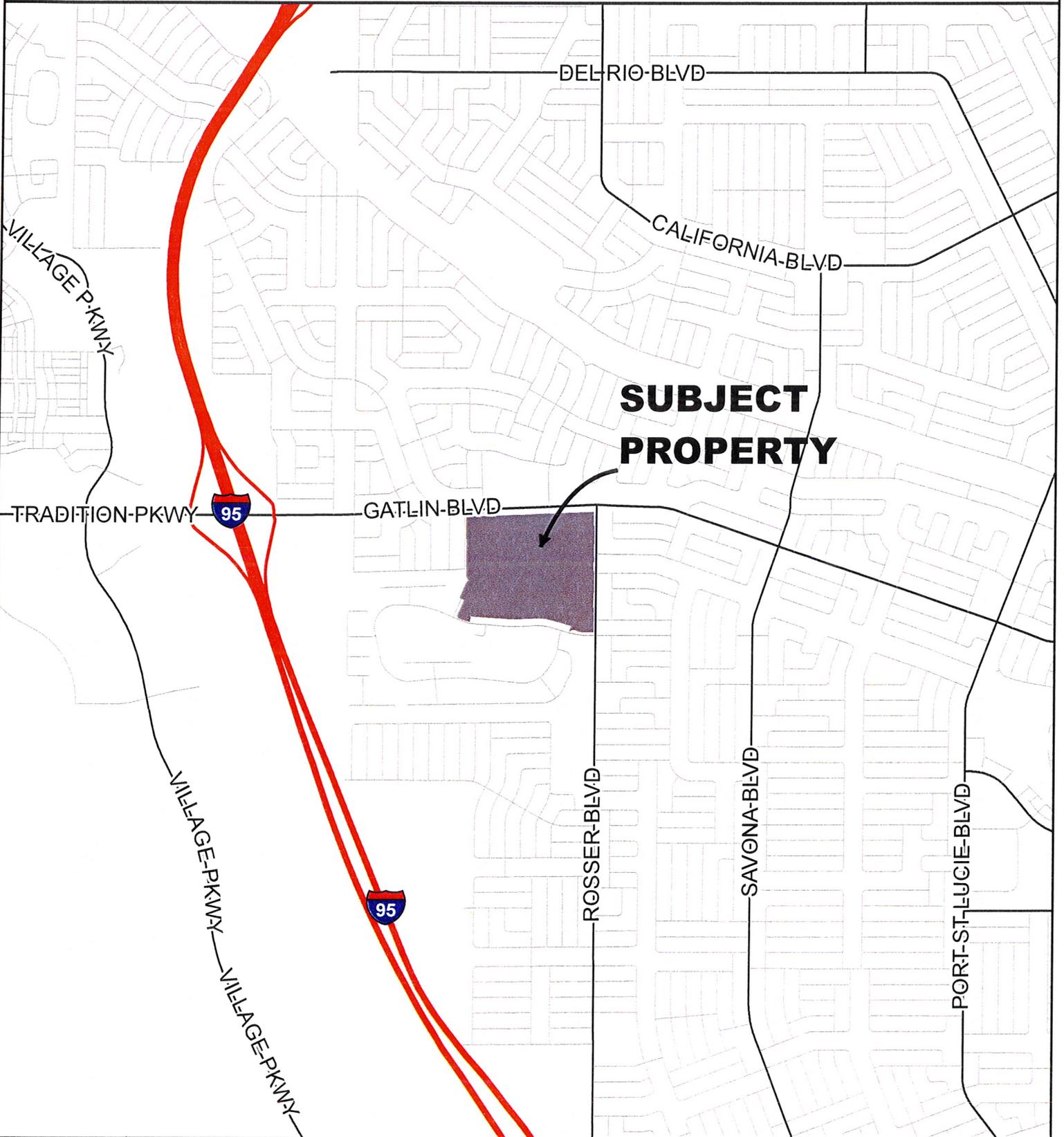
The Site Plan Review Committee reviewed the PUD amendment and concept plan on June 8, 2016 and recommended approval.

Planning and Zoning Board Action Options:

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

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

GENERAL LOCATION



**SUBJECT
PROPERTY**

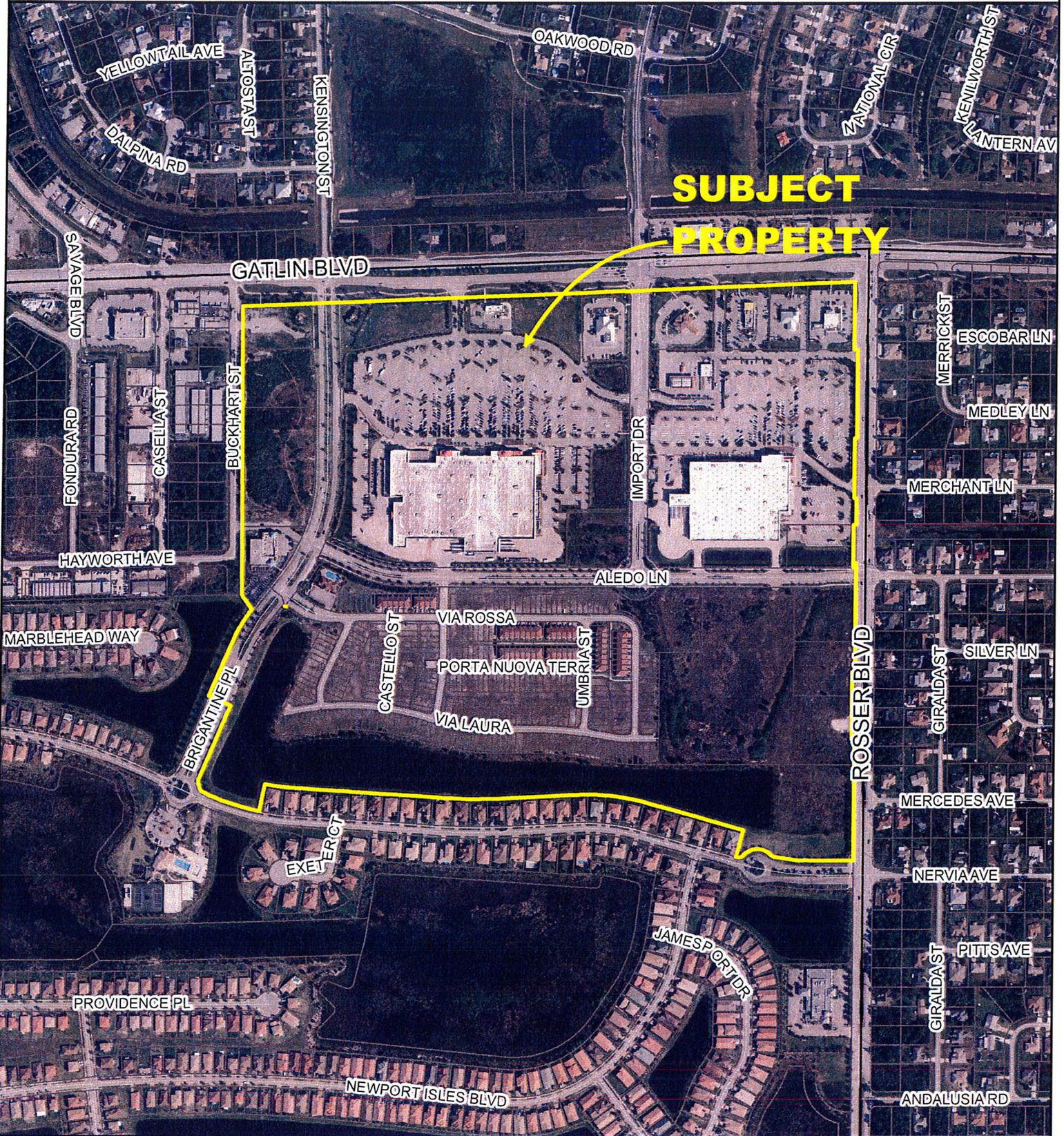


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT
GATLIN COMMONS PUD
GATLIN COMMONS

DATE:	5/2/2016
APPLICATION NUMBER:	P16-059
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT
GATLIN COMMONS PUD

GATLIN COMMONS
AERIAL DATE 2014

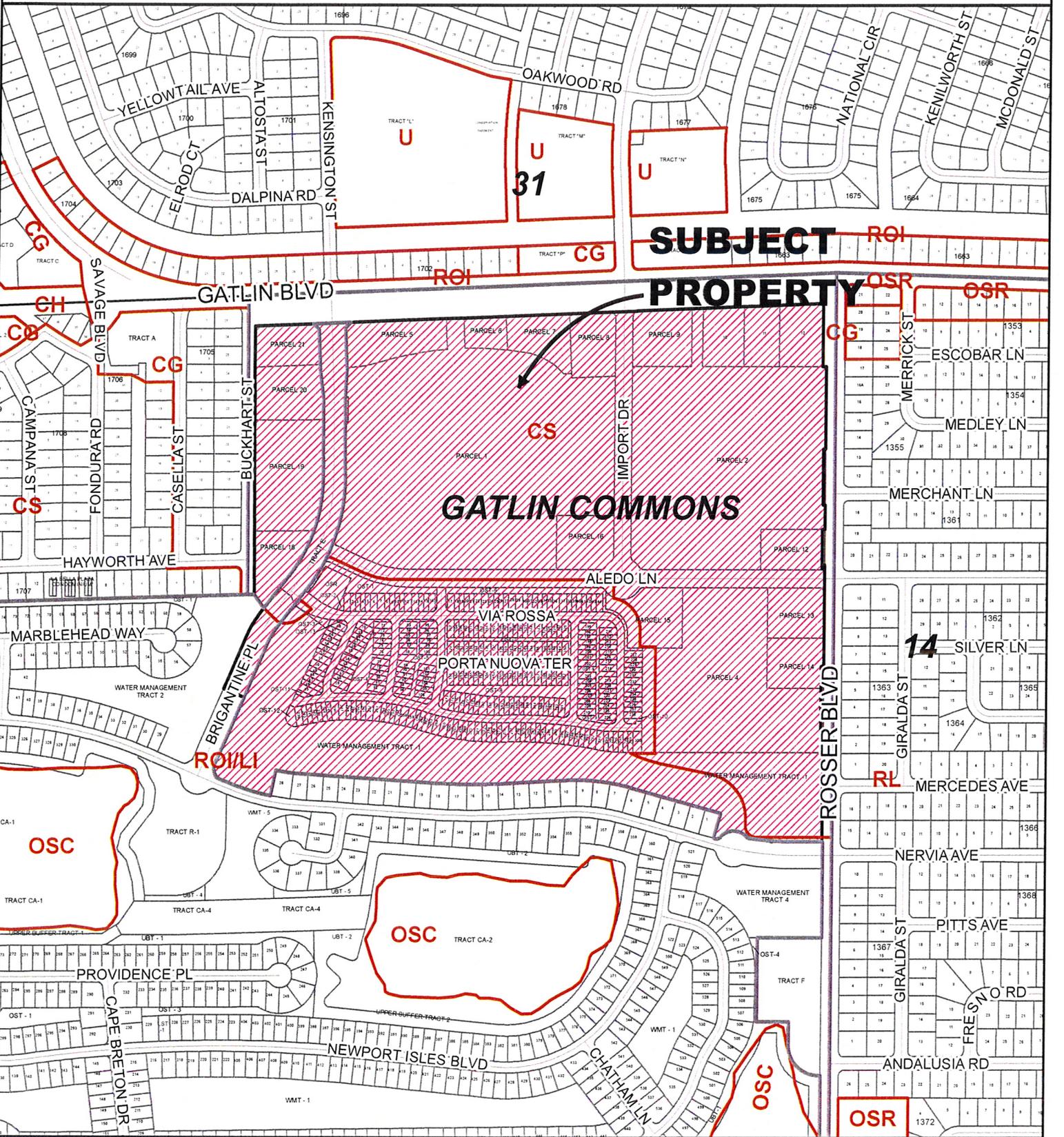
DATE: 5/2/2016

APPLICATION NUMBER:
P16-059

USER: patricias

SCALE: 1 in = 550 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT
GATLIN COMMONS PUD
GATLIN COMMONS

DATE:	5/2/2016
APPLICATION NUMBER:	P16-059
USER:	patricias
SCALE:	1 in = 590 ft

EXHIBIT 1
APPLICATION FOR PUD MODIFICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
(561) 871-5212 Fax (561) 871-5124

FOR OFFICE USE ONLY:

Planning Department P16-059
Fee (Nonrefundable) \$ 4,471.79
Receipt # 91651

For use only if property is zoned PUD and does not have approved concept plan. Application fee: \$1,800, plus \$10 for each acre or portion thereof. Fee is nonrefundable unless application is withdrawn prior to Planning & Zoning Board meeting. **Attach two copies of proof of ownership (i.e., warranty deed, affidavit).**

PROPERTY OWNER:

Name: Gatlin Commons Property Owners Association – Hal Dodt
Address: 5332 SW Orchid Bay Drive
Palm City, FL 34990
Telephone: (772) 781-5805 Fax: (772) 781-5807

AGENT OF OWNER (if any):

Name: Landscape Design Associates, LLC
Address: 702 Port St. Lucie Blvd
Port St. Lucie, FL 34953
Telephone: (772) 971-6060

Legal description and location of property (attach sketch and/or survey):

Plat of Gatlin Commons PUD.

RECEIVED

APR 18 2016

Parcel I.D. Number: 4314-100-0001-000-0

**PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL**

Hal Dodt
Signature of Applicant

3-22-16
Date

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.

GATLIN COMMONS RAC – AMENDMENT NO.5

EXHIBIT 3

March 30, 2016

Ms. Patty Tobin
Director of Planning and Zoning
CITY OF PORT ST. LUCIE
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: PUD REZONING APPLICATION / GATLIN COMMONS

Dear Ms. Tobin:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. The following entities are the owner of record of the subject property, pursuant to Corrective Special Warranty Deed recorded in Official Records Book 1775, Page 1884, Public Records of St. Lucie County, Florida, and copies of which are attached to this application.

Gatlin Group Holdings II, LLC 5332 SW Orchid Bay Drive Palm City, FL 34990 Phone: (772) 781-5805 Fax: (772) 781-5807	Prime Homes at Portofino Court, LTD., CO Larry Abbo 21218 Saint Andrews Boulevard, #510 Boca Raton, FL 33433 Phone: (954) 392-8788 Fax: (954) 392-8748	Wal-Mart Stores East, Inc. 2001 S. E. 10th Street Bentonville, AR 72716-0550
Sams East Inc. 2001 S. E. 10th Street Bentonville, AR 72716-0550	Seacoast, Inc. PO Box 9012, Stuart, FL 34995 Phone: (772) 221-2724 Fax: (772) 221-2855	Bank of America Attn: CW Supplier Support 13510 Ballantyne Cope Pl NC2-109-06-5 Charlotte, NC 28277
McDonald's USA, LLC 2610 Sheridan Street Hollywood, FL 33020	Edgewood Investment Partners 7307 NW 122 nd Avenue Parkland, FL 33076	Gatlin Venture, LLC 1760 N Jog Road, Suite 150 West Palm Beach, FL 33411
Buckhart Holdings, LLC 5332 SW Orchid Bay Drive Palm City, FL 34990	Jetson's Appliance 4145 S US 1 Fort Pierce, FL 34982	<u>Portofino Isles CDD</u> <u>5385 Nob Hill Rd</u> <u>Sunrise, FL 33351</u>

All property owners are members of the GATLIN COMMONS PROPERTY OWNERS ASSOCIATION, INC.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,
GATLIN COMMONS PROPERTY OWNERS ASSOCIATION, INC



Harold Dodt
President

GATLIN COMMONS RAC – AMENDMENT NO.5

EXHIBIT 8

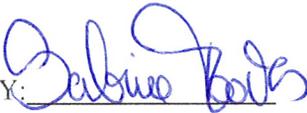
BINDING P.U.D. AGREEMENT

The property, as described on Exhibit 7, is under the unified control of the undersigned petitioner who agrees 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 owner's association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of March, 2016.

WITNESS:

GATLIN COMMONS PROPERTY OWNERS
ASSOCIATION, INC

BY: 

BY: 
Hal Dodt
President

BY: 

GATLIN COMMONS RAC – AMENDMENT NO.5

EXHIBIT 7

PARCEL I (INCLUDES WMT-1) LEGAL DESCRIPTION

Being a Tract of land lying in Section 14, Township 37 South, Range 39 East, and being more particularly described as follows:

Commence at the northeast corner of said Section 14; thence S 00°01'29" W, along the east line of said Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet south of, as measured at right angles, the north line of said Section 14; thence S 87°39'47" W, parallel with the said north line of Section 14, a distance of 40.03 feet to the intersection with a line 40.00 feet west of, as measured at right angles the said east line of Section 14, and being the west right-of-way line of Rosser Boulevard, and the POINT OF BEGINNING of the following described Parcel;

Thence continue S 87°39'47" W, along lastly said line, a distance of 2,160.28 feet; thence S 42°39'47" W a distance of 35.36 feet; thence S 02°20'13" E a distance of 185.00 feet; thence S 02°14'13" W a distance of 124.08 feet; thence S 00°21'33" E a distance of 359.70 feet to the beginning of a curve concave to the west having a radius of 800.00 feet; thence southerly along the arc of said curve a distance of 536.90 feet through a central angle of 38°27'10"; thence S 38°05'37" W a distance of 194.62 feet to the beginning of a curve concave to the southeast having a radius of 450.00 feet; thence southwesterly along the arc of said curve a distance of 117.07 feet through a central angle of 14°54'19"; thence S 23°11'17" W a distance of 582.56 feet to the beginning of a curve concave to the east having a radius of 25.00 feet; thence southerly along the arc of said curve a distance of 19.63 feet through a central angle of 44°59'27" to the point of reverse curvature with a curve concave to the west, having a radius of 78.33 feet; thence southerly along the arc of said curve a distance of 18.43 feet, through a central angle of 13°28'59" to the point of reverse curvature with a curve concave to the northeast, having a radius of 25.00 feet; thence southeasterly along the arc of said curve a distance of 25.52 feet, through a central angle of 58°29'32"; thence S 66°48'43" E a distance of 28.29 feet to the beginning of a curve concave to the north having a radius of 1,053.81 feet; thence easterly along the arc of said curve a distance of 220.84 feet through a central angle of 12°00'26"; thence N 11°10'52" E a distance of 115.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 938.81 feet, the chord of which bears S 82°32'55" E; thence easterly along the arc of said curve, a distance of 122.23 feet through a central angle of 07°27'34"; thence S 86° 16' 40" E a distance of 614.43 feet to the beginning of a curve concave to the north having a radius of 2,360.00 feet; thence easterly along the arc of said curve a distance of 273.01 feet through a central angle of 06°37'41"; thence N 87°05'38" E a distance of 303.07 feet to the beginning of a curve concave to the south having a radius of 940.00 feet; thence easterly along the arc of said curve a distance of 301.86 feet through a central angle of 18°23'57"; thence S 74°30'25" E a distance of 422.38 feet; thence S 15°29'35" W a distance of 115.00 feet; thence S 74°30'25" E a distance of 6.17 feet to the beginning of a curve concave to the north having a radius of 25.00

GATLIN COMMONS RAC – AMENDMENT NO.5

feet; thence easterly along the arc of said curve a distance of 27.59 feet through a central angle of 63°13'40" to the point of reverse curvature with a curve concave to the south, having a radius of 80.00 feet; thence easterly along the arc of said curve a distance of 131.39 feet, through a central angle of 94°06'04" to the point of reverse curvature with a curve concave to the northeast, having a radius of 25.00 feet; thence southeasterly along the arc of said curve a distance of 16.31 feet, through a central angle of 37°22'47" to the point of compound curvature with a curve concave to the north, having a radius of 1,240.00 feet; thence easterly along the arc of said curve, a distance 193.96 feet through a central angle of 08°57'44"; thence S 89°58'31" E a distance of 137.03 feet; thence N 00°01'29" E a distance of 2,404.57 feet to the POINT OF BEGINNING.

Containing 116.924 acres, (5,093,209.4 sq. ft.) more or less.

PARCEL II LEGAL DESCRIPTION

Being a Tract of land lying in Section 14, Township 37 South, Range 39 East, St.Lucie County, Florida, and being more particularly described as follows:

Commence at the northeast corner of said Section 14; thence S 00°01'29" W, along the east line of said

Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet south of, as measured at

right angles, the north line of said Section 14; thence S 87°39'47" W, parallel with the said north line of

Section 14, a distance of 2370.31 feet to the POINT OF BEGINNING of the following described Parcel;

Thence continue S 87°39'47" W, along lastly said line, a distance of 263.21 feet; thence S 00°21'33" E a distance of 1,198.55 feet; thence S 35°55'46" E a distance of 74.32 feet; thence N 38°05'37" E a distance of 184.20 feet to the beginning of a curve concave to the west having a radius of 700.00 feet; thence northerly along the arc of said curve a distance of 469.79 feet through a central angle of 38°27'10"; thence N 00°21'33" W a distance of 354.93 feet; thence N 06°54'39" W a distance of 125.40 feet; thence N 02°20'13" W a distance of 185.00 feet; thence N 47°20'13" W a distance of 35.36 feet to the POINT OF BEGINNING.

Containing 7.668 acres (334,018.1 sq. ft.), more or less.

This Document Prepared By:

Charles D. Brecker, Esq.
KATZ, BARRON, SQUITERO, FAUST & BOYD, P.A.

First Fort Lauderdale Place, Suite 280
100 N.E. 3rd Avenue
Ft. Lauderdale, FL 33301

* Doc Assump: \$	0.00
* Doc Tax : \$	0.70
* Int Tax : \$	0.00

GRANTEE'S FEI NO.: _____

TAX FOLIO NO.: 4314-100-0001-000-0

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made as of the 5th day of August, 2003, between GLASSMAN CORPORATION, a Florida corporation, whose address is 1000 South Federal Highway, Boynton Beach, Florida 33435 ("Grantor"), and GATLIN GROUP HOLDINGS II, LLC, a Florida limited liability company, whose offices are located at 707 East Colonial Drive, Orlando, Florida 32803 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, including Grantee's successors and assigns forever, that certain parcel of land lying and being in St. Lucie County, Florida (the "Property"), more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO:

1. Taxes and assessments for 2003 and subsequent years;
2. Zoning and/or restrictions and prohibitions imposed by governmental authority; and
3. Those exceptions to title set forth on Exhibit "B" attached hereto, which are not reimposed hereby.

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

AND Grantor did covenant with Grantee that, at the time of the delivery of the Original Deed (as hereinafter defined), the Property was free from all encumbrances except as set forth above, and Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through and under it, but against none other.

This Corrective Warranty Deed is being provided to correct the description of the said Grantee indicated in that certain Special Warranty Deed recorded in Official Records Book 1756, Page 1450, of the Public Records of St. Lucie County, Florida on July 21, 2003 (the "Original Deed"), by changing the description of said Grantee from "Gatlin Group Holdings, LLC, a Florida limited liability company" to "Gatlin Group Holdings II, LLC, a Florida limited liability company." The description of the Grantee was indicated in the Original Deed in error.

IN WITNESS WHEREOF, Grantor has executed this Corrective Special Warranty Deed which shall be effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GLASSMAN CORPORATION,
a Florida corporation

Melissa Channing
Name: Melissa Channing

By: [Signature]
Larry D. Glassman, President

Marlene Nicholson
Name: MARLENE NICHOLSON

(Corporate Seal)

1000 South Federal Highway
Boynton Beach, FL 33433

STATE OF FLORIDA)
) ss:
COUNTY OF)

The foregoing instrument was acknowledged before me this 5 day of August, 2003, by LARRY D. GLASSMAN as President of GLASSMAN CORPORATION, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Marlene Nicholson
Signature of Acknowledger
Name typed, printed or stamped:
Title: Notary Public, State of Florida at large
Commission No.



Marlene Nicholson
MY COMMISSION # DD147883 EXPIRES
November 7, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

Being a Tract of land lying in Section 14, Township 37 South, Range 39 East, a portion of which being Tract WMT-1, according to the FIRST REPLAT OF PORTOFINO ISLES, as approved and under review for recording in the City of Port St. Lucie, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 14; thence South $00^{\circ}01'29''$ West, along the East line of said Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet South of, as measured at right angles, the North line of said Section 14; thence South $87^{\circ}39'47''$ West, parallel with the said North line of Section 14, a distance of 40.03 feet to the intersection with a line 40.00 feet West of, as measured at right angles, the said East line of Section 14, and being the West right-of-way line of Rosser Boulevard, and the POINT OF BEGINNING of the following described Parcel:

Thence continue South $87^{\circ}39'47''$ West, along lastly said line, a distance of 2,160.28 feet; thence South $42^{\circ}39'47''$ West a distance of 35.36 feet; thence South $02^{\circ}20'13''$ East a distance of 185.00 feet; thence South $02^{\circ}14'13''$ West, a distance of 124.08 feet; thence South $00^{\circ}21'33''$ East, a distance of 359.70 feet to the beginning of a curve concave to the West having a radius of 800.00 feet; thence Southerly along the arc of said curve a distance of 536.90 feet through a central angle of $38^{\circ}27'10''$; thence South $38^{\circ}05'37''$ West a distance of 194.62 feet to the beginning of a curve concave to the Southeast having a radius of 450.00 feet; thence Southwesterly along the arc of said curve a distance of 117.07 feet through a central angle of $14^{\circ}54'19''$; thence $23^{\circ}11'17''$ West a distance of 582.56 feet to the beginning of a curve concave to the East having a radius of 25.00 feet; thence Southerly along the arc of said curve a distance of 19.63 feet through a central angle at $44^{\circ}59'27''$ to the point of reverse curvature with a curve concave to the West, having a radius of 78.33 feet; thence Southerly along the arc of said curve a distance of 18.43 feet, through a central angle of $13^{\circ}28'59''$ to the point of reverse curvature with a curve to the Northeast, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve a distance of 25.52 feet, through a central angle of $58^{\circ}29'32''$; thence South $66^{\circ}48'43''$ East a distance of 28.29 feet to the beginning of a curve concave to the North having a radius of 1,053.81 feet; thence Easterly along the arc of said curve a distance of 220.84 feet through a central angle of $12^{\circ}00'26''$; thence North $11^{\circ}10'52''$ East a distance of 115.00 feet to the intersection with a non-tangent curve concave to the North, having a radius of 938.61 feet, the chord of which bears South $82^{\circ}32'55''$ East; thence Easterly along the arc of said curve, a distance of 122.23 feet through a central angle of $07^{\circ}27'34''$; thence South $86^{\circ}16'40''$ East a distance of 614.43 feet to the beginning of a curve concave to the North having a radius of 2,360.00 feet; thence Easterly along the arc of said curve a distance of 273.01 feet through a central angle of $06^{\circ}37'41''$; thence North $87^{\circ}05'38''$ East a distance of 303.07 feet to the beginning of a curve concave to the South having a radius of 940.00 feet; thence Easterly along the arc of said curve a distance of 301.86 feet through a central angle of $18^{\circ}23'57''$; thence South $74^{\circ}30'25''$ East a distance of 422.38 feet; thence South $15^{\circ}29'35''$ West a distance of 115.00 feet; thence South

74°30'25" East a distance of 6.17 feet to the beginning of a curve concave to the North having a radius of 25.00 feet; thence Easterly along the arc of said curve a distance of 27.59 feet through a central angle of 63°13'40" to the point of reverse curvature with a curve concave to the South, having a radius of 80.00 feet; thence Easterly along the arc of said curve a distance of 131.39 feet, through a central angle of 94°06'04" to the point of reverse curvature with a curve concave to the Northeast, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve a distance of 16.31 feet, through a central angle of 37°22'47" to the point of compound curvature with a curve concave to the North, having a radius of 1,240.00 feet; thence Easterly along the arc of said curve, a distance of 193.96 feet through a central angle of 08°57'44"; thence South 89°58'31" East a distance of 137.03 feet; thence North 00°01'29" East a distance of 2,404.57 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL III:

Being Tract "A", according to the PLAT OF PORTOFINO ISLES, as approved and under review for recording in the City of Port St. Lucie, lying in Section 14, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 14; thence South 00°01'29" West, along the East line of said Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet South of, as measured at right angles, the North line of said Section 14; thence South 87°39'47" West, parallel with the said North line of Section 14, a distance of 2,370.58 feet to the POINT OF BEGINNING of the following described Parcel:

Thence continue South 87°39'47" West, along lastly said line, a distance of 263.21 feet; thence South 00°21'33" East, a distance of 1,198.55 feet; thence South 35°55'46" East a distance of 74.32 feet; thence North 38°05'37" East a distance of 184.20 feet to the beginning of a curve concave to the West having a radius of 700.00 feet; thence Northerly along the arc of said curve a distance of 469.79 feet through a central angle of 38°27'10"; thence North 00°21'33" West a distance of 354.93 feet; thence North 06°54'39" West a distance of 125.40 feet; thence North 02°20'13" West a distance of 85.00 feet; thence North 47°20'13" West a distance of 35.36 feet to the POINT OF BEGINNING.

EXHIBIT "B"

1. Agreement by and between the City of Port St. Lucie and Glassman Corporation, dated August 10, 1998, recorded August 25, 1998, in Official Records Book 1167, Page 1774.
2. Ordinance No. 00-77 annexing property into the City of Port St. Lucie, Florida, recorded in Official Records Book 1326, Page 1157.
3. Pre-Annexation Agreement by and between Glassman Corporation and the City of Port St. Lucie, Florida, recorded in Official Records Book 1340, Page 404.
4. Notice of Establishment of the Portofino Isles Community Development District, recorded in Official Records Book 1581, Page 1306.
5. The subject property is located within the Portofino Isles Community Development District and is subject to Special Assessment Revenues as levied by said District as set forth in Final Judgment recorded in Official Records Book 1614, Page 2915.
6. Unrecorded Capacity Agreement between Glassman Corporation and the City of Port St. Lucie, Florida, dated November 17, 2000.
7. Unrecorded Wetlands Mitigation Transfer Agreement dated May 2, 2002, between Glassman Corporation and MitBank USA, Inc.
8. Reciprocal Easement Agreement between Glassman Corporation and Prime Homes at Portofino Isles, Ltd., dated May 5, 2003, recorded May 14, 2003, in Official Records Book 1712, Page 1404 (this agreement burdens to the subject property insofar as it provides for drainage into the water management tract).
9. License Agreement for Entrance Signage between Glassman Corporation and Prime Investors and Developers, Inc., dated February 7, 2003, recorded _____, 2003, in Official Records Book _____, Page _____.
10. License Agreement for sales and construction trailer between Glassman Corporation and Prime Homes at Portofino Isles, Ltd., dated _____, 2003, recorded _____, 2003, in Official Records Book _____, Page _____.
11. Transfer of Development Rights and Post-Closing Agreement between Glassman Corporation and Gatlin Group Holdings II, LLC, dated July __, 2003, recorded _____, 2003, in Official Records Book _____, Page _____.
12. Water Management Easement between Glassman Corporation and Portofino Isles Community Development District, dated _____, 2003, recorded _____, 2003, in Official Records Book _____, Page _____.
13. Stormwater Management System Maintenance Agreement between Glassman Corporation and Portofino Isles Community Development District, dated _____, 2003, recorded _____, 2003, in Official Records Book _____, Page _____.

ORDINANCE 16-

AN ORDINANCE PROVIDING FOR THE FIFTH AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL DEVELOPMENT PLAN FOR GATLIN COMMONS, P16-059 LOCATED IN A PLANNED UNIT DEVELOPMENT DISTRICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance 04-88, City of Port St. Lucie, the City of Port St. Lucie City Council approved a Planned Unit Development Document and Conceptual Development Plan for Gatlin Commons, P03-489, a development located in a Planned Unit Development Zoning District, and

WHEREAS, by Ordinance 05-68, City of Port St. Lucie, the City of Port St. Lucie City Council approved an amendment to the Planned Unit Development Document and Conceptual Development Plan for Gatlin Commons, P05-011, and

WHEREAS, by Ordinance 05-113, City of Port St. Lucie, the City of Port St. Lucie City Council approved the second amendment to the Planned Unit Development Document and Conceptual Development Plan for Gatlin Commons, P05-119, and

WHEREAS, by Ordinance 06-79, City of Port St. Lucie, the City of Port St. Lucie City Council approved the third amendment to the Planned Unit Development Document and Conceptual Development Plan for Gatlin Commons, P06-104, and

WHEREAS, by Ordinance 10-47, City of Port St. Lucie, the City of Port St. Lucie City Council approved the fourth amendment to the Planned Unit Development Document and Conceptual Development Plan for Gatlin Commons, P10-028 and

WHEREAS, the proposed changes to the Planned Unit Development Document and Conceptual Development Plan are consistent with Sections 158.170, et seq., Port St. Lucie

ORDINANCE 16-

City Code.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That the Planned Unit Development Document and Conceptual Development Plan for Gatlin Commons, P03-489 , as approved by Ordinance(s) 04-88, 05-68, 05-113, 06-79, and 10-47 City of Port St. Lucie, is amended as reflected in the Planned Unit Development Document labeled Exhibit "A" and attached hereto.

Section 2. That the provisions of Ordinance(s) 04-88, 05-68, 05-113, 06-79, and 10-47 City of Port St. Lucie, not inconsistent with the provisions of Section 1 herein shall remain in full force and effect.

Section 3. This Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this

_____ day of _____, 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Interim City Attorney

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

GATLIN COMMONS

For

Gatlin Group Holdings II, LLC
5332 SW Orchid Bay Drive
Palm City, FL 34990

July 2004 (P03-489)
~~Amended April 11, 2005 (P05-011)~~
~~Amended August 8, 2005 (P05-119)~~
~~Amended August 14, 2006 (P06-079)~~
~~Amended March 17, 2010 (10-028)~~
Amended April 20, 2016

Prepared by:
Landscape Design Associates
702 SW Port St. Lucie Blvd
Port St. Lucie, FL 34953

City of Port St. Lucie Project No: P16-059

GATLIN COMMONS RAC – AMENDMENT NO.5

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GATLIN COMMONS RAC – AMENDMENT NO.5

LIST OF EXHIBITS

Exhibit 1	Application for P.U.D. Concept Plan Approval
Exhibit 2	P.U.D. Application Checklist
Exhibit 3	Letter of Unified Control
Exhibit 4	General Standards for District Establishment
Exhibit 5	Site Information
Exhibit 6	Proposed Development Standards
Exhibit 7	Legal Description/ Warranty Deed
Exhibit 8	Binding P.U.D. Agreement
Exhibit 9	P.U.D. Conceptual Master Plan
Exhibit 10	Typical Right-of-Way Sections
Exhibit 11	Elevation Plan
Exhibit 12	DRI Correspondence
Exhibit 13	SFWMD Permit
Exhibit 14	License Agreement for Sales Trailer
Exhibit 15	Typical Native Buffer
Exhibit 16	Traffic Study
Exhibit 17	Conceptual Utility Master Plan
<u>Exhibit 18</u>	<u>Development Agreement with CDD</u>

GATLIN COMMONS RAC – AMENDMENT NO.5

PROJECT PROFESSIONALS

DEVELOPER:

Gatlin Group Holdings II, LLC
Hal Dodt
5332 SW Orchid Bay Drive
Palm City, FL 34990
(772) 781-5805
(772) 781-5807 Facsimile

SURVEYING & ENGINEERING:

Velcon Group
Contact: Ernesto Velasco
702 Port St. Lucie Blvd
Port St. Lucie, FL 334953
(772) 879-0477
(772) 871-6659

PLANNING:

Landscape Design Associates
Contact: Sabine Marcks
702 Port St. Lucie Blvd
Port St. Lucie, FL 34953
(772) 971-6060

LEGAL REPRESENTATION:

Richard B Warren, PA
1555 Palm Beach Lakes Blvd, Suite 1006
West Palm Beach, FL 33401
(561) 681-9494
(561) 681-9436 Facsimile

GATLIN COMMONS RAC – AMENDMENT NO.5

INTRODUCTION

Gatlin Commons is an upscale, mixed-use development designed to incorporate a synergy of luxury residential, retail and professional office components, centered around a state-of-the-art medical center. The project will provide the cornerstone to the gateway to the City of Port St. Lucie along Gatlin Boulevard.

The property received a designation of a Regional Activity Center (RAC) through the Department of Community Affairs. This allows for a fifty percent increase in DRI thresholds, with the total uses being described in Exhibit 5.

The site consists of 124.59 acres located south of Gatlin Boulevard and west of Rosser Boulevard at the western entrance to Port St. Lucie. The owners of the property have spent millions of dollars constructing improvements to benefit not only the property but all of western Port St. Lucie. Those improvements include the widening of Gatlin Boulevard to six lanes, the construction of Kensington Street south of Gatlin, the installation of water and sewer lines west of Rosser Boulevard and south of Gatlin Boulevard and the creation of a master stormwater system to benefit both the property and surrounding lands under separate ownership.

The previous owners of the site provided mitigation for all on-site wetland encroachment, and the proposed project will not impact any additional wetlands. The wetland mitigation plan for the property, and all permits related thereto, are included within the attached application submittal package.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a Planned Unit Development (“PUD”). The format will follow the outline presented in the PUD Zoning District Standards and Application requirements of the City Code.

GATLIN COMMONS RAC – AMENDMENT NO.5

LIST OF PROPOSED CHANGES TO PUD

This amendment to the originally approved PUD document was filed to allow for the following changes:

1. Master Plan – updating the boundaries for Parcel 4 to include the WMT and surrounding outparcels
2. Add right out to existing right-in on Gatlin Boulevard between Parcels 9 and 10
3. Add Exhibit 18, Agreement between Gatlin Commons and Portofino Isles CDD to allow the use of the water management tract and restrictions to Parcel 4 as part of the agreement.

EXHIBIT 1
APPLICATION FOR PUD MODIFICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
(561) 871-5212 Fax (561) 871-5124

FOR OFFICE USE ONLY:

Planning Department _____
Fee (Nonrefundable) \$ _____
Receipt # _____

For use only if property is zoned PUD and does not have approved concept plan. Application fee: \$1,800, plus \$10 for each acre or portion thereof. Fee is nonrefundable unless application is withdrawn prior to Planning & Zoning Board meeting. **Attach two copies of proof of ownership (i.e., warranty deed, affidavit).**

PROPERTY OWNER:

Name: Gatlin Commons Property Owners Association – Hal Dodt
Address: 5332 SW Orchid Bay Drive
Palm City, FL 34990
Telephone: (772) 781-5805 Fax: (772) 781-5807

AGENT OF OWNER (if any):

Name: Landscape Design Associates, LLC
Address: 702 Port St. Lucie Blvd
Port St. Lucie, FL 34953
Telephone: (772) 971-6060

Legal description and location of property (attach sketch and/or survey):

Plat of Gatlin Commons PUD.

Parcel I.D. Number: 4314-100-0001-000-0


Signature of Applicant

3-22-16
Date

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.

GATLIN COMMONS RAC – AMENDMENT NO.5

EXHIBIT 2

P.U.D. APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed P.U.D. is attached as Exhibit 3.
2. Gatlin Commons is a proposed upscale, mixed-use development to provide commercial, residential, and office components centered around a state-of-the-art medical center.
3. The Conceptual Master Plan for Gatlin Commons is attached as Exhibit 9 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibit 5. Proposed development uses are shown in Exhibit 6.
5. This development is within the corporate limits of Port St. Lucie with underlying land uses to support the intended uses.
6. The following data reflects the number of average daily trips (ADT) the Gatlin Commons project will generate: Trip Generation Rate Per I.T.E. Manual, 7th Edition

GATLIN COMMONS RAC – AMENDMENT NO.5

EXHIBIT 3

March 30, 2016

Ms. Patty Tobin
Director of Planning and Zoning
CITY OF PORT ST. LUCIE
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: PUD REZONING APPLICATION / GATLIN COMMONS

Dear Ms. Tobin:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. The following entities are the owner of record of the subject property, pursuant to Corrective Special Warranty Deed recorded in Official Records Book 1775, Page 1884, Public Records of St. Lucie County, Florida, and copies of which are attached to this application.

Gatlin Group Holdings II, LLC 5332 SW Orchid Bay Drive Palm City, FL 34990 Phone: (772) 781-5805 Fax: (772) 781-5807	Prime Homes at Portofino Court, LTD., CO Larry Abbo 21218 Saint Andrews Boulevard, #510 Boca Raton, FL 33433 Phone: (954) 392-8788 Fax: (954) 392-8748	Wal-Mart Stores East, Inc. 2001 S. E. 10th Street Bentonville, AR 72716-0550
Sams East Inc. 2001 S. E. 10th Street Bentonville, AR 72716-0550	Seacoast, Inc. PO Box 9012, Stuart, FL 34995 Phone: (772) 221-2724 Fax: (772) 221-2855	Bank of America Attn: CW Supplier Support 13510 Ballantyne Cope Pl NC2-109-06-5 Charlotte, NC 28277
McDonald's USA, LLC 2610 Sheridan Street Hollywood, FL 33020	Edgewood Investment Partners 7307 NW 122 nd Avenue Parkland, FL 33076	Gatlin Venture, LLC 1760 N Jog Road, Suite 150 West Palm Beach, FL 33411
Buckhart Holdings, LLC 5332 SW Orchid Bay Drive Palm City, FL 34990	Jetson's Appliance 4145 S US 1 Fort Pierce, FL 34982	<u>Portofino Isles CDD</u> <u>5385 Nob Hill Rd</u> <u>Sunrise, FL 33351</u>

All property owners are members of the GATLIN COMMONS PROPERTY OWNERS ASSOCIATION, INC.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,
GATLIN COMMONS PROPERTY OWNERS ASSOCIATION, INC


Harold Dodt
President

GATLIN COMMONS RAC – AMENDMENT NO.5

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of Gatlin Commons 124.59 acres, exceeding the 2-acre minimum for the establishment of a P.U.D. within the City of Port St. Lucie.
2. Gatlin Commons is located on the southwest corner of Gatlin Boulevard and Rosser Boulevard, just east of the intersection of I-95 and Gatlin Boulevard within the City of Port St. Lucie. Access to the property will be from a main entrance/exit on the south side of Gatlin Boulevard and from an additional entrance/exit on the west side of Rosser Boulevard. An existing signalized median opening at the Gatlin Boulevard entrance at Import Drive will provide full traffic turning movements for all vehicular traffic. Additional right-in/right-out access points will be provided, as depicted on the Conceptual Master Plan attached as Exhibit 9.
3. Gatlin Commons P.U.D. will have stormwater management provided by a master stormwater management system operated by the Portofino Isles Community Development District. The master stormwater system will be constructed and operated pursuant to South Florida Water Management District Environmental Resource Permit No. 56-0332-S-13, a copy of which is attached to this application as Exhibit 13.

Gatlin Commons P.U.D. will be supplied with water and wastewater services by the City of Port St. Lucie Utility Systems Department and will abide by and comply with all applicable City Ordinances, policies, specifications and regulatory agencies governing such service. Furthermore, the P.U.D. will accept reclaimed water for irrigation from the Port St. Lucie utility system when it becomes available to the property.

4. The physical characteristics of Gatlin Commons P.U.D. can be described as approximately 124.59 acres of cleared / semi-cleared pine forest. The scattered on-site wetlands have been removed pursuant to the South Florida Water Management District permit, a copy of which is attached to this application as Exhibit 13.
5. This P.U.D. application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan.
6. The exact building footprint, parking lot and internal driveway configurations, along with other detailed site improvements, will be defined and established when Final Development Plan and Construction Plan approval is sought for each parcel within the PUD.

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EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE

124.59 acres

II. WETLANDS IMPACTS

Please see attached Wetlands Mitigation Agreement and South Florida Water Management District Environmental Resource Permit No. 56-0332-S-13, attached hereto as Exhibit 13.

III. DEVELOPMENT AREA

Total Use Area Retail	600,000 square feet*
Total Use Area Office	450,000 square feet
Total Use Area Hospital	100 Beds
Total Dwelling Units	1,500 dwelling units

* Parcel 20 on the Conceptual Master Plan attached as Exhibit 9 will contain a sales trailer for the Portofino Isles development, pursuant to the License Agreement attached to this application as Exhibit 14.

The land use categories set forth above represent cumulative entitlements that are below the multi-use threshold for Developments of Regional Impact, pursuant to Section 380.0651, Florida Statutes. There may be substitution of uses as long as these substitutions, cumulatively, do not exceed the multi-use DRI threshold.

IV. NATIVE HABITAT

The site originally contained 31.08 acres of wetland, 2.3 acres of disturbed lands and 91.21 acres of cleared and semi-cleared pine flatwoods. The on-site wetlands have previously been impacted and mitigated for pursuant to South Florida Water Management District Environmental Resource Permit No. 56-0332-S.

Parcel 18 through ~~22~~ 20 of this PUD, as well as the 17.84-acre water management tract, were already included into the Portofino Isles PUD with regard to native habitat preservation. The Portofino Isles PUD includes 2.85 acres set aside for native habitat preservation in connection with Parcel 6 and the water management tract.

In addition to the 2.85 acres of preservation related to Parcel 18 through 20 and the water management tract, the developer proposes to preserve and maintain an additional 2.40

GATLIN COMMONS RAC – AMENDMENT NO.5

acres of native upland buffers along Gatlin Boulevard, which leaves a balance of 11.17 acres to be mitigated pursuant to the City’s off-site mitigation policy set forth in Section 157.39(B) of the City’s Land Development Regulations.

Total Site Area:	124.59 acres
Wetlands:	31.08 acres
Impacted Areas:	2.3 acres
Total Upland Area:	91.21 acres

Areas already included in the Portofino Isles PUD:	
Parcel 18 through 20:	7.7 acres
Water Management Tract	17.84 acres
Total:	25.54 acres

Required Mitigation:	
Uplands	91.21 acres
- Portofino Isles PUD	25.54 acres
Total:	65.67 x 0.25 = 16.42 acres

Preservation provided on site:	2.40 acres
Preservation credit from Portofino Isles PUD	2.85 acres
Total:	5.25 acres

Additional Mitigation required: 11.17 ac x 1.5 = 16.75 acres

The additional mitigation will be accomplished either through the purchase of off-site mitigation lands or by paying into the City of Port St. Lucie Conservation Trust Fund. If the developer opts to contribute to the Trust Fund, the payment will become due at time a Final Development Plan Application for each parcel within the PUD is approved by the City Council and all applicable appeal periods, if any, have expired. The developer of each parcel will be responsible for providing either off-site mitigation or payment into the Trust Fund, at a ratio of approximately 1 mitigation acre per every 7 acres within the developer’s parcel, as follows:

GATLIN COMMONS RAC – AMENDMENT NO.5

Parcel 1:	3.57 acres of mitigation
Parcel 2:	2.50 acres of mitigation
Parcel 3:	5.00 acres of mitigation
Parcel 4:	<u>2.91</u> acres of mitigation
Parcel 4A:	0.62 acres of mitigation
Parcel 5:	0.25 acres of mitigation
Parcel 6:	0.09 acres of mitigation
Parcel 7:	0.18 acres of mitigation
Parcel 8:	0.19 acres of mitigation
Parcel 9:	0.21 acres of mitigation
Parcel 10:	0.15 acres of mitigation
Parcel 11:	0.14 acres of mitigation
Parcel 12:	0.18 acres of mitigation
Parcel 13:	0.14 acres of mitigation
Parcel 14:	0.19 acres of mitigation
Parcel 15:	0.19 acres of mitigation
Parcel 16:	0.23 acres of mitigation
Parcel 17:	0.20 acres of mitigation
Parcel 18:	0.18 acres of mitigation
Parcel 19:	0.44 acres of mitigation
Parcel 20:	0.20 acres of mitigation
Total	16.75 acres

V. PROPOSED DENSITY

All residential units are to be located on property with an ROI (Residential Office Institutional) Future Land Use designation (~~approximately 30~~ 55.45 acres). The residential density within the property designated ROI is not to exceed a maximum of 11 dwelling units per acre. For commercial and office land uses, a maximum of 80 percent of the site can be impervious, and a maximum of 40 percent of total site area can be covered by structures.

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EXHIBIT 6

PROPOSED DEVELOPMENT STANDARDS

A. PURPOSE:

The purpose of this PUD is to establish an area of integrated and compatible land uses and services. The following standards shall be met in developing the PUD.

B. PERMITTED PRINCIPAL USES

1. Commercial Service

- A. Retail sales and services, including drive-through services as long as such drive-through services are located within 1,000 feet of Gatlin Boulevard
- B. Wholesale establishments
- C. Medical offices
- D. Sales of a combination of both new and used motor vehicles manufactured by major national or international companies, including vehicle services and repair facilities.
- E. Professional offices
- F. Theaters
- G. Restaurants/eateries with outside dining permitted, including drive-through establishments as long as such drive-through services are located within 1,000 feet of Gatlin Boulevard.
- H. Recreational amusement centers
- I. Clubs, lodges or convention centers
- J. Public utilities
- K. Building material sales, including lumberyards and storage yards
- L. Hospitals and medical centers w/ helicopter landing pad; ambulance/emergency vehicle parking and other related accessory uses

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- M. Hotels
 - N. Flag poles of 80 feet in height with a flag of 20 feet by 30 feet
 - O. Car washes, except for free-standing, self-service car washes
 - P. Veterinary clinics and hospitals, including internal kennels associated with treatment of animals but not including for-rent boarding facilities
 - Q. Daycare centers, including 24-hour operation
 - R. Adult care centers, including 24-hour operation
 - S. Horticultural nurseries and garden supply sales, but not for the growing of plants in-ground
 - T. Retail convenience stores
 - U. Gasoline sale / services stations
 - V. Retail sales of alcoholic beverages for on and off-premises
 - W. Laundry or dry-cleaning establishments
 - X. Equipment rental business
 - Y. Grocery stores, including pharmacies and bakeries
 - Z. Semi-public facility or use
 - AA. Mini Storage/Light Warehousing
- (Note: Site Plan for item AA to provide Landscape Buffer Strip and wall per City Code, §153.04.E along all property lines)

2. Light Industrial/Residential Office Institutional

- A. Multi-family residential dwellings
 - B. Parks or playgrounds
 - C. Civic or cultural facilities
 - D. Townhouse dwellings
 - E. Offices
 - F. Clubs or lodges
 - G. Day care centers, including 24-hour operation
 - H. Adult care centers, including 24-hour operation
 - I. Assisted Living Facility (ALF)
- (Note: An ALF use cannot be converted to Section 8 or HUD housing)

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C. **NON- PERMITTED USES**

1. Adult entertainment establishments
2. Kennels
3. Bingo halls
4. Truck stops
5. Free-standing self-service car washes (unless associated with vehicular repair or dealership)
6. Travel trailer parks or camp grounds
7. Mobile homes
8. Billboard signs
9. Horticultural nurseries where plants are grown in-ground
10. Wireless communication antennas and towers, as set forth in § 158.213
11. Recreational Vehicle Park
12. Disposal and recycling Facility for construction and demolition debris
13. Indoor Shooting Facility

D. **SPECIAL EXCEPTION USES**

1. Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure; provided, however, that only one such residence may be approved for each business and required land area
2. Church or other place of worship
3. Commercial Driving School
4. Gymnastic School

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E. PARKING REQUIRED

1. All retail establishments shall provide for one (1) parking space per 250 gross square feet of building.
2. All office space is to provide one (1) parking space per 250 gross square feet of building.
3. All residential development is to provide 1.5 parking spaces per dwelling unit for 1 bedroom units and 2 parking spaces for 2 and more bedroom units.
4. All hospital/medical center space will provide 3 parking spaces per hospital bed.
5. All Medical office space will provide 7 parking spaces per 1,000 gross square feet of building.
6. All free standing restaurants will provide 1 parking space per 75 gross square feet of building.
7. All restaurants that are part of a retail or office building will provide 1 parking space per 250 gross square feet of building.
8. All flex space units will provide 1 parking space per 300 gross square feet of building.

(These figures represent a “minimum parking requirement”. Additional parking will be provided when deemed appropriate by the developer.)

F. MINIMUM BUILDING AND UNIT SIZES

The minimum building size is pursuant to the requirements of sections 158.124, 158.125 and 158.126 of the City’s Land Development Regulations. The minimum building size for an office is 1,000 square feet. The minimum size of a multi-family residential unit is 700 square feet.

G. LANDSCAPING

Landscape buffers along Gatlin Boulevard, Rosser Boulevard and Kensington Street are to follow the typical landscape section shown on Exhibit 15. Landscape buffers along Rosser Boulevard shall include live oaks and cabbage palms as practicable and shall match the landscape buffers of the development to the south. All other landscape and buffer areas, as well as all landscape materials, shall conform to minimum size and spacing requirements as set forth in Section 154.03 of the City’s Land Development

GATLIN COMMONS RAC – AMENDMENT NO.5

Regulations. The developer shall have the right to amend the list of approved trees and shrubs as deemed necessary. All landscape plans submitted to the City as part of final development plans shall be approved by the developer prior to submittal to the City.

H. MAXIMUM BUILDING HEIGHT

All maximum proposed structure heights are as follows:

Residential (Height Zone A)	-	35 feet
Commercial/Office (Height Zone B)	-	50 feet
Hospital/Medical Center (Height Zone C)	-	70 feet

The Conceptual Master Plan attached as Exhibit 9 depicts certain height zones for the project. Such zones are based on land use and proximity to single family residences.

I. MINIMUM BUILDING SETBACKS

Front setback:

Along Gatlin Boulevard and Rosser Boulevard:	25 Feet
Along interior property lines/right-of-ways:	0 Feet
Along Kensington Street:	15 Feet

Side Setback: 10 feet

Rear Setback: 15 feet

Building Separation: 20 foot-minimum

The following conditions will apply:

1. The ten-foot-wide landscape strip required in front of interior buildings must be located to the side and rear of the structures, or to an alternative location within overall PUD. All alternative locations must first be approved by the developer.
2. The required 25-foot landscape strip along Gatlin Boulevard and Rosser Boulevard shall not be relocated to other areas within PUD or property.
3. Building locations shall not interfere with required sight-distances along interior intersections.
4. Additional setbacks will be provided when necessary to provide adequate room for sidewalks and lighting.

J. ACCESSORY USES

Building overhangs along front-facing walkways of 5 feet to 7 feet shall be allowed to accommodate business signage of uniform design.

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K. BUFFERS

When non-residential development abuts residential development, a 25-foot wide landscaped buffer with a six-foot high architectural wall or berm shall be provided. This condition shall not apply when proposed office or retail uses abut an existing lake of at least 100 feet in width which already provides a natural buffer. The same applies to multi-family uses abutting single-family uses. When retail uses abut non-retail commercial or office uses, a 6-foot wall and 10-foot-wide landscape strip will be required to screen the retail user from the other user.

L. STORMWATER SYSTEMS

Gatlin Commons will be provided stormwater attenuation through the Portofino Isles Community Development District (“CDD”). The Portofino Isles CDD will own and operate the master stormwater system necessary to serve the project. The Portofino Isles CDD is currently constructing the master stormwater system for the Gatlin Commons and adjacent land owned by Glassman Corporation and Prime Investors & Developers, Inc. pursuant to South Florida Water Management District Permit No. 56-00332-S-13, a copy of which is attached to this application as Exhibit 13. The permit requires that the Gatlin Commons provide pre-treatment of the stormwater as a requirement of Special Condition No. 14. The pre-treatment of stormwater will be through a series of dry detention areas prior to discharging into the master stormwater system. The stormwater conveyance system internal to the Gatlin Commons PUD will be designed and developed as part of the preparation for site plans and construction plans for each parcel within the PUD. The South Florida Water Management District will require a construction permit for those facilities. Should it be hydrologically feasible, the stormwater system will be designed to treat water from the widening improvements on Rosser Blvd.

M. ROADWAYS

The prior owners of the Gatlin Commons property dedicated to the City of Port St. Lucie 40 feet of right-of-way for Rosser Boulevard and 50 feet of right-of-way for Gatlin Boulevard, pursuant to that certain Pre-Annexation Agreement between Glassman Corporation and the City of Port St. Lucie dated September 25, 2000 and recorded in Official Records Book 1340, Page 404, Public Records of St. Lucie County, Florida (the “Pre-Annexation Agreement”). Section 11 of the Pre-Annexation Agreement requires the current owner of the Gatlin Commons property to dedicate to the City 80 feet of right-of-way for the extension of Aledo Avenue to Gatlin Boulevard. In order to accomplish that connection, the Aledo Avenue extension has been aligned with the intersection of Import Drive and Gatlin Boulevard, which is a signalized, full-movement intersection. The roadway has also been connected to the Kensington Street extension (also called Brigantine Place) to provide internal connectivity throughout the site. All on-site roads will be dedicated to the City via plat. Typical roadway sections are depicted on Exhibit 10. Final roadway sections (including landscaping) will be approved as part of such plat and final development plans. The developer or his designee will construct Import Drive and Aledo Avenue at its sole cost and expense. The Portofino Isles Community

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Development District recently completed construction of Kensington Street. Upon dedication of those roads to the City, the City will undertake maintenance of the same. The Gatlin Commons Property Owners Association will maintain all landscaping and common areas within the development, including all landscaping within the Aledo Lane and Import Drive rights-of-way. A right-of-way landscape maintenance agreement for the Gatlin Commons project shall be approved by the City prior to the recording of the plat to create the City road rights-of-way. A traffic study of the project, pursuant to Section 4 of that certain unrecorded Capacity Agreement between Glassman Corporation and the City of Port St. Lucie dated November 17, 2000, is attached to this application as Exhibit 16. The Conceptual Master Plan attached to this application as Exhibit 9 depicts all access points onto the property, both with full turning movements and right-in/right-out movements only.

In approving the PUD, the City is not accepting the traffic analysis methodology. The City is agreeing to the proposed improvements shown on Exhibit 9 and as further described in the following paragraph.

When applications for final site plan approval for Parcels 1, 2, 3, and 4, or any portion thereof, as depicted on the Conceptual Master Plan attached as Exhibit 9, are submitted to the City, each application must include a traffic study that analyzes the project's potential impacts on both Gatlin and Rosser Boulevards. In the event that a traffic study done in conjunction with applications for final site plan approval for either Parcel 1, 2, 3, or 4, or any portion thereof, concludes that such development will result in a decrease in the level of service the City's roadway network, below Level of Service D, appropriate off-site roadway improvements to accommodate the development will be identified and these improvements will need to be funded, designed and constructed as part of such development.

The land needed to create the turn lane from Rosser Boulevard into Parcel 4 will be dedicated to the City prior to Site Plan approval for Parcel 4 and Parcel 15, if affected. The turn lane cannot affect the alignment of the intersection at Aledo Lane and Rosser Boulevard. Additional right-of-way needed for the widening of Rosser Boulevard may be required from Parcel 2 and Parcel 4. This additional right-of-way is to be dedicated to the City of Port St. Lucie prior to issuance of CO for Parcel 2 and prior to final site plan approval for Parcel 4.

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N. MULTI-FAMILY DESIGN STANDARDS

Front setback:	23 feet minimum
Rear setback:	15 feet minimum
Side setback (building corners)	20 feet minimum
Perimeter setback (to property line):	15 feet minimum
Building Separation:	20 feet minimum
Rear setback from patio w/ screen:	12 feet minimum
Lot Size:	22' wide x 81' deep (1,782 square foot) minimum

The following conditions will apply:

1. The maximum number of contiguous units will be 8.
2. The maximum length of contiguous units will be 240 feet.
3. No more than two contiguous town home dwelling units shall have the same front building setback. Building articulation will provide a minimum of a two-foot difference in building to provide variation.
4. The only allowed accessory uses within the rear lot setback will be a 3' wide patio with an open air screen enclosure adjacent to the rear of the building.
5. The internal private roadway system shall have a minimum right-of-way width of 34 feet.
6. Common open space shall be 500 square feet per dwelling unit.

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EXHIBIT 7

PARCEL I (INCLUDES WMT-1) LEGAL DESCRIPTION

Being a Tract of land lying in Section 14, Township 37 South, Range 39 East, and being more particularly described as follows:

Commence at the northeast corner of said Section 14; thence S 00°01'29" W, along the east line of said Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet south of, as measured at right angles, the north line of said Section 14; thence S 87°39'47" W, parallel with the said north line of Section 14, a distance of 40.03 feet to the intersection with a line 40.00 feet west of, as measured at right angles the said east line of Section 14, and being the west right-of-way line of Rosser Boulevard, and the POINT OF BEGINNING of the following described Parcel;

Thence continue S 87°39'47" W, along lastly said line, a distance of 2,160.28 feet; thence S 42°39'47" W a distance of 35.36 feet; thence S 02°20'13" E a distance of 185.00 feet; thence S 02°14'13" W a distance of 124.08 feet; thence S 00°21'33" E a distance of 359.70 feet to the beginning of a curve concave to the west having a radius of 800.00 feet; thence southerly along the arc of said curve a distance of 536.90 feet through a central angle of 38°27'10"; thence S 38°05'37" W a distance of 194.62 feet to the beginning of a curve concave to the southeast having a radius of 450.00 feet; thence southwesterly along the arc of said curve a distance of 117.07 feet through a central angle of 14°54'19"; thence S 23°11'17" W a distance of 582.56 feet to the beginning of a curve concave to the east having a radius of 25.00 feet; thence southerly along the arc of said curve a distance of 19.63 feet through a central angle of 44°59'27" to the point of reverse curvature with a curve concave to the west, having a radius of 78.33 feet; thence southerly along the arc of said curve a distance of 18.43 feet, through a central angle of 13°28'59" to the point of reverse curvature with a curve concave to the northeast, having a radius of 25.00 feet; thence southeasterly along the arc of said curve a distance of 25.52 feet, through a central angle of 58°29'32"; thence S 66°48'43" E a distance of 28.29 feet to the beginning of a curve concave to the north having a radius of 1,053.81 feet; thence easterly along the arc of said curve a distance of 220.84 feet through a central angle of 12°00'26"; thence N 11°10'52" E a distance of 115.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 938.81 feet, the chord of which bears S 82°32'55" E; thence easterly along the arc of said curve, a distance of 122.23 feet through a central angle of 07°27'34"; thence S 86° 16' 40" E a distance of 614.43 feet to the beginning of a curve concave to the north having a radius of 2,360.00 feet; thence easterly along the arc of said curve a distance of 273.01 feet through a central angle of 06°37'41"; thence N 87°05'38" E a distance of 303.07 feet to the beginning of a curve concave to the south having a radius of 940.00 feet; thence easterly along the arc of said curve a distance of 301.86 feet through a central angle of 18°23'57"; thence S 74°30'25" E a distance of 422.38 feet; thence S 15°29'35" W a distance of 115.00 feet; thence S 74°30'25" E a distance of 6.17 feet to the beginning of a curve concave to the north having a radius of 25.00

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feet; thence easterly along the arc of said curve a distance of 27.59 feet through a central angle of $63^{\circ}13'40''$ to the point of reverse curvature with a curve concave to the south, having a radius of 80.00 feet; thence easterly along the arc of said curve a distance of 131.39 feet, through a central angle of $94^{\circ}06'04''$ to the point of reverse curvature with a curve concave to the northeast, having a radius of 25.00 feet; thence southeasterly along the arc of said curve a distance of 16.31 feet, through a central angle of $37^{\circ}22'47''$ to the point of compound curvature with a curve concave to the north, having a radius of 1,240.00 feet; thence easterly along the arc of said curve, a distance 193.96 feet through a central angle of $08^{\circ}57'44''$; thence S $89^{\circ}58'31''$ E a distance of 137.03 feet; thence N $00^{\circ}01'29''$ E a distance of 2,404.57 feet to the POINT OF BEGINNING.

Containing 116.924 acres, (5,093,209.4 sq. ft.) more or less.

PARCEL II LEGAL DESCRIPTION

Being a Tract of land lying in Section 14, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the northeast corner of said Section 14; thence S $00^{\circ}01'29''$ W, along the east line of said

Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet south of, as measured at

right angles, the north line of said Section 14; thence S $87^{\circ}39'47''$ W, parallel with the said north line of

Section 14, a distance of 2370.31 feet to the POINT OF BEGINNING of the following described Parcel;

Thence continue S $87^{\circ}39'47''$ W, along lastly said line, a distance of 263.21 feet; thence S $00^{\circ}21'33''$ E a distance of 1,198.55 feet; thence S $35^{\circ}55'46''$ E a distance of 74.32 feet; thence N $38^{\circ}05'37''$ E a distance of 184.20 feet to the beginning of a curve concave to the west having a radius of 700.00 feet; thence northerly along the arc of said curve a distance of 469.79 feet through a central angle of $38^{\circ}27'10''$; thence N $00^{\circ}21'33''$ W a distance of 354.93 feet; thence N $06^{\circ}54'39''$ W a distance of 125.40 feet; thence N $02^{\circ}20'13''$ W a distance of 185.00 feet; thence N $47^{\circ}20'13''$ W a distance of 35.36 feet to the POINT OF BEGINNING.

Containing 7.668 acres (334,018.1 sq. ft.), more or less.

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EXHIBIT 8

BINDING P.U.D. AGREEMENT

The property, as described on Exhibit 7, is under the unified control of the undersigned petitioner who agrees 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 owner's association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of March, 2016.

WITNESS:

GATLIN COMMONS PROPERTY OWNERS
ASSOCIATION, INC

BY: 

BY: 
Hal Dodd
President

BY: 

GATLIN COMMONS RAC – AMENDMENT NO.5

EXHIBIT 9

PUD CONCEPTUAL MASTER PLAN

GATLIN COMMONS RAC – AMENDMENT NO.5

EXHIBIT 10

TYPICAL RIGHT-OF-WAY SECTIONS

(Page intentionally left blank, information provided in file)

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EXHIBIT 11

ELEVATION PLAN

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EXHIBIT 12

DRI CORRESPONDENCE

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GATLIN COMMONS RAC – AMENDMENT NO.5

EXHIBIT 13

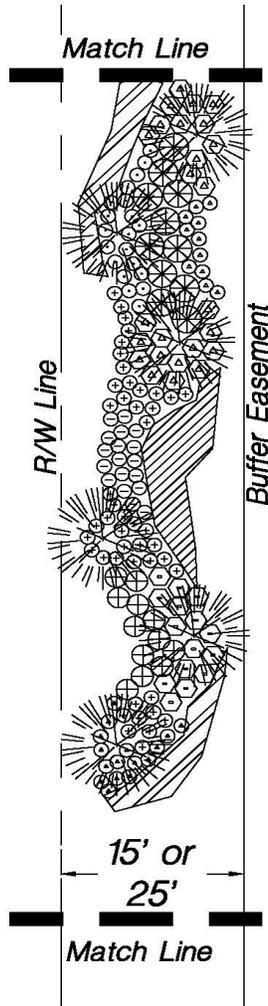
SFWMD PERMIT

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GATLIN COMMONS RAC – AMENDMENT NO.5

EXHIBIT 14 ~~15~~

TYPICAL NATIVE BUFFER



Landscape Legend:

Trees:

Slash Pine

Pinus eliottii 'Densa', 12' Ht, 2.5" cal

Shrubs:

Saw Palmetto

Serenoa repens, 3 gal, 48" o.c.

Cord Grass

Spartina bakeri, 3 Gal, 36" o.c.

Fakahatchee Grass

Tripsacum dactyloides, 3 gal, 36" o.c.

Dwarf Walters Viburnum

Viburnum obovatum 'Whorl Class', 3 gal, 24" o.c.

Dwarf Firebush

Hamelia macarantha, 3 Gal, 24" o.c.

Bahama Cassia

Senna mexicana var. *chapmanii*, 3 gal, 24" o.c.

Dwarf Fakahatchee Grass

Tripsacum floridana, 3 gal, 24" o.c.

Giant Swordfern

Nephrolepis bisserrata, 3 gal, 24" o.c.

Muhly Grass

Muhlenbergia capillaris, 3 gal, 24" o.c.

Groundcover:

Dune Sunflower, *Helianthus debilis*, 1 gal, 24" o.c.

Trailing Lantana, *Lantana montevidensis*, 1 gal, 24" o.c.

Typical Native Buffer: Scale: 1"=20'

Note:

1. Typical Buffer Planting is applicable in areas where no native Vegetation exists.

Where existing, Native Vegetation is to be protected on site.

2. Typical plant list is subject to change.

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EXHIBIT 1516

TRAFFIC STUDY

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EXHIBIT 16 17

CONCEPTUAL UTILITY MASTER PLAN

(Page intentionally left blank, information provided in file)

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EXHIBIT 17

AGREEMENT WITH PORTOFINO ISLES CDD

**This instrument was prepared by and
after recording return to:**

**Name: Robert S. Raynes, Jr., Esq.
Address: Gunster, Yoakley, & Stewart, P.A.
800 SE Monterey Commons Blvd.
Suite 200
Stuart, Florida 34996**

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, Gatlin Group Holdings, LLC, a Florida limited liability company, LLC (the "Owner") holds the fee simple title to certain lands located in the City of Port St. Lucie, Florida (hereinafter the "Property"), which is legally described as:

Parcels 4, 13, 14 and 15, GATLIN COMMONS, according to the map or plat thereof, as recorded in Plat Book 50, Page(s) 21 through 27, of the Public Records of St. Lucie County, Florida.

WHEREAS, the proposed development on the Property is referred to herein as "Gatlin Commons" or the "Project"; and

WHEREAS, the Owner submitted an application requesting a land use amendment and PUD rezoning for the Project (the "Application"); and

WHEREAS, the City Council on _____, 20__ approved the Project; and

WHEREAS, the Owner seeks to provide a Declaration of Restrictions, (the "Declaration" or "Covenant") in connection with the development of the Project in order to comply with any and all conditions agreed upon with Portofino Isles Community Development District, a unit of special purpose local government established pursuant to Chapter 190, Florida Statutes (the "CDD");

NOW, THEREFORE, the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) The above recitations are true and correct and are incorporated herein in their entirety.

- (2) **Density.** Owner agrees and acknowledges that the Project shall be limited to a maximum of two hundred (200) residential units on the Property.
- (3) **Construction of Wall.** Owner shall reduce the impacts of the Project to the surrounding residents of the CDD by constructing a six foot (6') high uninterrupted solid visual barrier which can include garage and/or wall along the adjacent lake in accordance with the landscape buffer plan attached hereto as Exhibit "A" (the "Buffer"). Owner shall design the garage and/or wall to conform to the design of the adjacent security wall to be constructed by the CDD as shown on Exhibit "A-1" attached hereto. The Owner shall complete installation of the Buffer, including the garage and/or wall referred to in this Section 3 and the landscaping (including palm trees) referred to in Section 5 below, after the installation of the utilities but prior to commencement of construction of any residential structures to be constructed on the Property. Following the installation of the Buffer, the maintenance of the Buffer shall be the perpetual responsibility of the Owner. The Owner shall provide the maintenance of the Buffer in a competent and professional manner, with such frequency as is necessary and reasonable in order to ensure that the Buffer is properly maintained and continues to function in accordance with the intended purpose of the Buffer.
- (4) **Recreational Amenities.** Owner shall reduce the impacts to the residents of the CDD by constructing on the Property a half-court basketball court prior to the issuance of a the first certificate of occupancy for a residential structure on the Property.
- (5) **Landscaping.** Owner shall reduce the impacts of the Project to the residents of the CDD by providing additional landscaping within the Buffer along the lake adjacent to the Portofino Court community. Said landscaping shall include tall palm trees (24' to 30' overhull height at planting) in order to mitigate the impacts of the building heights of the Project in accordance with the landscape buffer plan attached hereto as Exhibit "A". Following the installation of the landscaping, the maintenance of the landscaping shall be the perpetual responsibility of the Owner. The Owner shall provide the maintenance of the landscaping in a competent and professional manner, with such frequency as is necessary and reasonable in order to ensure that the landscaping is properly maintained and continues to function in accordance with its intended purpose.
- (6) **Building Height.** Owner shall reduce the impacts of Project to the residents of Portofino Isles by agreeing and acknowledging that no buildings constructed on the Property shall exceed three (3) stories in height with a mean roof height not to exceed forty-five feet (45').
- (7) **Bus Stop.** Owner acknowledges and agrees that it shall construct a bus stop/shelter, along Aledo Lane, for the use of the residents of the Project and the CDD, at a location reasonably acceptable to the CDD. The bus stop/shelter shall be installed prior to the issuance of the first certificate of occupancy for a residential structure on the Property.

Declaration of Restrictions

Page 3

- (8) **Architectural Standards.** Owner acknowledges and agrees that it is the intent and understanding that the architectural features of the Project be consistent with the residential architecture and standards of the CDD and to that end Owner agrees to restrict the use of asphalt tile and metal roofs (except those designed to look like barrel tiles) on all buildings associated with the Project.
- (9) **Easement.** By the execution hereof, the CDD at no additional cost to the Owner, hereby grants to the Owner, and its contractors, agents, licensees, invitees, successors and assigns, a non-exclusive easement for the purposes of constructing a wall, installing landscaping and maintaining said wall and landscaping together with the right of ingress and egress to the property described on Exhibit "B" attached hereto.
- (10) **Term.** This Declaration shall run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property and the Chairperson or Vice-Chairperson of the CDD Board of Supervisors has been recorded agreeing to terminate or otherwise change the covenant in whole, or in part.
- (12) **Modification, Amendment, Release.** This Declaration may be modified, amended, or released as to the land herein described, or any portion thereof by written instrument executed by the then owner(s) of the Property, including joinders of all mortgagees, if any, and further provided that the same is also approved in writing by the CDD.
- (13) **Enforcement.** This Declaration of Restrictive Covenants is in favor of, and enforceable by the CDD, its successors and assigns, and benefits the land owned by the CDD located adjacent to the Property. Enforcement shall be by action at law or in equity against any parties or person violating, or attempting to violate, any covenants, either to restrain violations or to recover damages. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- In addition, in the event of a breach of this covenant, enforcement may be by action at law or in equity against any parties or person(s) violating, or attempting to violate, any covenants, either to restrain violations or to recover damages. The parties agree that a breach of this covenant shall create, in favor of the CDD the presumption of irreparable harm for the purposes of any injunctive relief.
- (14) **Authorization for the City to Withhold Permits and Inspections.** In the event the terms of this Declaration are not complied with, in addition to any other remedies available, the City of Port St. Lucie, Florida is hereby authorized to withhold any further permits and refuse to make any inspections or grant any approvals until there is compliance with this Declaration.

Declaration of Restrictions

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- (15) **Election of Remedies.** All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.
- (16) **Presumption of Compliance.** Where construction occurred on the Property or any portion thereof pursuant to a lawful permit issued by the City of Port St. Lucie and where inspections were made and approval of occupancy was given by the City of Port St. Lucie, then such construction, inspection, and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration. The issuance of a final Certificate of Occupancy shall establish conclusively that the building(s) certified for occupancy comply with this Declaration.
- (17) **Severability.** Invalidation of any one of these covenants, by judgment or Court order, shall not affect any of the other provisions which shall remain in full force and effect.
- (18) **Recording.** This Declaration shall be recorded in the public records of St. Lucie County, Florida at the cost of Owner and shall become effective immediately upon recordation.
- (197) **Owner.** The term Owner shall include the Owner, their heirs, successors, and assigns.

NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that it will not convey or cause to be conveyed the title to the above referenced Property without requiring successors in title to abide by all terms and conditions set forth herein. Further, the undersigned declares that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment, and title to the Property and shall be binding upon the undersigned, its successors, and assigns.

[Execution Pages Follow]

ATTEST:

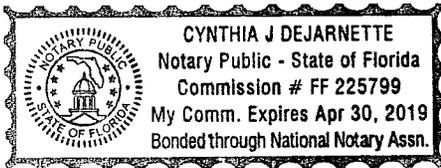
Carl Baker
Secretary/Assistant Secretary

PORTOFINO ISLES COMMUNITY
DEVELOPMENT DISTRICT

By: Carl W Baker
Name: EARL W. BAKER
Title: Chairperson

State of Florida)
County of St Lucie) SS:

The foregoing instrument was acknowledged before me by CARL BAKER as Chairperson of the Board of Supervisors of the Portofino Isles Community Development District, this 2 day of MARCH, 2016 who is personally known to me or who produced Florida Drivers License as identification.



Cynthia J DeJarnette
Notary Public, State of Florida at Large
Print Name: CYNTHIA DEJARNETTE
My commission expires: 4/30/2019

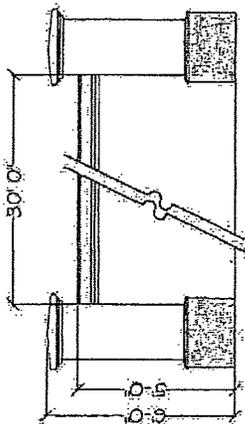
State of Florida)
County of _____) SS:

The foregoing instrument was acknowledged before me by Paul Winkely as Secretary/Assistant Secretary of the Board of Supervisors of the Portofino Isles Community Development District, this 12 day of March, 2016 who is personally known to me or who produced _____ as identification.

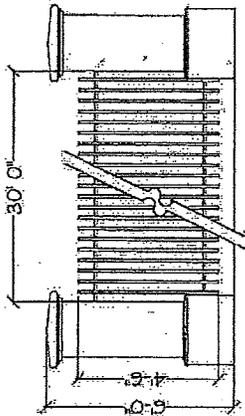


Jennifer McConnell
Notary Public, State of Florida at Large
Print Name: Jennifer McConnell
My commission expires: 12.16.2018

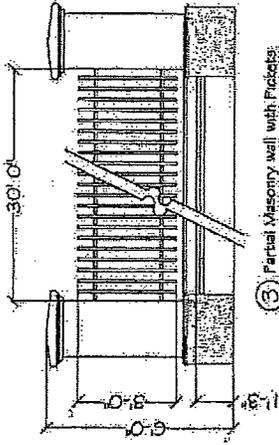
EXHIBIT "A-1"



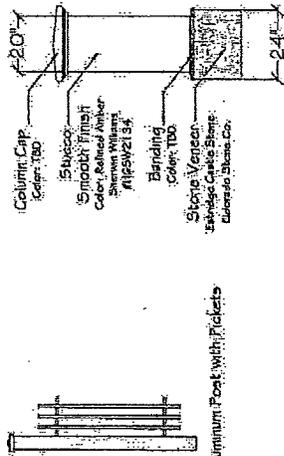
① Masonry wall with Columns



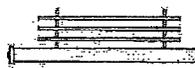
② Aluminum Pickets with Columns



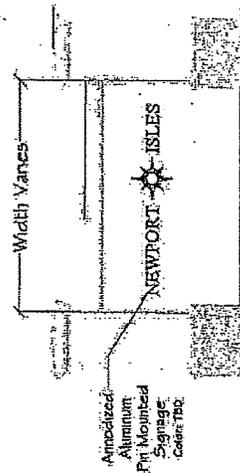
③ Partial Masonry wall with Pickets



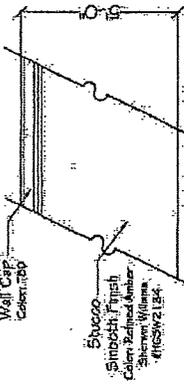
⑤ Masonry Column with Stone Veneer



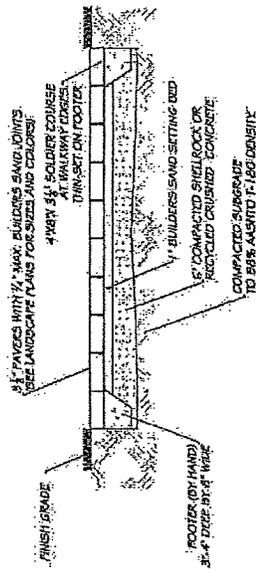
④ Aluminum Post with Pickets



⑦ Flat Mounted Signage



⑥ Masonry wall with Picket Columns



⑧ Specialty Footing

<p>BOGGS 1000 Avenue A, Suite 200 Portland, Oregon 97209</p>		<p>REVISIONS</p>		<p>DATE</p>		<p>BY</p>		<p>CHK</p>		<p>DATE</p>		<p>BY</p>		<p>CHK</p>	
<p>NEWPORT ISLES HARDSCAPE DETAILS</p>		<p>NO. 1</p>		<p>NO. 2</p>		<p>NO. 3</p>		<p>NO. 4</p>		<p>NO. 5</p>		<p>NO. 6</p>		<p>NO. 7</p>	

EXHIBIT "B"

Prepared by and Return to:
Robert S. Raynes, Jr., Esquire
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Commons Blvd.
Suite 200
Stuart, Florida 34996

CONSENT OF MORTGAGEE

FLAGLER BANK, a bank chartered under the laws of the State of Florida ("Mortgagee"), whose address is 555 Northlake Boulevard, North Palm Beach, FL 33408, is the owner and holder of that certain Mortgage, Security Agreement and Financing Statement dated June 8, 2007, recorded in Official Records Book 2836, Page 250; as amended by that certain Mortgage Modification Agreement dated December 15, 2008, recorded in Official Records Book 3051, Page 1838; as further affected by the Partial Release of Mortgage recorded in Official Records Book 3067, Page 1609; as further modified by the Mortgage Modification Agreement dated December 15, 2009, recorded in Official Records Book 3169, Page 631; as further modified by the Mortgage Modification Agreement dated June 15, 2011, recorded in Official Records Book 3301, Page 2676; as further modified by the Mortgage Modification Agreement dated June 14, 2013, recorded in Official Records Book 3549, Page 2808; as further modified by the Mortgage Modification Agreement dated August 14, 2013, recorded in Official Records Book 3567, Page 1660; and as further modified by the Mortgage Modification Agreement dated December 14, 2013, and recorded in Official Records Book 3601, Page 2810, as further modified by the Assignment of Mortgage dated May 18, 2015, recorded in Official Records Book 3751, Page 2658, as further affected by the Assignment of Note and Other Documents dated May 18, 2015, recorded in Official Records Book 3751, Page 2662, as further modified by the Modification and Restatement of Mortgage, Security Agreement and Assignment of Rents and Modification of Other Related Loan Documents dated May 18, 2015, recorded in Official Records Book 3751, Page 2667, as further affected by the Assignment of Rents and Leases dated May 18, 2015, recorded in Official Records Book 3751, Page 2700, as further affected by the Financing Statement Form dated May 18, 2015, and recorded in the Official Records Book 3751, Page 2706, all in the Public Records of St. Lucie County, Florida (collectively, the "Mortgage"); and

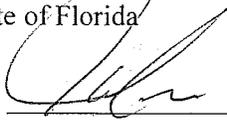
WHEREAS, the Mortgage constitutes a lien and encumbrance upon the "Property" as defined in the foregoing Declaration of Restrictions (the "Declaration"); and

WHEREAS, Mortgagee wishes to consent to the recording of the Declaration against the Property.

NOW, THEREFORE, KNOW YE, that the Mortgagee in consideration the sum of TEN and NO/100 DOLLARS (\$10.00) to it in hand paid by, or on behalf of, the Mortgagor at the time of the execution hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby consent to Mortgagor subjecting the Property described in the Declaration to the provisions of the Declaration and agrees that the Declaration shall be binding upon the present and future owners of the real property covered by the Declaration.

IN WITNESS WHEREOF, the Mortgagee has executed this Consent of Mortgagee this 8th day of February, 2016

FLAGLER BANK, a bank chartered under the laws of the
State of Florida

By: 
Its: Senior Vice President

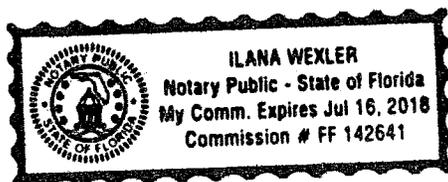
STATE OF FLORIDA)
) ss:
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 8 day of February, 2016, by Jose Cano, as Senior Vice President of FLAGLER BANK, a bank chartered under the laws of the State of Florida, who is personally known to me or has produced _____ as identification.



Notary Public
My Commission Expires: _____

(Notarial Seal)





City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD – MEETING OF JULY 5, 2016

FROM: KATHERINE H. HUNTRESS, PLANNER *KHH*

RE: TOWN PLACE
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
P16-060

DATE: JUNE 24, 2016

PROPOSED PROJECT: The proposed project seeks to adjust the boundaries of the existing future land uses of CG (General Commercial) and RM (Residential Medium Density) to accommodate the proposed development of a community shopping center and an apartment complex. The total area to be affected by this adjustment is 1.07 acres.

APPLICANT: Michael Houston, HJA Design Studio

OWNER: PSL Town Place Partners, LLC. The deed is included in the file.

LOCATION: The property is located on the east side of US 1, south of Savanna Club Boulevard, and north of Huffman Road.

LEGAL DESCRIPTION: The property is legally described as Parcels I and II, St. Lucie Gardens.

SIZE: 1.07 acres

EXISTING ZONING: Town Place PUD (Planned Unit Development)

EXISTING USE: Vacant partially disturbed land.

SURROUNDING USES:

	Existing Use	Future Land Use	Zoning
NW	fuel service station and convenience store under construction	SLC COM (Commercial)	SLC CG (General Commercial)
N	preserve area of a multifamily residential community	SLC COM (Commercial) & SLC RU (Residential Urban 5 du/acre)	SLC RM-5 (Medium Density Residential)
S	commercial development and vacant land	CG (General Commercial) & LI/CS (Light Industrial/Service Commercial)	CS (Service Commercial) & WI (Warehouse Industrial)
E	preserve area of a multifamily residential community	SLC RU (Residential Urban 5 du/acre)	RS-2 (Single Family Residential)
W	commercial development	SLC COM (Commercial)	WI (Warehouse Industrial)

EXISTING LAND USE DESIGNATION: 11.91 acres are CG (General Commercial) and 6.60 acres are RM (Medium Density Residential).

REQUESTED LAND USE DESIGNATION: The CG (General Commercial) area is proposed to be reduced from 11.91 acres to 10.84 acres, and the RM (Medium Density Residential) is proposed to be increase from 6.60 acres to 7.67 acres. The total land use area that is being proposed to change is 1.07 acres (see attached Land Use Modification Exhibit).

IMPACTS AND FINDINGS:

Sewer/Water Service: The City of Port St. Lucie Utilities Service Department will provide water and sewer service to this development. A comparison of the potable water demand and wastewater generation shown below shows a decrease in water and sewer usage.

Water and wastewater calculations for land use change						
Scenario	Land Use	Acres	Allowable Intensity per acre	Rate (gpd)	Projected Water (gpd)	Projected Wastewater (gpd)
Existing	CG	1.07	17,424 sf	125 per 1,000 sf	2,178	1,851
Proposed	RM	1.07	11 du	115 per unit	1,265	1,075
				Net change	-913	-776

Transportation: According to the traffic study provided by the applicant, the impact of the land use change to transportation was evaluated using the Institute of Transportation Engineers' (ITE) report, Trip Generation (9th Edition). General Commercial was evaluated as a shopping center (ITE land use 820) and the medium density residential was evaluated as apartments (ITE land use 220). The change in use results in a decrease of 1,308 daily, 27 a.m. peak hour, and 104 p.m. peak hour trips. The change in use results in a decrease in trips for the property; therefore the change in use has no transportation impact on the property.

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. The level of service is 5 acres per 1,000 people as outlined in §160.85.

Schools: The proposed land use amendment will increase the number of possible residential units by 11 which is anticipated to have a minimal impact on the St. Lucie County School District.

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available to accommodate this project.

Environmental: The environmental assessment provided by the applicant indicates that there are areas of uplands and wetlands on the subject property. The project shall comply with all requirements of Chapter 157 Natural Resource Protection prior to development of the site.

Flood Zone: Flood Insurance Rate Map, St. Lucie County (Map No. 12111C0291J) depicts that the subject site is in flood zone X and is not within the 100-year storm area.

Police: The department's response time is approximately 6-10 minutes for emergency calls. This project will not impact that response time.

Fire/EMS: The nearest fire rescue station #12 is located at 1850 SE Village Green Drive, which is approximately 1.5 miles from the subject property. The St. Lucie County Fire District does not list response times for each individual station because of the necessity of responding with another station. This project will not impact adequate service delivery.

Compatibility Analysis: The request for the adjustment of 1.07 acres of CG (General Commercial) and RM (Medium Density Residential) future land uses fits well into the land use patterns of the surrounding area. It is consistent with the Comprehensive Plan and will allow for commercial and residential development of the site.

Justification/Mitigation: The requested land use change is justified and supported by the Comprehensive Plan and is an appropriate use. The subject application is supported and justified by Objective 1.1.3: "Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation, Open Space, and Capital Improvements Element of this Comprehensive Plan) are available concurrent with impacts of development."; and Policy 1.1.3.1: "The development of residential, commercial, and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as: (a) Potable water; (b) Sanitary sewers; (c) Solid waste removal; (d) Vehicular and pedestrian circulation; (e) Public safety;... (h) Electricity; and (i) Drainage."

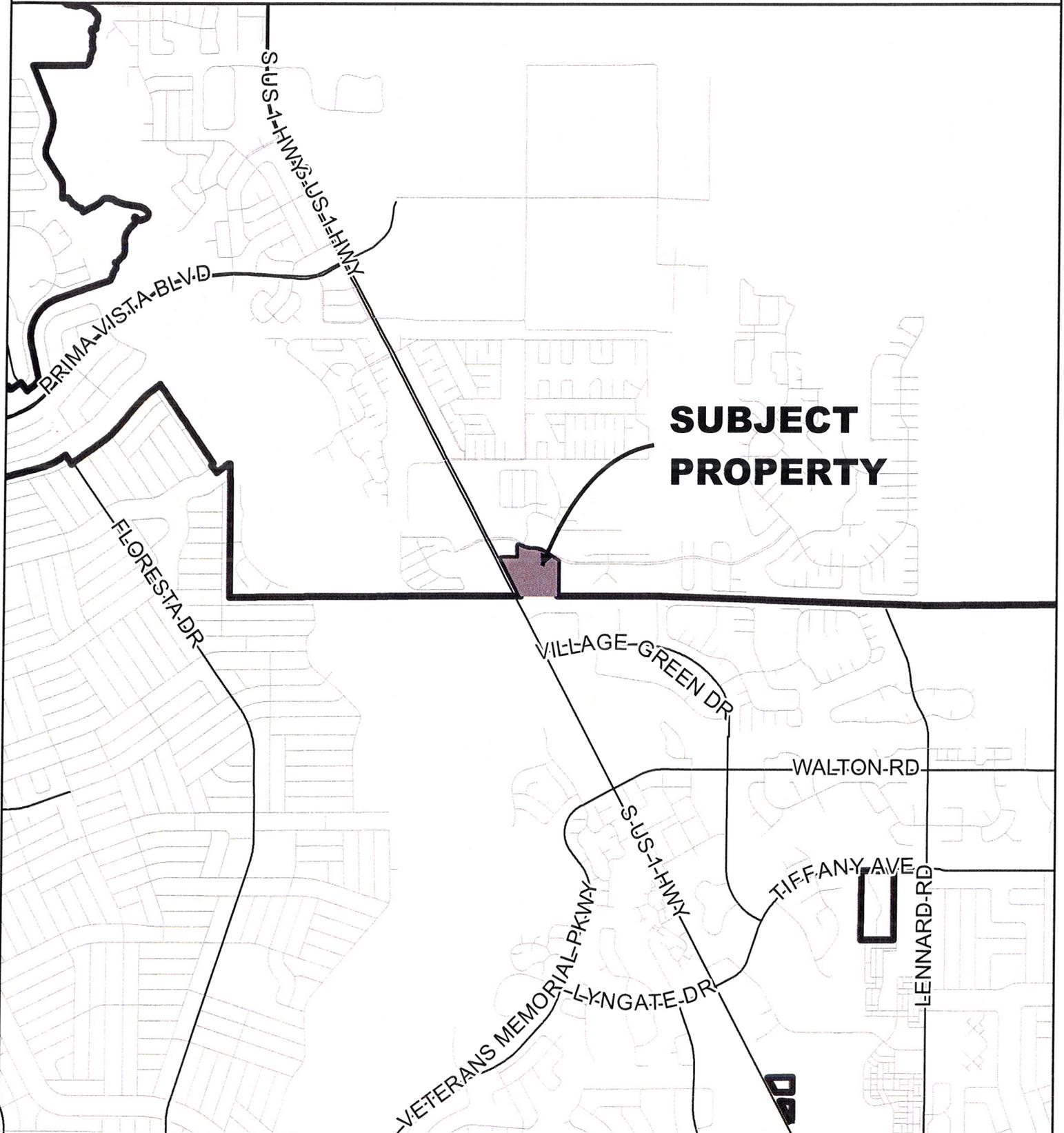
STAFF RECOMMENDATION: The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval of the proposed amendment based on the analysis and findings as noted in the staff report.

Planning and Zoning Board Action Options:

- Motion to recommend approval
- Motion to recommend approval with conditions
- Motion to recommend denial

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

GENERAL LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT
PSL TOWN PLACE
PARCELS I & II, ST. LUCIE GARDENS

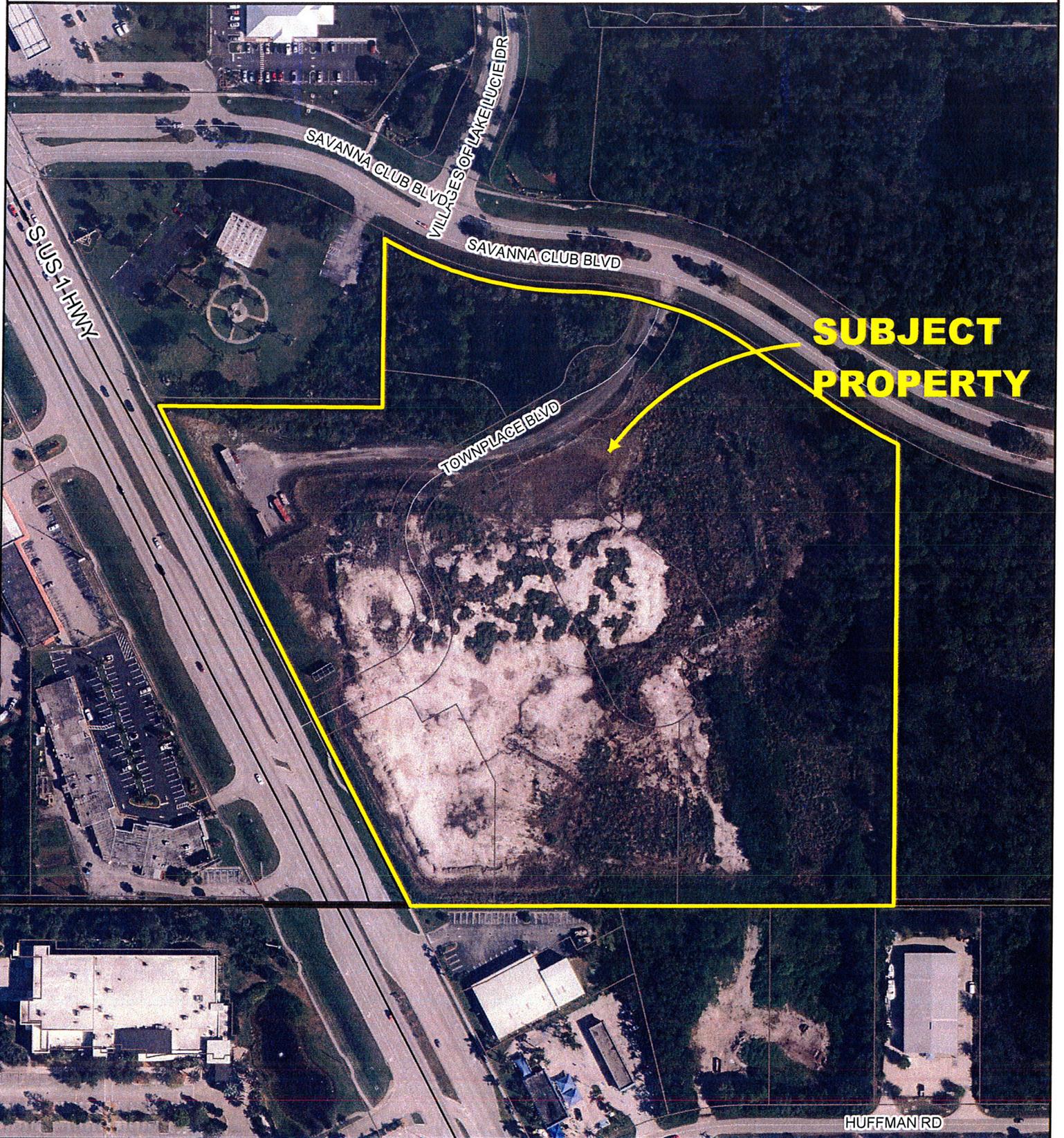
DATE: 5/16/2016

APPLICATION NUMBER:
P16-060

USER:
patricias

SCALE:
1 in = 0.5 miles

AERIAL



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT

PSL TOWN PLACE

PARCELS I & II, ST. LUCIE GARDENS

AERIAL DATE 2014

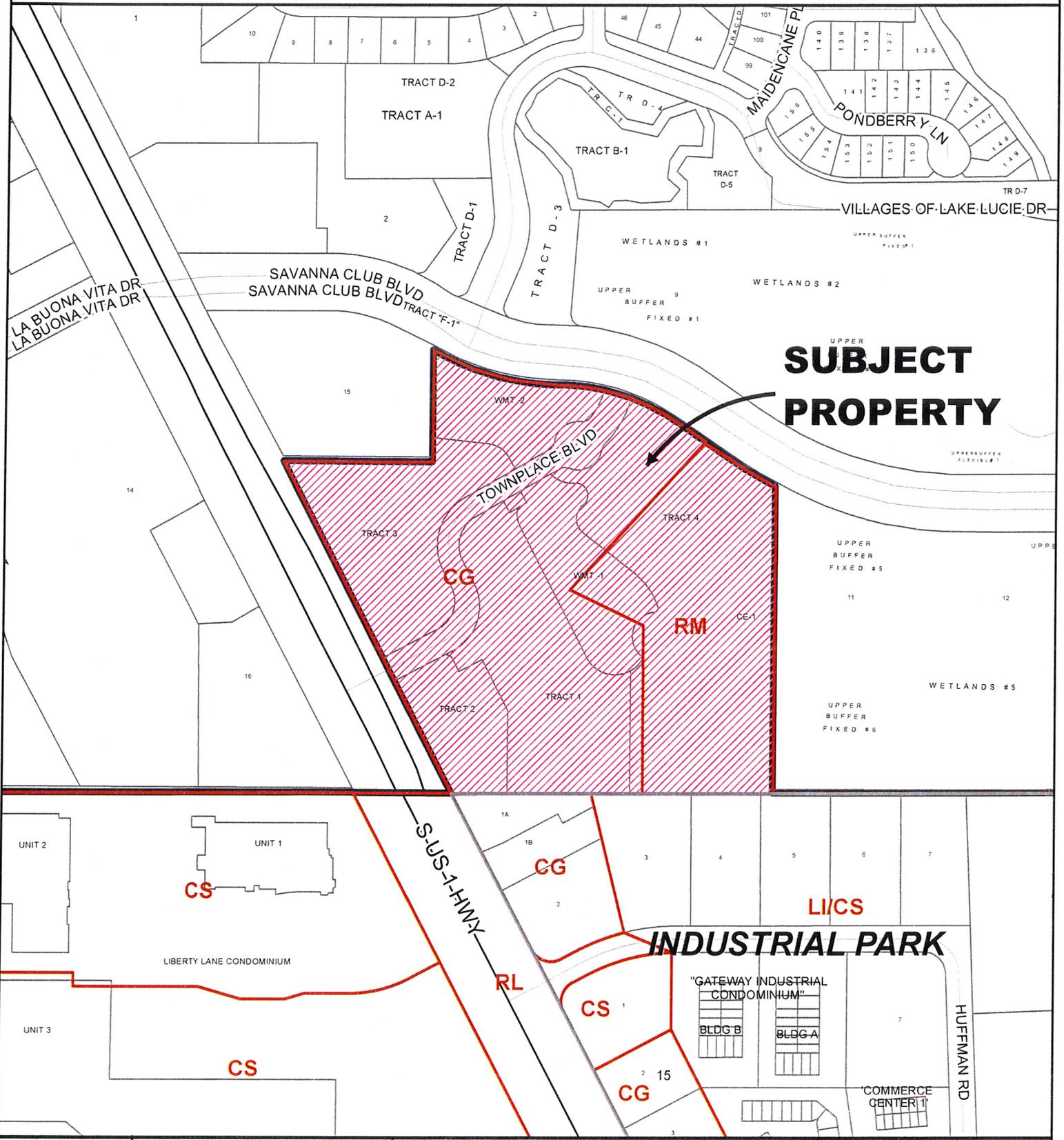
DATE: 5/16/2016

APPLICATION NUMBER:
P16-060

USER:
patricias

SCALE:
1 in = 200 ft

FUTURE LAND USE



SUBJECT PROPERTY

INDUSTRIAL PARK

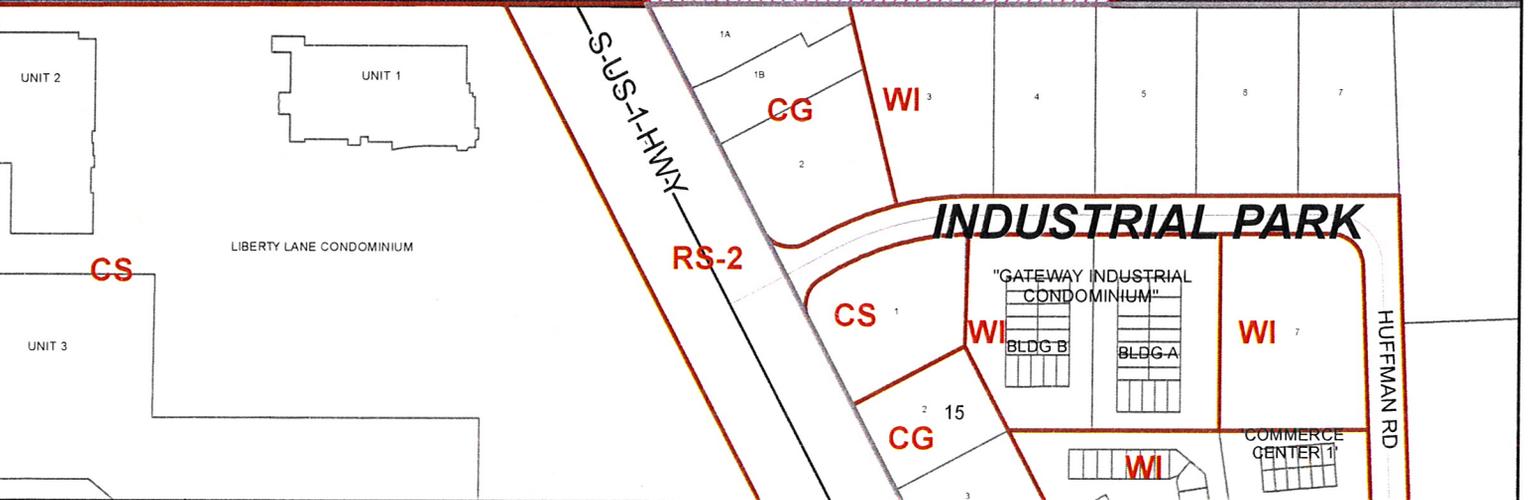
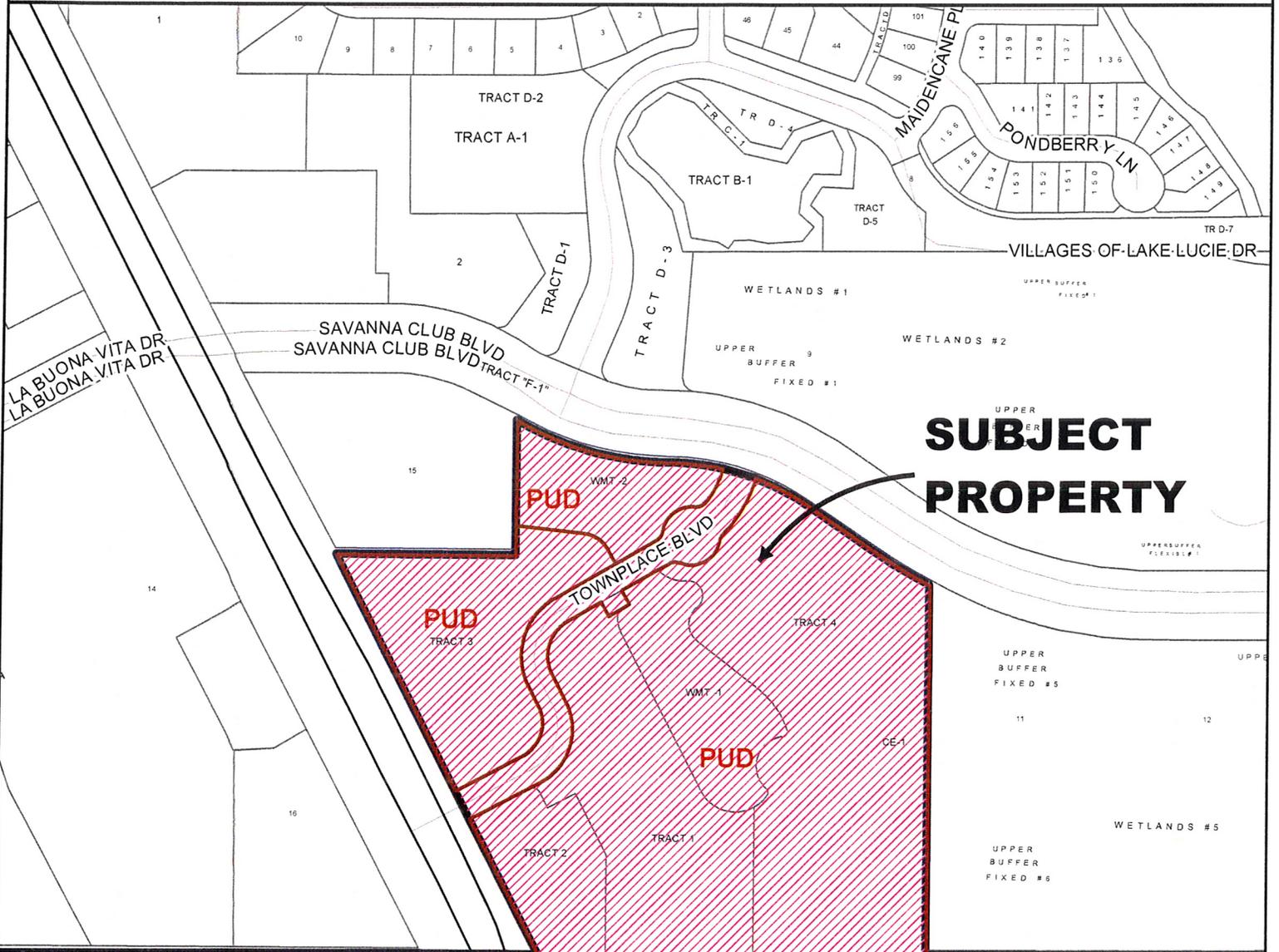


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT
PSL TOWN PLACE
PARCELS I & II, ST. LUCIE GARDENS

DATE:	5/16/2016
APPLICATION NUMBER:	P16-060
USER:	patricias
SCALE:	1 in = 300 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT

PSL TOWN PLACE

PARCELS I & II, ST. LUCIE GARDENS

DATE: 5/16/2016

APPLICATION NUMBER:
P16-060

USER:
patricias

SCALE:
1 in = 300 ft



RECEIVED

APR 20 2016

Hand Delivered

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

April 20, 2016

Ms. Patty Tobin
Director, Planning and Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd. 34984

RE: Town Place Small Scale Land Use Amendment Application (PSL #P07-137)

Dear Patty,

Please accept this letter and the following materials as our Small Scale land use amendment request for the above referenced project located on U.S. Highway 1 and Savanna Club Boulevard. This application is intended to be reviewed in conjunction with our revised PUD application which was submitted on 4-11-16. This amendment is a request to revise the CG (Commercial General) and RM-11 (Medium Density Residential) land uses on the site to allow for the development of a community shopping center and an apartment complex. The existing CG is 11.91 acres and the RM-11 is 6.6 acres. This request is to reduce the CG to 10.84 acres and increase the RM-11 to 7.67 acres respectively.

As required one hard copy and electronic copy/ transmittal of the following materials are included in this submittal:

1. Completed Checklist with all required items as noted with the exception of #10 & #11 which will be submitted under separate cover.
2. Authorization letters.
3. Application fee in the amount of \$4,000.00 (\$3960 plus \$40/ac.) made out to the City of Port St. Lucie.

Following your review of the application please let us know if you need any additional copies or have any questions. Thank you for your assistance with this application. We look forward to working with you on this unique project.

Sincerely,


Michael Houston ASLA
President

c.c. Jerry Rich
Richard Lundy
Lee Dobbins

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept P16-060
Fee (Nonrefundable)\$ 4,000.00
Receipt # 92288

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 advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: mhouston@hjadstudio.com

PROPERTY OWNER

Name: Richard Lundy, General Manager, PSL Town Place, LLC
Address: 998 SE Town Place Boulevard, Port St. Lucie, Florida 34952

Telephone No.: (772) 446-7344 Fax No.: (772) 446-7628

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: Richard Lundy, General Manager
Address: Same as above

Telephone No.: _____ Fax No.: _____

AGENT OF OWNER (if any)

Name: Michael Houston, HJA Design Studio
Address: 50 E. Ocean Blvd., Suite 101
Stuart, FL 34994

Telephone No.: (772) 678-7200 Fax No.: _____

PROPERTY INFORMATION

Boundary Description See attached exhibit and boundary survey
(attach map) _____

Property Tax I.D. Number _____

Current Land Use CG & RM Proposed Land Use CG & RM

Current Zoning PUD Acreage of Property 18.5

Reason for Comprehensive Plan Amendment: _____

This amendment will adjust the Commercial General (CG) and Residential Multi Family (RM) land uses to reflect the proposed PUD site plan: See attached justification letter.


*Signature of Owner

Michael Houston
Hand Print Name

6.3.16
Date

*If signature is not that of 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.

COMPREHENSIVE PLAN AMENDMENT CHECKLIST

The following materials are required for a complete analysis of the application. Much of this material will be forwarded to the Planning and Zoning Board, City Council, and Department of Community Affairs. Please provide material that can be copied in black and white on standard sized paper. Please note that the information must address St. Lucie County if appropriate and must consider maximum utilization of the property unless an appropriate condition is agreed to as part of the application.

1. Completed application and fee.
2. Completed rezoning application and fee (optional).
3. Written description of area subject to application.
4. Copy of deed(s).
5. Justification for land use amendment.
6. List and map of adjacent future land use map classifications located to the north, south, east, and west.
7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).
8. List of adjacent existing zoning categories located to the north, south, east, and west.
9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.
10. Map and description of the location, type, and area of wetlands located on site. (An Environmental Assessment Report is required for all large scale future land use map amendments.)
11. Map and description of the location, type and area of existing vegetation using Florida Land Use and Cover Classification System (FLUCAS) categories. (An Environmental Assessment Report is required for all large scale future land use map amendments.)
12. Traffic analysis.
- NA* 13. Market study (for commercial categories only).
14. Capacity analysis, location, and service description for the following public services: sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency services, police, education.
15. Location map with major streets clearly identified.
16. Existing future land use map.
17. Proposed future land use map.
18. Chart comparing the areas of existing and proposed future land uses.


Applicant's Signature

6.3.14
Date



RECEIVED
JUN 15 2016
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Town Place Small Scale Land Use Amendment Justification 6-13-16

This is an amendment request to change the CG and RM-11 land use line configurations and acreages on the Town Place site to reflect the recently proposed PUD. This proposal is to reduce the existing CG area from 11.91 acres to 10.84 and to increase the RM area from 6.6 acres to 7.67 acres respectively for a total change of 1.07 acres.

The Town Place land use amendment and PUD was originally approved 2004 and the PUD was amended in 2007. The Phase One Site Plan was approved on 1-9-06 and Phase Two on 8-14-06. All of these proposals anticipated a project with a mix of one story offices and two story townhomes. The 2008 recession halted progress on the project. The original mix of uses no longer fits within the market and as such a new development concept is proposed with a combination of a more traditional shopping center and an apartment complex similar to the adjacent communities.

The site's very busy U.S. Highway 1 location will also take advantage of the soon-to-be constructed Crosstown Parkway bridge and connection which is just over one half mile south of the site. The proposed commercial shopping center will be anchored by a grocery store and will include a wide variety of stores and other uses which will offer a convenient alternative to local residents who now must drive miles for similar shopping options. This clearly has the potential to substantially decrease the driving time for residents in this part of the City.

The multi- family apartment site will provide rental housing in close proximity to shopping and retail employment opportunities. The standards established through the PUD process will include public pedestrian connections, transit opportunities, public art and provision of attractive and functional public spaces.

LAND USE CHART

	Existing	Proposed
CG	11.91	10.84
RM	6.60	7.67
Total	18.51	18.51

Drainage Statement

Site drainage shall be via storm inlets and drainage culverts to an onsite detention system discharging off-site at the southeast corner of the project through a series of interconnected wetlands that ultimately connect to the Hogpen Slough. Stormwater discharge from the site shall not be greater than the pre-existing stormwater runoff condition and all water quality treatment and attenuation meeting South Florida Water Management District and City of Port St. Lucie standards shall be provided on site within the detention system.

Utilities Statement

The site is located within the City of Port St. Lucie Utility Department service area. Potable water supply and domestic wastewater collection and transmission services are available at the site via a 12 inch water main and 16 inch force main along the east side of Highway US -1, a 12 inch water main along the east side of Savanna Club Boulevard and a 6 inch force main along the west side of Savanna Club Boulevard.

Town Place

Location Map

City of Port St. Lucie, FL



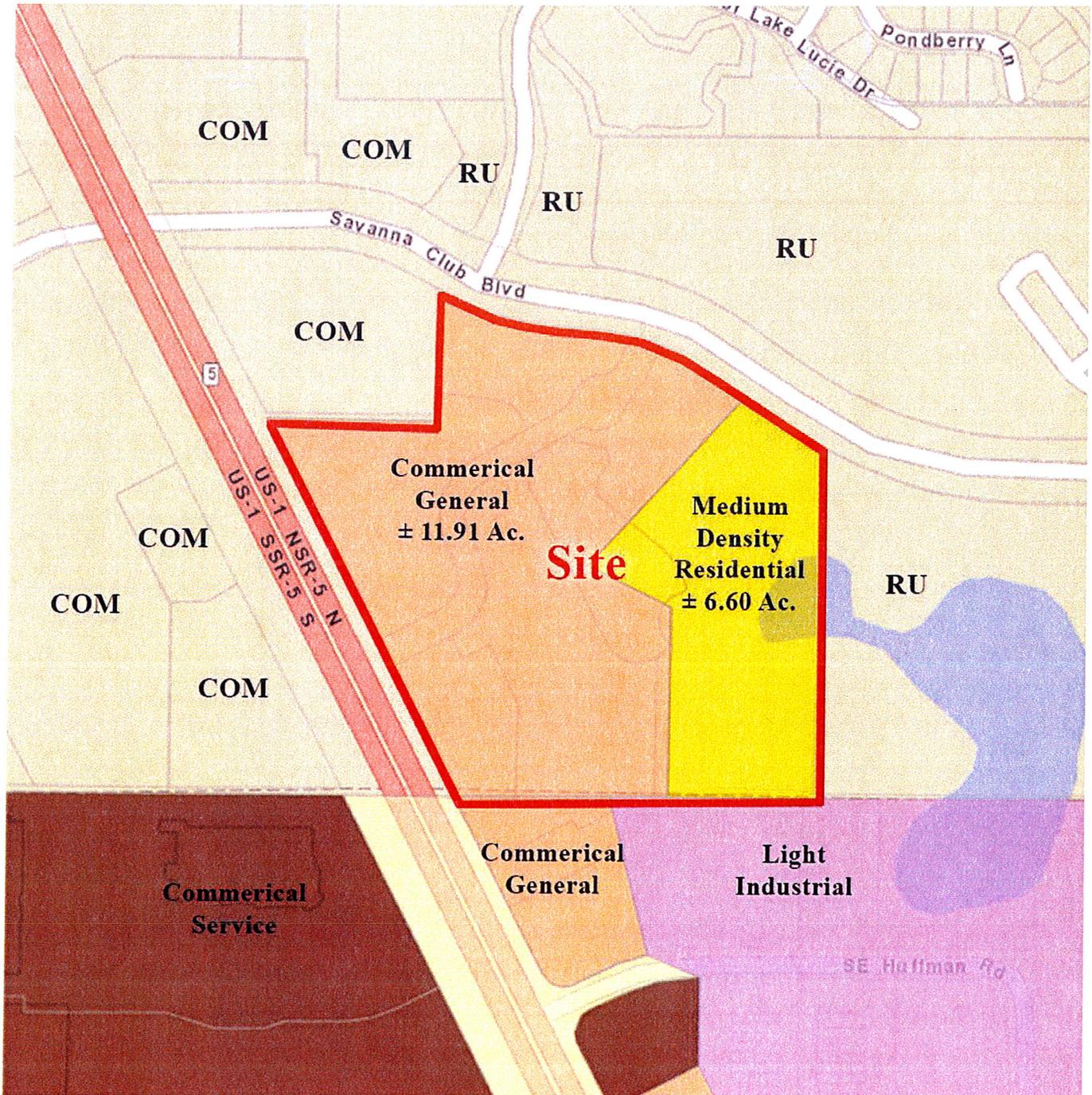
Prepared by:



North
Date: 03/02/16
PSL # : P16-058

Town Place

Existing Future Land Use Map City of Port St. Lucie, FL



Prepared by:

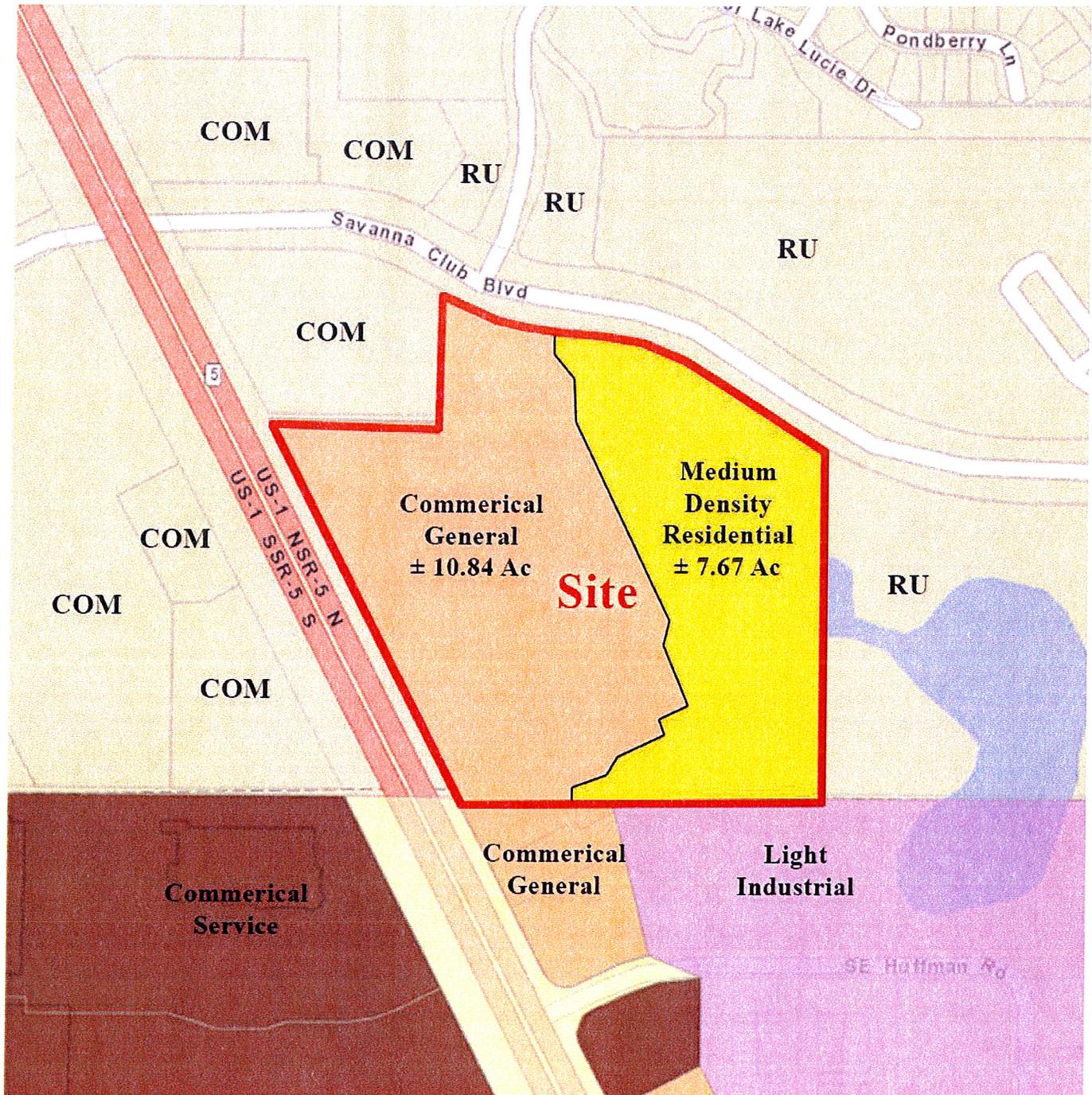


North

Date: 03/02/16
PSL # : P16-058

Town Place

Proposed Future Land Use Map City of Port St. Lucie, FL



Prepared by:



North

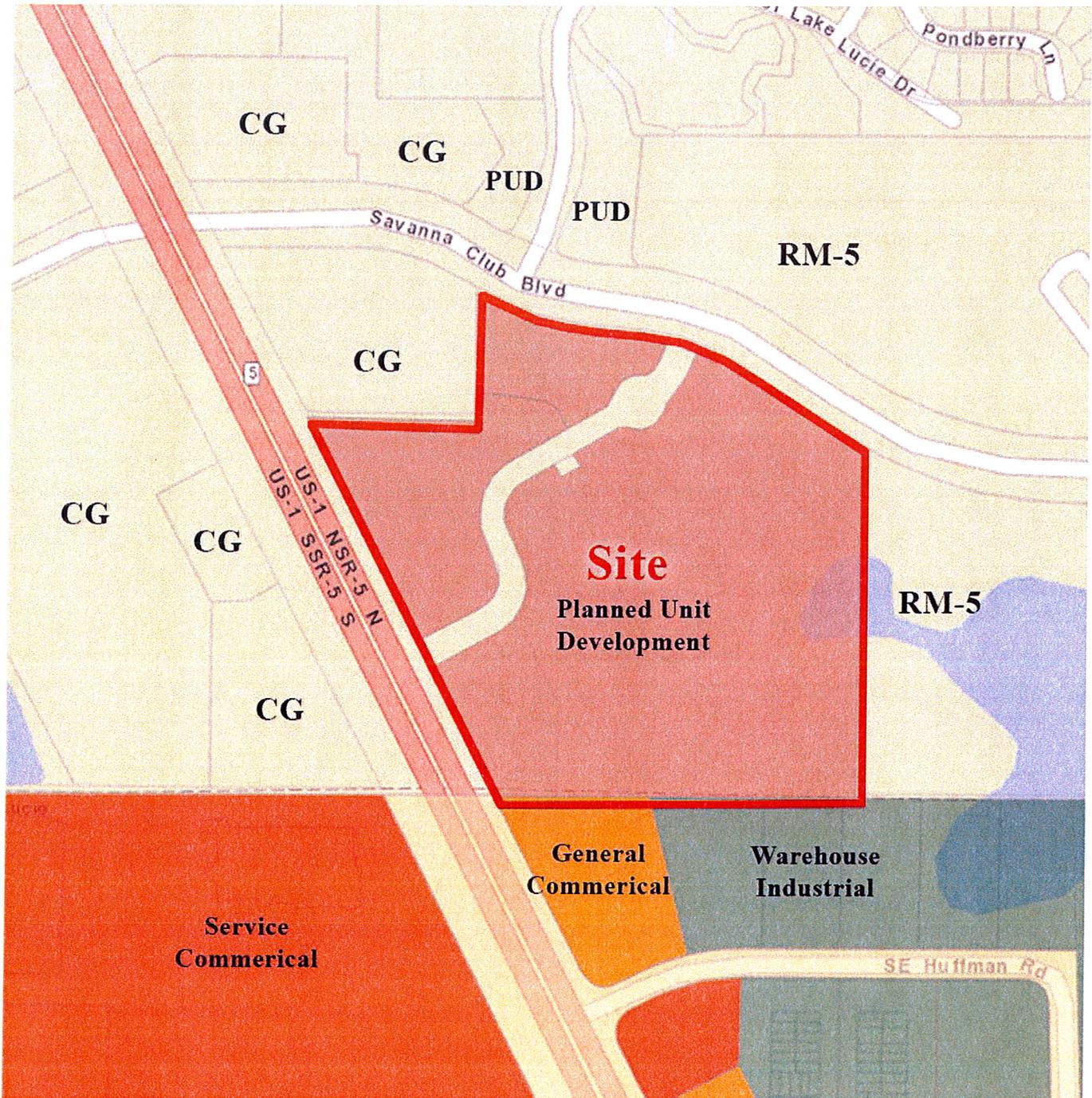
Date: 03/02/16

PSL # : P16-058

Town Place

Zoning Map

City of Port St. Lucie, FL



Prepared by:



North

Date: 03/02/16
PSL # : P16-058

THIS DRAWING, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.

NOT A SURVEY

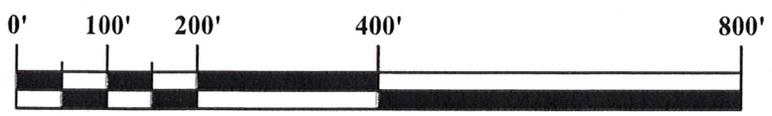


• 301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
E-mail: Captec1@aol.com

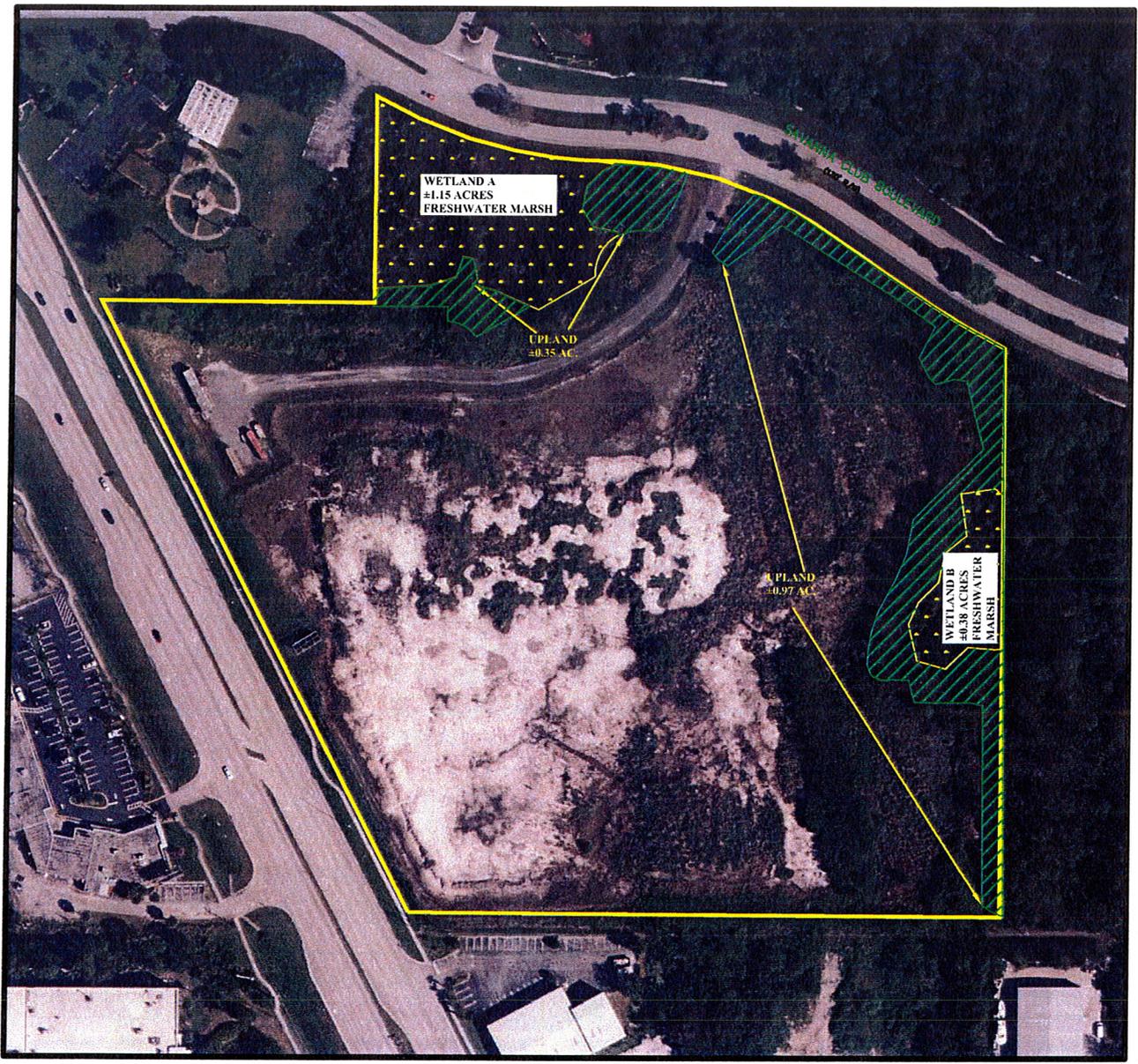
Engineering Business
No. EB-0007657



NORTH



SCALE: 1" = 200'



PARCEL ID #S: 3426-766-0006-000-2, 3426-766-0005-000-5, 3426-766-0002-000-4, 3426-766-0008-000-6, 3426-766-0003-000-1, 3426-766-0001-000-7 and 3426-766-0007-000-9

SOURCE: ST. LUCIE COUNTY AERIAL PHOTOGRAPH, 2014 SIDS IMAGE

SEWMD PERMIT # 56-01529-P

ST. LUCIE COUNTY FLORIDA	SEC. 26	TWP. 36S	R. 40E	HSE JOB NO.: 15-032.12	DRAWING NAME: 01 - WETLAND.DWG	DATE: 17 MAY 2016	FIGURE: 1 OF 2
LATITUDE: 27°18'36.270"		LONGITUDE: -80°18'33.645"		DESIGNED BY: FRP	DRAWN BY: FRP	CHECKED BY: RLW	

TOWN PLACE
PSL TOWN PLACE PARTNERS, LLC
PSL COMPREHENSIVE PLAN AMENDMENT
WETLAND MAP

HSE Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com

Town Place

Aerial Map

City of Port St. Lucie, FL



Prepared by:



North

Date: 03/02/16
PSL # : P16-058

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NOT A SURVEY



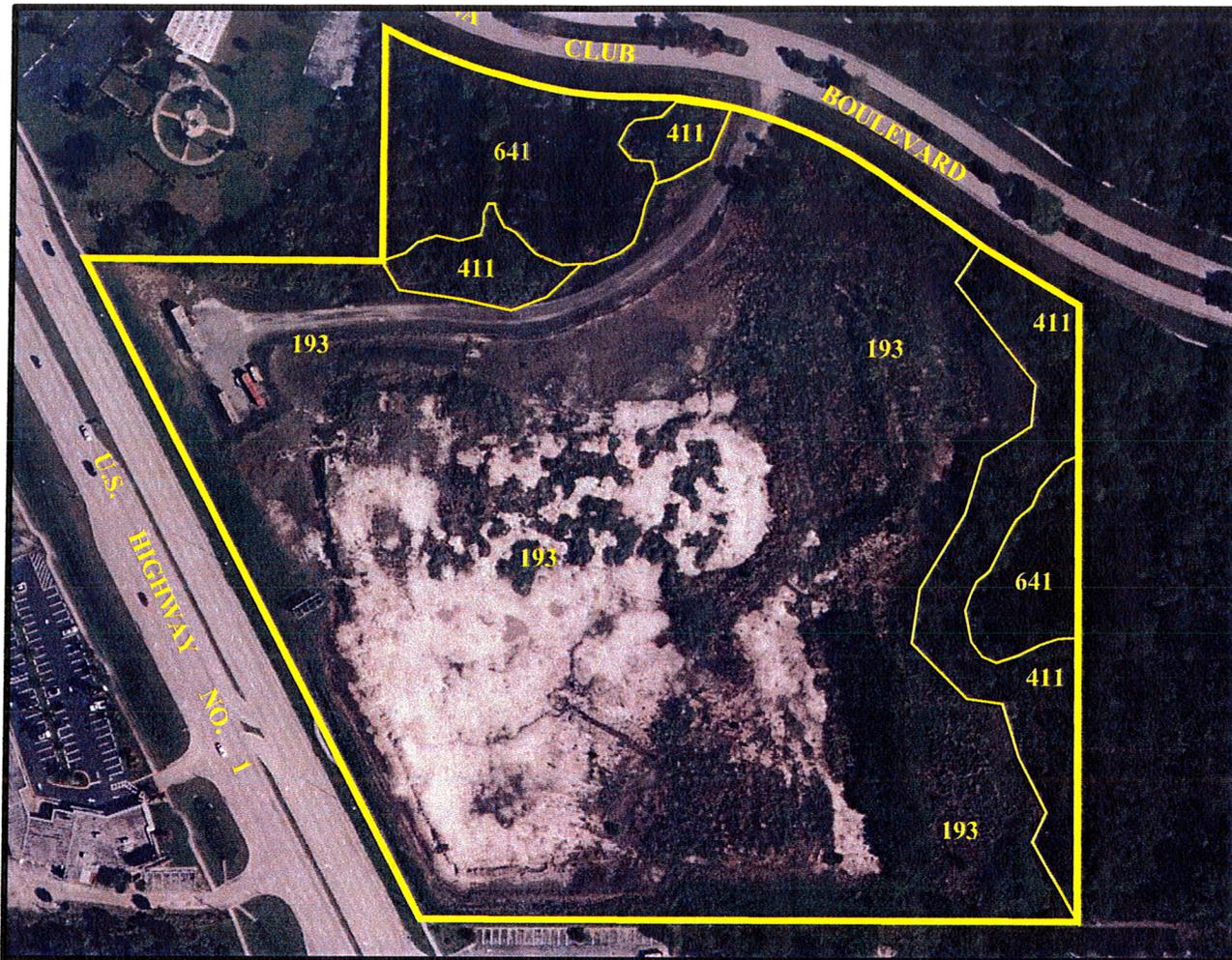
• 301 NW Flagler Ave
 Stuart, Florida 34994
 Phone: (772) 692-4344
 Fax: (772) 692-4341
 E-mail: Captec1@aol.com
 Engineering Business
 No. EB-0007657



NORTH



SCALE: 1" = 200'



PARCEL ID #S: 3426-766-0006-000-2, 3426-766-0005-000-5, 3426-766-0002-000-4, 3426-766-0008-000-6, 3426-766-0003-000-1, 3426-766-0001-000-7 and 3426-766-0007-000-9

LEGEND:

193-	URBAN LAND IN TRANSITION WITHOUT POSITIVE INDICATOR OF INTENDED ACTIVITY	+/- 15.66 ACRES
411-	PINE FLATWOODS	+/- 1.32 ACRES
641-	FRESHWATER MARSH	+/- 1.53 ACRES
TOTAL:		+/- 18.51 ACRES

SOURCE: LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM, HANDBOOK 1999 DEPARTMENT OF TRANSPORTATION.
 SOURCE: ST. LUCIE COUNTY AERIAL PHOTOGRAPH, 2014 SIDS IMAGE

SEWMD PERMIT # 56-01529-P

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-032.13	DRAWING NAME: 02 - FLUCFCS.DWG	DATE: 17 MAY 2016	FIGURE: 2 OF 2
	26	36S	40E				
LATITUDE: 27°18'36.270"		LONGITUDE: -80°18'33.645"		DESIGNED BY: FRP	DRAWN BY: FRP	CHECKED BY: RLW	

TOWN PLACE
PSL TOWN PLACE PARTNERS, LLC
PSL COMPREHENSIVE PLAN AMENDMENT
FLUCFCS (VEGETATION) MAP

H
S
E

Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

PSL Town Place Partners, LLC

998 SE Town Place Blvd
Port St. Lucie, FL 34952
PH: 772-446-7344 FX: 772-446-7628

May 23, 2016

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: Town Place - Comprehensive Plan Amendment & PUD Amendment
Ref. #15029

To Whom it May Concern:

Please be advised that Mr. Richard Lundy, General Manager of PSL Town Place Partners, LLC, hereby authorizes Michael Houston of HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process.

Sincerely,



Mr. Richard Lundy, General Manager
PSL Town Place Partners, LLC

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 23 day of MAY 2016 by Richard C. Lundy, as General Manager, a Florida Limited Liability Company, on behalf of the company who is personally known to me.

(Notary Seal or Stamp)



Signature Megan M. Johnson
Notary Public-State of Florida
Print Name Megan M. Johnson
My Commission Expires Dec. 2, 2016

PSL Town Place Partners, LLC

998 SE Town Place Blvd
Port St. Lucie, FL 34952
PH: 772-446-7344 FX: 772-446-7628

December 3rd, 2015

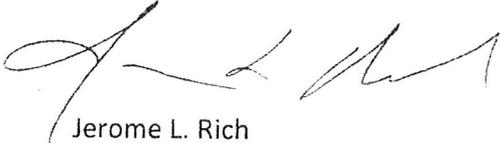
Re: PSL Town Place Partners, LLC
998 SE Town Place Blvd.
Port St. Lucie, FL. 34952

To Whom It May Concern:

As Owner of the above referenced property, I hereby designate Mr. Richard C. Lundy as Owner's Agent for the purpose of all permitting, re-zoning and construction.

Should you have any questions please contact this office.

Sincerely,



Jerome L. Rich
Member

State of Florida
County of St. Lucie

Sworn to and subscribed before me this 3rd day of December, 2015.


Signature of Notary Public
Commissioned State of Florida



Katherine Huntress

From: Greg Wyatt <greg@wpsl.com>
Sent: Wednesday, June 01, 2016 11:16 AM
To: Katherine Huntress
Subject: Town Place Savannah Club Blvd.

Hi Kate, it was nice talking with you yesterday. Carol and I purchased WPSL in May of 1993. The original owner Ray Sherwood purchased the property on Huffman Road right off of Village Green in the 80s. The WPSL transmitter has been sitting on its acre and a half since 1984. We have a 100 ft. tower and transmitter bldg. Our studios are here in FTP with WJNX and WSTU. The transmitter is a 5KW which is a regional signal which gets into 4 counties. Needless to say we (and FCC) are very sensitive to structures blocking the signal. The obvious was the FPL tower which was built too close to us on Village Green. FCC rules and regs say you can't build a tower within ¼ mile of a non-directional radio station. They have to de-tune that tower for the rest of both of our lives at their expense, so if their buildings are too close, say at the tree line to the north of our property, they would need to make WPSL whole. Our engineer says that an engineering survey would have to be taken by them to show them our signal pattern. They would also have to take another survey when construction is done to see if they have affected our pattern and signal strength to the North, South, West (East is Grand Bahama Island).

The apartments to the east of this proposed project didn't affect us at all until they started pumping water onto our property and the one east of us. Needless to say I am available to take questions at the station 340-1590 for you, your staff or the developers. We are obviously in favor of economic development so we want this to work for everybody but needless to say don't want to damage our future as well.

Thanks for the notice, Greg Wyatt VP/GM



Virus-free. www.avast.com

ORDINANCE 16-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST LUCIE TO INCLUDE A SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR TOWN PLACE (P16-060) TO ADJUST THE FUTURE LAND USE DESIGNATIONS OF CG (GENERAL COMMERCIAL) AND RM (MEDIUM DENSITY RESIDENTIAL) FOR A PARCEL LEGALLY DESCRIBED AS PARCELS I AND II, ST. LUCIE GARDENS PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

WHEREAS, pursuant to Subsection 163.3187(1), Florida Statutes, the proposed amendment constitutes a City of Port St. Lucie permitted small scale amendment to the City of Port St. Lucie Comprehensive Plan; and

WHEREAS, the City of Port St. Lucie has received an application from PSL Town Place Partners, LLC (P16-060), Legally described as Parcels I and II, St. Lucie Gardens, located on the east side of US 1, south of Savanna Club Boulevard, north of Huffman Road for a small scale amendment to change the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan, in accordance with Section 163.3187 (1) (c), Florida Statutes, to adjust approximately 1.07 acres of the future land use designations of CG (General Commercial) and RM (Medium Density Residential); and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174 et. Seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed

ORDINANCE 16-

amendment (P16-060) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, the City Council held a public hearing on August 8, 2016 to consider the proposed small scale amendment, advertising of the public hearing having been made; and;

WHEREAS, having considered the recommendations of the Planning and Zoning Board, The Port St. Lucie City Council desires to hereby formally adopt this amendment (P16-060) to the City's Comprehensive Plan as a Small Scale Amendment in accordance with Section 163.3187, Florida Statutes.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

(a) The Future Land Use Map is hereby adjusted approximately 1.07 acres of land Parcels I and II, St. Lucie Gardens, located on the east side of US 1, south of Savanna Club Boulevard, north of Huffman Road by adjusting the future land use designations of CG (General Commercial) and RM (Medium Density Residential). The Existing Future Land Use Map is attached as Exhibit A and the Proposed Future Land Use Map is attached as Exhibit B.

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have

ORDINANCE 16-

passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this plan amendment shall be thirty-one (31) days after the adoption, pursuant to Section 163.3187(3) (c), Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 8th day of August, 2016.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

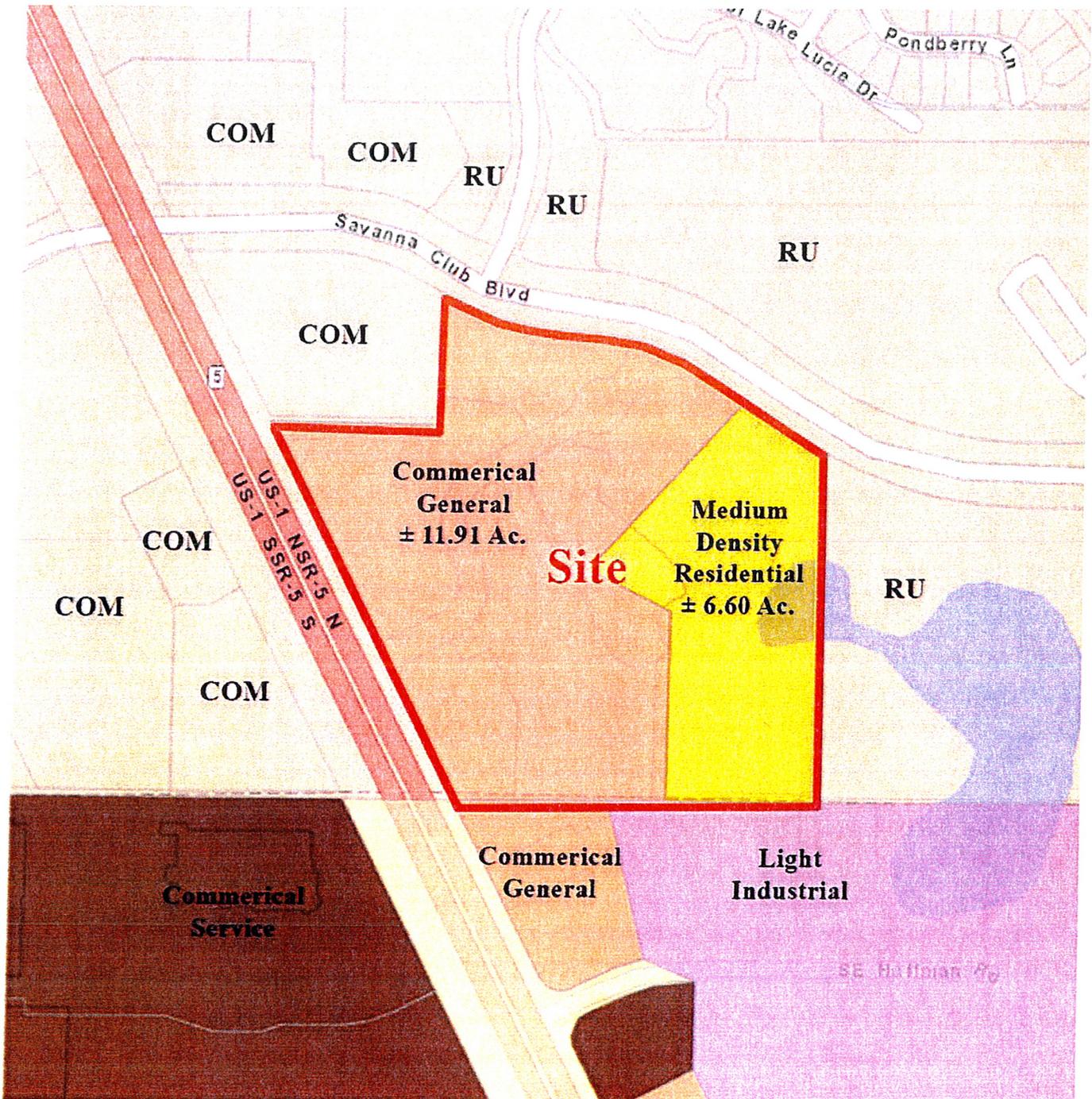
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

Acting City Attorney

Town Place

Existing Future Land Use Map City of Port St. Lucie, FL



Prepared by:



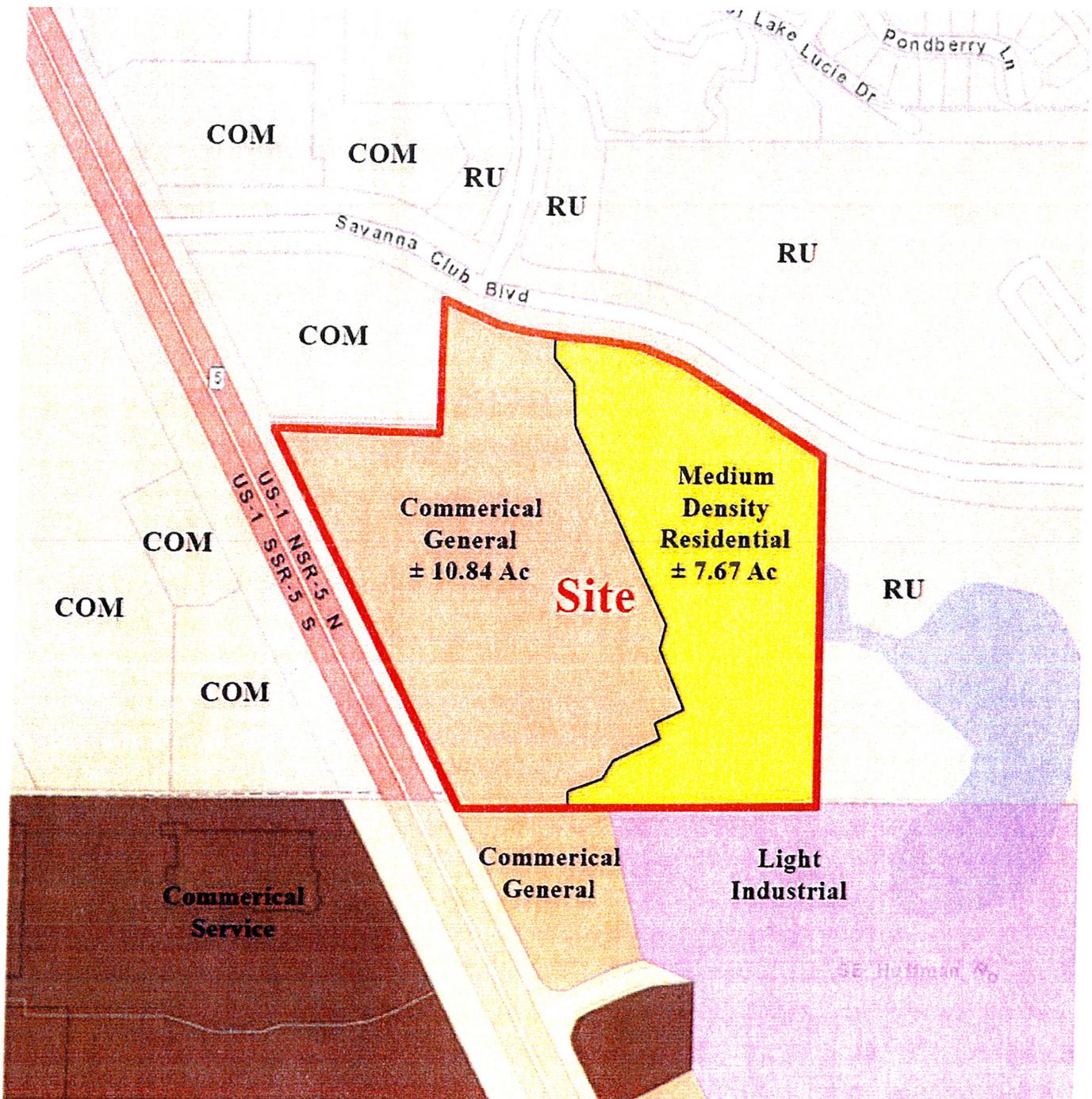
EXHIBIT A



Date: 03/02/16
PSL #: P16-058

Town Place

Proposed Future Land Use Map City of Port St. Lucie, FL



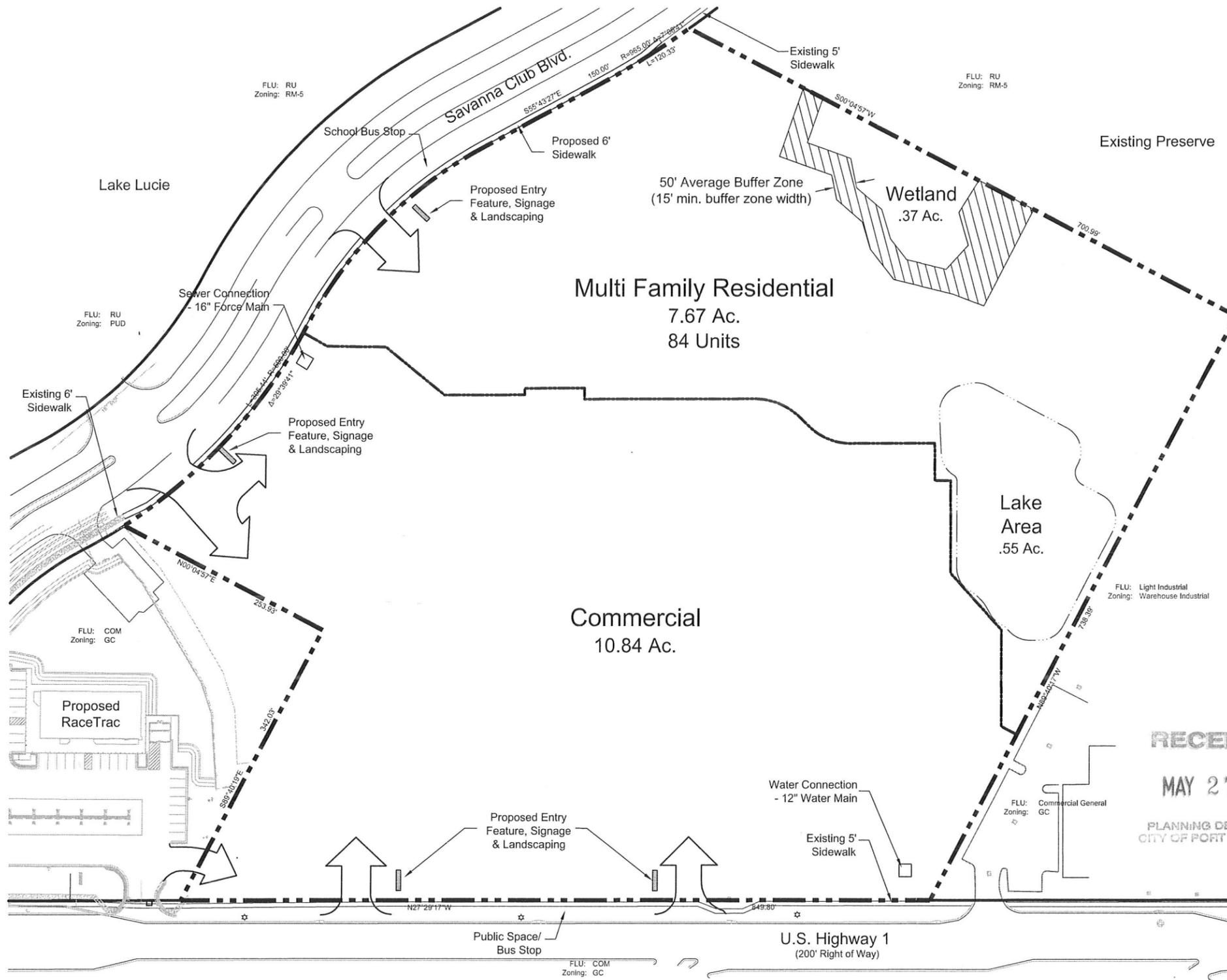
Prepared by:



EXHIBIT B



North
Date: 03/02/16
PSL #: P16-058



Location Map



40 E. Ocean Blvd., Suite 101
 Stuart, Florida 34994
 T 772.678.7200
 F 772.678.7201
 www.hjadesignstudio.com
 LA 0000905

Site Data

Total Site	18.51 Ac
General Commercial Parcel	10.84 Ac
Multi-family Parcel	7.67 Ac
Future Land Use:	CG / Medium Density
Zoning:	PUD

Regulations

PUD Regulations

Building Setbacks	
Highway US 1 Right of Way:	25' Min.
Savannah Club Rd Right of Way:	25' Min.
Side Property Line:	15' Min.
Rear Property Line:	25' Min.

Multi Family Medium Density

Maximum Allowable Units	84 Units
(7.67 acres x 11 units per acre)	

Building Setbacks

Front:	10' from Edge of Parking (excludes Garages)
Side:	10' from Edge of Parking (excludes Garages)
Lake:	30' from Edge of Water (excludes Garages)

Minimum Distance between Bldgs:	25'
Maximum Building Coverage:	35%
Maximum Building Height:	46'

Commercial General CG

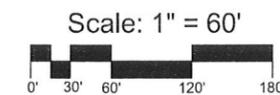
Building Setbacks	
Front:	10' from Edge of Parking
Side:	10' from Edge of Parking

Minimum Distance between Bldgs:	0'
Maximum Building Coverage:	40%
Maximum Building Height:	50'

Out Parcels

Building Setbacks	
Highway US 1 Right of Way:	25' Min.
Side:	10' Min.

Minimum Distance between Bldgs:	20'
Maximum Building Coverage:	40%
Maximum Building Height:	50'



PSL # P16-058

Development Team

Developer / General Manager
 PSL Town Place Partners, LLC
 Richard Lundy
 998 SE Town Place Blvd.
 Port St. Lucie, FL 34952
 Phone: 772.446.7344

Land Planner/Landscape Architect
 HJA Design Studio
 Michael Houston
 50 East Ocean Blvd., Suite 101
 Stuart, FL 34994
 Phone: 772.678.7200

Civil Engineer
 CAPTEC Engineering, Inc.
 Chris Goetzfried
 301 NW Flagler Avenue
 Stuart, FL 34994
 Phone: 772.692.4344

Attorney
 Dean Mead Minton and Zwemer
 Lee Dobbins
 1903 South 25th Street
 Fort Perce, FL 34947
 Phone: 772.464.7700

Legal Description

BEING A PORTION OF LOTS 15 AND 16, BLOCK 3 AND LOTS 9 AND 10, BLOCK 4 OF SECTION 26, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, THENCE NORTH 89°40'17" WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1884.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'17" WEST ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 738.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 27°29'17" WEST ALONG A PORTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 849.80 FEET; THENCE SOUTH 89°40'19" EAST, A DISTANCE OF 342.03 FEET, THENCE NORTH 00°04'57" EAST, A DISTANCE OF 253.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAVANNAH CLUB BOULEVARD AS SHOWN ON SAVANNAH CLUB PLAT NO. ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, AT PAGE 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 590.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°39'41", A DISTANCE OF 305.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE BY A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 33°56'51" AND AN ARC DISTANCE OF 287.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°43'27" EAST, A DISTANCE OF 150.00 FEET TO (A) POINT OF CURVATURE; THENCE BY A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 07°08'41" AND AN ARC DISTANCE OF 120.33 FEET TO A POINT; THENCE SOUTH 00°04'57" WEST, A DISTANCE OF 700.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 18.51 ACRES. (806,418 SQUARE FEET)

Drainage Statement

Site drainage shall be via storm inlets and drainage culverts to an onsite detention system discharging off-site at the southeast corner of the project through a series of interconnected wetlands that ultimately connect to the Hogpen Slough. Stormwater discharge from the site shall not be greater than the pre-existing stormwater runoff condition and all water quality treatment and attenuation meeting South Florida Water Management District and City of Port St. Lucie standards shall be provided on site within the detention system.

Utilities Statement

The site is located within the City of Port St. Lucie Utility Department service area. Potable water supply and domestic wastewater collection and transmission services are available at the site via a 12 inch water main and 16 inch force main along the east side of Highway US-1, a 12 inch water main along the east side of Savannah Club Boulevard and a 6 inch force main along the west side of Savannah Club Boulevard.

Florida
 Town Place
 City of Port St. Lucie
 PUD Conceptual Development Plan

Copyright
 The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, analyzed, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 15029
 Drawn By TT
 Checked By MH
 Approved By MH
 Submittal Dates 4-11-16

Revision Dates
 5-20-16 (Staff Comments)



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JULY 5, 2016

FROM: DANIEL ROBINSON, PLANNER *DR*

RE: CALVARY CHAPEL PSL
SPECIAL EXCEPTION APPLICATION
P16-069

DATE: JUNE 21, 2016

APPLICANT: Tod Mowery, AICP of RedTail DG and Rod Kennedy, P. E. of EDC, Inc.

OWNER: Calvary Chapel of Port St. Lucie West, Inc.

LOCATION: Property is located on the southwest corner of NW Peachtree Boulevard and NW St. James Drive.

LEGAL DESCRIPTION: Peachtree Place, Parcel No. 3

SIZE: 3.85 acres

EXISTING ZONING: General Use (GU). The applicant has submitted a rezoning request to change the zoning from General Use (GU) to General Commercial (CG) and that project (P16-068) will be on the City Council agenda for the second reading on July 11, 2016.

EXISTING USE: Vacant land

PROPOSED USE: K-8 private school for the existing Calvary Chapel located north of Peachtree Boulevard.

REQUESTED SPECIAL EXCEPTION: This request is for a K-8 private school in the CG (General Commercial) Zoning District per Section 158.124 (C) of the Zoning Code.

SURROUNDING USES: North = Church. South & West= residential property. East = Middle School

IMPACTS AND FINDINGS:

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

Applicant: All access will be provided off of Peachtree Boulevard in line with existing driveway to the adjacent Calvary PSL driveway. Property situated on corner of St. James and Peachtree Blvd., Directly west & across from Southern Oaks Middle School. There are currently Pedestrian sidewalks and crosswalks on the corner and on St. James. Additional sidewalk will be provided along Peachtree connecting with the Calvary PSL Church property.

Staff: All requirements of the city code shall be met with the site plan submittal.

(B) Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

Applicant: Adequate off-street parking and loading areas will be provided on the 3.849 acre site. In addition, Calvary PSL owns the 6.89 acre site directly to the north of the subject site, which contains additional and abundant parking. The proposed school site is surrounded with a church site to the north, public middle school site to the east, and two nearby vacant/future residential projects. Landscaping and wall buffers will be provided as required.

Staff: Adequate off-street parking, loading areas, and adequate stacking shall be provided on the site plan per the City's Zoning Code requirements.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

Applicant: The site is located with suitable and available utilities from the City of Port St. Lucie. No additional of new lines will be required except for those going directly onto the subject property.

Staff: The City of Port St Lucie shall provide adequate utilities to the property.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

Applicant: A buffer wall and landscaping will be provided along the adjacent residential properties as required by code. The adjacent Villa Viscaya PUD residential property to the west also contains an existing buffer wall. The adjacent St. Andrews Townhome development to the south has a significant

ITEM # 7 (I)

conservation and wetland area directly adjacent to the south of the proposed Calvary private school.

Staff: Applicant shall provide adequate screening or buffering per The City's Landscape Code requirements.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Applicant: All Signage will be compatible with city code requirements and will be compatible with existing uses.

Staff: All signs and lighting shall, at the time of the site plan submittal, meet the requirements of the City Code.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Applicant: Proposed private school will have building fronting along St. James Boulevard, promoting the City's Design Standards and allowing for practical and adequate yards and open spaces. Adjoining properties of the public school and existing church will enhance the opportunities for compatibility.

Staff: The applicant shall be required to provide adequate open space on site per the City's Code requirements.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

Applicant: The proposed private school use is designed to best represent the City's Design Review standards and will complement the overall development in the surrounding area. The design team does not foresee any variances of other required deviations from Land Development Regulations.

Staff: The site plan shall meet all requirements as per Citywide Design Standards and City Land Development Regulations.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

Applicant: The proposed private school is located at the intersection of a 4 lane divided roadway and local collector. The private school will be located across from an existing middle school, where traffic controls and school crossing guards are already in place. The use is tied in with an existing church that has worked hard to develop a positive relationship with the neighborhood and also regularly uses the City's police department for all church services.

ITEM # 7 (I)

Staff: The proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity. The city may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.

Applicant: The proposed use is situated on a site that is surrounded by canals to the west and south, surrounded by a middle school to the east and a church to the north. It will provide typical hours of operation and activities found at any school, however, it will be a scale much smaller than other typical public schools. Daily, Calvary Port St. Lucie strives and has become known as a strong and helpful community partner.

Staff: The applicant shall provide a traffic study for the use at the particular property. A buffer wall is required and proposed along the property lines adjacent to residential properties.

J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the city may require noise control features, limit hours of operation, and other mitigation methods.

Applicant: This proposed private school, special exception use, is perfectly situated on a 4 lane, divided roadway, at the intersection of an existing 1,000 person sanctuary and also the existing Southern Oaks Public Middle School.

Staff: The property is located south of an existing church and west of an existing middle school. Buffering for noise and a traffic study shall be required at the time of site plan submittal.

Please Note:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe,

including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

Compatibility with special exception criteria: The proposed use is compatible with all of the special exception criteria.

Notice to Property Owners: Notice has been sent to all neighbors within a seven hundred and fifty (750) foot radius.

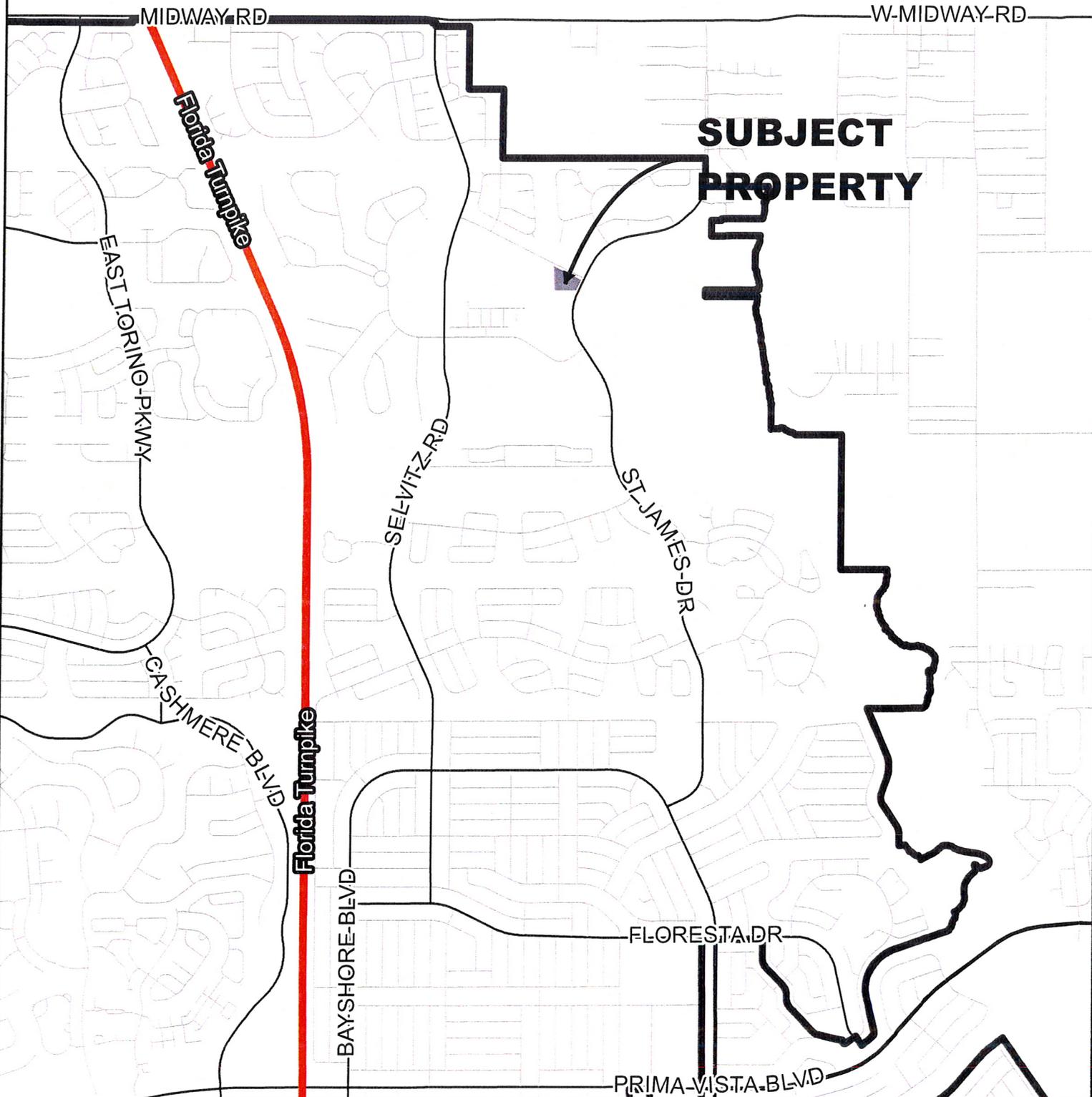
OTHER: The applicant has submitted a rezoning request to change the zoning from General Use (GU) to General Commercial (CG) and that project (P16-068) will be on the City Council agenda for the second reading on July 11, 2016

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with special exception criteria as stipulated in Section 158.260 of the Zoning Code. The Site Plan Review Committee reviewed the project on May 25, 2016 and has recommended approval with conditions as follows.

1. A traffic analysis shall be submitted with site plan submittal.
2. The required parking shall be met on site.
3. A driveway shall not be located within the taper of the right turn lane of NW Peachtree Boulevard.
4. Additional safety precautions shall be added to any mid-block pedestrian crosswalk.

GENERAL LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SPECIAL EXCEPTION USE
CALVARY CHAPEL PORT ST. LUCIE
PEACHTREE PLACE, PARCEL NO. 3

DATE:	5/11/2016
APPLICATION NUMBER:	P16-069
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**

PEACHTREE BLVD

ST JAMES DR

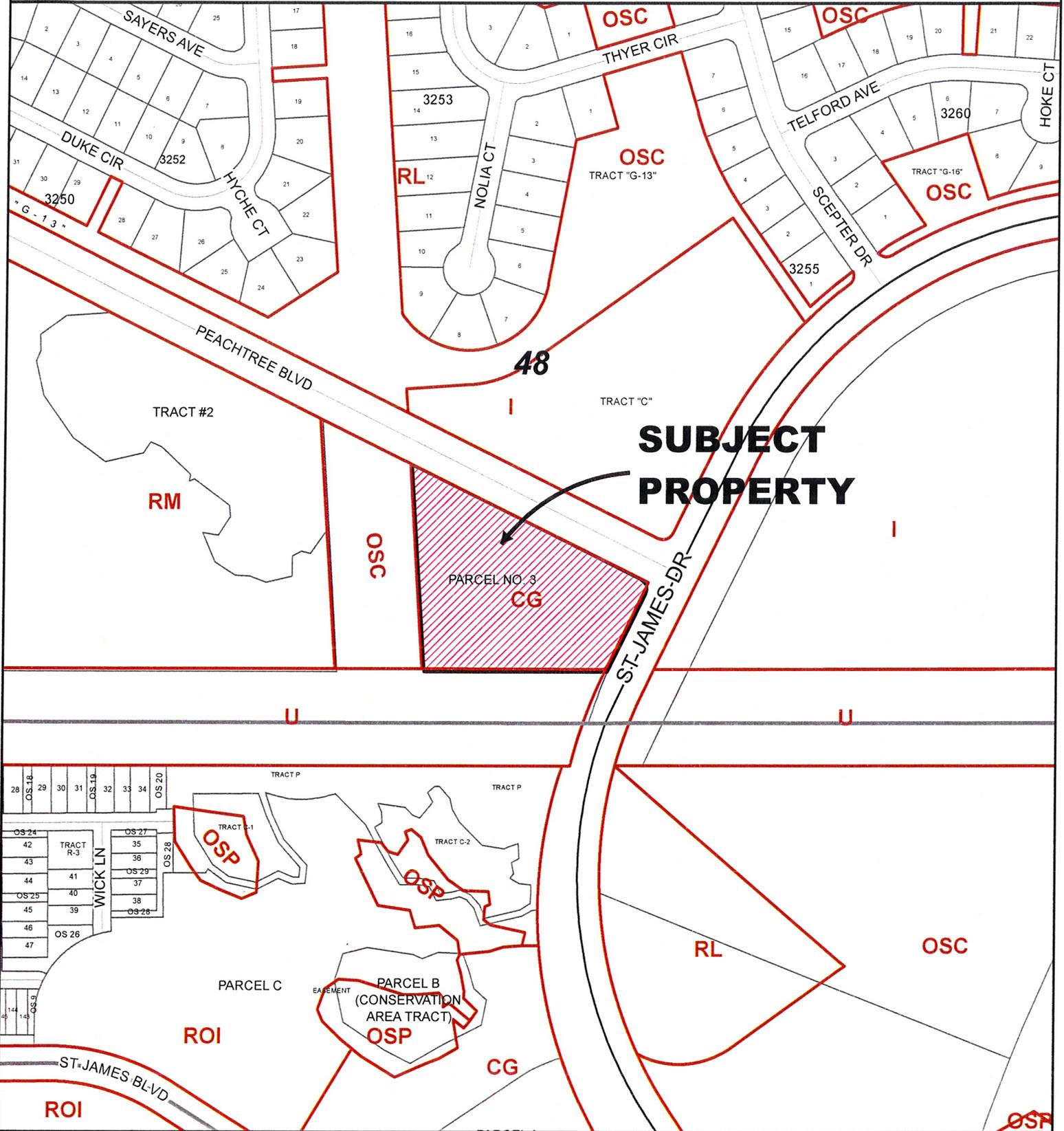


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SPECIAL EXCEPTION USE
CALVARY CHAPEL PORT ST. LUCIE
PEACHTREE PLACE, PARCEL NO. 3
AERIAL DATE 2014

DATE:	5/11/2016
APPLICATION NUMBER:	P16-069
USER:	patricias
SCALE:	1 in = 150 ft

FUTURE LAND USE

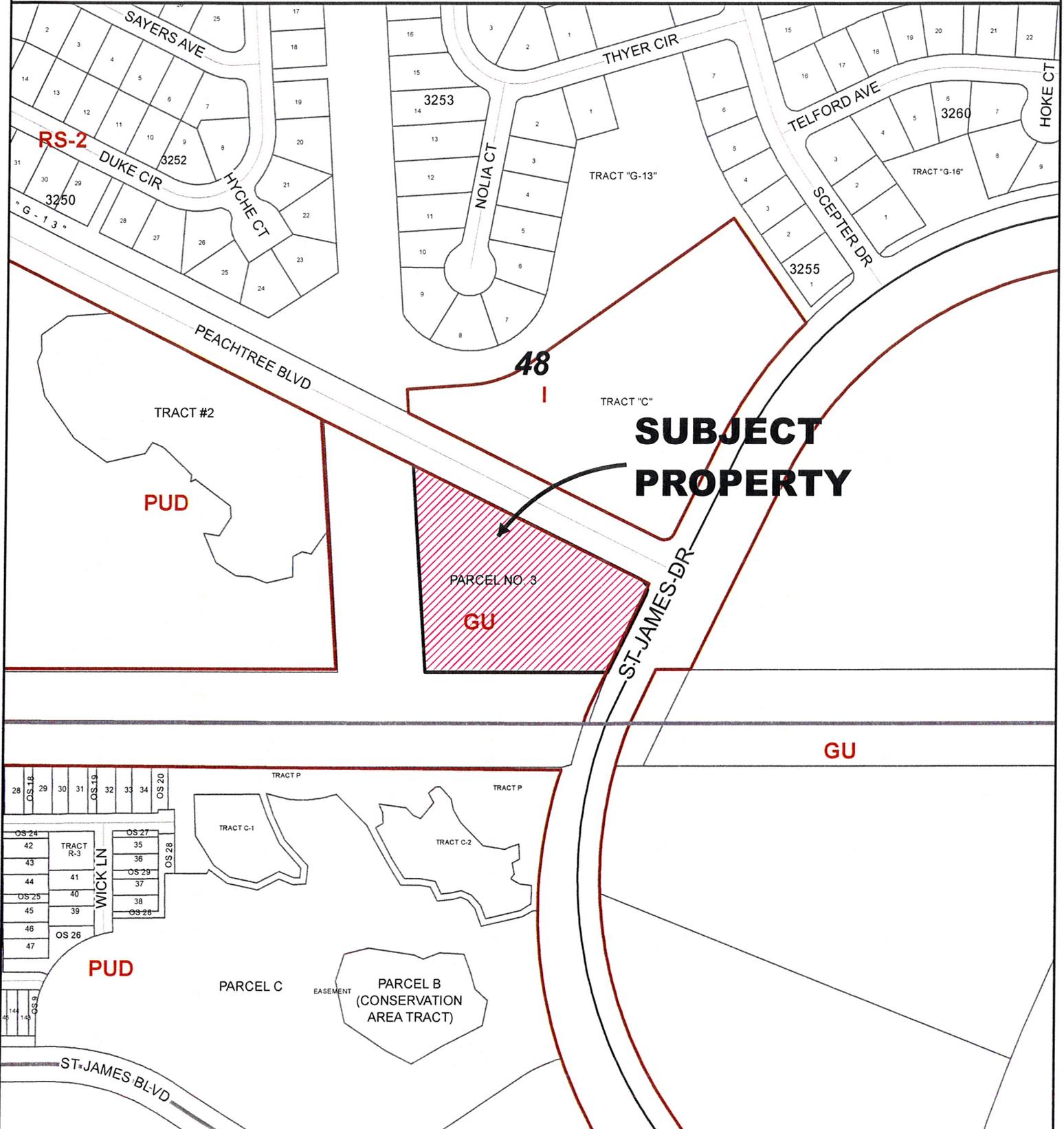


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SPECIAL EXCEPTION USE
CALVARY CHAPEL PORT ST. LUCIE
PEACHTREE PLACE, PARCEL NO. 3

DATE: 5/11/2016
APPLICATION NUMBER: P16-069
USER: patricias
SCALE: 1 in = 300 ft

EXISTING ZONING



 <p>CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.</p>	SPECIAL EXCEPTION USE CALVARY CHAPEL PORT ST. LUCIE PEACHTREE PLACE, PARCEL NO. 3		DATE: 5/11/2016
			APPLICATION NUMBER: P16-069
			USER: patricias
			SCALE: 1 in = 300 ft

RECEIVED

APPLICATION FOR SPECIAL EXCEPT. IN USE

~~CITY OF PORT ST. LUCIE~~
CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5212 FAX: (772)871-5124

FOR OFFICE USE ONLY

Planning Dept. P16-069
Fee (Nonrefundable)\$ 2,1500
Receipt # 93614

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: lholley@calvarypsl.org, todm@redtaildg.com, rodkenedy@edc-inc.com

PROPERTY OWNER:

Name: Calvary Chapel Port St Lucie West Inc (c/o Pastor Lee Holley)
Address: 5555 NW Saint James Dr., Port St. Lucie, FL 34983
Telephone No.: 772.871.1702 x114 Fax No.: _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Tod Mowery, AICP and Rod Kennedy, P.E.
Address: Tod at 241 SW Fernleaf Trail, PSL, FL 34953 and Rod at 1934 Tucker Court, Ft Pierce, FL 34950
Telephone No.: 561.262.6304 (Tod) 772.462.2455 (Rod) Fax No.: _____

SUBJECT PROPERTY:

Legal Description: PEACHTREE PLACE (PB 41-11) PARCEL NO. 3 (3.849 AC) (OR 3792-2186)
Parcel I.D Number: 3408-602-0004-000-7
Address: St. James Dr. Bays: _____
Development Name: Calvary Port St. Lucie Private School (Attach Sketch and/or
Gross Leasable Area (sq. ft.): _____ Survey) Assembly Area (sq. ft.): 64,140 sf
Current Zoning Classification: GU, (GC proposed) SEU Requested: School (Private) Sec.158.124, C,9

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

Calvary Port St Lucie requests a SEU for a K-12 private school on their 3.85 acre site adjacent to their 6.87 acre church campus. Calvary PSL plans a 2 story school campus, including a library, administrative office, gymnasium/cafeteria and classrooms. Southern Oaks Middle School is directly across the street to the east. Currently, the adjacent sites to the south and the west are vacant. It is anticipated, the adjacent church campus property amenities will add to the school.

Tod Mowery
Signature of Applicant

Tod Mowery, AICP
Hand Print Name

5/1/16
Date

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.

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

All access will be provided off of Peachtree Boulevard in line with the existing driveway to the adjacent Calvary PSL driveway. Property situated on corner of St. James and Peachtree Blvd., directly west & across from Southern Oaks Middle School. There are currently Pedestrian sidewalks and crosswalks on the corner and on St. James. Additional sidewalk will be provided along Peachtree connecting with the Calvary PSL Church property.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

Adequate off-street parking and loading areas will be provided on the 3.849 acre site. In addition, Calvary PSL owns the 6.89 acre site directly to the north of the subject site, which contains additional and abundant parking. The proposed school site is surrounded with a church site to the north, public middle school site to the east, and two nearby vacant/future residential projects. Landscaping and wall buffers will be provided as required.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

The Site is located with suitable and available utilities from the City of Port St. Lucie. No additional or new lines will be required except for those going directly onto the subject property.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

A buffer wall and landscaping will be provided along the adjacent residential properties as required by code. The adjacent Villa Viscaya PUD residential property to the west also contains an existing buffer wall. The adjacent St. Andrews Townhome development to the south has a significant conservation and wetland area directly adjacent to the south of the proposed Calvary private school.

(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

All signage will be compatible with city code requirements and will be compatible with existing uses

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Proposed private school will have buildings fronting along St. James Boulevard, promoting the City's Design Standards and allowing for practical and adequate yards and open spaces. Adjoining properties of the public school and existing church will enhance the opportunities for compatibility.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

~~The proposed private school use is designed to best represent the City's Design Review standards and will compliment the overall development in the surrounding area. The design team does not foresee any variances or other required deviations from Land Development Regulations.~~

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

~~The proposed private school is located at the intersection of a 4 lane divided roadway and local collector. The private school will be located across from an existing middle school, where traffic controls and school crossing guards are already in place. The use is tied in with an existing church that has worked hard to develop a positive relationship with the neighborhood and also regularly uses the City's police department for all church services.~~

(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

~~The proposed use is situated on a site that is surrounded by canals to the west and south, surrounded by a middle school to the east and a church to the north. It will provide typical hours of operation and activities found at any school, however, it will be a scale much smaller than other typical public schools. Daily, Calvary Port St. Lucie strives and has become known as a strong and helpful community partner.~~

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

~~This proposed private school, special exception use, is perfectly situated on a 4 lane, divided roadway, at the intersection of an existing 1,000 person sanctuary and also the existing Southern Oaks Public Middle School.~~

	Tod Mowery, AICP	5/1/16
Signature of Applicant	Hand Print Name	Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

Calvary Port Saint Lucie

5555 NW St. James Drive Port Saint Lucie, FL 34983 772-871-1702 (Phone) 772-344-2475 (Fax)

May 4, 2016

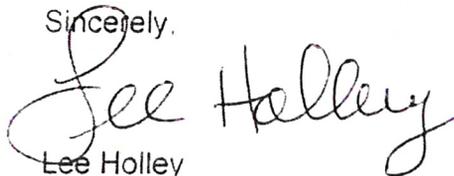
City of Port St Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

To whom it may concern:

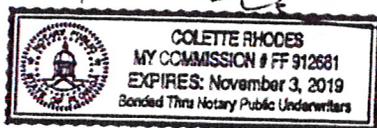
Calvary Chapel Port St Lucie West, Inc d/b/a Calvary Port St Lucie is the owner of the property located at the intersection of St James Dr. and NW Peachtree Blvd. Parcel No. 3 (Parcel ID 3408-602-0004-000-7). I authorize Tod Mowery and Redtail DG, and Rod Kennedy and EDC, Inc. to act as agents for rezoning, special exception, site plan and other related and similar items for our aforementioned property.

If you have any questions you can reach me at my contact information below.

Sincerely,



Lee Holley
Executive Pastor
772-871-1702 x 114
LHolley@CalvaryPSL.Org



www.CalvaryPSL.com



Prepared by and return to:
Maria S. Leavy
St. John, Rossin & Burr, PLLC
1601 Forum Place
West Palm Beach, FL 33401
561-655-8994
File Number: 2629.80801
Will Call No.: 110

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 18 day of September, 2015 between Beor Fund 1, LLC, a Delaware limited liability company whose post office address is 1338 Poothill Drive, Suite 129, Salt Lake City, UT 84108, Grantor, and Calvary Chapel Port Saint Lucie West, Inc., a Florida not-for-profit corporation whose post office address is 5555 NW St. James Drive, Fort Pierce, FL 34983, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

Parcel No. 3, PEACHTREE PLACE, according to the map or plat thereof as recorded in Plat Book 41, Page 11, Public Records of St. Lucie County, Florida

Parcel Identification Number: 3408-602-0004-000-7

Subject to taxes for 2015 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors, but not against the claims of any others.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

(SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOLLOW ON PAGE 2)

Signed, sealed and delivered in our presence:

Beor Fund 1, LLC, a Delaware limited liability company

By: Narda, LLC, its Manager
By: Morzan, Inc., its Manager

Brian Wiksell
Witness Name: BRIAN WIKSELL

Thomas Bobowski
Thomas Bobowski, Authorized
Signatory for Morzan, Inc.

Tracey Bobowski
Witness Name: TRACEY BOBOWSKI

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of September, 2015 by Thomas Bobowski, Authorized Signatory for Morzan, Inc. He is personally known to me or has produced _____ as identification.

[Notary Seal]

See Attached

Notary Public

Printed Name: _____

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

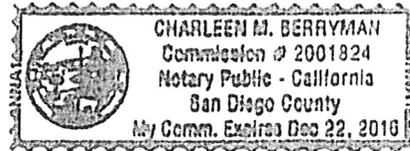
State of California
County of SAN DIEGO

On SEPTEMBER 18, 2015 before me, CHARLEEN M. BERRYMAN, NOTARY
(insert name and title of the officer)

personally appeared THOMAS BOBOWSKI
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s)-acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Charleen M. Berryman (Seal)

Special Warranty Deed

RESOLUTION NO. 16-

A RESOLUTION GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 158.124(C) (7) TO ALLOW SCHOOLS (PUBLIC, PRIVATE, OR PAROCHIAL), OR TECHNICAL OR VOCATIONAL SCHOOLS WHICH FOLLOWS CG (GENERAL COMMERCIAL) ZONING DISTRICT, CALVARY CHAPEL PSL; LOCATED AT ON THE CORNER OF NW PEACHTREE BOULEVARD AND NW ST. JAMES DRIVE, LEGALLY DESCRIBED AS PEACHTREE PLACE, PARCEL NO. 3, (P16-069); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Tod Mowery, AICP & Rod Kennedy to grant a special exception use of a K-8 private school, which follows the CG (General Commercial) Zoning District, Section 158.124 (C) (7) of the Zoning Code; to be located on the corner of NW Peachtree Boulevard and NW St. James Drive, and legally described as Peachtree Place, Parcel NO. 3; and

WHEREAS, the City Council determines that the granting of this special exception use is authorized by Section 158.255, et seq., and Section 158.124(C) (7), Code of Ordinances, City of Port St. Lucie, and further that the granting of this special exception use will not adversely affect the public interest; and

WHEREAS, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated; and

WHEREAS, the Planning and Zoning Board, on July 5, 2016 reviewed the application and recommended approval (P16-069); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

RESOLUTION NO. 16-

Section 1. That the City of Port St. Lucie hereby grants a special exception use to Tod Mowery, AICP of RedTail DG & Rod Kennedy of EDC Inc., (P16-069), to grant a special exception use of a K-8 private school which follows the CG (General Commercial) Zoning District, Section 158.124 (C) (7) of the Zoning Code, Code of Ordinances, City of Port St. Lucie, to be located on the corner of NW Peachtree Boulevard and NW St. James Drive , and legally described as Peachtree Place, Parcel NO. 3 with the conditions as follows.

1. A traffic analysis shall be submitted with site plan submittal.
2. The required parking shall be met on site.
3. A driveway shall not be located within the taper of the right turn lane of NW Peachtree Boulevard.
4. Additional safety precautions shall be added to any mid-block pedestrian crosswalk.

Section 2. This resolution shall take effect immediately upon its adoption.

RESOLUTION NO. 16-

PASSED AND APPROVED by the City Council of the City of Port St.

Lucie, Florida, this _____ day of _____, 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY: _____
Interim City Attorney

<



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING & ZONING BOARD - MEETING OF JULY 5, 2016

FROM: THRESIAMMA KURUVILLA, PLANNER 

RE: TORINO LAKES
 SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
 PROJECT NO. P16-072

DATE: JUNE 22, 2016

PROPOSED PROJECT: This application is for an amendment to the Comprehensive Plan of the City of Port St. Lucie, amending the future land use for 1.19 acres of property. The current future land use designation of the entire property is RM (Medium Density Residential) for 14.38 acres, ROI (Residential/Office/Institutional) for 1.04 acres and CG (Commercial General) for 1.53 acres. The proposed amendment would eliminate the ROI land use and reduce the RM land use by 0.14 acres, making the future land use designation of the property RM for 14.24 acres and CG for 2.72 acres.

APPLICANT: Lee Dobbins of Dean, Mead, Minton & Zwemer. The authorization letter is attached to the staff report.

OWNER: Rich Torino, LLC

LOCATION: This property is located on the west side of East Torino Parkway south of Conley Drive.

LEGAL DESCRIPTION: Port St. Lucie Section 47, portion of Tract D.

SIZE: Approximately 1.19 acres.

EXISTING ZONING: PUD (Planned Unit Development).

EXISTING USE: This property is currently vacant land.

SURROUNDING USES: North = I (Institutional) Zoning, vacant; South = Drainage ditch and RS-2 zoning, single family residences; West = Vacant property owned by City; East = East Torino Parkway and beyond that RS-2 Zoning with single family houses,

EXISTING LAND USE DESIGNATION: RM (Medium Density Residential)/ ROI (Residential/Office/Institutional) and CG (General Commercial).

PROPOSED LAND USE DESIGNATION: The RM (Medium Density Residential) area is proposed to be reduced from 14.38 acres to 14.24 acres, 1.04 acres of ROI (Residential/Office/Institutional) is proposed to be eliminated and the CG (General Commercial) is proposed to be increased from 1.53 acres to 2.72 acres. The total land use area that is being proposed to change is 1.19 acres (see attached Land Use Modification Exhibit).

IMPACTS AND FINDINGS:

Sewer/Water Service: The proposed project is located within the City of Port St. Lucie and is served by the Port St. Lucie Utility Systems Department (PSLUD). The PSLUD station is located in the eastern r/w of NW East Torino Parkway.

The following tables have been submitted by the applicant based on PSLUD and Florida Department of Environmental protection (FDEP), and Florida Department of Health (DOH) standard estimate generation table for sewage flows (64e-6). The tables are congruent with the planning statement approach of maximum development of capability per land use. (see attached Planning Statement)

EXISTING LAND USE UTILITY GENERATION

LAND USE: DEVELOPMENT	ERC RATE	POTABLE WATER (GPD)	WASTEWATER (GPD)
RM : 158 DWELLING UNITS	250 GALLONS / DAY / UNIT	39,500	31,600
ROI: 18,121 SF	15 GALLONS / DAY/ 100 SF	2,718	2,175
CG : 26,659 SF	125 GALLONS / DAY/ KSF	3,332	2,666
TOTAL		45,551	36,430

PROPOSED LAND USE UTILITY GENERATION

LAND USE: DEVELOPMENT	ERC RATE	POTABLE WATER (GPD)	WASTEWATER (GPD)
RM : 156 DWELLING UNITS	250 GALLONS / DAY / UNIT	39,000	31,200
CG : 47,393 SF	125 GALLONS / DAY/ KSF	5,924	4,739
TOTAL		44,924	35,939

As depicted in the tables above, the proposed land use change will result in a decrease in potable water demand by 626 gpd and a decrease in wastewater generation by 501 gpd. According to previous land use approvals, applicable system capacity is available for the site development.

Transportation: The projected traffic impact analysis for the land use amendment has been analyzed with regards to the both the current and proposed land use designations. The trip generation for the traffic projections have been calculated per the use of (ITE) Institute of Traffic Engineer's Trip Generation Manual 9th edition.

EXISTING LAND USE TRIP GENERATION

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			Total	In	Out	Total	In	Out
Residential Condo/Townhouse - ITE Code = 230	158	918	70	12	58	82	55	27
Units: Dwelling Unit								
Generation Rates: Weekday: 5.81 AM :0.44 PM: 0.52								
General Office - ITE Code = 710	18.121	200	28	12	58	27	55	27
Units: KSF								
Generation Rates: Weekday: 11.03 AM :1.56 PM: 1.49								
Shopping Center - ITE Code = 820	26.659	1138	45	10	9	176	31	34
Units: KSF								
Generation Rates: Weekday: 42.7 AM :1.00 PM: 3.73								
NET SITE TRAFFIC VOLUMES		2,256	143			285		

PROPOSED LAND USE TRIP GENERATION

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			Total	In	Out	Total	In	Out
Multi-Family Residential - ITE Code = 230	156	906	80	12	2	30	1	4
Units: Dwelling Unit								
Generation Rates: Weekday: 5.81 AM :0.44 PM: 0.52								
Shopping Center - ITE Code = 820	47.393	2024	45	19	11	176	56	60
Units: KSF								
Generation Rates: Weekday: 42.7 AM :1.00 PM: 3.73								
NET SITE TRAFFIC VOLUMES		2930	125			206		

As depicted in the tables above, the proposed land use change will result in an increase of 674 average daily trips.

Emergency Services:

The proposed development is supported by the St. Lucie County Fire District (SLCFD). Specifically, the site is served by SLCFD station # 6 located at 350 E. Midway Rd. Fort Pierce, Fl. 34982. The applicable station is located 4.7 miles away and provides the site with a class 3 fire insurance rating. As per coordination with SLCFD no new stations are planned within the immediate future.

Schools / Recreation:

No new residential land use is proposed by this land use amendment application. Therefore, the proposed land use amendment will not impact the St. Lucie County School District or the recreational requirements of the City of Port St. Lucie.

Parks/Open Space: NA

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available to accommodate this project.

Environmental: An environmental assessment report was provided as part of the 2004 Land Use Amendment converting the future land use to RM/ROI/CG. Less than 2 acres are affected by this application. No new future land uses are being added to the property pursuant to this application. The proposed amendment would only remove the ROI future land use designation and adjust the acreages of the future land use mix.

Flood Zone: This parcel is located in Panel Number 12111C0260J, and is located within FEMA's Flood Zone X. Zone X is determined to be located outside the 100 and 500 year floodplains.

Police: The department's response time is approximately 6-10 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Fire/EMS: The proposed development is supported by the St. Lucie County Fire District (SLCFD). Specifically, the site is served by SLCFD station #6 located at 350 E. Midway Rd. Fort Pierce, Fl. 34982. The applicable station is located 4.7 miles away and

provides the site with a class 3 fire insurance rating. As per coordination with SLCFD no new stations are planned within the immediate future.

Compatibility Analysis: This application is for an amendment to the Comprehensive Plan of the City of Port St. Lucie, amending the future land use for 1.19 acre of property. The current future land use designation of the entire property is RM (Medium Density Residential) for 14.38 acres, ROI (Residential/Office/Institutional) for 1.04 acres and CG (Commercial General) for 1.53 acres. The proposed amendment would eliminate the ROI land use and reduce the RM land use by 0.14 acres, making the future land use designation of the property RM for 14.24 acres and CG for 2.72 acres. No new future land uses are being added to the property pursuant to this application. The proposed amendment would only remove a future land use designation and adjust the acreages of the future land use mix.

Justification/Mitigation: The requested land use change is justified and supported by the Comprehensive Plan, and is an appropriate use. The subject application is supported and justified by Policy 1.1.3: "Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation, Open Space, and Capital Improvements Element of this Comprehensive Plan) are available concurrent with impacts of development."; and Policy 1.1.3.1: "The development of residential, commercial, and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as: (a) Potable water; (b) Sanitary sewers; (c) Solid waste removal; (d) Vehicular and pedestrian circulation; (e) Public safety;... (h) Electricity; and (i) Drainage." (see attached Justification Statement and Comprehensive Plan Analysis).

The Torino Lakes plat was recorded in March of 2010, subdividing the property into three tracts, Tract D-1, Tract CG-1 and Tract CG-2. On July 19, 2004, pursuant to City Ordinance 03-170, the future land use of the property was changed from CL to RM for 14.38 acres, ROI for 1.04 acres and CG for 1.53 acres. On January 24, 2005, pursuant to City Ordinance 05-02, the property was rezoned from RM-11 to PUD (Planned Unit Development). The PUD concept plan consisted of 148 attached town home units on 14.38 acres, with ROI and CG parcels which were to have a concept plan provided at a later date. An amendment to the PUD and subdivision application are being submitted to the City for review and approval.

The applicant states that market conditions in the area have changed and the ROI future land use is no longer needed on this property. Originally, the developer planned to use the ROI portion of the property for a small church and a pre-K school. The church user now owns the ROI property to the north of the applicant's property, and there is no current demand for additional church or school uses in the neighborhood. There is, however, a shortage of commercial property to serve the needs of the neighborhood. Therefore, the applicant is applying to modify the mix of future land uses

allowed on the property to remove the ROI use, reduce the RM use by 0.14 acres and to allow for 2.72 acres of CG land use. The CG future land use will be in close proximity to residential development, including the town home development on the balance of the property, allowing for pedestrian connections and public transit. Increased CG future land use at this location will allow for efficient land use and reduce the need for vehicular trips.

RELATED PROJECTS:

P16-097 - Torino Lakes PUD Amendment No.1 Application. This application will be brought before this board at a later date.

P16-098 – Torino Lakes Preliminary and Final Plat Application. This application will be brought before this board at a later date.

STAFF RECOMMENDATION:

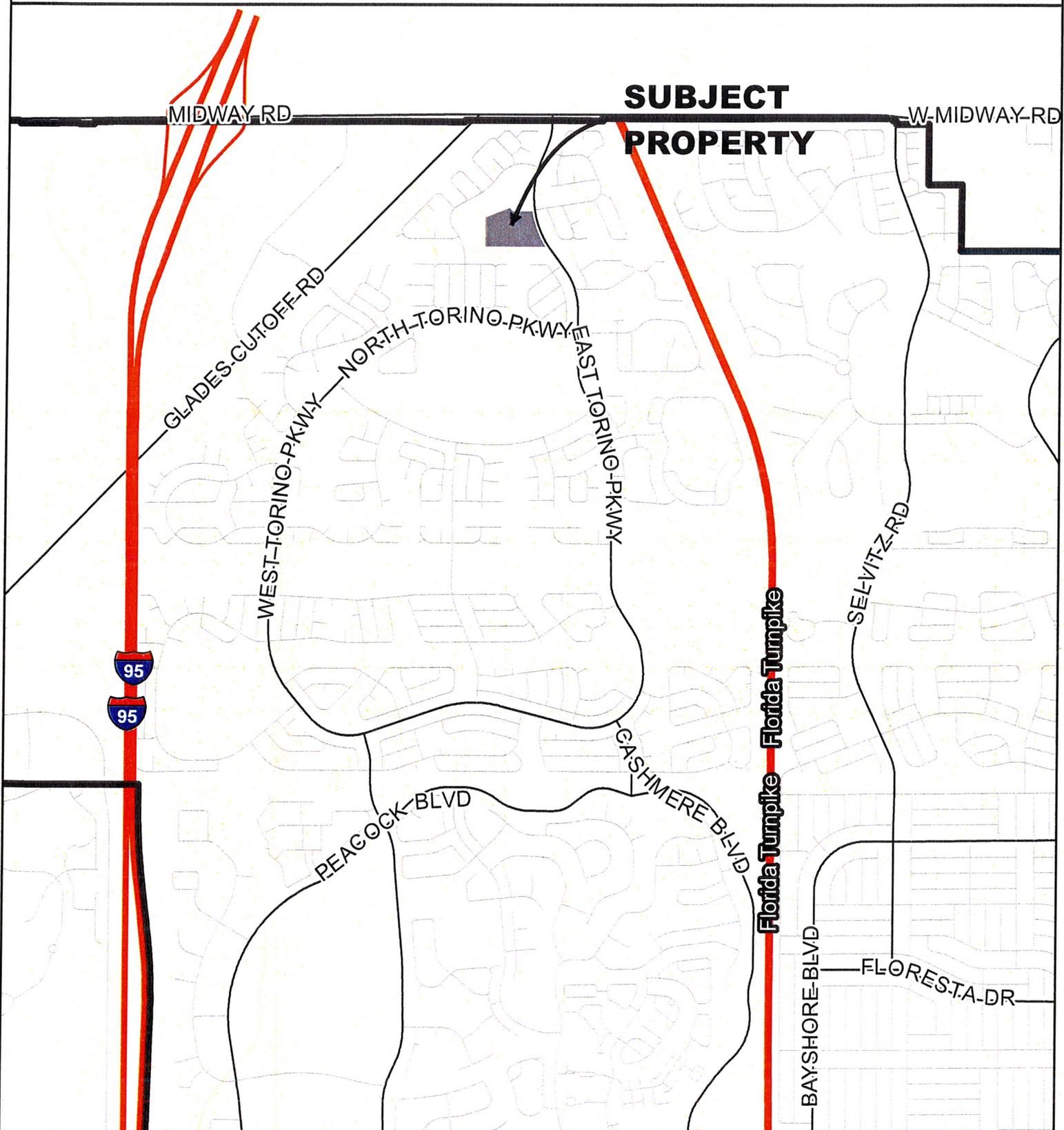
The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval of the proposed amendment based on the analysis and findings as noted in the staff report.

Planning and Zoning Board Action Options:

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

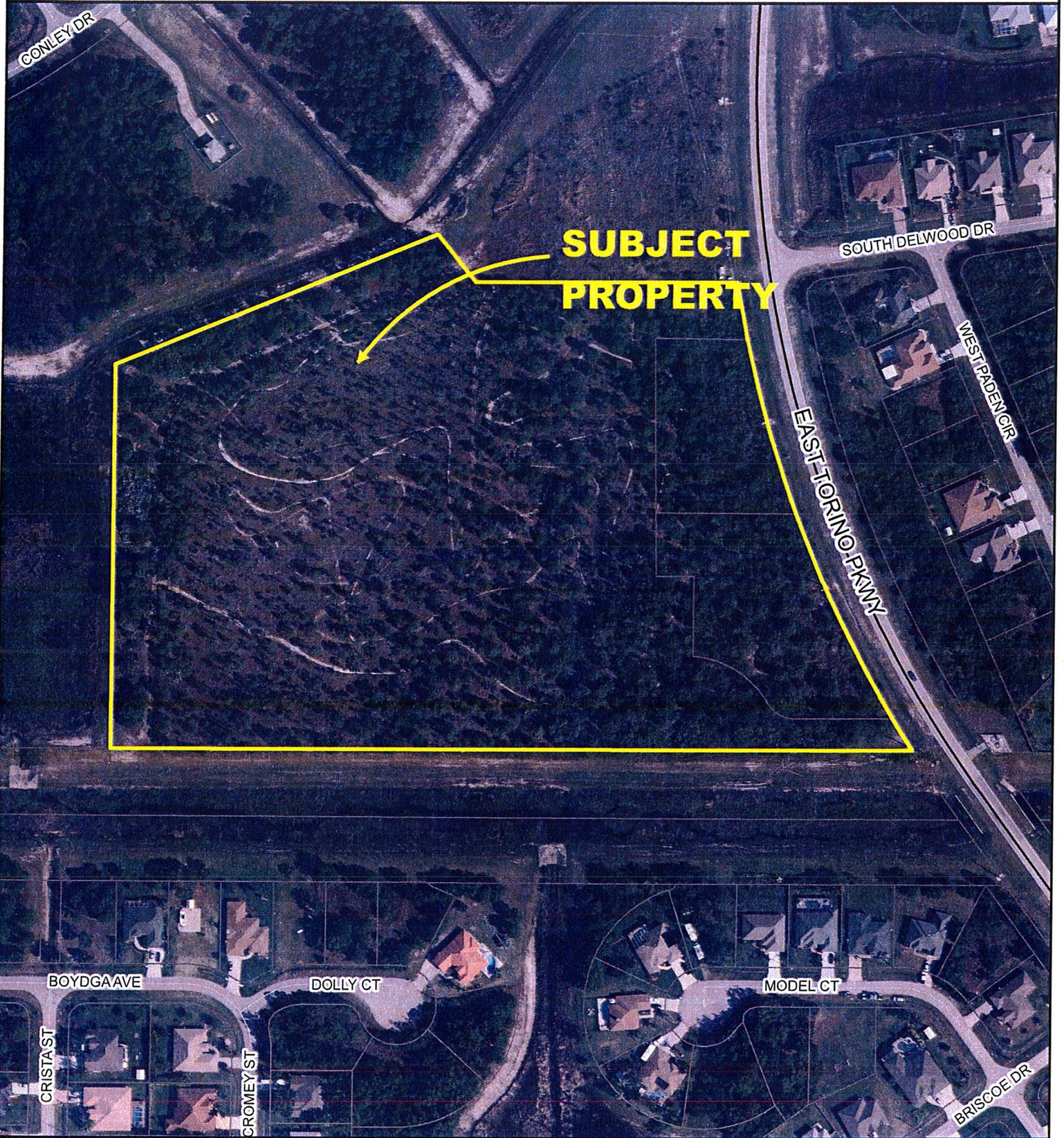
Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

GENERAL LOCATION



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	COMPREHENSIVE PLAN AMEND./SMALL SCALE TORINO LAKES SECTION 47, PORTION OF TRACT "D"	DATE: 6/21/2016
			APPLICATION NUMBER: P16-072
			USER: patricias
			SCALE: 1 in = 0.5 miles

AERIAL



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMEND./SMALL SCALE

TORINO LAKES

SECTION 47, PORTION OF TRACT "D"

AERIAL DATE 2014

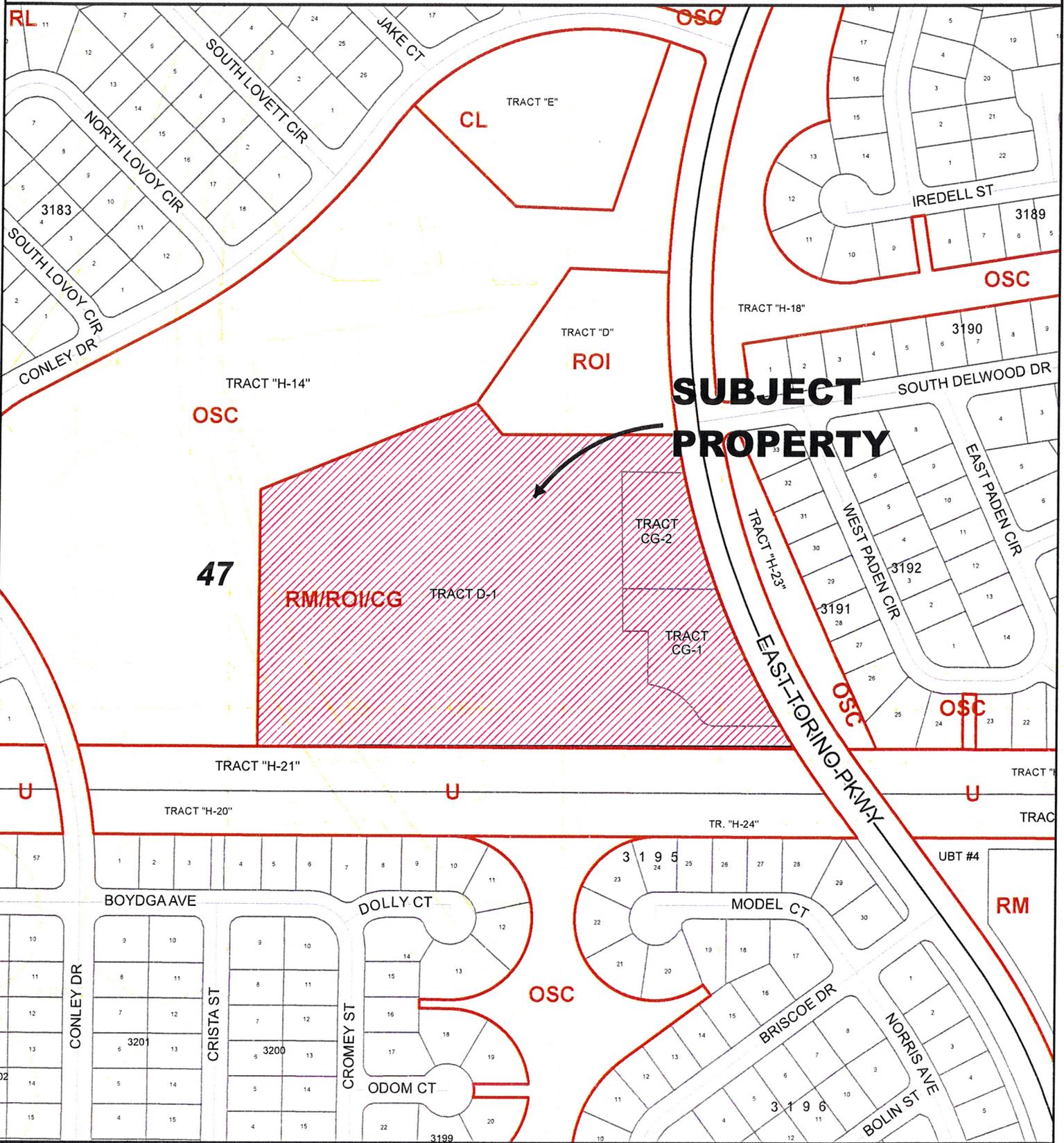
DATE: 6/21/2016

APPLICATION NUMBER:
P16-072

USER:
patricias

SCALE: 1 in = 200 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

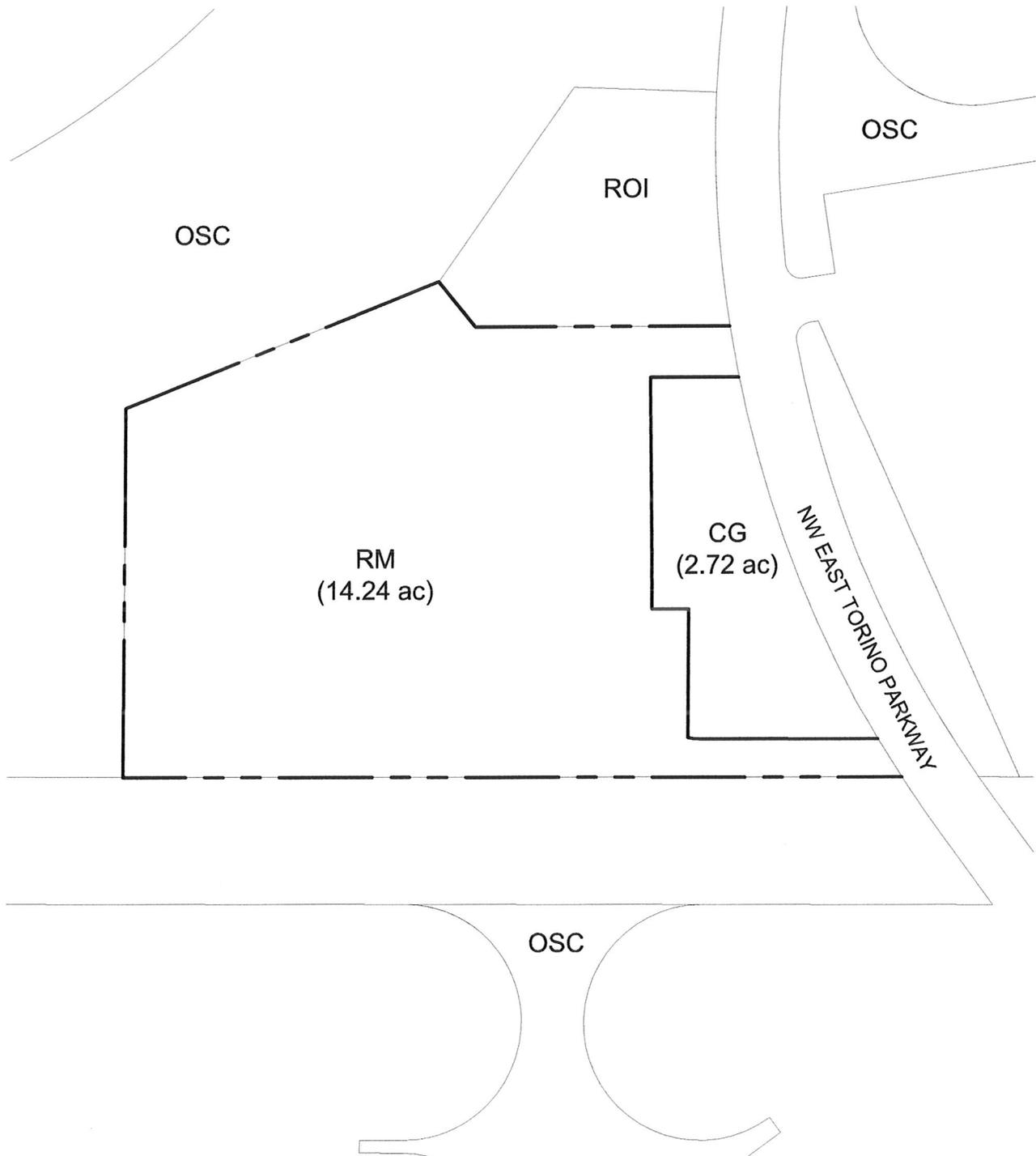
COMPREHENSIVE PLAN AMEND./SMALL SCALE

TORINO LAKES

SECTION 47, PORTION OF TRACT "D"

DATE:	6/21/2016
APPLICATION NUMBER:	P16-072
USER:	patricias
SCALE:	1 in = 300 ft

PROPOSED FUTURE LAND USE



MBV
ENGINEERING, INC.
 MOIA BOWLES VILLAMIZAR & ASSOCIATES
 CONSULTING ENGINEERING CA #3728

1835 - 20TH STREET
 VERO BEACH, FL 32960
 PH. (772) 569-0035
 FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253-1510
 FT. PIERCE, FL - PH (772) 468-9055

**PROPOSED
 LAND USE
 EXHIBIT**

PORT ST. LUCIE, FLORIDA

JOB NO.	15-106
CHK/DRN	AJB/RTM
DATE	JUNE 2016
SHEET	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept P16-078
Fee (Nonrefundable)\$ 4,007.60
Receipt # 9415.5

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 advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: ldobbins@deanmead.com

PROPERTY OWNER

Name: Attn: Richard Lundy, Owner's Agent, Rich Torino, LLC
Address: 998 SE Townplace Boulevard
Port St. Lucie, FL 34952
Telephone No.: (772) 446-7344 Fax No.: (772) 446-7628

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: Richard Lundy
Address: 998 SE Townplace Boulevard
Port St. Lucie, FL 34952
Telephone No.: (772) 446-7344 Fax No.: (772) 446-7628

AGENT OF OWNER (if any)

Name: W. Lee Dobbins - Dean, Mead, Minton & Zwemer
Address: 1903 South 25th Street, Suite 200
Fort Pierce, FL 34947
Telephone No.: 772-464-7700 Fax No.: 772-464-7877

PROPERTY INFORMATION

Boundary Description See attached
(attach map)
Property Tax I.D. Number 3301-703-0002-0005 3301-703-0003-0002 3301-703-0001-0008
Current Land Use RM/ROI/CG Proposed Land Use RM/CG
Current Zoning PUD Acreage of Property 1.19

Reason for Comprehensive Plan Amendment: To change the future land use of the property from RM/ROI/CG to RM/CG to better serve the current needs of the neighborhood.


*Signature of Owner

RICHARD C. LUNDY
Hand Print Name

5/9/16
Date

*If signature is not that of 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.

RICH TORINO, LLC
998 SE Townplace Boulevard
Port St. Lucie, FL 34952

May 2, 2016

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

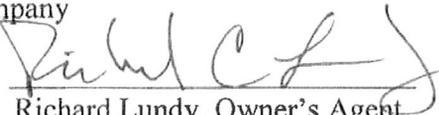
Re: Rich Torino, LLC / Land Use Amendment Application

Ladies and Gentlemen:

This letter will confirm that Rich Torino, LLC, is the owner of record of that certain property described in Exhibit "A", attached hereto and made a part hereof (the "Property").

Dean, Mead, Minton & Zwemer will be applying for an amendment to the Comprehensive Plan of the City of Port St. Lucie, amending the Future Land Use of the Property. This letter will confirm that Dean, Mead, Minton & Zwemer (W. Lee Dobbins, Esq.), and MBV Engineering, Inc. (Ryan McLean, E.I.) are authorized to act as agents of Rich Torino, LLC with respect to the foregoing land use amendment.

RICH TORINO, LLC, a Florida limited liability company

By: 
Richard Lundy, Owner's Agent

Date: 5-2-16

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 2nd day of May, 2016, by RICHARD LUNDY, as OWNER'S AGENT of RICH TORINO, LLC. Said person (check one): is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.




Print Name: Megan M. Johnson
Notary Public, State of Florida
Commission No.: EE 855576
My Commission Expires: 12/2/16

**LEGAL DESCRIPTION
OF
AREA SUBJECT TO APPLICATION**

All of Torino Lakes, according to the map or plat thereof, as recorded in Plat Book 63, Page 22, of the Public Records of St. Lucie County, Florida.

Rich Torino, LLC

998 SE Town Place Blvd
Port St. Lucie, FL 34952
PH: 772-446-7344 FX: 772-446-7628

September 14, 2015

Re: Rich Torino, LLC
dba Torino Lakes
998 SE Town Place Blvd
Port St. Lucie, FL 34952

To Whom it May Concern:

As owner of the above referenced property, I hereby designate Mr. Richard C. Lundy as Owner's Agent for the purpose of all permitting, re-zoning and construction.

Should you have any questions, please contact this office.

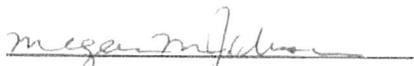
Sincerely,



Jerome L. Rich
Managing Member

State of Florida
County of St. Lucie

Subscribed and sworn to before me this 14th day of September, 2015.



Signature of Notary Public
Commissioned State of Florida



Notary Stamp

Prepared by: K&L Gates LLP (W. Harris)
214 North Tryon Street, 47th Floor
Charlotte, NC 28202

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of December, 2014, by **REDUS FLORIDA LAND, LLC**, a Delaware limited liability company, hereinafter called the "Grantor", to **RICH TORINO, LLC**, a Florida limited liability company, whose address is 998 SE Town Place Blvd., Port St. Lucie, Florida 34952, hereinafter called the "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, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situate in St. Lucie County, Florida, as described on Exhibit "A" attached hereto:

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

And the Grantor hereby covenants with Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that the Grantor has good right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This conveyance is subject to (i) zoning and building ordinances and land use regulations applicable to the property, (ii) such state of facts as are shown on any survey or as would be disclosed by an accurate survey of the property, (iii) the lien of taxes and assessments not yet due and payable, and (iv) all easements, restrictions and conditions of record.

CS-3246912 v1

COPY

Exhibit "A"

Legal Description

Tract D, Port St. Lucie, Section Forty-Seven, according to the map or plat thereof, as recorded in Plat Book 16, Page 40, 40A through 40L, of the Public Records of St. Lucie County, Florida, LESS AND EXCEPTING THE FOLLOWING: Beginning at the Northeast corner of said Tract D, said point also being on the Westerly Right-of-Way line of East Torino Parkway shown on said plat of Port St. Lucie, Section Forty-Seven; thence North 87°54'54" West, along the North line of said Tract D, for 225 feet; thence South 34°52'49" West, along the Northwestern line of said Tract D for 370.06 feet; thence South 39°12'30" East for 82.55 feet; thence due East for 401.20 feet to a point on the Westerly Right-of-Way line of said East Torino Parkway, said point also being a point on the arc of a circular curve to the right having a radial bearing of North 80°40'26" East, a radius of 1,850.00 feet and a central angle of 11°24'40"; thence Northerly along the arc of said curve and along the Westerly Right-of-Way line of said East Torino Parkway, for 368.44 feet to the Point of Beginning. NOW DESCRIBED AS FOLLOWS: All of Torino Lakes, according to the map or plat thereof, as recorded in Plat Book 63, Page 22, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3301-703-0003-000/2

COPY

COPY

Justification Statement for Future Land Use Amendment for Torino Lakes

The applicant, Rich Torino, LLC, is applying for an amendment to the Comprehensive Plan of the City of Port St. Lucie, amending the future land use of a 16.96 acre property. The current future land use designation of the property is RM (Medium Density Residential) 14.38 acres, ROI (Residential/Office/Institutional) 1.04 acres and CG (Commercial General) 1.53 acres. The proposed amendment would eliminate the ROI land use and reduce the RM land use by 0.14 acres, making the future land use designation of the property RM 14.24 acres and CG 2.72 acres. No new future land uses are being added to the property pursuant to this application. The proposed amendment would only remove a future land use designation and adjust the acreages of the future land use mix.

The Torino Lakes plat was recorded in March of 2010, subdividing the property into three tracts, Tract D-1, Tract CG-1 and Tract CG-2. On July 19, 2004, pursuant to City Ordinance 03-170, the future land use of the property was changed from CL to RM 14.38 acres, ROI 1.04 acres and CG 1.53 acres. On January 24, 2005, pursuant to City Ordinance 05-02, the property was rezoned from RM-11 to PUD (Planned Unit Development). The PUD concept plan consisted of 148 attached townhome units on 14.38 acres, with ROI and CG parcels which were to have a concept plan provided at a later date. An amendment to the PUD is being submitted to the City for processing concurrent with this application.

The market conditions in the area have changed and the ROI future land use is no longer needed on this property. Originally, the developer planned to use the ROI portion of the property for a small church and a pre-K school. The church user now owns the ROI property to the north of the applicant's property, and there is no current demand for additional church or school uses in the neighborhood. There is, however, a shortage of commercial property to serve the needs of the neighborhood. Therefore, the applicant is applying to modify the mix of future land uses allowed on the property to remove the ROI use, reduce the RM use by 0.14 acres and to allow for 2.72 acres of CG land use. The CG future land use will be in close proximity to residential development, including the townhome development on the balance of the property, allowing for pedestrian connections and public transit. Increased CG future land use at this location will allow for efficient land use and reduce the need for vehicular trips.

<u>Existing and Proposed Land Use</u>			
<u>Existing Land Use</u>	<u>Acreage</u>	<u>Proposed Future Land Use</u>	<u>Acreage</u>
RM (Residential Medium)	14.38	RM (Residential Medium)	14.24
CG (Commercial General)	1.53	CG (Commercial General)	2.72
ROI (Residential/Office/ Institutional)	1.04		

<u>Adjacent Future Land Use Classifications</u>	
North	OSC (Open Space Conservation) and ROI (Residential / Office / Institutional)
East	OSC (Open Space Conservation) and RL (Low Density Residential)
South	U (Utility)
West	OSC (Open Space Conservation)

<u>Adjacent Existing Land Uses</u>	
North	Vacant Parcel
East	Conservation and Single Family Residential
South	Utility / Drainage Parcel
West	Conservation

<u>Adjacent Zoning Classifications</u>	
North	I (Institutional) and RS -2 (Single Family Residential)
East	RS-2 (Single Family Residential)
South	RS-2 (Single Family Residential)
West	RS-2 (Single Family Residential)

COMPREHENSIVE PLAN ANALYSIS

Objective 1.1.1: Development orders and permits for development or redevelopment activities shall be issued only if the protection of natural and historic resources is ensured and consistent with the goals, objectives, and policies of the Conservation and Coastal Elements of this Comprehensive Plan.

Policy 1.1.1.5: Through the site plan review process the developer/owner of any site shall be responsible for the on-site management of stormwater runoff so that post development runoff rates, volumes, and pollutant loads do not exceed adopted level of service standards.

An on-site stormwater management system will be provided in accordance with all applicable South Florida Water Management District requirements.

Policy 1.1.1.9: An Environmental Assessment Report should be submitted for all future land use map amendments. An Environmental Assessment Report may be required for all development or redevelopment plans that are greater than two acres.

No new future land uses are being added to the property pursuant to this application. The proposed amendment would only remove the ROI future land use designation and adjust the acreages of the future land use mix. An environmental assessment was provided as part of the 2004 Land Use Amendment converting the future land use to RM/ROI/CG. Less than 2 acres are affected by this application.

Objective 1.1.3: Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements Elements of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.1.3.1: The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste removal;
- d. Vehicular and pedestrian circulation;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drainage.

All required utilities are available onsite. Please see attached Planning Statement for additional information regarding facilities.

Policy 1.1.3.3: Potable Water: All new and existing development shall be required to connect to a public water system or a private central water system regulated by the City's Utility Department.

Development on the property will connect to the City utility system at the time of construction.

Policy 1.1.3.4: Wastewater Service: All new and existing development shall be required to connect to central wastewater utility regulated by the City's Utility Department or other public wastewater system.

Development on the property will connect to the City utility system at the time of construction.

Objective 1.1.4: Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.

Policy 1.1.4.7: The City shall review and revise as needed land development regulations and modify the site plan development review process to, at a minimum ensure:

- b. Non-residential.
 - 1. Require 25 percent of site remain as open space (10 percent open space shall be required for non-residential areas within the NCD land use as defined under Policy 1.2.5.1);
 - 2. Require wildlife corridors between preserved areas; and
 - 3. In situations where preserved areas would be ten acres or less, and could not be interconnected with other preserved areas which would result in an area of ten acres or more, the City Council shall consider accepting a monetary donation to its Conservation Trust Fund to be used towards purchase of habitats of ten acres or more.

All development on the property will comply with the open space and preservation requirements of the City Comprehensive Plan and Land Development Regulations.

Objective 1.1.6: Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations, including the use of PUD's, mixed use projects and to ensure coordination and consistency with interagency hazard mitigation plans of resource planning and management plans pursuant to Chapter 380.F.S.

Policy 1.1.6.1: The City may continue to implement land development regulations, consistent with F.S. Section 163, as amended, that may contain provisions required to implement the Comprehensive Plan, and which include the following:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with the Comprehensive Plan and ensure the compatibility of adjacent land uses and provide for open space;
- c. Protect those areas designated Open Space Conservation or Open Space Preservation on the Future Land Use Map;
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- h. Provide that development orders and permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the level of service standards adopted in the Comprehensive Plan;
- i. Provide for procedures and time schedules for amendments to the Comprehensive Plan consistent with the provisions of F.S. Section 163; and
- j. Provide for the preservation of existing native and specimen trees and other vegetation during land clearing or development.

All development on the property will comply with the applicable requirements of the City Land Development Regulations.

Objective 1.1.7: The City shall initiate and utilize planning and development controls to discourage the proliferation of urban sprawl, encourage innovative development, greater diversity of land uses, and to improve community appearance.

Policy 1.1.7.1: Future Land Use Map amendment will be reviewed based on consistency with the Goals, Objectives, and Policies of all Elements of the Comprehensive Plan and other considerations such as:

- satisfy a deficiency or mix of uses in the Plan map;
- accommodate projected population or economic growth of the City;
- diversify the housing choices in the City;
- enhance or impede provision of services at adopted LOS Standards;
- compatibility with abutting and nearby land uses;
- enhance or degrade environmental resources;
- job creation within the targeted industry list.

The mix of future land uses on the property, as proposed, (a) will help satisfy an existing deficiency of commercial services in this area of the City, (b) will help accommodate the needs of projected population growth, (c) will not impede the provision of services at adopted LOS Standards (see attached Planning Statement), (d) will be compatible with abutting and nearby land uses, and (e) will not degrade any environmental resources.

Objective 2.1.2: Existing and future roadway deficiencies based on standards established in this plan shall be mitigated through a continuous roadway improvement program.

Policy 2.1.2.2: Review all proposed development for consistency with the goals, objectives, and policies of this plan and require coordination of traffic circulation plans and improvements with land use, right-of-way and infrastructure plans, before development approval. Traffic circulation plans shall address the mitigation of all potential project impacts on the roadway system.

The potential impacts of the proposed future land use amendment have been analyzed (see attached Planning Statement). Traffic circulation will be addressed in the site plan approval process.

Policy 2.1.2.3: Review access points and driveways associated with development to assure safety and compatibility with the existing and future roadway network. Impose requirements for conformity as a condition of development approval based on the City's existing access standards, which are equal to or greater than those of FDOT. New development shall attempt to accommodate more than one access point.

The design of access points and driveways will be addressed in the site plan approval process. Access points and driveways shall conform to all applicable requirements of the City Land Development Regulations.

Objective 2.1.3: Acquire the right-of-way needed for the future roadway network based upon the Regional Long Range Transportation Plan and the future land use element of this plan.

Policy 2.1.3.2: Review proposed development plans for impact on the future land use plan and assess the capacity needs of each project as it relates to the thoroughfare right-of-way protection plan by requiring a traffic impact analysis.

The potential impacts of the proposed future land use amendment have been analyzed (see attached Planning Statement).

Objective 2.3.1: The transportation system shall be improved to appropriately accommodate bicycle and pedestrian roadway design and facility requirements where determined feasible and when funding is made available.

Policy 2.3.1.3: Continue to implement the requirements outlined in the Land Development Regulations that all new developments provide bicycle facilities and/or sidewalks along all major collectors and arterials within and adjacent to the proposed development.

Development on the property will comply with all requirements of the City Land Development Regulations relating to pedestrian and bicycle facilities.

Objective 2.3.3: Manage the street system safely and efficiently for all modes of users and seek to balance limited street capacity among competing uses.

Policy 2.3.3.4: The City may require new development or redevelopment to support alternative modes of transportation. Such measures may include, but are not limited to, the provision of sidewalks, bikeways, transit stops, or other facilities to support alternative modes, such as park and-ride facilities.

Development on the property will comply with all requirements of the City Land Development Regulations relating to alternative modes of transportation and mass transit.

Policy 2.3.3.6: Proposed development may be reviewed during the Development Review process for the provision of adequate and safe on-site circulation, including pedestrian and bicycle facilities, public transit facilities, access modifications, loading facilities, and parking facilities.

Development on the property will comply with all requirements of the City Land Development Regulations relating to on-site circulation.

Objective 4.A.1.1: The City shall continue to meet wastewater collection system needs, by providing service to the current Port St. Lucie Water and Sewer Service Area and any additions that may be established.

Policy 4.A.1.1.5: The LOS standard for sanitary sewer shall be 85% of the potable water LOS.

Development on the property shall meet the required level of service standard. See the attached Planning Statement for additional information.

Objective 4.B.1.3: The City shall continue to cooperate with St. Lucie County to insure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 4.B.1.3.1: The level of service standard adopted for solid waste facilities is 5.10 pounds/capita/day.

Development on the property shall meet the required level of service standard. See the attached Planning Statement for additional information.

Objective 4.C.1.4: The City will continue to review existing regulations and enact provisions if needed in the Land Development Code (and other codes and ordinances, as necessary) for the design, construction, maintenance, and monitoring of stormwater management systems and to maximize the use of existing facilities and discourage urban sprawl.

Policy 4.C.1.4.1: The land development regulations will continue to address the following management techniques:

- a. The monitoring, inspection, and maintenance of all existing and future stormwater facilities.
- b. Limiting maximum impervious surface coverage and building coverage on residential, commercial, institutional, and industrial lots.
- c. The use of erosion and runoff control devices during construction.
- d. The existing 10-year or current 25-year level of service requirement, as appropriate.
- e. The protection of the functions of natural drainage features.

Development of the property shall comply with all requirements of the City's Land Development Regulations relating to drainage and stormwater management.

Objective 4.C.1.5: The City shall continue to implement procedures in cooperation with its stormwater management system providers to coordinate the extension of, and/or increase the

capacity of, stormwater management facilities in order to meet future needs and to insure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 4.C.1.5.1: The levels of service standards for drainage are as follows:

- a. The level of service adopted for stormwater management facilities for existing platted development and surface water management systems shall be as shown in the South Florida Water Management District (SFWMD) permit governing said system. In the event that a SFWMD permit does not cover the system, the system shall be developed in accordance with SFWMD rules in effect at the time of construction and discharge rates, should one not be specified for the receiving body, shall be limited to 0.5 cfs per acre.
- b. Building floor elevations for existing platted developments without SFWMD permits shall be at least 2-feet above the crown of the road.
- c. Building floor elevations for new development and surface water management systems shall be at or above the 100-year flood elevation, as determined from the greater of the Federal Flood Insurance Rate Maps or by calculations performed in accordance with the latest SFWMD rules.
- d. All new development regardless of size must comply with Chapter 17-25, Rule 17- 25.025, F.A.C. and Chapter 17-3, Rule 17-3.051, F.A.C. for water quality and direct stormwater discharge to Outstanding Florida Waters and Aquatic Preserves as well as South Florida Water Management District Rules.

Development on the property shall meet the required level of service standard.

Objective 4.D.1.2: The City shall continue to implement procedures to insure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 4.D.1.2.1: The level of service standard adopted for potable water is as follows:

For residential uses, single and multi-family, the following level of service standards shall apply:

Port St. Lucie Utility System Department-115 gallons per capita per day (GPCD) St. Lucie West Services District-85 gallons per capita per day (GPCD).

For non-residential uses, the following level of service standards shall apply:

1. Commercial, 125 gallons per day per 1000 square feet
2. Hotel/Motel, 112.5 gallons per day per room
3. Industrial, 150 gallons per day per 1000 square feet
4. Office/School/Institutional, 120 gallons per day per 1000 square feet

Development on the property shall meet the required level of service standard. See the attached Planning Statement for additional information.

Objective 5.2.1: Air quality within Port St. Lucie should meet or surpass National Ambient Air Quality Standards (NAAQS) for all pollutants measured by the Florida Department of Environmental Protection (FDEP)

Policy 5.2.1.4: The City may facilitate development that maximizes energy efficiency and sustainability. This may include implementing Land Development Code standards promoting land use patterns and development techniques that reduce the total fossil fuel energy required to build and maintain uses, including standards that promote mixed land use patterns, urban infill, public transit and provisions for non-motorized interconnections between uses to reduce auto dependence and vehicle miles traveled.

By providing for commercial uses in close proximity to the residential uses it will serve, the proposed future land use amendment will facilitate development that maximizes energy efficiency and sustainability. The proposed future land use amendment will promote mixed land use patterns, urban infill and non-motorized interconnections between commercial and residential uses, thereby reducing auto dependence and vehicle miles traveled.

Objective 5.2.2: Conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters to provide for the maintenance or improvement of water quality.

Policy 5.2.2.2: The City may provide for open space as a part of the requirements for all development and redevelopment to promote shallow water aquifer recharge and stormwater filtration.

Development of the property shall comply with all requirements of the City's Land Development Regulations relating to open space and stormwater management.

Objective 5.2.4: Conserve, appropriately use and protect the natural functions and purposes of soils and minerals through the following policies and enforcement of the Land Development Code.

Policy 5.2.4.1: Consider topographic, hydrologic and vegetative cover factors, and appropriate excavation and filling techniques to reduce erosion in the site plan review process of proposed developments.

Development of the property shall comply with all requirements of the City's Land Development Regulations relating to erosion control.

Objective 5.2.5: Conserve, appropriate use and protect fisheries, wildlife, wildlife habitat, marine habitat, and native vegetative communities, including forests and wetlands through the following policies and enforcement of the Land Development Code.

Policy 5.2.5.1: Continue to enforce standards for open space, wildlife and habitat preservation in conjunction with residential and commercial development.

Development of the property shall comply with all requirements of the City's Land Development Regulations relating to open space and habitat preservation. Applicable buffer zones and habitat preservation will be provided as part of the site plan approval process.

Policy 5.2.5.6: Review, revise as needed, and continue to enforce land development regulations that protect native vegetative communities from destruction by development activities.

Development of the property shall comply with all requirements of the City's Land Development Regulations relating to open space and habitat preservation. Applicable buffer zones and habitat preservation will be provided as part of the site plan approval process.

Policy 5.2.5.7: The City may require all nuisance and invasive exotic vegetation (e.g. Brazilian pepper, Australian pine and Melaleuca) be removed and eradicated at the time of development or significant redevelopment of all site plan projects, for both nonresidential use and residential projects.

Development of the property shall comply with all requirements of the City's Land Development Regulations relating to invasive and exotic vegetation. Any invasive or exotic vegetation will be removed during development of the site in accordance with City and state requirements.

Policy 5.2.5.9: Review, revise, and continue to enforce land development regulations which at a minimum require a buffer zone of native upland (i.e., transitional) vegetation shall be provided and maintained around wetland and deepwater habitats.

Development of the property shall comply with all requirements of the City's Land Development Regulations relating to buffer zones and habitat preservation. Applicable buffer zones and habitat preservation will be provided as part of the site plan approval process. No wetlands exist on the property.

Policy 5.2.5.13: The City shall protect native upland vegetative communities, and shall protect listed species and their habitat through the implementation of the City's adopted Natural Resource Code.

Development of the property shall comply with all requirements of the City's Land Development Regulations relating to buffer zones and habitat preservation. Applicable buffer zones and habitat preservation will be provided as part of the site plan approval process.

Policy 5.2.5.14: Development applicants must comply with state and federal regulations when listed plant and animal populations are on a development site.

Development of the property shall comply with all state and federal regulations, and with all requirements of the City's Land Development Regulations relating to habitat preservation. Any listed plant or animal populations, and any native habitat will be addressed as part of the site plan approval process.

Policy 5.2.5.15: An Environmental Assessment Report should be submitted for all future land use map amendments. An Environmental Assessment Report may be required for all development or redevelopment plans that are greater than two acres.

No new future land uses are being added to the property pursuant to this application. The proposed amendment would only remove the ROI future land use designation and adjust the acreages of the future land use mix. An environmental assessment was provided as part of the 2004 Land Use Amendment converting the future land use to RM/ROI/CG. Less than 2 acres are affected by this application.

Planning Statement

For:

Torino Lakes PUD

Port St. Lucie, Florida

Prepared by:

MBV Engineering, Inc.
1835 20th Street
Vero Beach, FL 32960
Office: 772-569-0035
Fax: 772-778-3617

Torino Lakes
Planning Statement
EPN: 15-106
F0237715.v1

Prepared for:

Rich Torino LLC.
Mr. Richard Lundy
998 SE Town Place Blvd.
Port St. Lucie, FL 34952
772-446-7344

May 2016

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- II. Traffic Analysis
- III. Utilities
- IV. Emergency Services
- V. Schools / Recreation

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- 2. PROPOSED LAND USE MAX. DEVELOPMENT
- 3. EXISTING LAND USE TRIP GENERATION
- 4. PROPOSED LAND USE TRIP GENERATION
- 5. EXISTING LAND USE UTILITY GENERATION
- 6. PROPOSED LAND USE UTILITY GENERATION

I. Objective

In conjunction with the proposed Comprehensive Plan Future Land Use Amendment Application, the following planning statement has been developed to provide supplemental information. To allow for a complete analysis of the prospective development opportunities, within each land use, the following public improvement calculations have been developed based on a maximum development threshold in lieu of the current planned improvements. Additionally, this approach allows for an applicable comparative approach considering the previous approval did not include developed construction documents for the CG and ROI land use(s).

TABLE 1
EXISTING LAND USE MAX. DEVELOPMENT

LAND USE	SIZE (AC)	DEVELOPMENT CAPABILITY
RM (Medium Density Residential)	14.38	11 Dwelling Units / Acre = 158 DU
ROI -(Office / Institutional)	1.04	Max. Building Coverage = (40%) 40% x 1.04ac =18,121 sf
CG- (General Commercial)	1.53	Max. Building Coverage = (40%) 40% x 1.53ac =26,659 sf

TABLE 2.
PROPOSED LAND USE MAX. DEVELOPMENT

LAND USE	SIZE (AC)	DEVELOPMENT CAPABILITY
RM (Medium Density Residential)	14.24	11 Dwelling Units / Acre = 156 DU
CG- (General Commercial)	2.72	Max. Building Coverage = (40%) 40% x 2.72 ac = 47,393 sf

II. Traffic Analysis

The projected traffic impact analysis for the land use amendment has been analyzed with regards to the both the current and proposed land use designations. The trip generation for the traffic projections have been calculated per the use of (ITE) Institute of Traffic Engineer's Trip Generation Manual 9th edition. The existing and proposed

TABLE 3
EXISTING LAND USE TRIP GENERATION

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			Total	In	Out	Total	In	Out
Residential Condo/Townhouse - ITE Code = 230	158	918	70	12	58	82	55	27
Units: Dwelling Unit								
Generation Rates: Weekday: 5.81 AM :0.44 PM: 0.52								
General Office - ITE Code = 710	18.121	200	28	12	58	27	55	27
Units: KSF								
Generation Rates: Weekday: 11.03 AM :1.56 PM: 1.49								
Shopping Center - ITE Code = 820	26.659	1138	45	10	9	176	31	34
Units: KSF								
Generation Rates: Weekday: 42.7 AM :1.00 PM: 3.73								
NET SITE TRAFFIC VOLUMES		2,256	143			285		

TABLE 4
PROPOSED LAND USE TRIP GENERATION

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			Total	In	Out	Total	In	Out
Multi-Family Residential - ITE Code = 230	156	906	80	12	2	30	1	4
Units: Dwelling Unit								
Generation Rates: Weekday: 5.81 AM :0.44 PM: 0.52								
Shopping Center - ITE Code = 820	47.393	2024	45	19	11	176	56	60
Units: KSF								
Generation Rates: Weekday: 42.7 AM :1.00 PM: 3.73								
NET SITE TRAFFIC VOLUMES		2930	125			206		

As depicted in the tables above, the proposed land use change will result in an increase of 674 average daily trips.

III. Utilities

The proposed project is located within the City of Port St. Lucie and is served by the Port St. Lucie Utility Systems Department (PSLUD). Currently, the location of development has central water and sewer available for connection. The potable water system will be served by an 8" water main located in the western r/w of NW East Torino Parkway. The sanitary collection system will be comprised of an on-site gravity collection and discharged via on-site lift station to an 8" sanitary force main located south of the PSLUD municipal station. The PSLUD station is located in the eastern r/w of NW East Torino Parkway.

The following tables have been created based off of PSLUD and Florida Department of Environmental protection (FDEP), and Florida Department of Health (DOH) standard estimate generation table for sewage flows (64e-6). The tables are congruent with the planning statement approach of maximum development of capability per land use.

TABLE 5.
EXISTING LAND USE UTILITY GENERATION

LAND USE: DEVELOPMENT	ERC RATE	POTABLE WATER (GPD)	WASTEWATER (GPD)
RM : 158 DWELLING UNITS	250 GALLONS / DAY / UNIT	39,500	31,600
ROI: 18,121 SF	15 GALLONS / DAY/ 100 SF	2,718	2,175
CG : 26,659 SF	125 GALLONS / DAY/ KSF	3,332	2,666
TOTAL		45,551	36,430

TABLE 6
PROPOSED LAND USE UTILITY GENERATION

LAND USE: DEVELOPMENT	ERC RATE	POTABLE WATER (GPD)	WASTEWATER (GPD)
RM : 156 DWELLING UNITS	250 GALLONS / DAY / UNIT	39,000	31,200
CG : 47,393 SF	125 GALLONS / DAY/ KSF	5,924	4,739
TOTAL		44,924	35,939

As depicted in the tables above, the proposed land use change will result in a decrease in potable water demand by 626 gpd and a decrease in wastewater generation by 501 gpd. According to previous land use approvals, applicable system capacity is available for the site development.

IV. Emergency Services

The proposed development is supported by the St. Lucie County Fire District (SLCFD). Specifically, the site is served by SLCFD station #6 located at 350 E. Midway Rd. Fort Pierce, Fl. 34982. The applicable station is located 4.7 miles away and provides the site with a class 3 fire insurance rating. As per coordination with SLCFD no new stations are planned within the immediate future.

V. Schools / Recreation

No new residential land use is proposed by this land use amendment application. Therefore, the proposed land use amendment will not impact the St. Lucie County School District or the recreational requirements of the City of Port St. Lucie.

ORDINANCE 16-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST LUCIE TO INCLUDE A SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR TORINO LAKES (P16-072) RM/ROI/CG TO RM/CG AND TO ADJUST THE BOUNDARIES FOR A PARCEL LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 47, PORTION OF TRACT D PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 03-170, as subsequently amended; and

WHEREAS, pursuant to Subsection 163.3187(1), Florida Statutes, the proposed amendment constitutes a City of Port St. Lucie permitted small scale amendment to the City of Port St. Lucie Comprehensive Plan; and

WHEREAS, the City of Port St. Lucie has received an application from Lee Dobbins of Dean, Mead, Minton & Zwemer , the agent for the owner Rich Torino, LLC (P16-072), Legally described as Port St. Lucie Section 47, portion of Tract D., located on the west side of East Torino Parkway south of Conley Drive for a small scale amendment to change the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan, in accordance with Section 163.3187 (1) (c), Florida Statutes, to adjust approximately 1.19 acres of the future land use designation from RM/ROI/CG (Medium Density Residential/Residential/Office/Institutional/General Commercial) to RM/CG (Medium Density Residential/General Commercial); and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly

ORDINANCE 16-

designated as the local planning agency pursuant to Section 163.3174 et. Seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment (P16-072) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, the City Council held a public hearing on August 8, 2016 to consider the proposed small scale amendment, advertising of the public hearing having been made; and;

WHEREAS, having considered the recommendations of the Planning and Zoning Board, The Port St. Lucie City Council desires to hereby formally adopt this amendment (P16-072) to the City's Comprehensive Plan as a Small Scale Amendment in accordance with Section 163.3187, Florida Statutes.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

(a) The Future Land Use Map is hereby adjusted approximately 1.19 acres of land located on the west side of East Torino Parkway south of Conley Drive by changing RM/ROI/CG (Medium Density Residential/Residential/Office/Institutional/General Commercial) to RM/CG (Medium Density Residential/General Commercial). The Existing Future Land Use Map is attached as Exhibit A and the Proposed Future Land Use Map is attached as Exhibit B.

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or

ORDINANCE 16-

ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this plan amendment shall be thirty-one (31) days after the adoption, pursuant to Section 163.3187(3) (c), Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 8th day of August, 2016.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

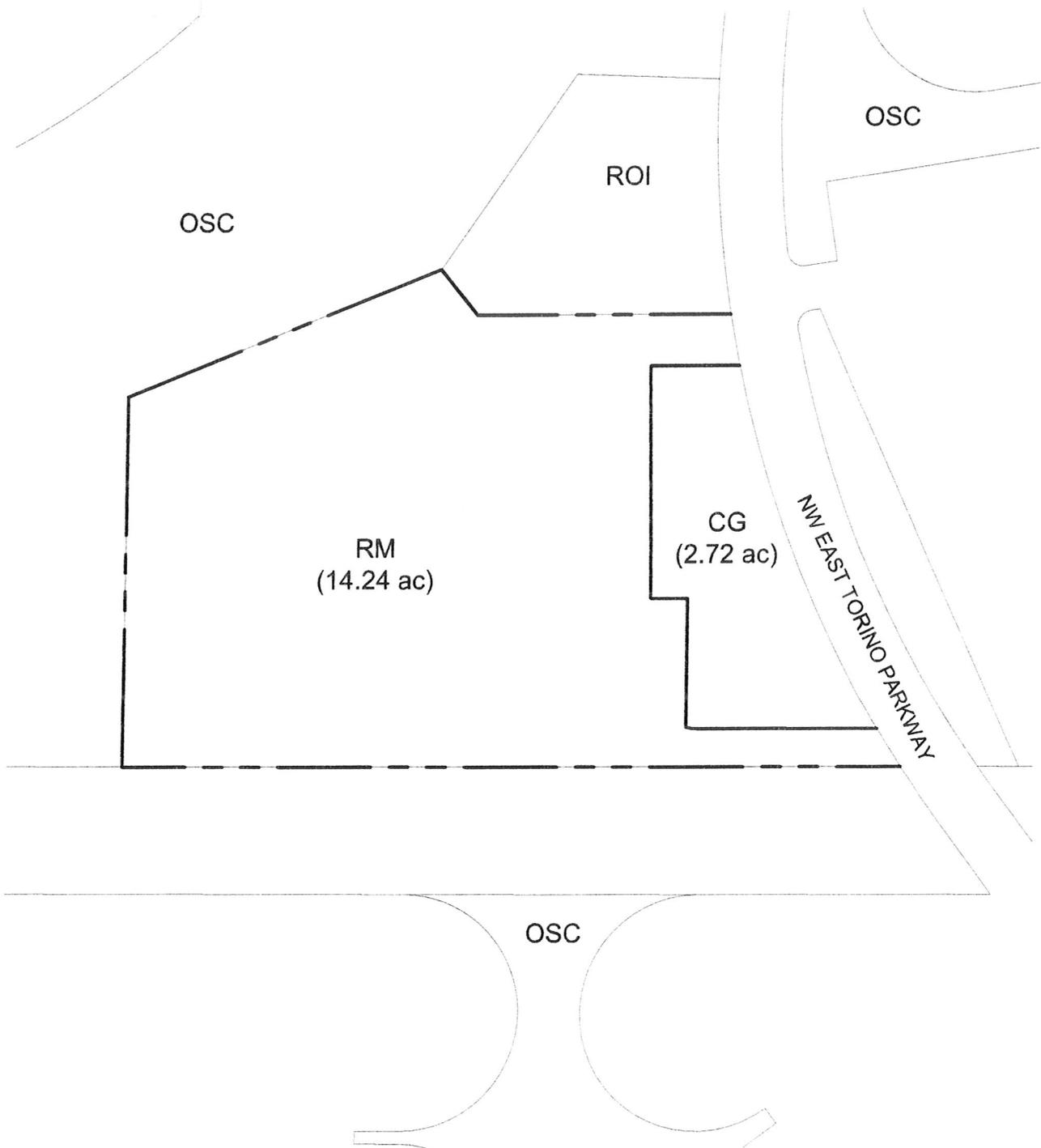
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

Acting City Attorney



PROPOSED FUTURE LAND USE (EXHIBIT B)



MBV
ENGINEERING, INC.
MOYA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

**PROPOSED
LAND USE
EXHIBIT**

PORT ST. LUCIE, FLORIDA

JOB NO.	15-106
CHK/DRN	AJB/RTM
DATE	JUNE 2016
SHEET	



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JULY 5, 2016

FROM: JOHN FINIZIO, PLANNER *JF*

RE: VERANO PUD 1 AMENDMENT NO. 9
PUD AMENDMENT APPLICATION
PROJECT NO. P16-076

DATE: JUNE 6, 2016

APPLICANT: Cotleur & Hearing, Inc. The authorization letter is included in the staff report.

OWNER: Verano Development, LLC.

LOCATION: Verano PUD 1 is located west of Interstate 95, north of the Crosstown Parkway, south of the Reserve (in unincorporated St. Lucie County), and east of Glades Cut-Off Road.

LEGAL DESCRIPTION: The legal description is attached to the staff report.

SIZE: The total acreage for Verano PUD 1 is approximately 433 acres.

EXISTING ZONING: PUD (Planned Unit Development).

EXISTING USE: Currently Verano contains single family detached and single family attached residences, a clubhouse with a pool and other recreational amenities.

SURROUNDING USES: North = A residential Planned Unit Development with a golf course and other recreational amenities. South = Crosstown Parkway, the C-24 Canal, and beyond agricultural land. East = Interstate 95; beyond is single family residential residences. West = Glades Cut-Off Road, beyond is vacant land.

FUTURE LAND USE: RGC (Residential Golf Course), CG (General Commercial), and LI (Light Industrial).

PROPOSED USE: Verano is designed to include single family detached and single family attached residences with championship golf courses, commercial development, open space, and county club amenities.

Verano PUD 1 is mainly a residential development with a club house and recreational amenities, a sales/design center and a construction administration building. The residential component consists of single family detached residences and single family attached villas. The commercial component for this PUD includes a 9.12 acre commercial/office/restaurant parcel which is located along Commerce Center Drive and the Crosstown Parkway.

Verano PUD 1 also includes a 0.39 acre LI (Light Industrial) tract, which was created to relocate a billboard. The original billboard was removed due to the new Crosstown Parkway/Interstate 95 Interchange.

PROPOSED AMENDMENT: This is the ninth amendment to the Verano PUD 1 document. This request will not alter the number of dwelling units, office space, or number of hotel rooms identified in the PUD document. The changes proposed in the eighth amendment include:

1. To amend the PUD concept plan by removing the labels identifying specific locations for single family and villas units to provide for more flexibility.
2. To amend Exhibit 11, Typical Lots (Villas Type B2), to provide a 7.6 foot side setback, 37.5 foot minimum lot size, and remove the 120 foot maximum lot depth.

For a complete list of changes please see page 2 of the amended PUD document.

IMPACTS AND FINDINGS:

Land Use Consistency: The proposed PUD amendment and revised PUD concept plan are consistent with the land use designations of RGC (Residential Golf Course) and LI (Light Industrial) and with the direction and policies of the Comprehensive Plan.

Sewer/Water Service: Port St. Lucie Utility Systems will provide utilities. As new phases are platted, a developer's agreement with the City of Port St. Lucie Utilities Department, that is consistent with the adopted level of service, is requested prior to the issuance of building permits.

Transportation: The Verano DRI outlined a number of required transportation improvements the developer was responsible for concerning this project. These improvements included: constructing the Crosstown Parkway/I-95 Interchange, donating land for future westward extension of the Crosstown Parkway, and constructing the Commerce Center Dr. (Village Parkway) bridge that spans the C-24 Canal. The developer is also responsible for other transportation improvements which

will be required as transportation demand increases.

Environmental: The Verano DRI Development Order (DO) requires the developer to preserve and enhance 6.45 acres of wetlands proposed for preservation on Map F-1, Vegetation Map.

In addition, the DO identifies all upland preservation/mitigation requirements for Verano. The area that encompasses Verano PUD 1 is devoid of any upland habitat.

Other: The only access point for the Verano PUD 1 development is located directly off of Commerce Center Drive, just north of the Crosstown Parkway. This entrance is gated.

The concept plan identifies two emergency access points for this project; one access point goes north to connect with the Reserve, the second goes west and connects with Glades Cut-Off Road. Both of these emergency access points are identified on the PUD Concept Plan and in the PUD document. As identified in the PUD document, the applicant has agreed to construct the connection to Calumet Court (in the Reserve) prior to the issuance of the 550th building permit, and the connection to Glades Cut-Off Road prior to the issuance of the 1050th building permit.

Related Projects:

P14-032 – Verano PUD 1 Amendment No. 8. This application amended the concept plan and Exhibit 11 to permit a minimum 42 foot lot. This application was approved by City Council on June 9, 2014.

P11-123 – Verano DRI/NOPC. This application proposed to make several changes to the Development Order including modifications to Map H and to conditions established by the ADA. This application was approved by City Council on October 22, 2012.

P11-124 – Kolter Group/Peacock Property Comprehensive Plan Amendment. This application amended the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan to provide a uniform land use designation of RGC (Residential Golf Course) over the property north of the Crosstown Parkway, west of Interstate 95. This application was approved by City Council on October 22, 2012.

P10-071 – Verano PUD 1 Amendment 6. This application amended the permitted uses in the commercial land use to match the Permitted, Accessory, and Special Exception Uses as identified in §158.124, CG (General Commercial) Zoning District. This application was approved by City Council on October 11, 2010.

P09-049 – Verano PUD 1 Amendment No. 5. This application added additional acreage into the PUD area, and added language to allow billboards. This application was approved by City Council on November 9, 2009.

P09-007 – Verano DRI Small Scale Comprehensive Plan Amendment – This amendment created a small parcel (0.39 acre) with a Light Industrial Land Use along the I-95 corridor. This application was approved by City Council on April 13, 2009.

P07-392 – Verano PUD 1, Amendment No. 4 – This amendment relocated the clubhouse/pool facility, changed the acreage for the Open Space Tracts, Water Management Tracts and Road Right-of-Ways, relocated some model home areas, and updated the master plan. This application was approved by City Council on March 24, 2008.

P07-207 – Verano PUD 1, Amendment No. 3 – This amendment added additional model home areas to the master plan. This application was approved by City Council on September 10, 2007.

P07-057 – PGA Village/Montage/PUD 1, Amendment No. 2 – This amendment updated ownership and project name, allowed zero foot side setbacks and added two new model areas, updated the Conceptual Master Plan, and made changes to the landscape code. This application was approved by City Council June 11, 2007.

P06-215 – PGA Village/Montage/PUD 1, Amendment No. 1 – This amendment allowed for the addition of a design center within the Models. This application was approved by City Council September 25, 2006.

P03-272 – PGA Village (Reserve Homes)(Montage)(Verano) PUD 1 – Established phase one for the approved PGA Village DRI. This application was approved by City Council October 25, 2004.

P02-322 – PGA Village DRI – This established the PGA Village (Verano) DRI. This application was approved by City Council on October 27, 2003.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval with the following condition:

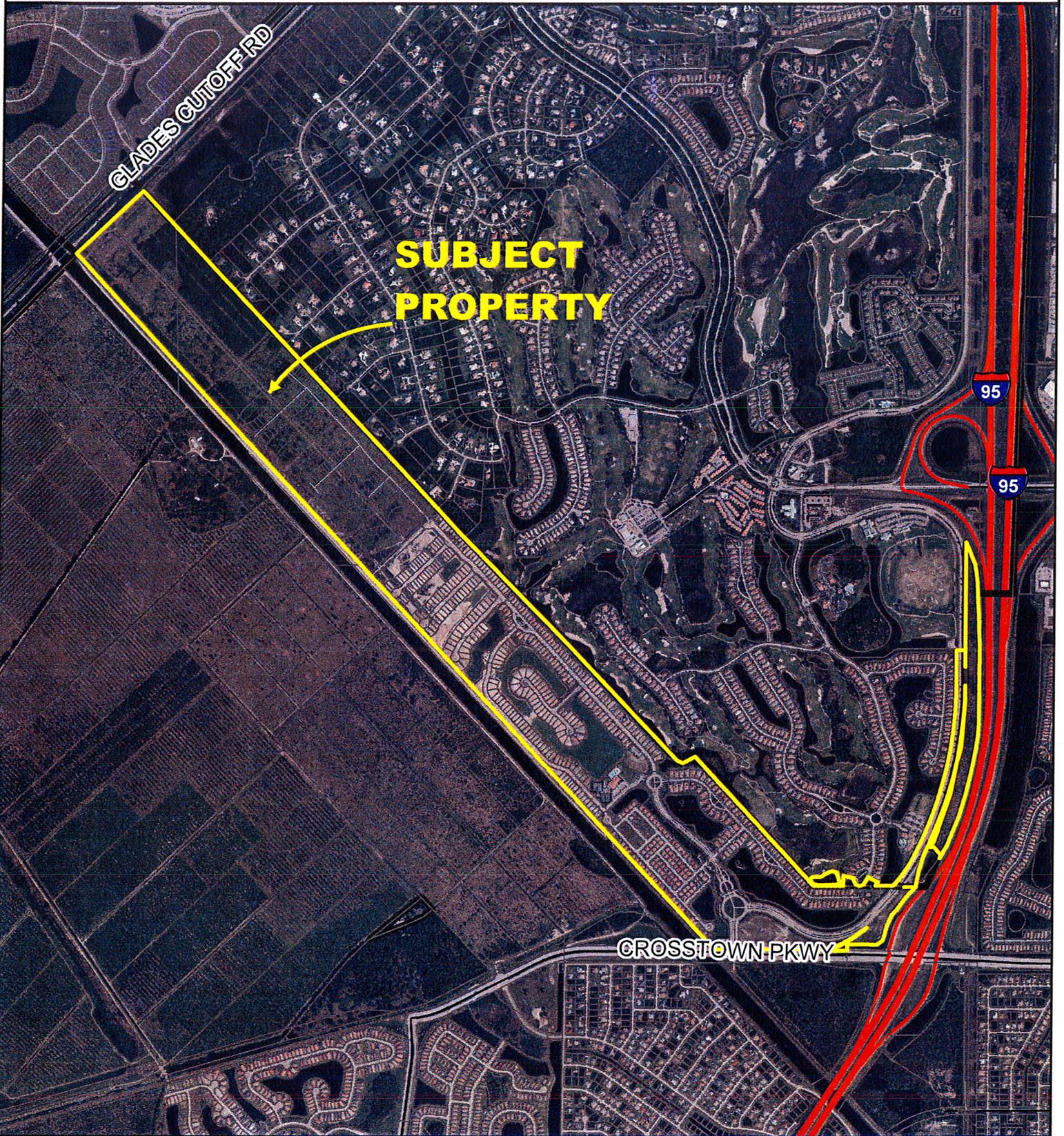
The Site Plan Review Committee reviewed the PUD amendment and concept plan on June 8, 2016 and recommended approval.

Planning and Zoning Board Action Options:

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

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

AERIAL



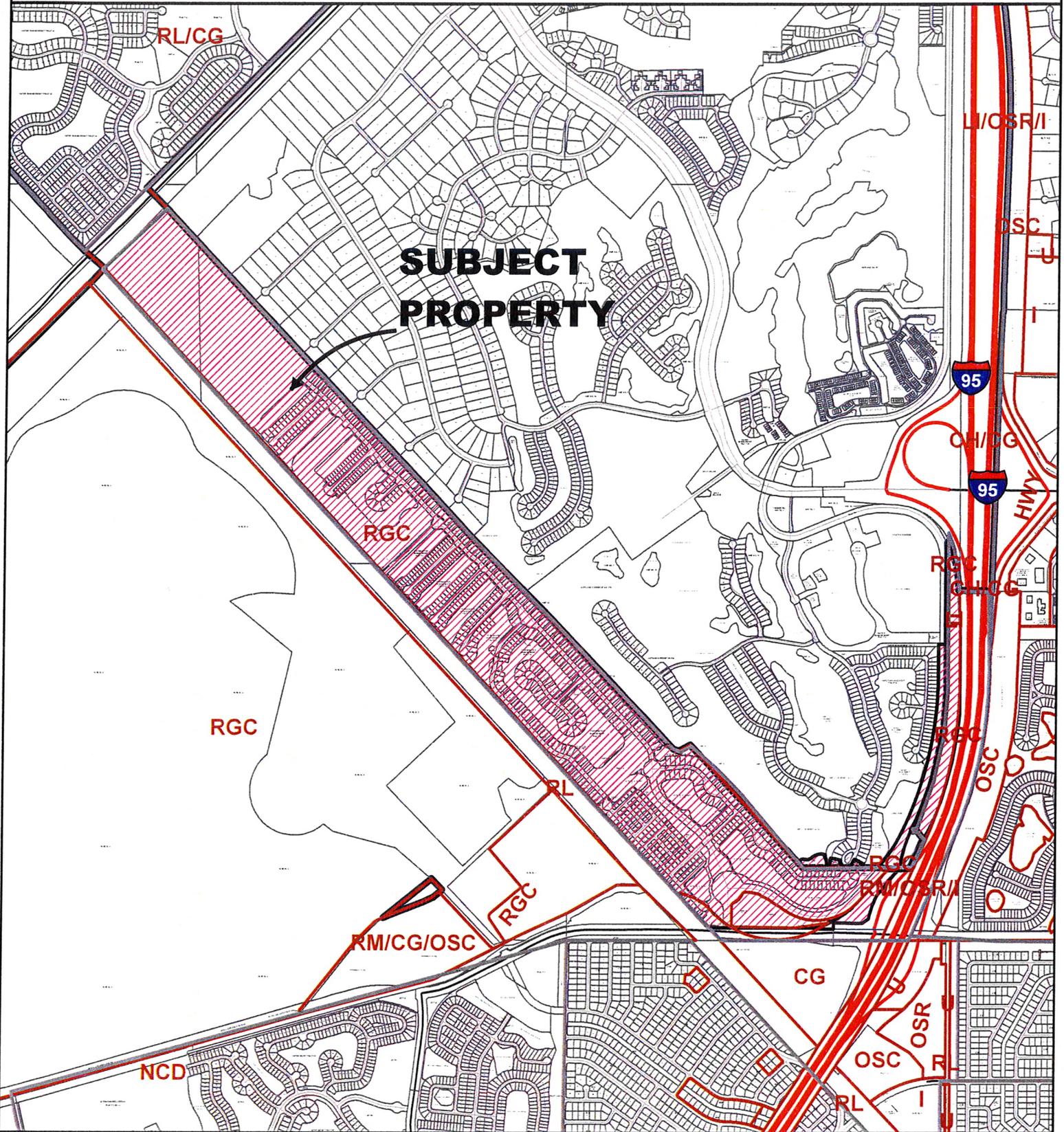
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT NO. 9
VERANO DEVELOPMENT, LLC

VERANO PUD
AERIAL DATE 2014

DATE:	6/8/2016
APPLICATION NUMBER:	P16-076
USER:	patricias
SCALE:	1 in = 1,760 ft

FUTURE LAND USE

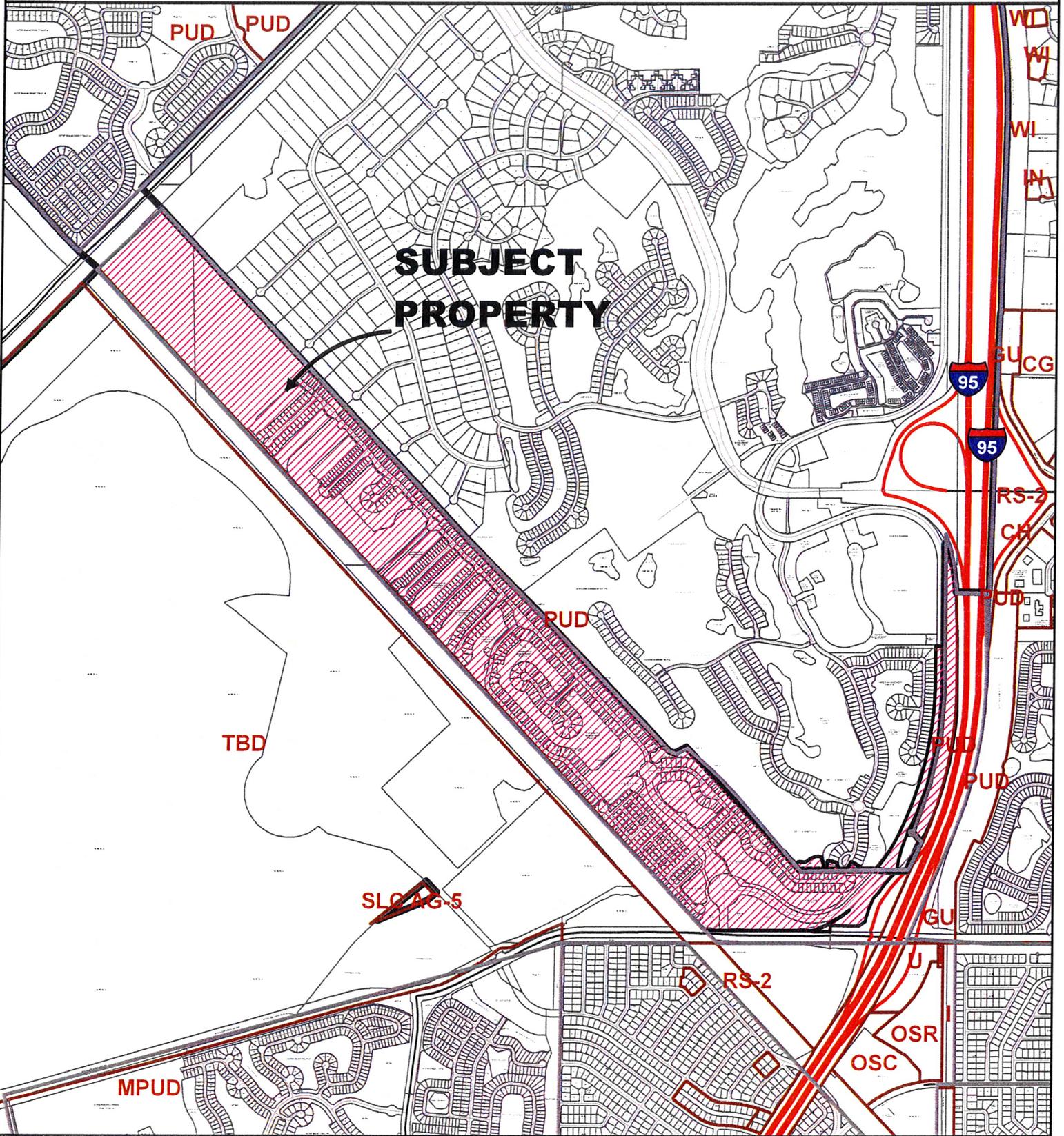


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT NO. 9
VERANO DEVELOPMENT, LLC
VERANO PUD

DATE:	6/8/2016
APPLICATION NUMBER:	P16-076
USER:	patricias
SCALE:	1 in = 1,850 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PUD AMENDMENT NO. 9
VERANO DEVELOPMENT, LLC
VERANO PUD

DATE:	6/8/2016
APPLICATION NUMBER:	P16-076
USER:	patricias
SCALE:	1 in = 1,850 ft

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5212 FAX: (772)871-5124

P&Z File No. P16-076
Fee (Nonrefundable)\$ 11,621.00
Receipt # 95342

.....
PRIMARY CONTACT EMAIL ADDRESS: Dsorrow@coteleur-hearing.com

PROJECT NAME: Verano PUD - Plat 18 (Final)

LEGAL DESCRIPTION: (See attached)

LOCATION OF PROJECT SITE: Project is located on the north side of Crosstown Parkway, just west of I-95

PROPERTY TAX I.D. NUMBER: _____

CIRCLE ONE: PRELIMINARY **FINAL** PRELIMINARY & FINAL

PROPOSED USE: Single Family Residential

GROSS SQ. FT. OF STRUCTURE(S): N/A

NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: Water & Sewer - City of PSL, Power - FPL, Phone and CATV - Hometown Cable

GROSS ACREAGE & SQ. FT. OF SITE: 350,924 SF / 8.056 Ac.

FUTURE LAND USE DESIGNATION: RG ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: Verano Development, LLC c/o Robert Fromm
NAME, ADDRESS, TELEPHONE & FAX NO. 701 S. Olive Avenue, West Palm Beach, FL 33401
PH: 772-429-3505 FAX: 772-429-3525

APPLICANT OR AGENT OF OWNER: Daniel Sorrow, Coteleur & Hearing
NAME, ADDRESS, TELEPHONE & FAX NO. 1934 Commerce Lane Suite 1, Jupiter, FL 33458
PH: 561-747-6336 FAX: 561-747-1377

PROJECT ARCHITECT/ENGINEER: Bob Lawson, Arcadis-US, Inc.
(FIRM, ENGINEER OF RECORD) 2081 Vista Parkway, West Palm Beach, FL 33411

FLORIDA REGISTRATION NO., CONTACT Engineering: Robert W. Lawson, P.E. No. 26640; Plat: Wilbur F.
PERSON, ADDRESS, PHONE & FAX No.) Divine, P.S.M., No. 4190 PH: 561-697-7000, Fax: 561-697-7751

.....
- I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

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.

Robert Fromm
OWNER'S SIGNATURE

ROBERT FROMM
HAND PRINT NAME

DIRECTOR OF DEVELOPMENT 8/14/16
TITLE DATE



VERANO®

June 14, 2016

City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: Verano Development

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.

Please contact me directly should you have any questions regarding this correspondence.

Sincerely,

Kevin Voller
Manager
Verano Development, LLC

The foregoing instrument was acknowledged before me this 14 day of June 2016 by Kevin Voller [X] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Notary Public

Nicole E. Angelakos
(Print Notary Name)

Notary Public, State of: Florida

My Commission Expires: 3/23/20

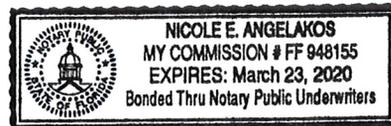


EXHIBIT 7a

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 PUD PROPERTY

Go to Next Page

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2809339 OR BOOK 2502 PAGE 1002, Recorded 03/07/2006 at 12:06 PM
Doc Tax: \$2800.00

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

Parcel ID No.:

COPY

SPECIAL WARRANTY DEED

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

COPY

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

Signed, sealed and delivered in the presence of:

Allison Barra
Print Name: Allison Barra

Vera Russell
Print Name: Vera Russell

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

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

By: Michael Clarke
Michael Clarke, Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH) s.s.

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

(NOTARIAL SEAL)

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



EXHIBIT "A"

A PARCEL OF LAND BEING ALL OF THE COMMERCIAL TRACT, AS SHOWN ON MONTAGE, P.U.D. NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING OVER AND ACROSS A PORTION OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHWEST CORNER OF SAID COMMERCIAL TRACT; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID COMMERCIAL TRACT FOR THE FOLLOWING ELEVEN COURSES: THENCE NORTH 00°00'06" EAST, A DISTANCE OF 309.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°19'50", AN ARC DISTANCE OF 57.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 224.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°39'37", AN ARC DISTANCE OF 166.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°30'51", AN ARC DISTANCE OF 58.04 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 666.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°30'33", AN ARC DISTANCE OF 211.92 FEET; THENCE SOUTH 55°05'52" EAST, A DISTANCE OF 39.90 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 646.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 22°05'45" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°44'41", AN ARC DISTANCE OF 154.97 FEET; THENCE SOUTH 54°09'34" EAST, A DISTANCE OF 80.58 FEET; THENCE SOUTH 63°31'47" EAST, A DISTANCE OF 61.42 FEET; THENCE SOUTH 54°09'34" EAST, A DISTANCE OF 71.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 776.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°14'30", AN ARC DISTANCE OF 1127.41 FEET; THENCE NORTH 42°35'56" EAST, A DISTANCE OF 556.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2060.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'40", AN ARC DISTANCE OF 108.26 FEET; THENCE NORTH 89°52'17" EAST, A DISTANCE OF 340.03 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9); THENCE SOUTH 23°34'37" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 921.17 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID COMMERCIAL TRACT; THENCE SOUTH 89°56'01" WEST, DEPARTING SAID RIGHT OF WAY LINE, ALONG SAID EASTERLY PROLONGATION AND SOUTH LINE OF SAID COMMERCIAL TRACT, A DISTANCE OF 2190.18 FEET TO THE POINT OF BEGINNING.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2809340 OR BOOK 2502 PAGE 1005, Recorded 03/07/2006 at 12:06 PM
Doc Tax: \$8400.00

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

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

COPY

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

SUBJECT TO:

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

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

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

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

Signed, sealed and delivered in the presence of:

Alison Barra
Print Name: Alison Barra

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

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

Vera Russell
Print Name: VERA Russell

By: Michael Clarke
Michael Clarke, Manager

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

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

(NOTARIAL SEAL)

Janet Kind
Print or Stamp Name: Janet Kind
Notary Public - State of Florida
My Commission Expires: 2-10-08
Commission Number: 00289533



EXHIBIT "A"

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

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THAT CERTAIN FLORIDA POWER AND LIGHT COMPANY EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 14°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 BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22,918.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 09°37'34" WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°01'14", A DISTANCE OF 1208.23 FEET TO THE POINT OF BEGINNING.

COPY

COPY

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

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

COPY

SPECIAL WARRANTY DEED

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

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

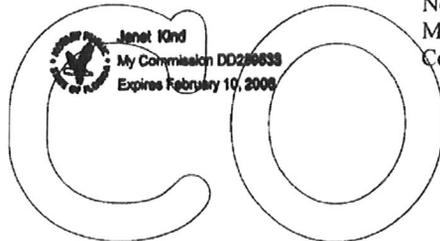
By: Michael Clarke
Michael Clarke, Manager

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

EXHIBIT "A"

WESTERN GROVE
TRACT ONE

PARCEL 1

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 Southeastery 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 Southeastery 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 Southeastery right-of-way line of the Florida East Coast Railway Co.; thence South 44°46'01" West, along said right-of-way line, a distance of 728.74 feet to the POINT OF BEGINNING; Thence, departing said right-of-way line, South 45°07'48" East, a distance of 3688.39 feet; thence South 34°54'59" East, a distance of 4767.41 feet to the northerly top of bank of the O.L. Peacock Canal; Thence along the northerly top of bank of said O.L. Peacock Canal South 74°05'51" West, a distance of 4714.77 feet; thence North 89°58'45" West, a distance of 5508.96 feet East right-of-way line of State Road S-609 as shown on the Florida Department of Transportation right-of-way map dated 1/5/64 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 Southeastery right-of-way line of the Florida East Coast Railway Co.; thence North 44°46'01" East, along said Southeastery 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 Northeastery corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°50'39" East, a distance of 50.98 feet to the POINT OF BEGINNING; Thence North 61°20'02" West, a distance of 1685.86 feet; Thence North 58°57'12" West, a distance of 127.57 feet; Thence North 49°19'49" West, a distance of 93.34 feet; Thence North 32°18'49" West, a distance of 178.91 feet; Thence North 25°32'27" West, a distance of 184.36 feet; Thence North 06°00'43" West, a distance of 118.58 feet; Thence North 22°50'28" East, a distance of 467.15 feet; Thence North 31°22'11" East, a distance of 93.05 feet; Thence North 40°40'44" East, a distance of 1124.23 feet; Thence North 44°11'03" East, a distance of 181.77 feet; Thence North 52°20'18" East, a distance of 81.27 feet; Thence South 48°56'38" East, a distance of 3272.46 feet; Thence South 09°19'30" West, a distance of 329.60 feet; Thence South 74°14'21" West, a distance of 1658.09 feet; Thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

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

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

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

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

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

EXHIBIT "A"

PARCEL 1 (continued)

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

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

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

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

EXHIBIT "A"

PARCEL 1 (continued)

TRACT THREE

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

COPY

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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, 1958 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 55 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 4617.83 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 38 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 north west boundary.

EXHIBIT "A"

DUDA PARCEL

PARCEL 3

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

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

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

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

EXHIBIT "A"

PARCEL 3 (continued)

thence North 04°13'20" West, along the East line of said Section 30, a distance of 258.80 feet to the Southeastery Right-of-Way line of the aforesaid Florida East Coast Railway, thence North 44°46'02" East, along said Southeastery 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°45'38" East, along said southeasterly right-of-way line, a distance of 1,221.80 feet to the easterly prolongation of the southerly line of Sabal Creek, Phase II, according to the plat thereof, as recorded in Plat Book 24, Pages 1, 1A, 1B and 1C, Public Records of St. Lucie County, Florida; thence South 43°34'29" East, departing said right-of-way line, along the said southerly prolongation and the south line of the aforementioned plat and the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, a distance of 5,340.48 feet; thence continuing along the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, South 43°09'01" East, a distance of 1,026.26 feet to the southeast corner of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida; thence North 45°11'03" East, along the east line of said plat, a distance of 0.99 feet; thence South 43°08'40" East, departing said east line, a distance of 52.97 feet; thence South 43°09'00" East, a distance of 331.07 feet; thence South 43°08'32" East, a distance of 3671.33 feet; thence South 72°42'41" East, a distance of 217.77 feet to the northwesterly line of that certain parcel of land described in Special Warranty Deed, as recorded in Official Records Book 1577, Page 1222, Public Records of St. Lucie County, Florida; thence North 61°51'31" East, along said northwesterly line, a distance of 188.61 feet to the northerly corner of said certain parcel of land; thence South 43°08'30" East, along the northeasterly line and easterly prolongation of said certain parcel of land, a distance of 2361.96 feet to the north line of that certain parcel of land described in Official Records Book 1547, Page 490, Public Records of St. Lucie County, Florida; said point being parallel with and 1024.10 feet northerly of, as measured at right angles to the south line of said Section 34; thence North 89°52'17" East, along said north line and parallel line, a distance of 1211.13 feet to a point on a non-tangent curve, concave to the northwest, having a radius of 2060.00 feet, the radius point of which bears North 50°24'45" West; thence southwesterly, departing said north line and parallel line, along the arc of said curve through a central angle of 03°00'41" a distance of 108.27 feet to the point of tangency; thence South 42°35'56" West, a distance of 556.01 feet to the point of curvature of a curve concave to the northwest, having a radius of 776.00 feet; thence southwesterly along the arc of said curve through a central angle of 07°36'31" a distance of 103.05 feet to the point of compound curvature of a curve concave to the northwest, having a radius of 1639.50 feet; thence southwesterly along the arc of said curve through a central angle of 19°59'18" a distance of 571.96 feet; thence South 89°36'01" West, a distance of 1531.40 feet to said northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North 43°08'36" West, along said right-of-way line, a distance of 12,679.36 feet to the point of beginning.

EXHIBIT "A"

PARCEL 4 (continued)

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

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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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ORDINANCE 16-

AN ORDINANCE PROVIDING FOR THE 9th AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL DEVELOPMENT PLAN FOR VERANO PUD 1, P16-076 LOCATED IN A PLANNED UNIT DEVELOPMENT DISTRICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance 04-121, City of Port St. Lucie, the City of Port St. Lucie City Council approved a Planned Unit Development Document and Conceptual Development Plan for PGA Village (Reserve Homes)(Montage)(Verano) PUD 1, P03-272, a development located in a Planned Unit Development Zoning District, and

WHEREAS, by Ordinance 06-118 City of Port St. Lucie, the City of Port St. Lucie City Council approved the first amendment to the Planned Unit Development Document and Conceptual Development Plan for PGA Village/Montage/PUD 1, Amendment No. 1, P06-215; and

WHEREAS, by Ordinance 07-70 City of Port St. Lucie, the City of Port St. Lucie City Council approved the second amendment to the Planned Unit Development Document and Conceptual Development Plan for PGA Village/Montage/PUD 1, Amendment No. 2, P07-057; and

WHEREAS, by Ordinance 07-127 City of Port St. Lucie, the City of Port St. Lucie City Council approved the third amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 3, P07-207; and

WHEREAS, by Ordinance 08-24 City of Port St. Lucie, the City of Port St. Lucie City Council approved the fourth amendment to the Planned Unit Development Document and

ORDINANCE 16-

Conceptual Development Plan for Verano PUD 1, Amendment No. 4, P07-392; and

WHEREAS, by Ordinance 09-83 City of Port St. Lucie, the City of Port St. Lucie City Council approved the fifth amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 5, P09-049; and

WHEREAS, by Ordinance 10-78 City of Port St. Lucie, the City of Port St. Lucie City Council approved the sixth amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 6, P10-071; and

WHEREAS, by Ordinance 13-23 City of Port St. Lucie, the City of Port St. Lucie City Council approved the seventh amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 7, P13-010; and

WHEREAS, by Ordinance 14-36 City of Port St. Lucie, the City of Port St. Lucie City Council approved the eighth amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 8, P14-032; and

WHEREAS, the proposed changes to the Planned Unit Development Document and Conceptual Development Plan are consistent with Sections 158.170, et seq., Port St. Lucie City Code.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, P13-010, as approved by Ordinances 04-121, 06-118, 07-70, 07-127, 08-24, 09-83, 10-78, 13-23, and 14-36 City of Port St. Lucie, is amended as reflected in the Planned Unit Development Document labeled Exhibit "A" and attached hereto.

ORDINANCE 16-

Section 2. That the provisions of Ordinances 04-121, 06-118, 07-70, 07-127, 08-24, 09-83, 10-78, 13-23, and 14-36 City of Port St. Lucie, not inconsistent with the provisions of Section 1 herein shall remain in full force and effect.

Section 3. This Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Interim City Attorney

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 Number **8 9**

~~February 19, 2014~~ May 18, 2016

City of Port St. Lucie Project No: ~~P14-032~~ P16-076

	Approval date	PSL Prj 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	Pending	P16-076	Pending

Prepared by:

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

Verano PUD 1

Amendment Number ~~8~~ 9

City of Port St. Lucie Project No.: ~~P14-032~~ P16-076

The following amendments to the previously approved Verano P.U.D. (City of Port St. Lucie project number: ~~P14-032~~) are proposed in Amendment No. 9:

- ~~• 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.~~
- 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 size, 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

The PUD document was previously amended 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.

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LIST OF EXHIBITS

Exhibit 1	Application for P.U.D. Amendment #7_8
Exhibit 2	P.U.D. Amendment Application Checklist
Exhibit 3	Letter of Authorization
Exhibit 4	Binding P.U.D. Agreement
Exhibit 5	Site Information
Exhibit 6	Proposed Development Uses/Standards
Exhibit 7a	Legal Description
Exhibit 7b	Warranty Deeds
Exhibit 8	P.U.D. Amendment Conceptual Master Plan
Exhibit 9	Phasing Plan
Exhibit 10	Road Sections
Exhibit 11	Typical Lots
Exhibit 12	Typical Unit Landscape Plans
Exhibit 13	Traffic Statement
Exhibit 14	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

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772)871-5212 FAX:(772)871-5124

FOR OFFICE USE ONLY

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

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

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

PROPERTY OWNER:

Name: Verano Development, LLC c/o John Csapo
Address: 701 S. Olive Avenue, West Palm Beach, Fl. 33401
Telephone No. 561-682-9500 FAX No. 561-682-1050

AGENT OF OWNER (if any)

Name: Daniel Sorrow, Coteleur & Hearing, Inc.
Address: 1934 Commerce Lane Suite 1, Jupiter, Florida 33458
Telephone No. 561-747-6336 FAX No. 561-747-1377

PROPERTY INFORMATION

Legal Description: (On File)
(Include Plat Book and Page)
Parcel I.D. Number: See Attached
Current Zoning: 310-000-000/1 (PUD) Proposed Zoning: PUD
Future Land Use Designation: RGC Acreage of Property: 432.88 Ac.
Reason for amendment request: _____
(See attached)

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

Robert Fromm
Signature of Owner

ROBERT FROMM
Hand Print Name

5/17/16
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



VERANO®

July 21, 2010 Verano Property Owners Association, Inc.

City of Port St. Lucie
Planning and Zoning Department
121 S.W. 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, Inc and its staff to act as agents for the Common Areas owned by the Verano POA, Inc. in the Verano project in PGA, located at Crosstown Parkway and I-95 in the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plat and other similarly related modification applications.

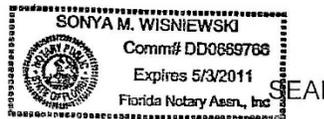
Should you have any questions, please feel free to contact me at (772.468.4703)

Sincerely,

Robert Fromm
Verano POA, Inc.

State of Florida
St. Lucie County

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 21st day of July, 2010 by Mr. Robert Fromm, who is personally known to me.

NOTARY PUBLIC

Verano PUD 1 – PUD Amendment 9

May 18, 2016

John Finizio
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE: PUD Concept Plan Amendment for Verano Development – Amendment 9.

Dear John:

Cotleur & Hearing is pleased to present this cover letter and the associated material supporting our application to revise the Conceptual Master Plan for Verano PUD 1. A revision to this conceptual masterplan is necessary to accommodate Verano Development LLC's desire to modify the minimum dimensions for the Villa lots, Right-of-Way and the location of single-family vs. villa's on the conceptual plan. There is no residential net loss or gain by these revisions and therefore the overall density of the project will remain unchanged.

We have enclosed one (1) set of the proposed Conceptual Plan and PUD amendment 9 document for the Verano PUD, along with the required application materials and fee for your review and distribution to the Site Plan Review Committee.

Please let me know if you have any questions on this Conceptual Site Plan review.

Sincerely,



Daniel T. Sorrow, AICP, ASLA, LEED AP BD+C
Project Manager

cc: Bob Lawson, Arcadis
cc: Robert Fromm, Verano Development LLC

EXHIBIT 4

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: [Signature]
Print Name: JOHN C. CSAPO
Title: VICE PRESIDENT

PSL Commercial Holdings, LLC
By: [Signature]
Print Name: JOHN C. CSAPO
Title: VICE PRESIDENT

STATE OF:
COUNTY OF:

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

[Signature: Nicole E. Angelakos]
Signature of Notary

Commission Number (Seal)

Nicole E. Angelakos
Type or Print Name of Notary

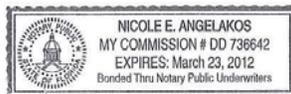


EXHIBIT 5
SITE INFORMATION

	Existing	Proposed	Change	Recommendation
Land Use Designation	RGC/CG/LI	RGC/CG/LI	LI None	
Existing Zoning	PUD	PUD	None	
Proposed Zoning	PUD	PUD	None	
Total Area	432.88 ac	432.88 ac	None	
Total Dwelling Units	1,200	1,200	None	
Single Family	650 Min	650 Min	None	
Villas	550 Max	550 Max	None	
Density	2.77 du/ac	2.77 du/ac	None	
Residential Area	172 ac 39.73%	166.07 ac 38.36%	(-) 5.93 ac 1.37%	
Recreation	7.88 ac 1.91 %	7.88 ac 1.91 %	None	
Commercial/Office	12.62 ac 2.92%	12.62 ac 2.92%	None	
R/W	72.23 ac 17.80%	73.61 ac 17.00%	(+) 1.38 0.32%	
Open Space	50.87 ac 11.75%	49.12 ac 11.35%	(+) 1.75 0.40%	
FPL	34.46 ac 7.96%	34.46 ac 7.96%	None	
Lakes	82.82 ac 19.13%	89.12 ac 20.59%	(+) 6.3 1.46%	

Notes: (1) Existing Site Data is based on all approved changes from Amendment No 78 (~~P13-010~~ P14-032)

1.	TOTAL ACREAGE:	432.88 acres
	A. Residential	166.07 acres
	B. Open Space	49.12 acres
	C. Water Management Tracts	89.12 acres
	D. Road Right-Of-Ways	73.61 acres
	E. Commercial/Office	12.62 acres
	F. Clubhouse/Recreation	7.88 acres
	G. FPL Buffer	34.46 acres
	Totals	432.88 acres

2. ALLOWABLE 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

1. PERMITTED PRINCIPAL USES

A. RGC (Residential/ Golf Course) LAND USE AREA:

1. Single Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Temporary Construction Trailers
3. Model Homes
4. Lakes,
5. Recreation Facility and Maintenance Facility
6. Entry Gates and Guard House.
7. Golf Course (18 holes minimum)
8. Hotel (as defined in PGA/Verano DRI)
9. Retail (as defined in PGA/Verano DRI)
10. Conference Center*
11. Institutional (as defined in PGA Village/Verano DRI)
12. Temporary Sales and Design Center 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 units shall have at least 2-car garages. At least two exterior parking spaces in the driveway shall be provided for each unit for residents and guests.

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: 40 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 ~~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.

Side Yards, Villa Type B:

Side Yards apply to building ~~and Accessory uses~~. Each lot shall have a setback of ~~nine (9)~~ 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:

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 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.

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 be 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 (pslusd) utility easements shall comply with pslusd technical specifications, policies, and codes.

17. LITTORAL ZONES:

At a minimum, Littoral areas will occur typically only around the islands within the lakes and will typically be placed along 50% of the shoreline of the island. Each littoral shelf will be of at least of 8' width with a maximum of 4:1 slope to a depth of 2 feet.

18. EMERGENCY ACCESS TRIGGERS:

- a. Prior to the issuance of the 550th building permit the developer will construct the emergency access connection from Verano to Calumet Court.
- b. Prior to the issuance of the 1050th building permit the developer will construct the emergency access connection from Verano to Glades Cut-Off Road.

EXHIBIT 7a

LEGAL DESCRIPTION

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;
THENCEN43°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 PUD PROPERTY

Go to Next Page

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2809339 OR BOOK 2502 PAGE 1002, Recorded 03/07/2006 at 12:06 PM
Doc Tax: \$2800.00

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

Parcel ID No.:

COPY

SPECIAL WARRANTY DEED

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

COPY

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

Signed, sealed and delivered in the presence of:

Allison Barra
Print Name: Allison Barra

Vera Russell
Print Name: Vera Russell

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

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

By: Michael Clarke
Michael Clarke, Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH) s.s.

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

(NOTARIAL SEAL)

Janet Kind
Print or Stamp Name: Janet Kind
Notary Public - State of Florida
My Commission Expires: 2-10-08
Commission Number: DP289533



EXHIBIT "A"

A PARCEL OF LAND BEING ALL OF THE COMMERCIAL TRACT, AS SHOWN ON MONTAGE, P.U.D. NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING OVER AND ACROSS A PORTION OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHWEST CORNER OF SAID COMMERCIAL TRACT; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID COMMERCIAL TRACT FOR THE FOLLOWING ELEVEN COURSES: THENCE NORTH 00°00'06" EAST, A DISTANCE OF 309.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°19'50", AN ARC DISTANCE OF 57.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 224.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°39'37", AN ARC DISTANCE OF 166.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°30'51", AN ARC DISTANCE OF 58.04 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 656.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°30'33", AN ARC DISTANCE OF 211.92 FEET; THENCE SOUTH 55°05'52" EAST, A DISTANCE OF 39.90 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 646.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 22°05'45" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°44'41", AN ARC DISTANCE OF 154.97 FEET; THENCE SOUTH 54°09'34" EAST, A DISTANCE OF 80.58 FEET; THENCE SOUTH 63°31'47" EAST, A DISTANCE OF 61.42 FEET; THENCE SOUTH 54°09'34" EAST, A DISTANCE OF 71.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 776.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°14'30", AN ARC DISTANCE OF 1127.41 FEET; THENCE NORTH 42°35'56" EAST, A DISTANCE OF 556.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2060.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'40", AN ARC DISTANCE OF 108.26 FEET; THENCE NORTH 89°52'17" EAST, A DISTANCE OF 340.03 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9); THENCE SOUTH 23°34'37" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 921.17 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID COMMERCIAL TRACT; THENCE SOUTH 89°56'01" WEST, DEPARTING SAID RIGHT OF WAY LINE, ALONG SAID EASTERLY PROLONGATION AND SOUTH LINE OF SAID COMMERCIAL TRACT, A DISTANCE OF 2190.18 FEET TO THE POINT OF BEGINNING.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2809340 OR BOOK 2502 PAGE 1005, Recorded 03/07/2006 at 12:06 PM
Doc Tax: \$8400.00

Prepared by and return to:

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

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

COPY

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

SUBJECT TO:

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

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

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

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

Signed, sealed and delivered in the presence of:

Alison Barra
Print Name: Alison Barra

Vera Russell
Print Name: VERA Russell

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

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

By: Michael Clarke
Michael Clarke, Manager

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

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

(NOTARIAL SEAL)

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



EXHIBIT "A"

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

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THAT CERTAIN FLORIDA POWER AND LIGHT COMPANY EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 14°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 BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22,918.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 09°37'34" WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°01'14", A DISTANCE OF 1208.23 FEET TO THE POINT OF BEGINNING.

COPY

COPY

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

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

COPY

SPECIAL WARRANTY DEED

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

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:

Alison Barra
Print Name: Alison Barra

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

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

By: Michael Clarke
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 of Stamp Name: Janet Kind
Notary Public - State of Florida
My Commission Expires: 2-10-08
Commission Number: DD289533

EXHIBIT "A"

WESTERN GROVE

TRACT ONE

PARCEL 1

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

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

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

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

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

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

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

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

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

EXHIBIT "A"PARCEL 1 (continued)

BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22,918.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH $09^{\circ}37'34''$ 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

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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 4647.87 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.

EXHIBIT "A"

DUDA PARCEL

PARCEL 3

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

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

South 75°29'17" West, a distance of 65.34 feet;
 Thence South 72°49'14" West, a distance of 56.76 feet;
 Thence South 74°47'53" West, a distance of 186.47 feet;
 Thence South 74°19'03" West, a distance of 254.27 feet;
 Thence South 73°21'27" West, a distance of 169.47 feet;
 Thence South 74°55'09" West, a distance of 277.14 feet;
 Thence South 73°51'40" West, a distance of 276.70 feet;
 Thence South 70°57'21" West, a distance of 154.19 feet;
 Thence South 74°10'23" West, a distance of 128.57 feet;
 Thence South 72°03'14" West, a distance of 107.48 feet;
 Thence South 78°34'38" West, a distance of 102.69 feet;
 Thence South 75°04'05" West, a distance of 194.77 feet;
 Thence South 72°33'58" West, a distance of 75.48 feet;
 Thence South 75°55'30" West, a distance of 157.24 feet;
 Thence South 71°39'51" West, a distance of 59.39 feet;
 Thence North 34°54'59" West, departing said top of bank, a distance of 4760.96 feet; thence North 45°07'48" West, a distance of 3688.37 feet; thence North 44°46'02" East, a distance of 728.76 feet to the intersection with the South line of Section 30, Township 36 South, Range 39 East, St Lucie County, Florida; thence North 89°40'25" East, along said South line, a distance of 312.01 feet to the Southeast corner of said Section 30;

EXHIBIT "A"

PARCEL 3 (continued)

thence North 04°13'20" West, along the East line of said Section 30, a distance of 258.80 feet to the Southeastery Right-of-Way line of the aforesaid Florida East Coast Railway, thence North 44°46'02" East, along said Southeastery 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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OR BOOK 2502 PAGE 1021

EXHIBIT "A"

PARCEL 5

RECORDED MONTAGE PLAT

All of the Plat of Mentage 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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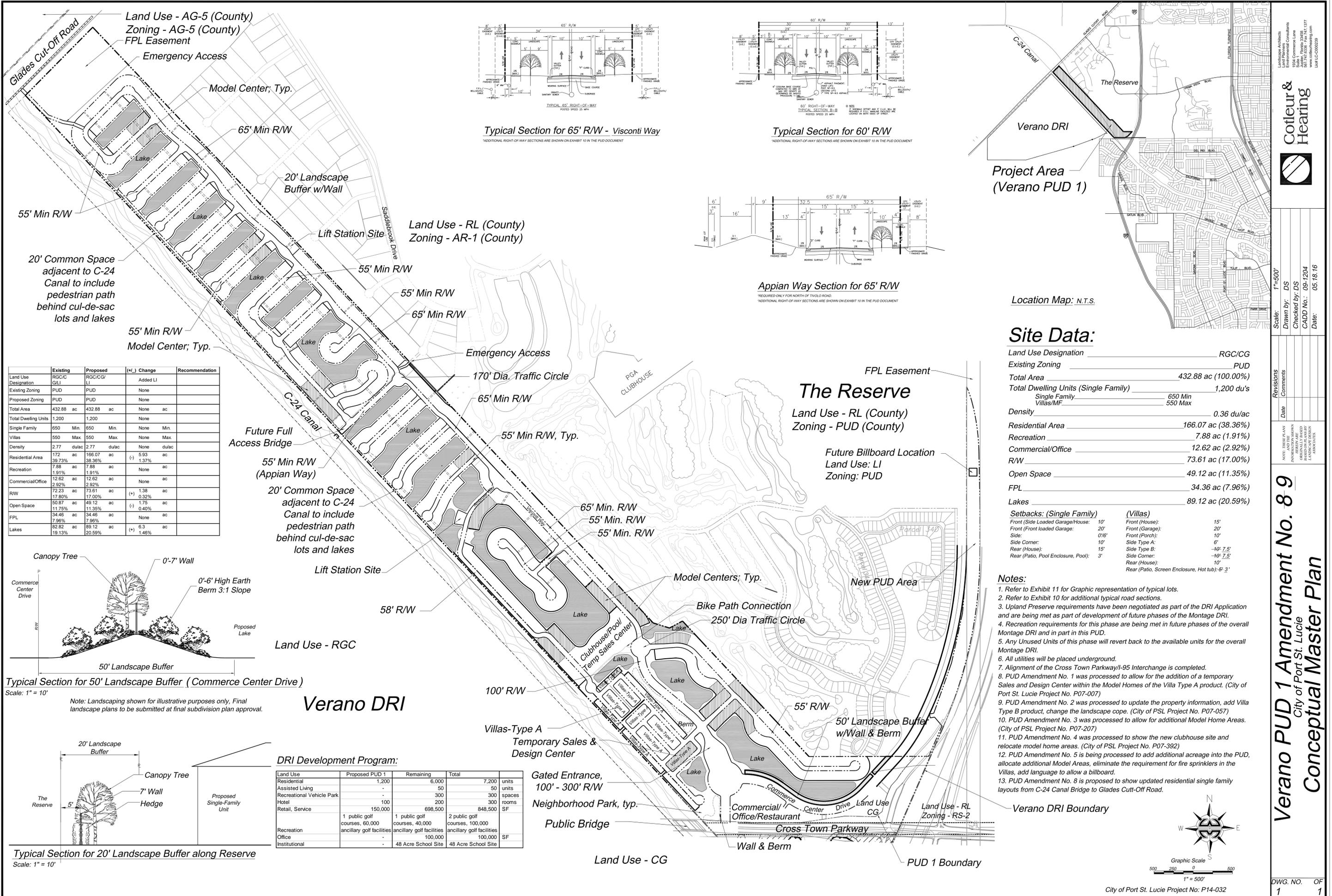
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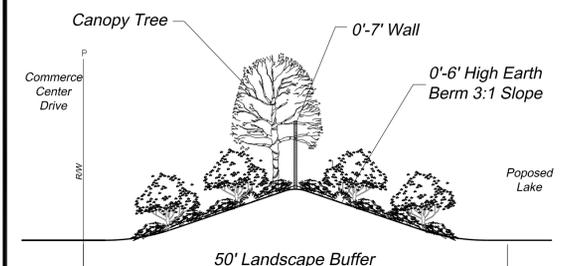
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EXHIBIT 8
PUD CONCEPTUAL MASTER PLAN

Go to Next Page

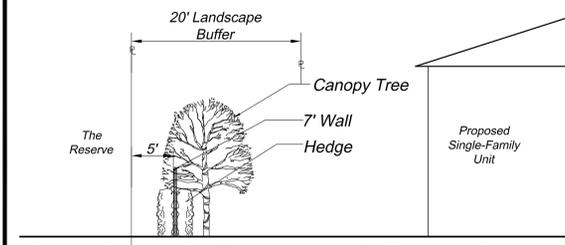


	Existing	Proposed	(+/-) Change	Recommendation
Land Use Designation	RGC/CG/LI	RGC/CG/LI	Added LI	
Existing Zoning	PUD	PUD	None	
Proposed Zoning	PUD	PUD	None	
Total Area	432.88 ac	432.88 ac	None	ac
Total Dwelling Units	1,200	1,200	None	
Single Family	650 Min.	650 Min.	None	Min.
Villas	550 Max.	550 Max.	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%	(+) 0.32%	
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	

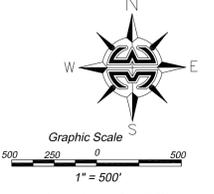
Gated Entrance, 100' - 300' R/W
Neighborhood Park, typ.
Public Bridge
Wall & Berm

Site Data:

Land Use Designation	RGC/CG
Existing Zoning	PUD
Total Area	432.88 ac (100.00%)
Total Dwelling Units (Single Family)	1,200 du's
Single Family	650 Min
Villas/MF	550 Max
Density	0.36 du/ac
Residential Area	166.07 ac (38.36%)
Recreation	7.88 ac (1.91%)
Commercial/Office	12.62 ac (2.92%)
R/W	73.61 ac (17.00%)
Open Space	49.12 ac (11.35%)
FPL	34.36 ac (7.96%)
Lakes	89.12 ac (20.59%)

Setbacks: (Single Family)	(Villas)
Front (Side Loaded Garage/House): 10'	Front (House): 15'
Front (Front loaded Garage): 20'	Front (Garage): 20'
Side: 0'6"	Front (Porch): 10'
Side Corner: 10'	Side Type A: 6'
Rear (House): 15'	Side Type B: -10' 7.5"
Rear (Patio, Pool Enclosure, Pool): 3'	Side Corner: -10' 7.5"
	Rear (House): 10'
	Rear (Patio, Screen Enclosure, Hot tub): 6' 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.



City of Port St. Lucie Project No: P14-032

Verano PUD 1 Amendment No. 8 9
 City of Port St. Lucie
Conceptual Master Plan

Scale: 1" = 500'
 Drawn by: DS
 Checked by: DS
 CADD No.: 09-1204
 Date: 05.18.16

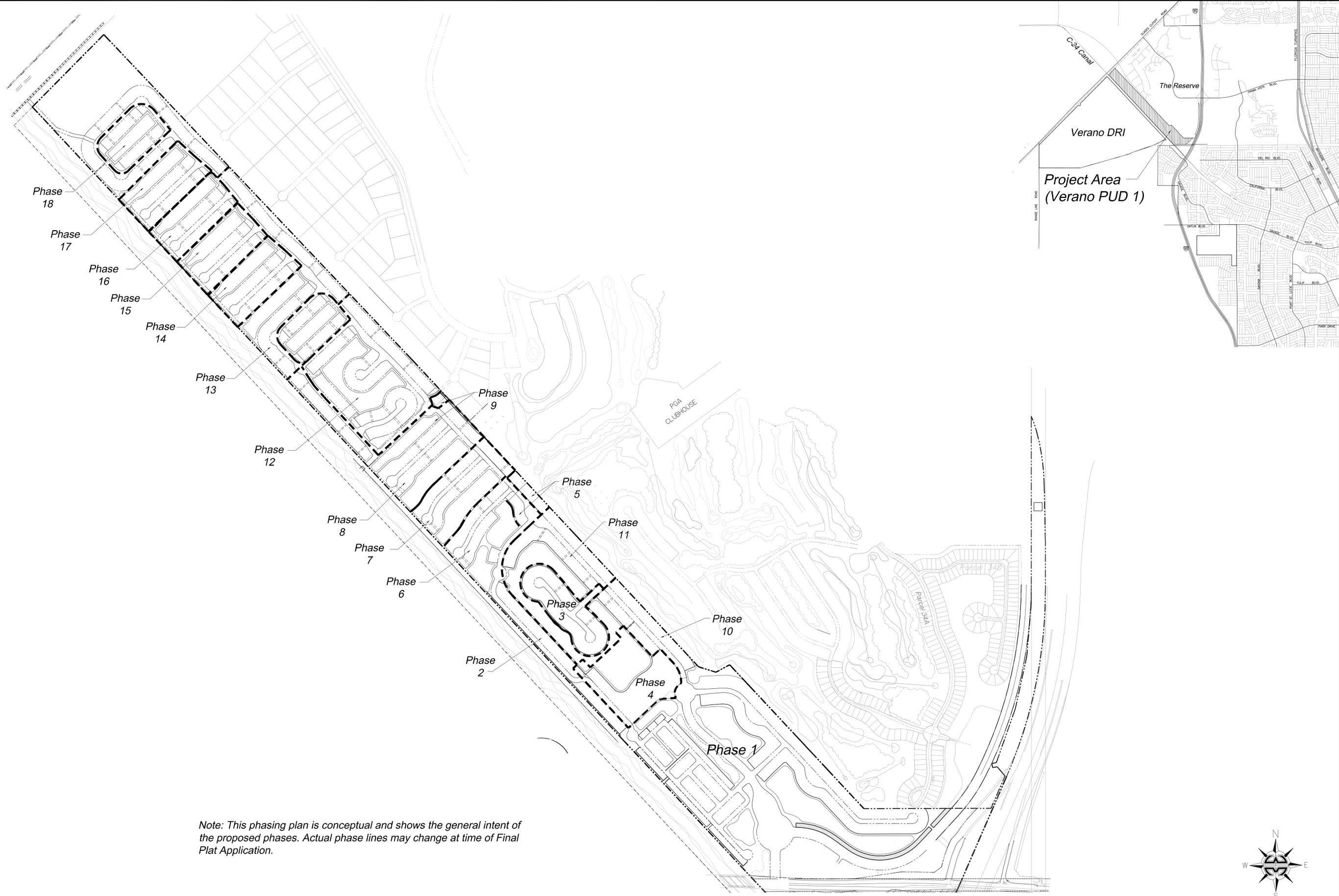
Revisions: [Table with columns for Date, Comments, and Revisions]

NOTE: THESE PLANS AND ALL INFORMATION HEREON ARE THE PROPERTY OF COTLEUR & HEARING, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

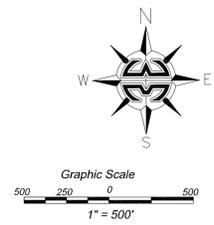
Cotleur & Hearing
 Environmental Consultants
 501 W. US Highway 1
 Port St. Lucie, FL 34953
 Phone: 888.746.4238 Fax: 888.747.1377
 www.cotleurandhearing.com
 Lic# LC-000029

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.



Landscape Architects
 Land Planning Consultants
 5004 Commodore Lane
 Suite 1
 Naples, FL 34109
 813.972.8338 Fax 813.972.1377
 www.colteurandhearing.com
 Lic# LC-000026



Colteur & Hearing

Scale:	1"=500'
Drawn by:	DS
Checked by:	DS
CADD No.:	09-1204
Date:	02.19.14

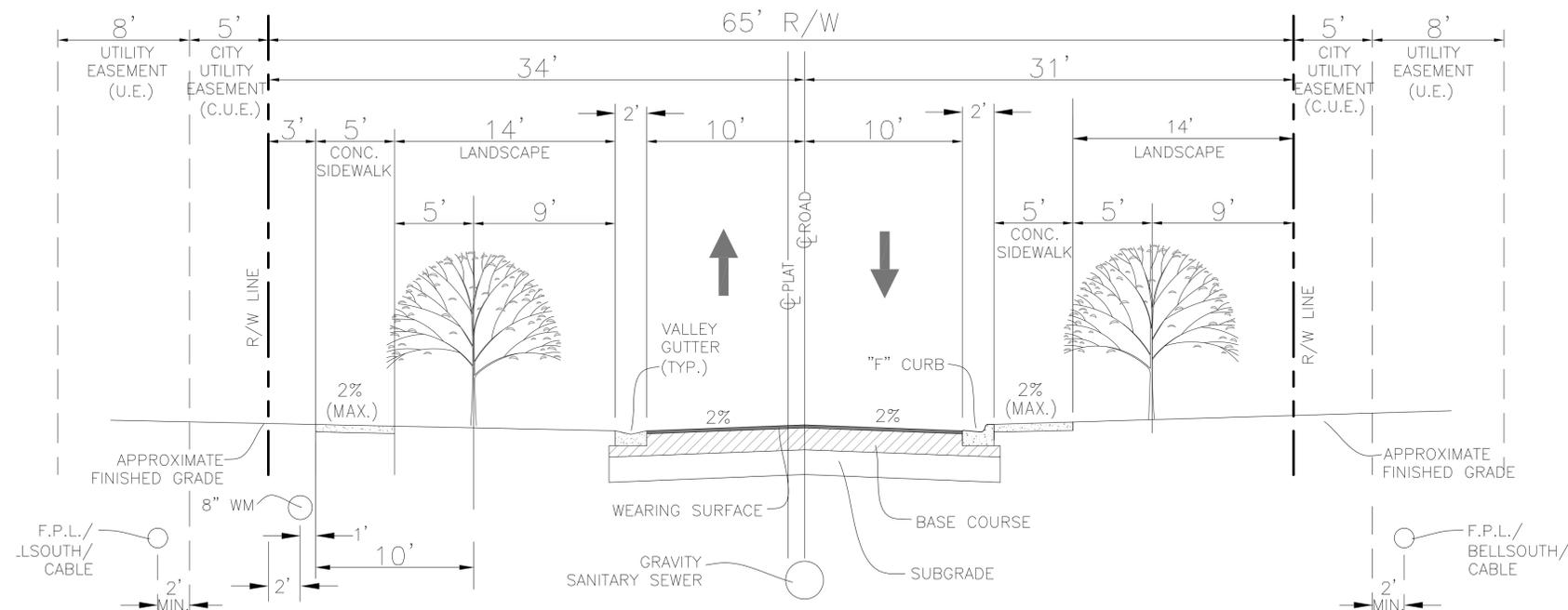
Revisions	Comments
Date	

NOTE: THESE PLANS
 REPRESENT THE
 PRELIMINARY DESIGN
 AND ARE SUBJECT TO
 CHANGE WITHOUT
 NOTICE.

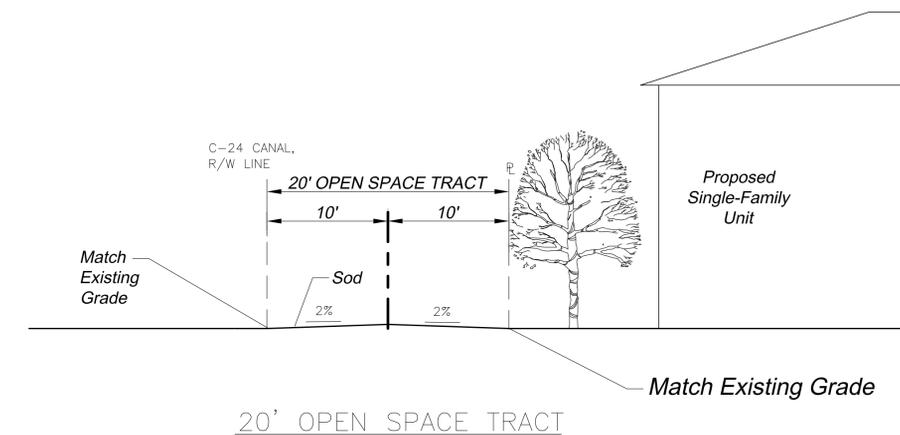
Verano PUD 1 Amendment No. 8
 City of Port St. Lucie
Conceptual Phasing Plan

EXHIBIT 10
Typical Right -of- way Sections

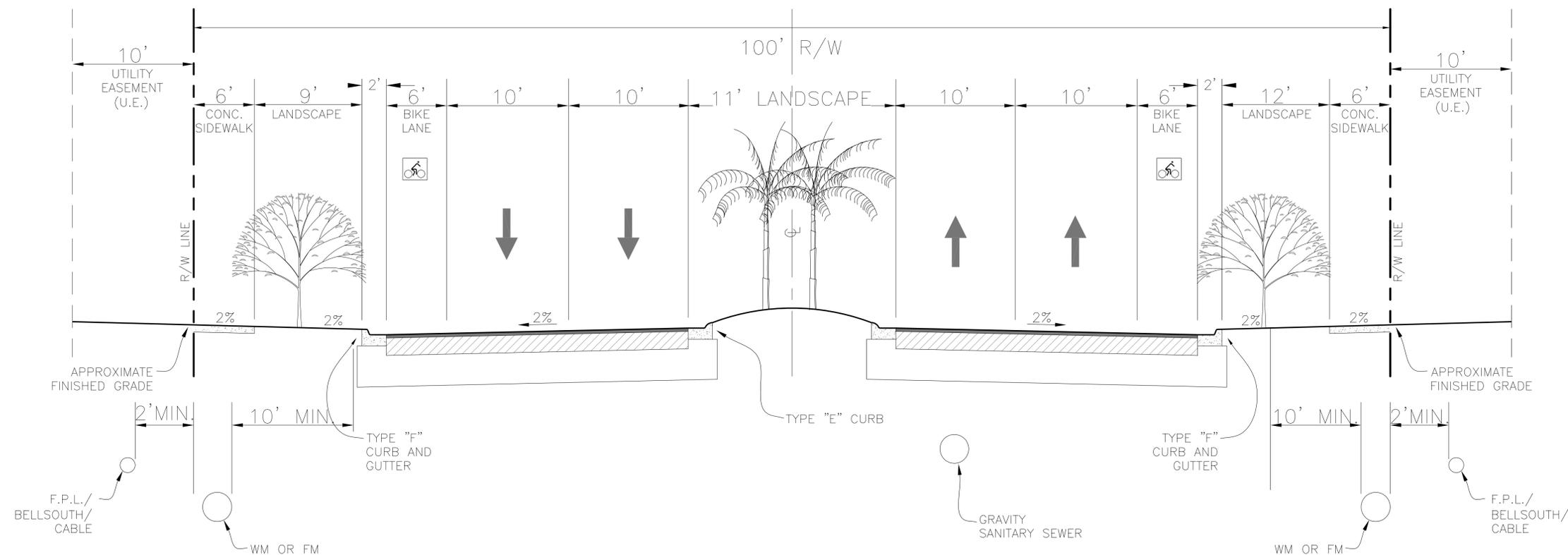
Go to Next Page



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



20' OPEN SPACE TRACT



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

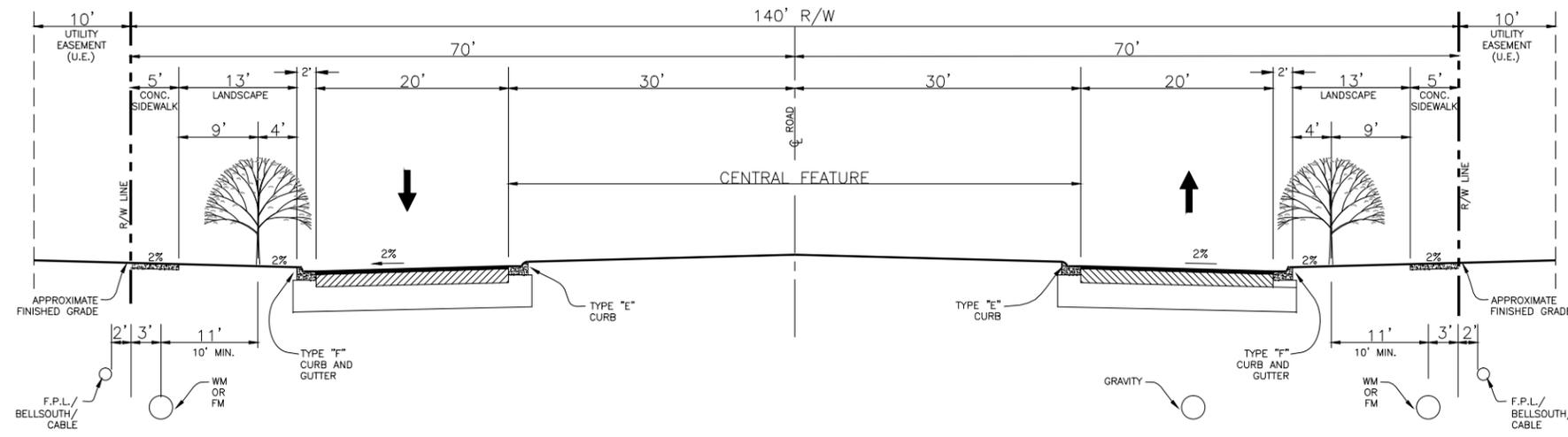
NOTE: THIS RIGHT-OF-WAY DETAIL DOES NOT MEET CURRENT CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SEPARATION REQUIREMENTS. THEREFORE, IT WON'T BE USED UNLESS REDESIGNED TO MEET ALL APPLICABLE CRITERIA AND APPROVAL BY PORT ST. LUCIE UTILITIES SYSTEMS DEPARTMENT STAFF.

Scale:	1"=500'
Drawn by:	DS
Checked by:	DS
CADD No.:	09-1204
Date:	01.31.14

Revisions	Comments

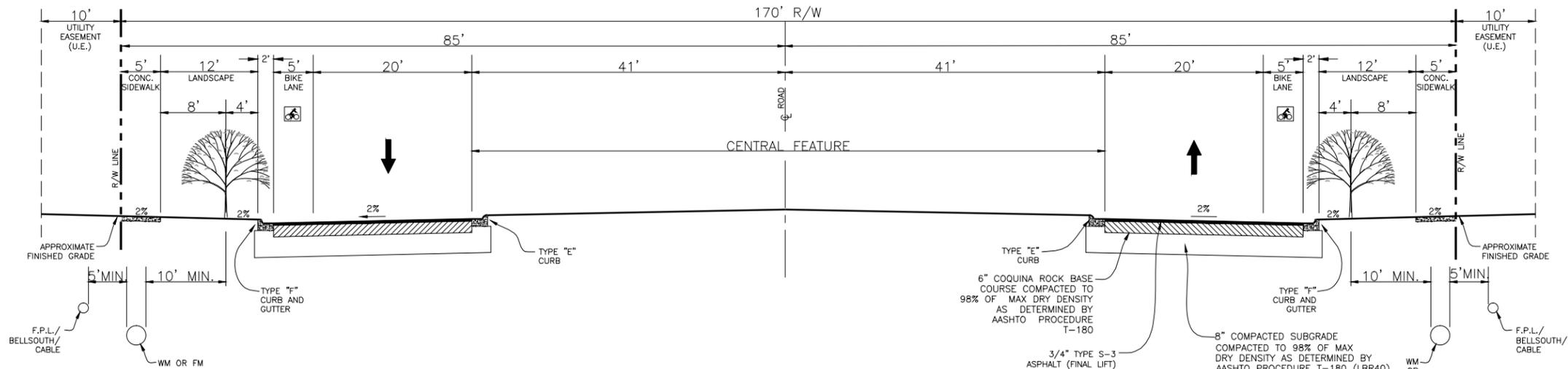
NOTE: THESE PLANS
INFORMATION SHOWN
HEREIN ARE NOT
FOR CONSTRUCTION
UNLESS SPECIFICALLY
NOTED OTHERWISE BY
LANDMARK ARCHITECTS
ASSOCIATES

Verano PUD 1 Amendment No. 8
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



Cotleur & Hearing
 Landscape Architects
 Environmental Consultants
 1042 Commerce Lane
 Jupiter, Florida 33458
 www.cotleurandhearing.com
 Lic. IC 0006230

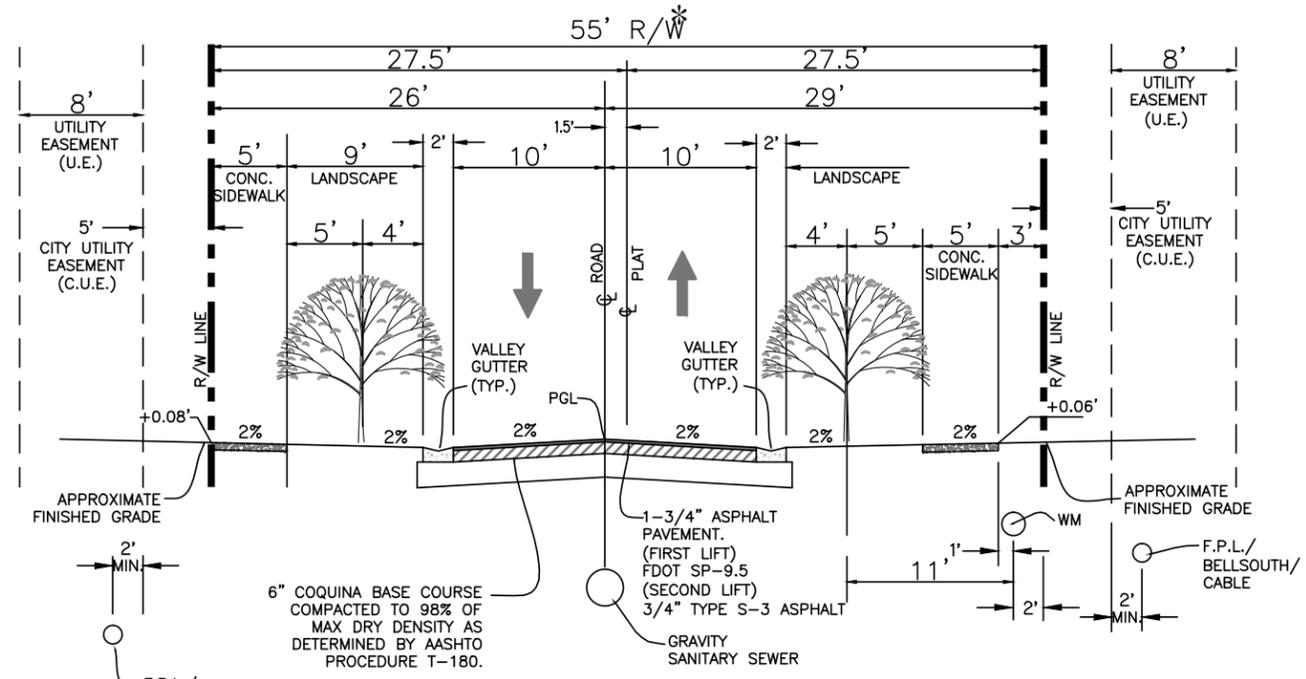
Scale: 1"=500'
 Drawn by: DS
 Checked by: DS
 CADD No.: 09-1204
 Date: 01.31.14

Revisions	Comments	Date

NOTE: THESE PLANS
 REPRESENT AN APPROXIMATE
 LOCATION OF UTILITIES
 BASED ON RECORD DRAWINGS
 AND FIELD SURVEY.

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

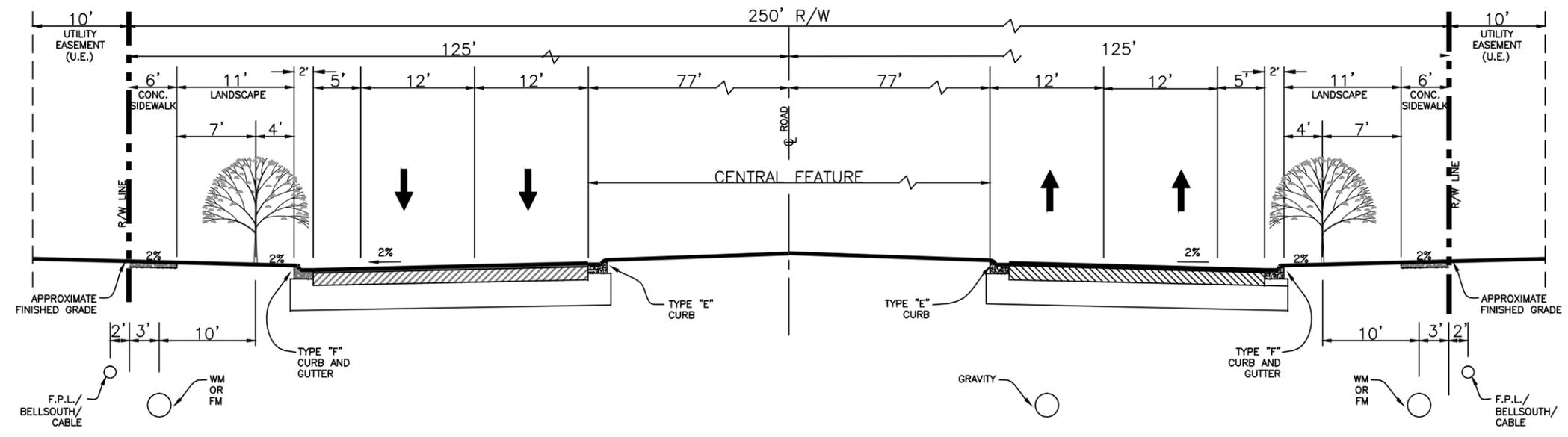
DWG. NO. OF
 1 1



55' RIGHT-OF-WAY
TYPICAL SECTION A-A
POSTED SPEED 25 MPH

* NOTE:
58' MINIMUM R/W AND 3' SIDEWALK
OFFSET WILL BE REQUIRED IF P.S.L.
MAINLINE FACILITIES ARE LOCATED ON
BOTH SIDES OF STREET.

NOTE: THIS RIGHT-OF-WAY DETAIL DOES NOT MEET CURRENT CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SEPARATION REQUIREMENTS. THEREFORE, IT WON'T BE USED UNLESS REDESIGNED TO MEET ALL APPLICABLE CRITERIA AND APPROVAL BY PORT ST. LUCIE UTILITIES SYSTEMS DEPARTMENT STAFF.



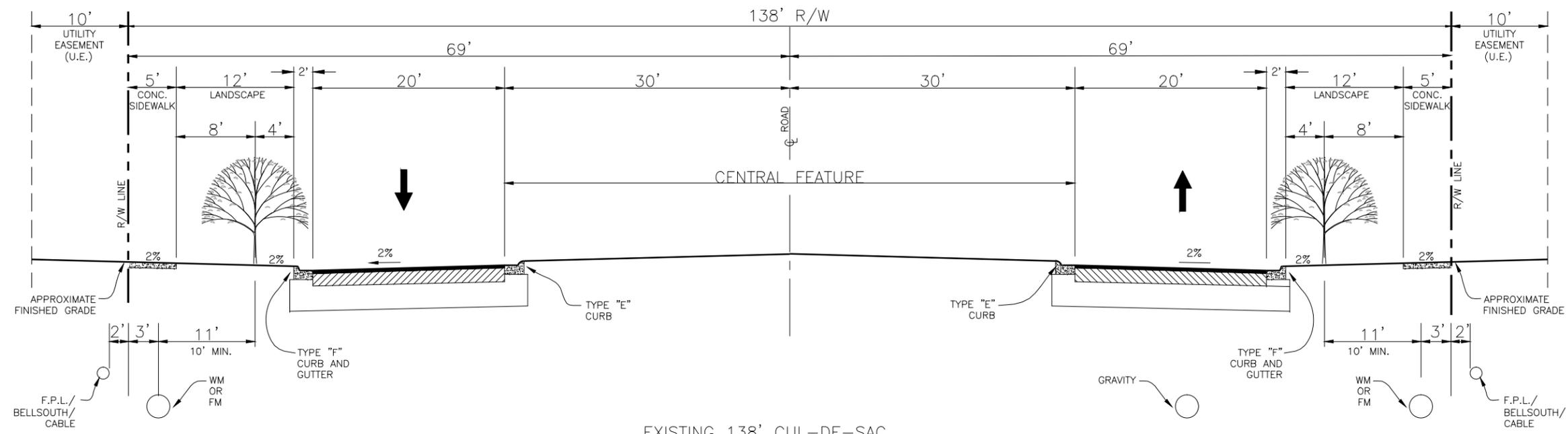
EXISTING 250' RIGHT-OF-WAY

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.



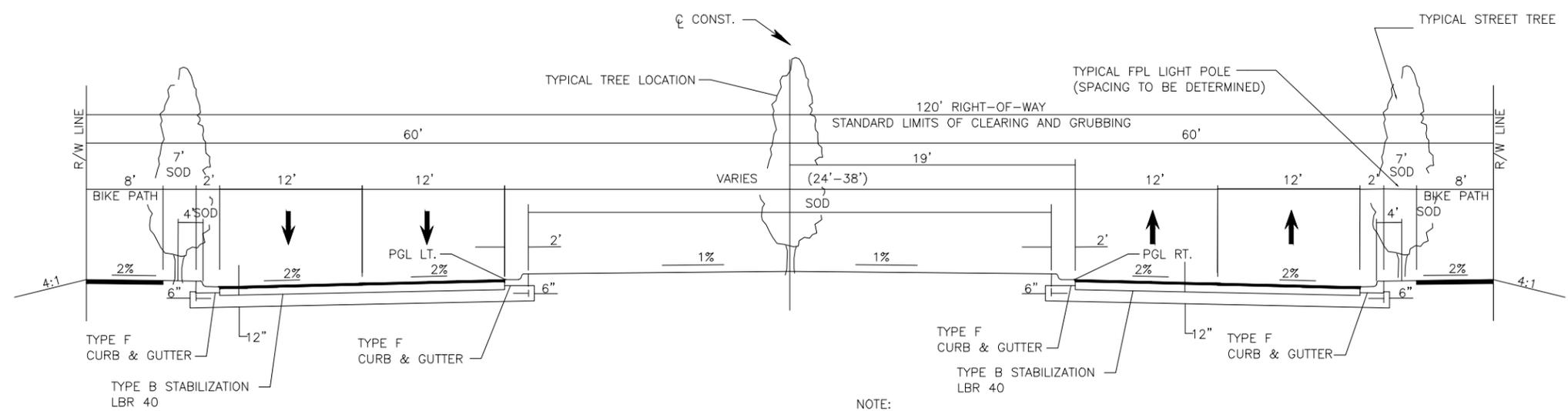
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Drawn by:	DS
Checked by:	DS
CADD No.:	09-1204
Date:	01.31.14
Revisions:	
Comments:	
Date:	

Verano PUD 1 Amendment No. 8
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 UTILITY SYSTEMS DEPARTMENT STAFF.



EXISTING COMMERCE CENTER DRIVE

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

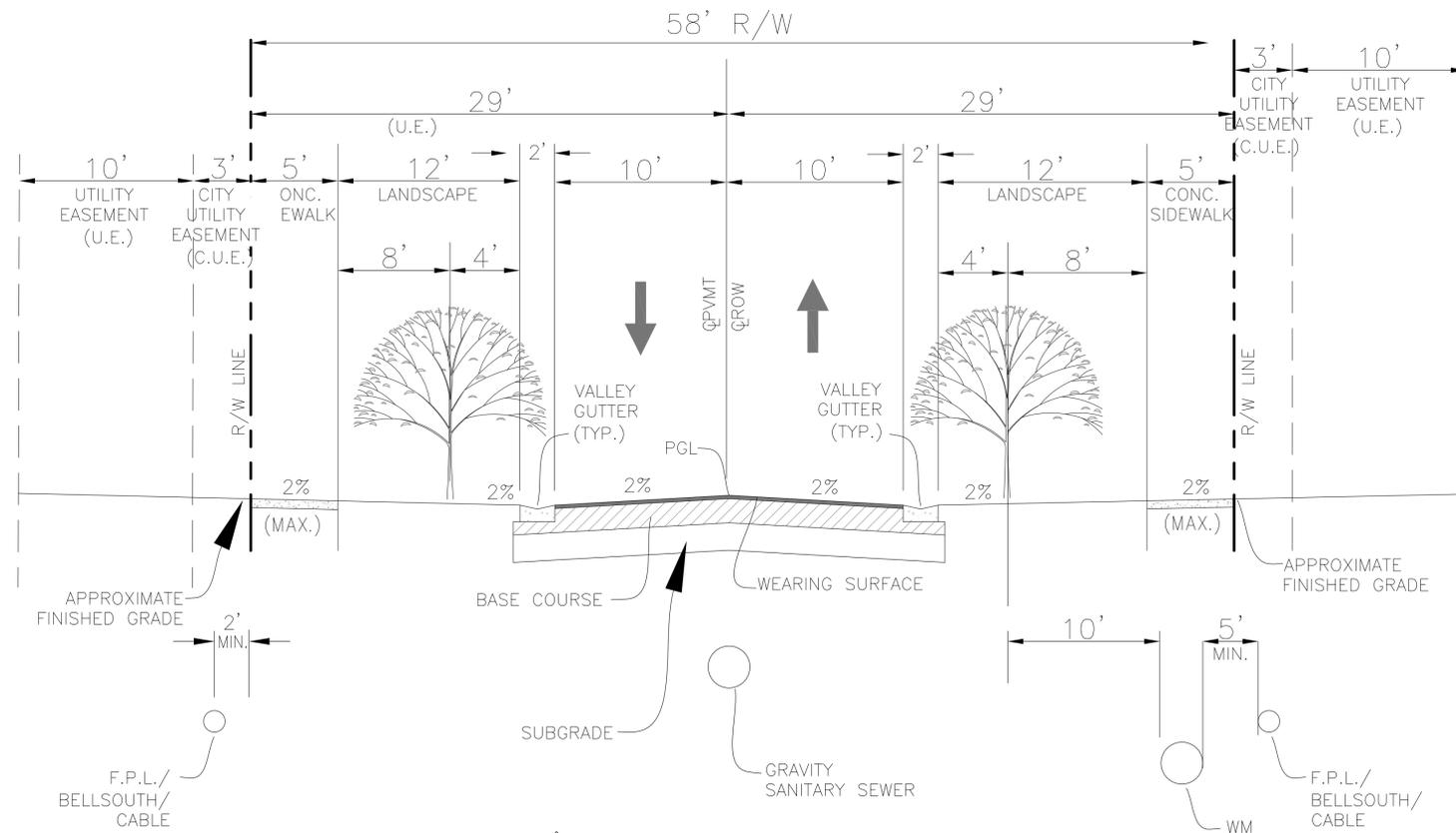


Scale: 1"=500'
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 Checked by: DS
 CADD No.: 09-1204
 Date: 01.31.14

Revisions	Date	Comments

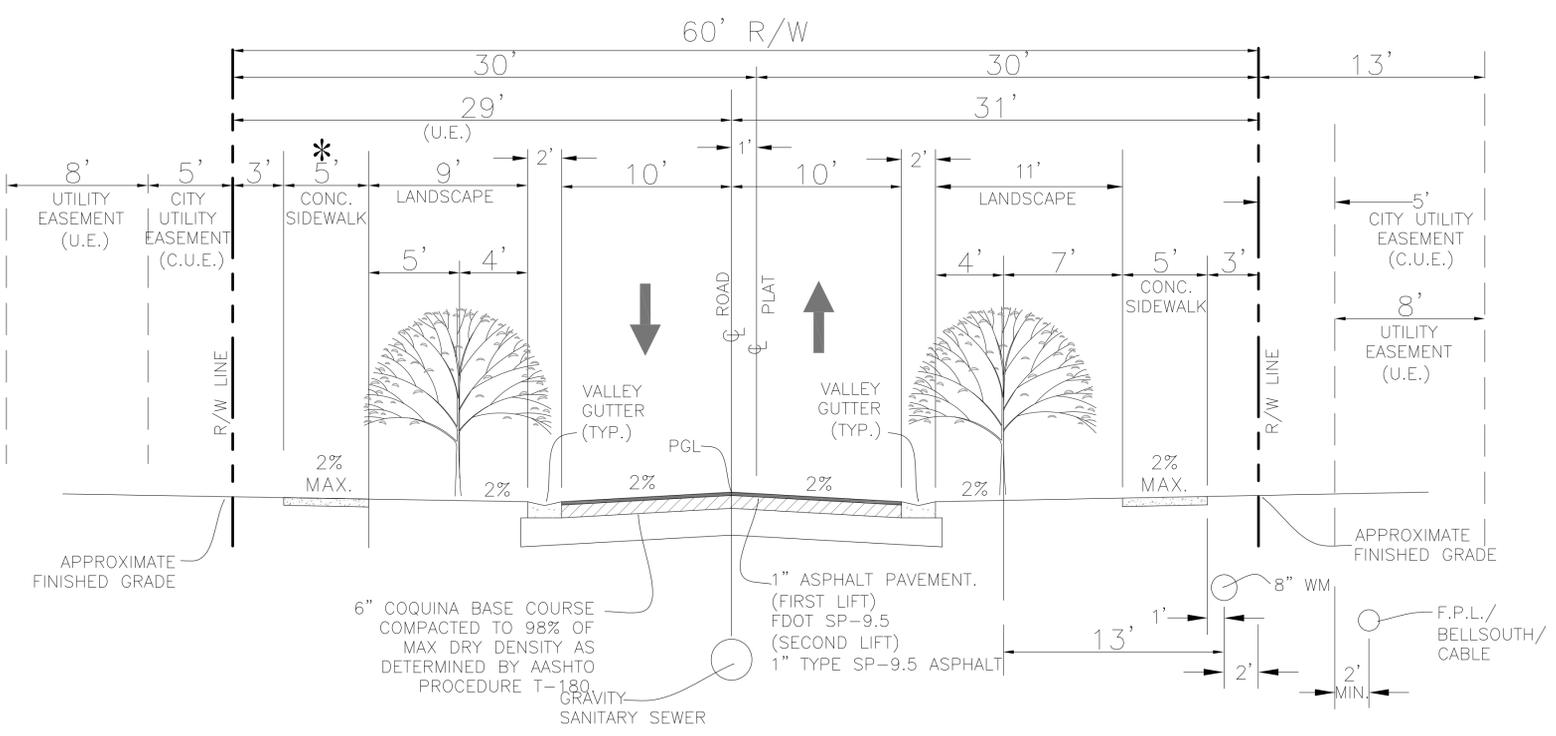
NOTED: SEE PLANS FOR UTILITY LOCATIONS AND DEPT. APPROVALS. CONSULT WITH PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT STAFF FOR UTILITY SEPARATION REQUIREMENTS.

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



58' LOCAL STREET DETAIL
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.



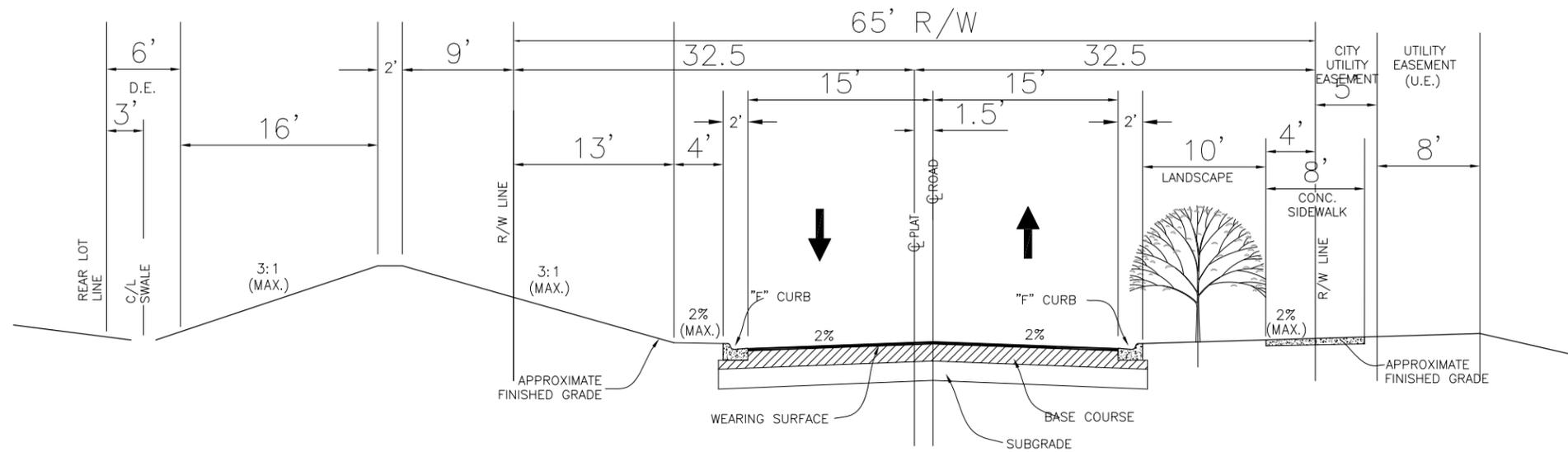
60' RIGHT-OF-WAY TYPICAL SECTION B-B
POSTED SPEED 25 MPH

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

Scale: 1"=500'
Drawn by: DS
Checked by: DS
CADD No.: 09-1204
Date: 01.31.14

Revisions	Comments
Date	

NOTE: THESE PLANS
INFORMATION SHOWN
HEREIN ARE THE
OFFICIAL PLANS FOR
CONSTRUCTION
BY THE CITY OF
PORT ST. LUCIE
AND ASSOCIATES.



APPIAN WAY DETAIL

POSTED SPEED 25 MPH

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

Landmark Architects
 Environmental Consultants
 Scale: 1"=100'
 05/17/2009 10:45:37
 www.lmark.com

Coiteur & Hearing



Scale:	1"=60'
Drawn by:	DS
Checked by:	DS
CADD No.:	09-1204
Date:	05-18-16

Revisions	Date	Comments

NOTE: THESE PLANS
 AND ANY OTHER
 INSTRUMENTS
 PREPARED BY
 LANDMARK ARCHITECTS
 AND ASSOCIATES

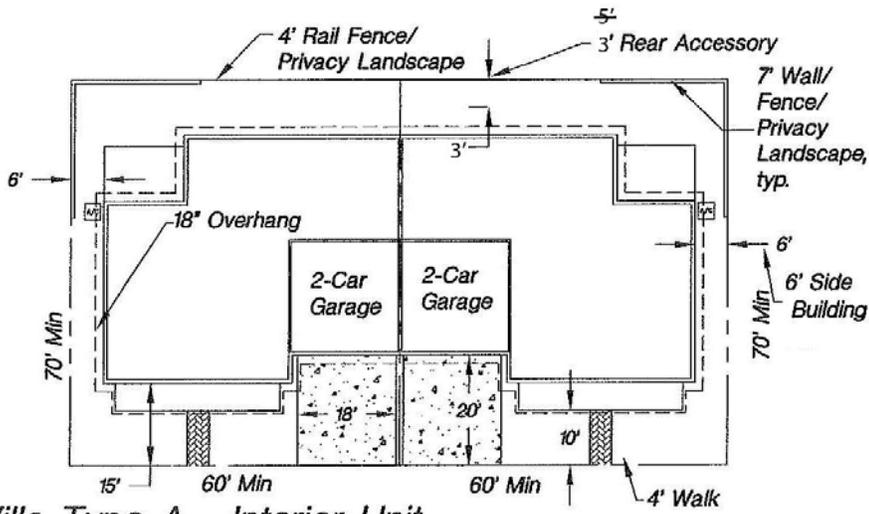
Verano PUD 1 Amendment No. 9
 City of Port St. Lucie
Typical Sections

DWG. NO. OF
 1 1

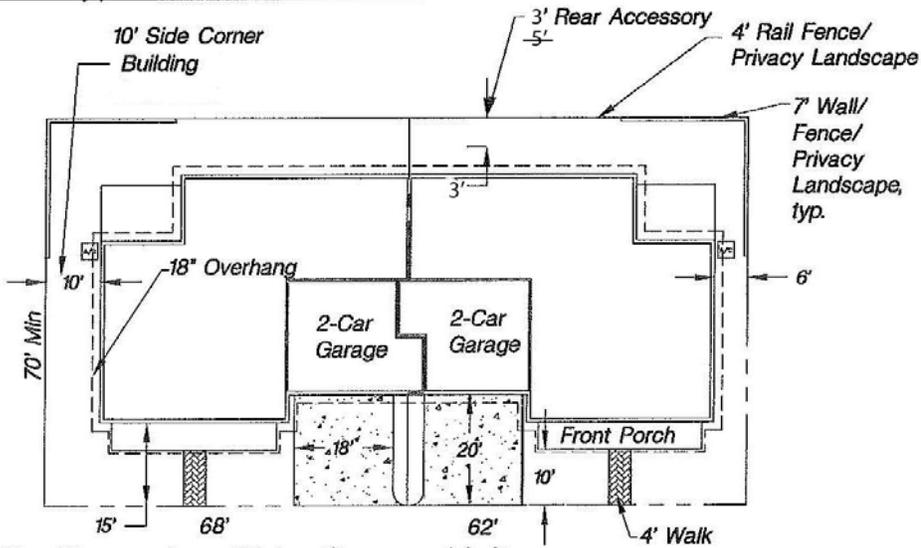
EXHIBIT 11
TYPICAL LOTS

Go to Next Page

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



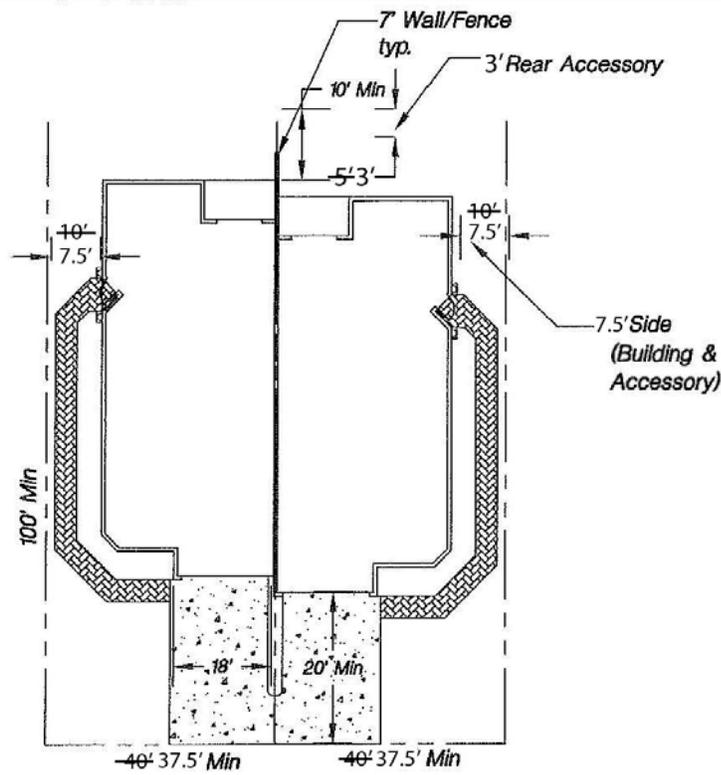
Villa Type A - Interior Unit



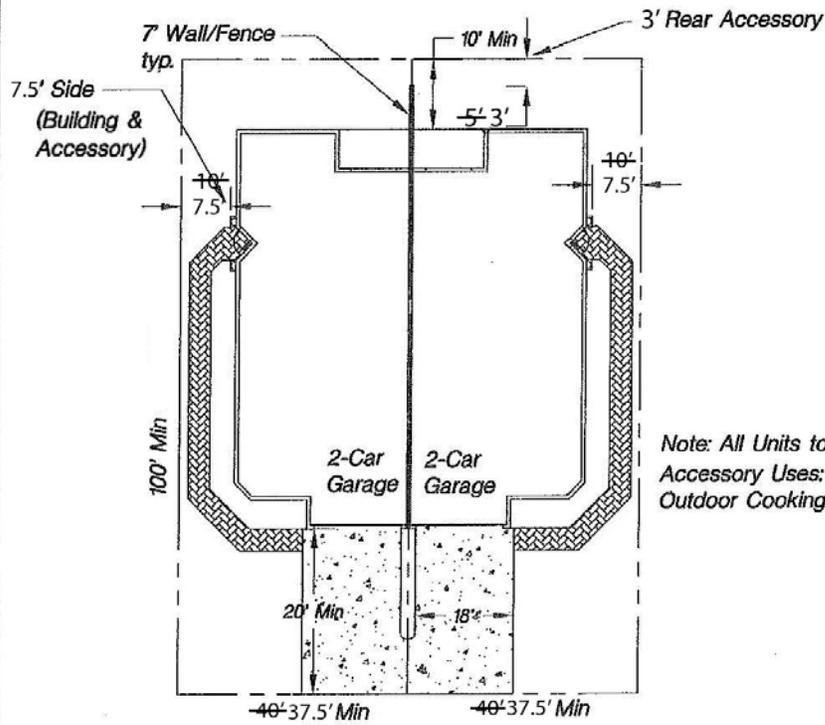
Villa Type A - Side Corner Unit

City of Port St. Lucie Project No: P16-000

Verano PUD 1 Amendment No.9 City of Port St. Lucie Exhibit 11 Typical Lots - Villa Type A	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 34952 772-871-8218 (M), 772-871-8225 (Fax)
	Project No.: 08-008-Type Units	Date: 4/26/09	
	Project Name:	Date:	
	Project Location:	Date:	
	Project Status:	Date:	



Villa Type B2:

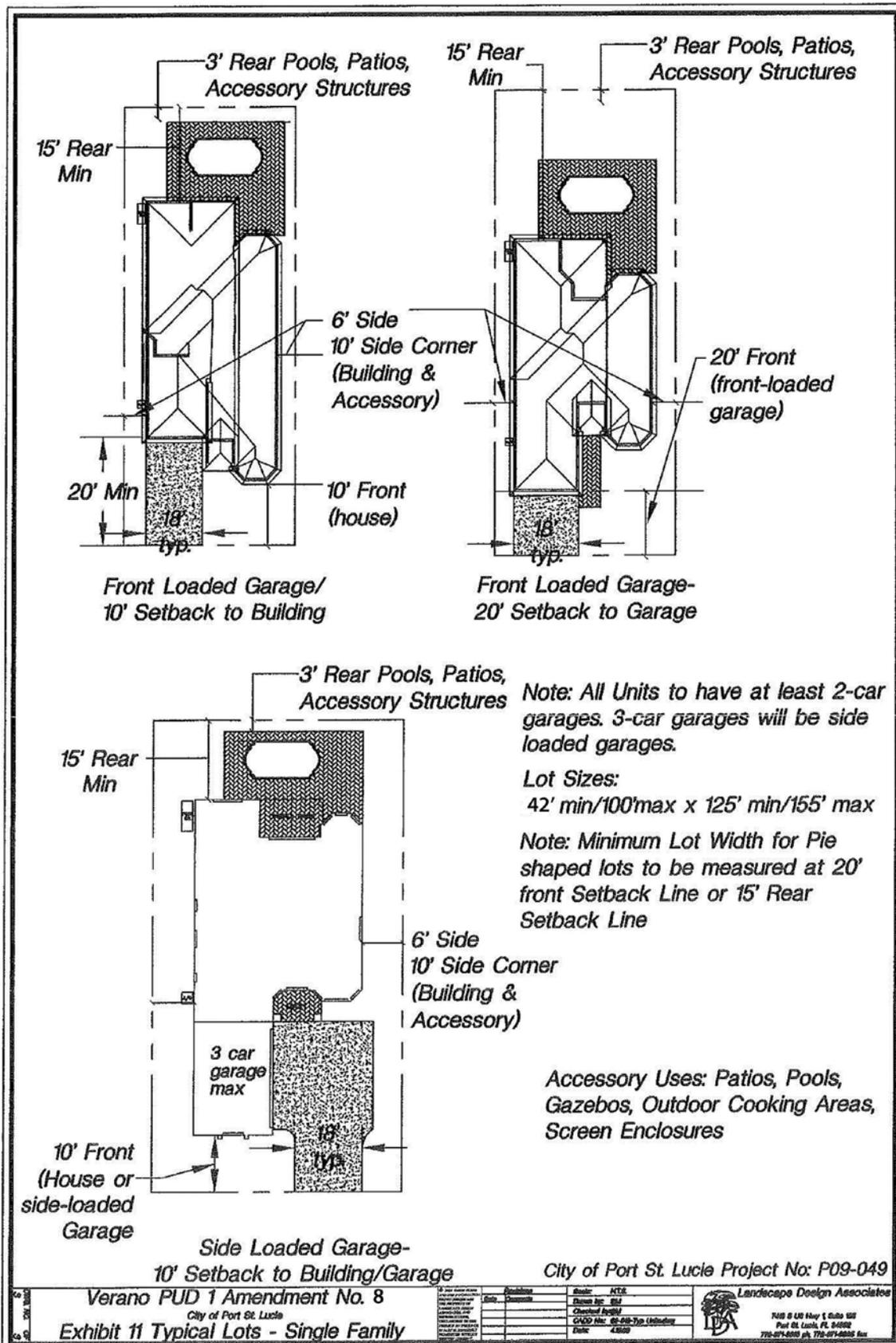


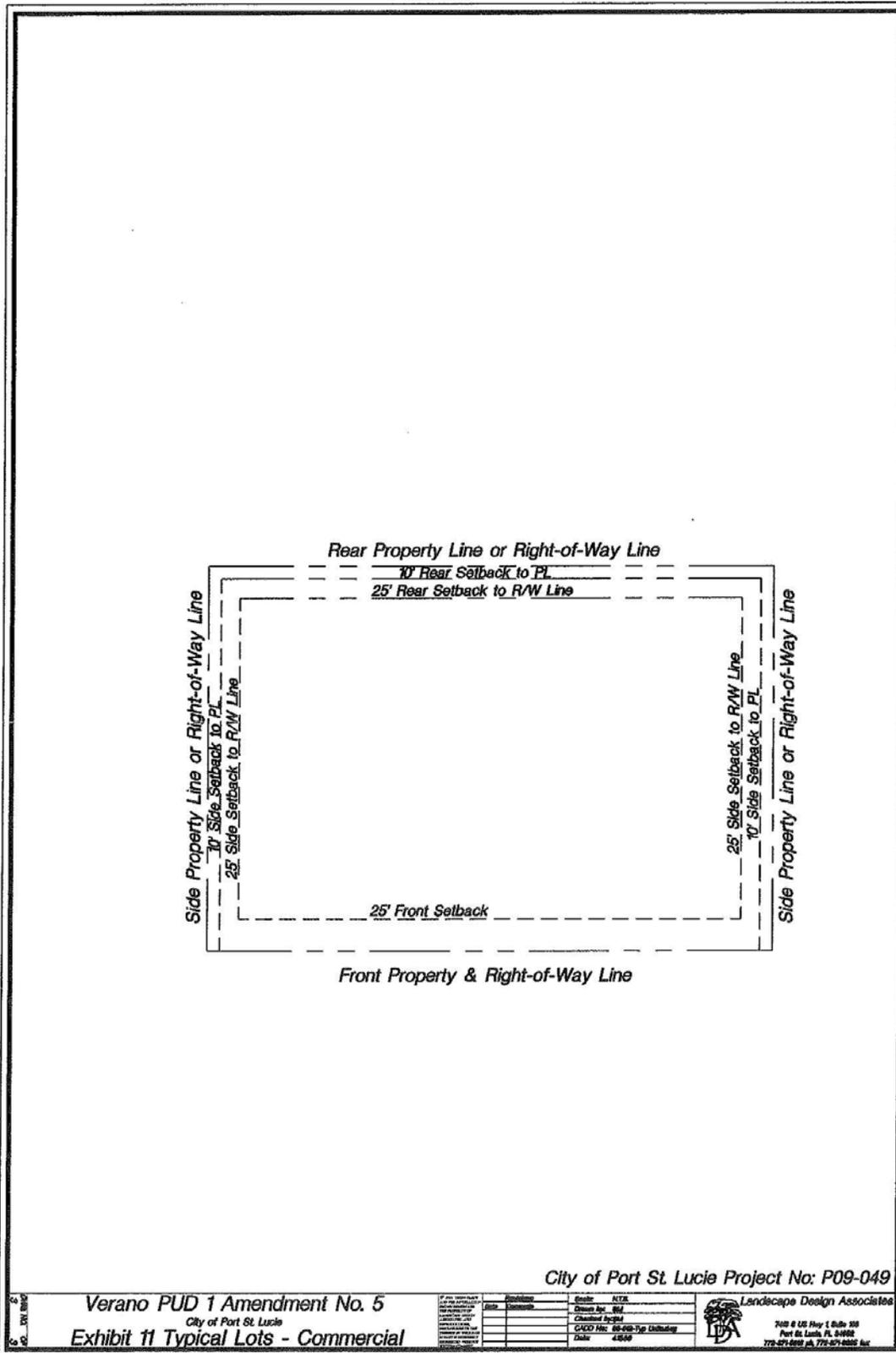
Villa Type B1:

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

City of Port St. Lucie Project No: P16-000

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000	Verano PUD 1 Amendment No. 9 City of Port St. Lucie Exhibit 11 Typical Lots - Villa Type B	Prepared by: [Blank] Checked by: [Blank] Date: 4/15/18	Review: N/A Drawn by: GJM Checked by: [Blank] CAD No.: 02-002-Type Units Date: 4/15/18	Landscape Design Associates 7410 S US Hwy 1 Suite 100 Port St. Lucie, FL 34986 772-874-8898 ph 772-874-6065 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

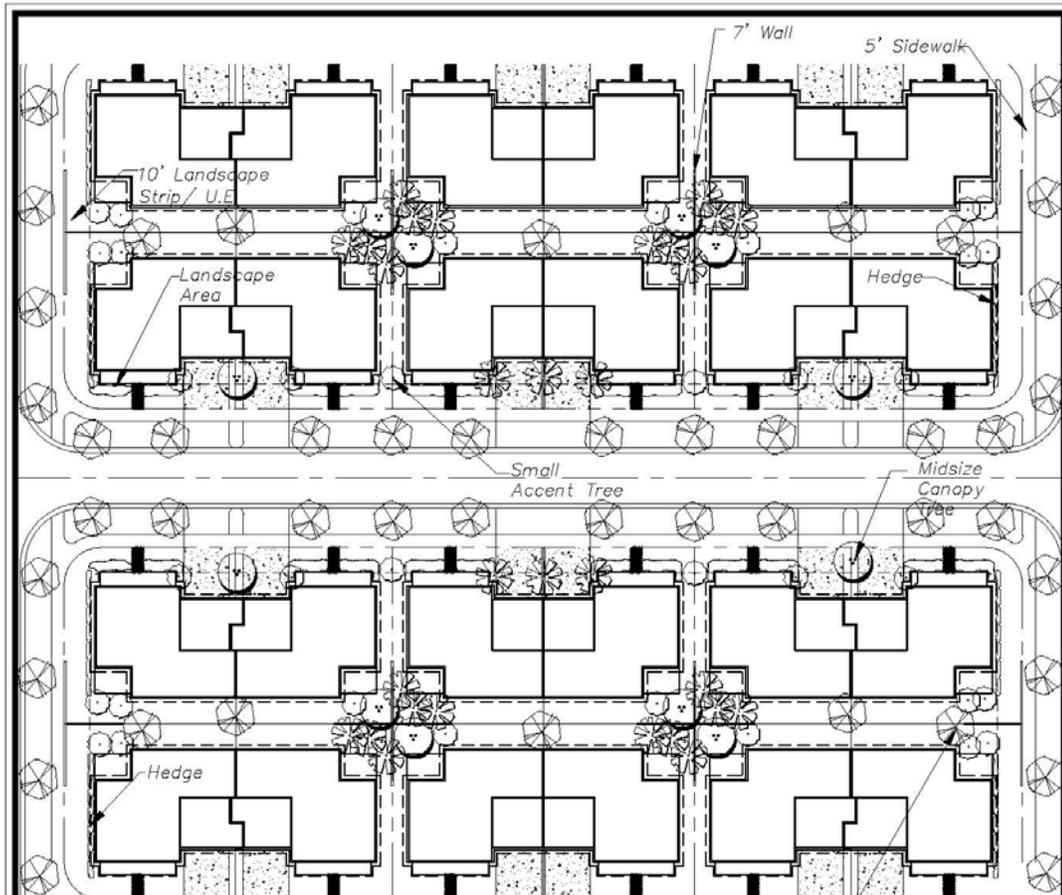
State: NTR
 Drawn by: RL
 Checked by: JLD
 CADD No: 00-010-100-01000
 Date: 4/20/09

Landscape Design Associates

 2103 E US Hwy 1 Suite 100
 Port St. Lucie, FL 34982
 772-371-0050 fax 772-371-0052

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:

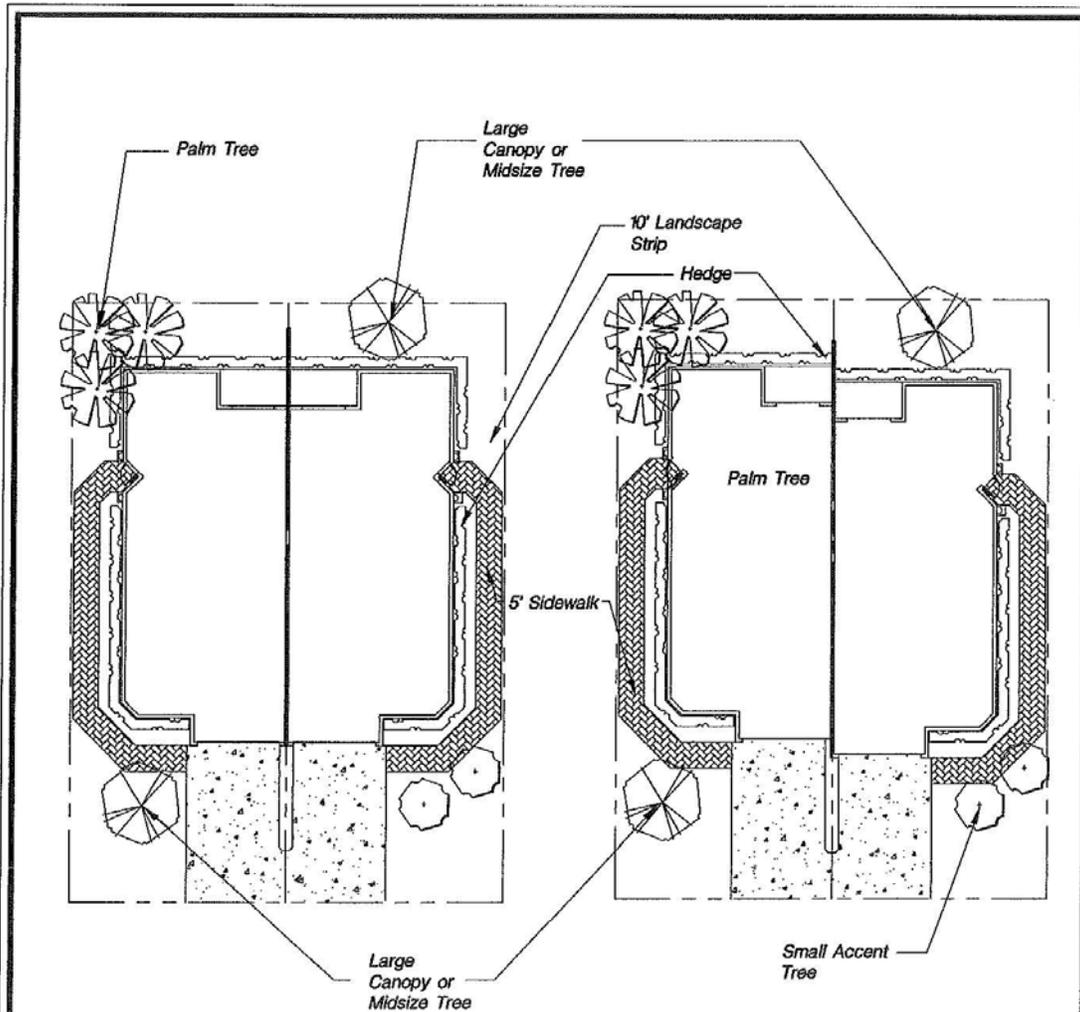
Ixora
Ixora ssp
 Sweet Viburnum
Viburnum odoratissimum
 Awabuki Viburnum
Viburnum odoratissimum 'Awabuki'
 Thyrallis
Galphimia gracilis
 Yaupon Holly
Ilex vomitoria 'Stokes Dwarf'
 Indian Hawthorn
Raphiolepis indica
 Chinese Razzleberry
Lorapetalum indica

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
	DWG No.: 07-014-17p Units - 04
	Date: 2.21.07

City of Port St. Lucie Project No: 16
 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'
Thryallis
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.

Verano PUD 1 Amendment No. 5 City of Port St. Lucie Exhibit 12 Typical Landscape Plan Villas Type B	Prepared by: <i>[Signature]</i> Date: <i>[Date]</i>	Scale: NTS Drawn by: <i>[Signature]</i> Checked by: <i>[Signature]</i> CAD No: 08-002-Typ (Villa-Entry) Date: 4.25.09	City of Port St. Lucie Project No: P09-049 Landscape Design Associates 7410 S US Hwy 1 Suite 210 Port St. Lucie, FL 34952 772-971-8110 ph, 772-971-8105 fax
	City of Port St. Lucie Project No: P09-049		

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

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.



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF July 5, 2016

FROM: JOHN FINIZIO, PLANNER *JF*

RE: VERANO PUD 1 PLAT NO. 18
PRELIMINARY AND FINAL SUBDIVISION PLAT APPLICATION
PROJECT NO. P16-075

DATE: JUNE 22, 2016

PROPOSED PROJECT: Through this subdivision application, Verano is re-platting a portion of Verano PUD 1 Plat No. 16 to create a total of 48 villa lots, and several open space tracts.

APPLICANT: Daniel Sorrow, Coteleur & Hearing, Inc. The authorization letter is attached to the staff report.

OWNER: Verano Development, LLC, c/o Robert Fromm.

LOCATION: Verano is located north of the C-24 Canal, west of Interstate 95, east of Glades Cut-Off Road, and south of the Reserve DRI in unincorporated St. Lucie County.

LEGAL DESCRIPTION: The legal description is included in the staff report.

SIZE: Approximately 8.056 acres.

EXISTING ZONING: PUD (Planned Unit Development), Verano PUD 1.

FUTURE LAND USE: RGC (Residential Golf Course).

EXISTING USE: Currently vacant land.

SURROUNDING USES: North = Vacant residential lots. South = C-24 Canal, beyond is agricultural land. East = Vacant residential lots. West = Vacant unplatted land.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: Sewer/water will be provided by the City of Port St. Lucie Utilities. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

Transportation: The staff review indicates that this project will generate approximately 529 daily vehicle trips, 43 a.m. peak hour trips, and 34 p.m. peak hour trips (ITE, Land Use Code 210, Single Family Detached Housing) on the roads adjacent to the project (Modena Way and Visconti Way). Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8th Edition".

Roadway level-of-service and traffic conditions within the Verano development are monitored through the Verano Development of Regional Impact (DRI) biennial reports. This project should not have an adverse effect on transportation level of service for the adjacent roadways.

Parks/Open Space: The Development Order for the Verano DRI required: "No later than two years from the effective date of this resolution, the Developer shall submit a subdivision plat that includes dedication of at minimum 50 contiguous acres of property to the City of Port St. Lucie to be used as an active park site. This property shall contain no more than 2.5 acres of wetlands and be 95% usable land. The Developer may consider off-site donation or mitigation."

A preliminary subdivision plat for the 50 acre park site was submitted by the developer on July 16, 2008. The subdivision plat was reviewed at SPRC on August 13, 2008, where it was approved with the condition that dedication issues be resolved prior to proceeding to City Council. These conditions were never resolved and consequently, the application has expired. To meet the intent of the condition of the Development Order, this park site still needs to be subdivided and dedicated to the City.

Storm Water: The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

Storm Water: The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Environmental: Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order.

The area that encompasses Verano PUD 1 is devoid of any upland habitat.

Public School Concurrency Analysis: Per Policy 2.4.2 (8): Exemptions of the City of Port St. Lucie Comprehensive Plan, developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005 or had filed application for development approval prior to May 1, 2005, are exempt from school concurrency. As this DRI received development orders prior to July 1, 2005, it is exempt from school concurrency.

Other: To ensure that the required street trees do not cause any unnecessary damage to emergency vehicles, the height clearance for all street trees will have to be maintained at a height that is acceptable to the Fire District. Currently, this height is 14 feet.

Approval of this project is conditioned upon payment of all applicable City and County impact fees. This includes impact fees for City and County Roads, Parks and Recreation, Public Buildings, and Law Enforcement, in addition to County Schools, Libraries, and Fire/EMS Impact Fees.

Since this subdivision plat identifies lot widths that are not permitted in the existing Verano PUD document (Amendment 8), this plat will not be able to be reviewed by City Council until the PUD is amended to permit the lot widths identified on the plat.

Related Projects:

P15-183 – Verano PUD 1 Plat No. 17 Preliminary Plat Application. This application created 73 single family lots, a storm water tract, and numerous open space tracts, and road rights-of-way for access to these lots. This application was approved by City Council on January 25, 2016.

P15-172 – Verano PUD 1 Plat No. 15 Final Subdivision Plat Application. This subdivision application created 72 single family lots, numerous common area tracts, several storm water management tracts, and road rights-of-way for access to these lots. This application was approved by City Council on February 8, 2016.

P15-123 – Verano PUD 1 Plat No. 16 Preliminary and Final Subdivision Plat Application. This application created 51 single family lots, four (4) common area tracts,

three (3) storm water management tracts, and two road rights-of-way for access. This application was approved by City Council on October 12, 2015.

P14-174 – Verano PUD 1 Plat No. 15 Preliminary Subdivision Plat Application. Through this subdivision application, Verano created 72 single family lots, numerous common area (CA) tracts, and several storm water management tracts. This plat will also be extending Visconti Way and creating Caserta Way for access. This application was approved by City Council on February 23, 2015.

P14-126 – Verano PUD 1 Plat No. 14 Preliminary and Final Subdivision Plat Application. This application created 34 single family lots, three (3) common area (CA) tracts, and one road tract. This application was approved by the City Council on October 27, 2014.

P14-045 – Verano PUD 1 Plat No. 13 Preliminary and Final Subdivision Plat Application. This application created 42 single family lots, three (3) open space tracts, and one road tract (identified as Positano Way) to access these lots. This application was approved by City Council on July 28, 2014.

P14-033 – Verano Plat No. 12 Final Subdivision Plat Application. This application created a total of 48 residential lots, while extending Visconti Way for access. This application was approved by City Council on June 9, 2014.

P14-032 – Verano PUD 1 Amendment No 8. This amendment permitted single family residential lots to have a minimum width requirement of 42 feet. This application was approved by City Council on June 9, 2014.

P13-146 – Verano PUD Plat No. 11 Final Subdivision Plat Application. This application created 48 residential lots, and extended Ambrose Way to provide access for these lots. This application was approved by City Council on April 14, 2014.

P13-119 – Verano PUD 1 Plat No. 12 Preliminary Subdivision Plat Application. This application will be creating a total of 48 residential lots, while extending Visconti Way for access. This application was approved by City Council on November 25, 2013.

P13-058 – Verano PUD Plat No. 11 Preliminary Subdivision Plat Application. This application created 48 residential lots, and extend Ambrose Way to provide access for these lots. This application was approved by City Council on July 22, 2013.

P13-009 – Verano PUD Plat No. 10 Preliminary and Final Subdivision Plat Application. This application created a total of 47 residential lots, and changed the access point to Capraia Island. This application was approved by City Council on May 13, 2013.

P11-090 – Verano PUD 1 Plat No. 9 Final Subdivision Plat Application. This application created a total of 94 residential lots, while extending Visconti Way west to provide access to these lots. This application was approved by City Council on March 12, 2012.

P11-019 – Verano PUD 1 Plat No. 9 Preliminary Subdivision Plat Application. This application created a total of 94 residential lots, while extending Visconti Way west to provide access to these lots. This application was approved by City Council on June 27, 2011.

P10-071 – Verano PUD 1 PUD Amendment No. 6. This amendment amended Exhibits 6B to match the list of Permitted, Accessory and Special Exception uses that may be located within the commercially classified area, and 6C to clarify restrictions of use in the Light Industrial land use areas. This amendment was approved by City Council on October 11, 2010.

P10-029 – Verano PUD Master Sign Program Amendment. This project made some minor amendments to the already established master sign program for the residential areas.

P10-07 – Verano Development/PSL Commercial Holdings DRI NOPC. This NOPC was the fourth amendment to the existing Development Order and proposed amendments to the project phasing plan, build out dates, and expiration dates. It also provided for a recalculation of the trigger date for the six laning of the St. Lucie West/Reserve Blvd. and I 95 interchange area. This project was approved on June 14, 2010.

P08-162 – Verano PUD Master Sign Program/Residential. This project established the master sign program throughout the Verano DRI area. This project was approved by City Council on March 9, 2009.

P06-426 – Verano PUD 1, Phase 2, Plat No. 2. This project created roadways, the parcel for the community center, and residential lots. This project was approved by City Council on May 29, 2007.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, and City Subdivision Code.

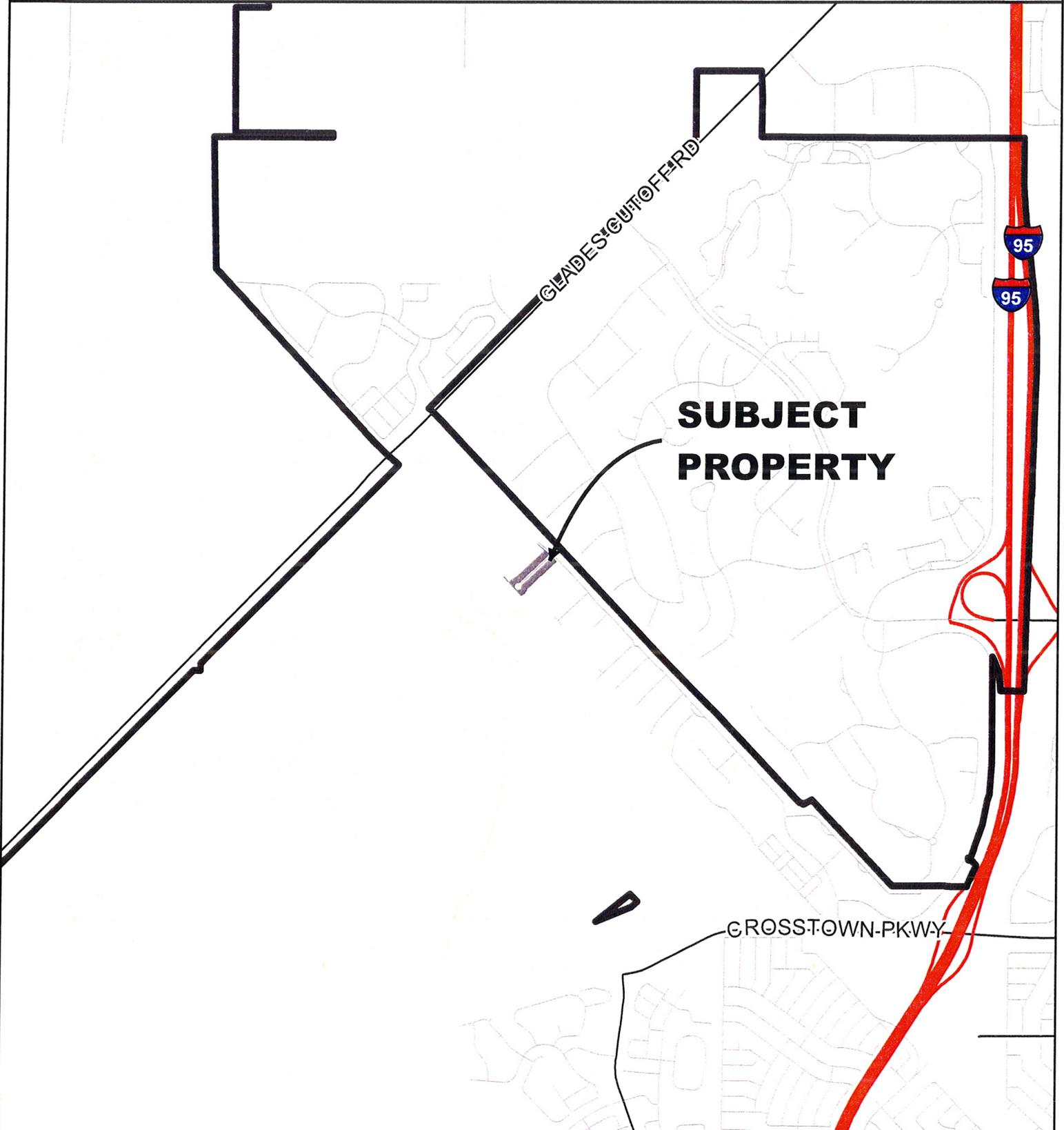
The Site Plan Review Committee reviewed the request on June 8, 2016 and recommended approval.

Planning and Zoning Board Action Options:

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

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

GENERAL LOCATION

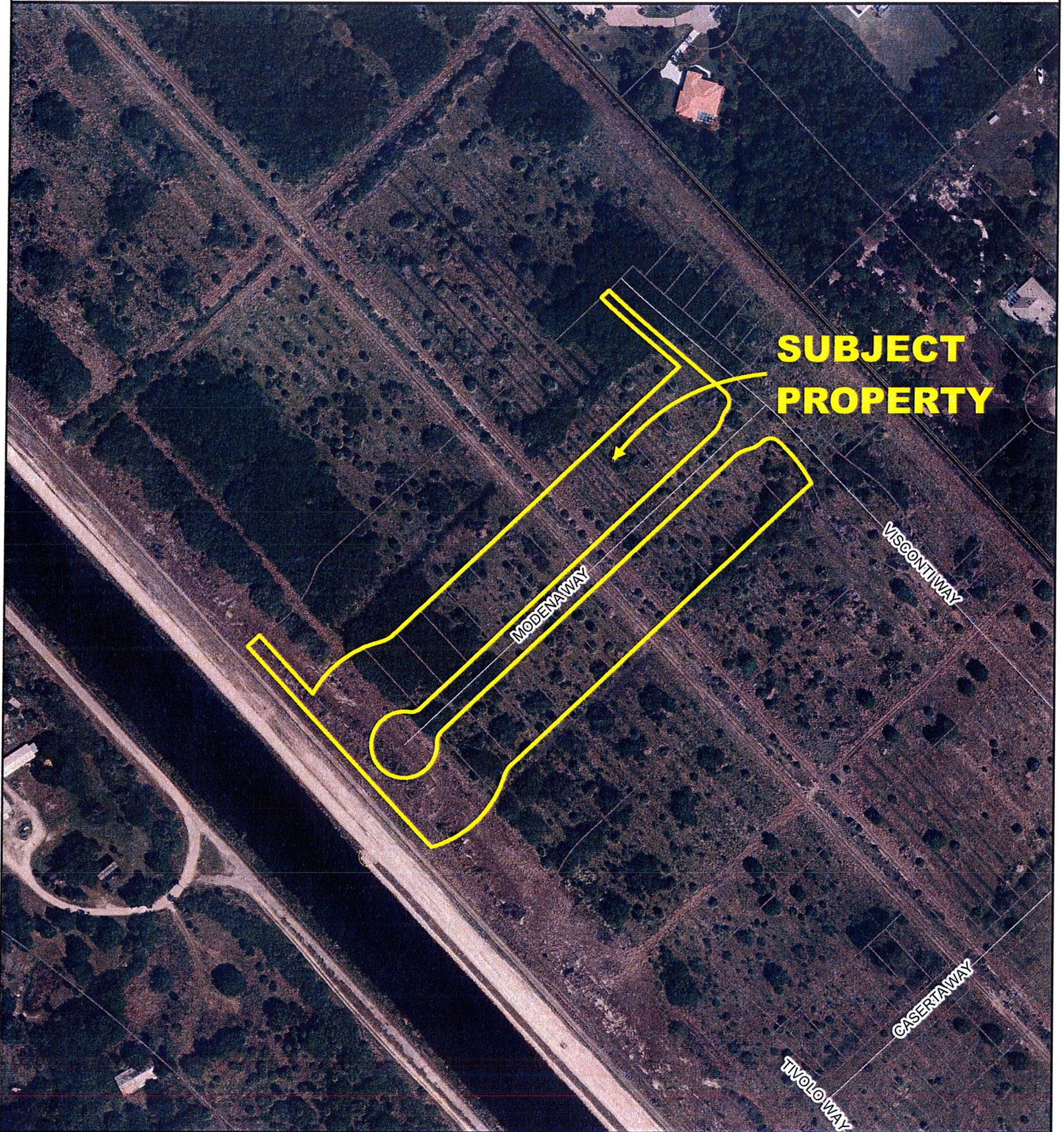


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
VERANO PUD 1
PLAT NO. 18

DATE:	6/20/2016
APPLICATION NUMBER:	P16-075
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**

MODENA WAY

VISCONTI WAY

CASERTA WAY

TIVOLO WAY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT

VERANO PUD 1

PLAT NO. 18

AERIAL DATE 2014

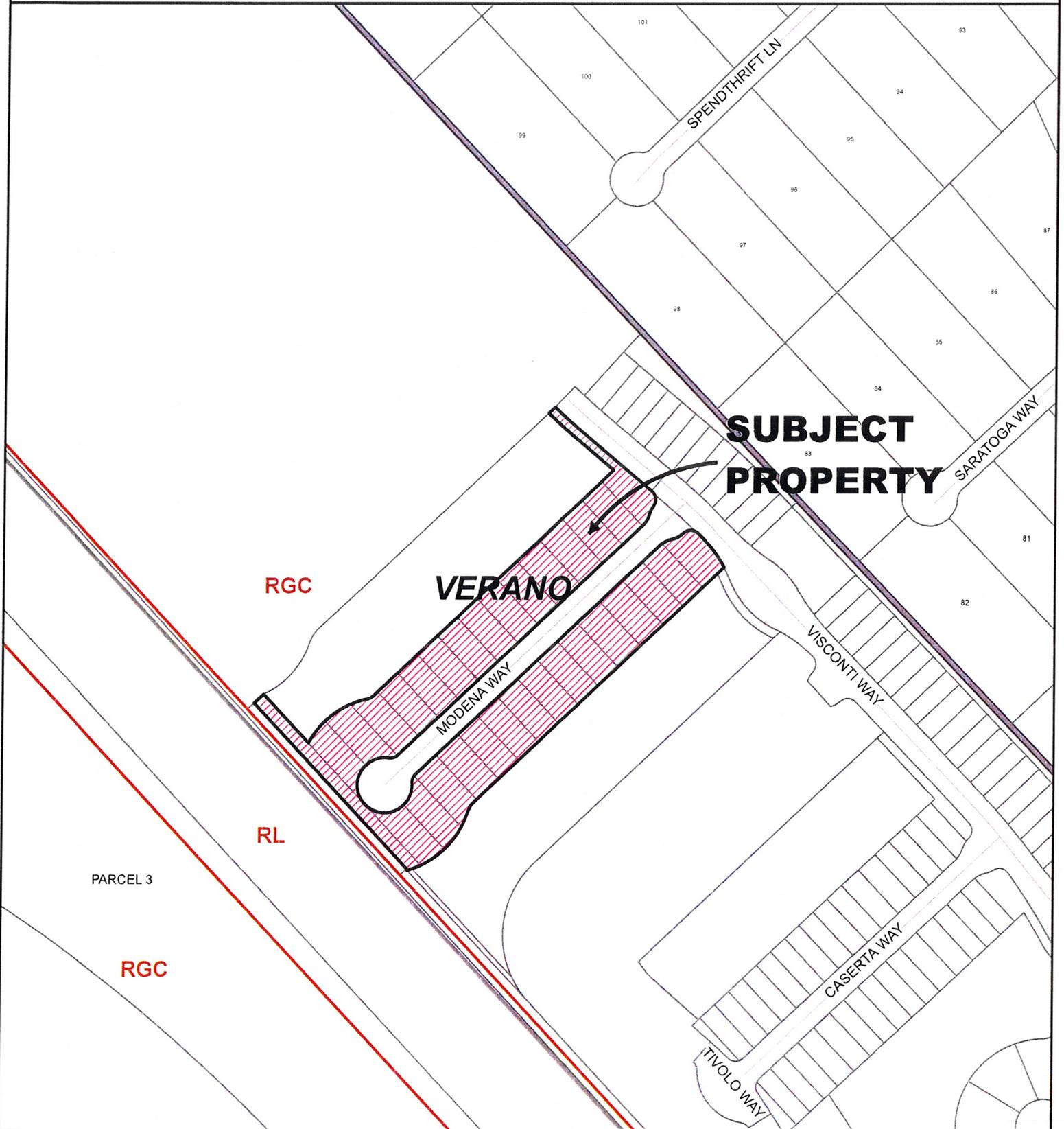
DATE: 6/20/2016

APPLICATION NUMBER:
P16-075

USER:
patricias

SCALE: 1 in = 250 ft

FUTURE LAND USE

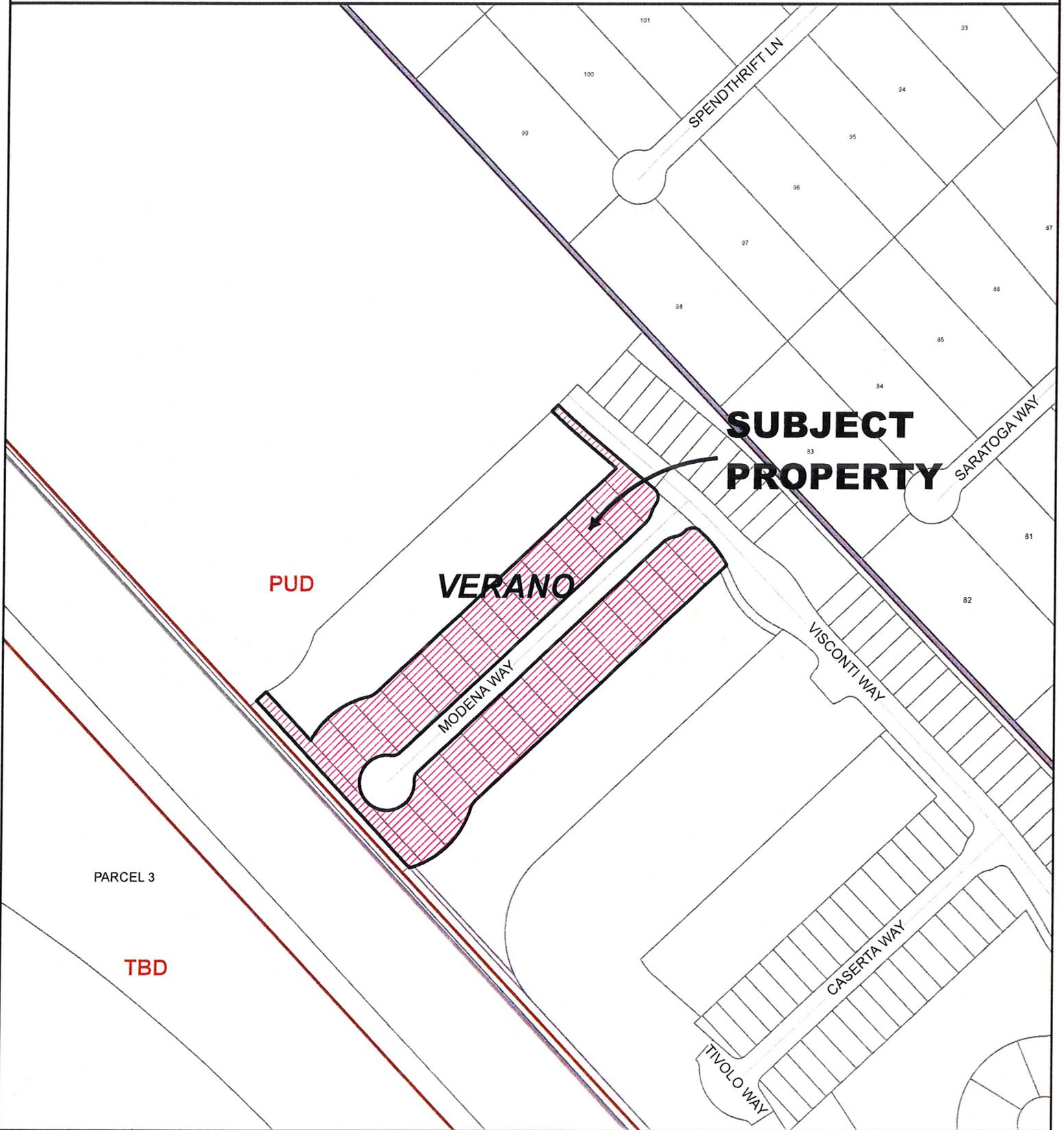


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
VERANO PUD 1
PLAT NO. 18

DATE:	6/20/2016
APPLICATION NUMBER:	P16-075
USER:	patricias
SCALE:	1 in = 300 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT

VERANO PUD 1

PLAT NO. 18

DATE: 6/20/2016

APPLICATION NUMBER:
P16-075

USER: patricias

SCALE: 1 in = 300 ft

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5212 FAX: (772)871-5124

P&Z File No. P16-075
Fee (Nonrefundable)\$ 3,535.00
Receipt # 95176

PRIMARY CONTACT EMAIL ADDRESS: Dsorrow@coteleur-hearing.com

PROJECT NAME: Verano PUD - Plat 18 (Final)

LEGAL DESCRIPTION: (See attached)

LOCATION OF PROJECT SITE: Project is located on the north side of Crosstown Parkway, just west of I-95

PROPERTY TAX I.D. NUMBER: _____

CIRCLE ONE: **PRELIMINARY** **FINAL** **PRELIMINARY & FINAL**

PROPOSED USE: Single Family Residential

GROSS SQ. FT. OF STRUCTURE(S): N/A

NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: Water & Sewer - City of PSL, Power - FPL, Phone and CATV - Hometown Cable

GROSS ACREAGE & SQ. FT. OF SITE: ~~273,566 SF / 6.28 Ac.~~ 8.056 *Ac*

FUTURE LAND USE DESIGNATION: RGC ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: Verano Development, LLC c/o Robert Fromm
NAME, ADDRESS, TELEPHONE & FAX NO. 701 S. Olive Avenue, West Palm Beach, Fl 33401
PH: 772-429-3505 FAX: 772-429-3525

APPLICANT OR AGENT OF OWNER: Daniel Sorrow, Coteleur & Hearing, Inc.
NAME, ADDRESS, TELEPHONE & FAX NO. 1934 Commerce Lane suite 1, Jupiter, Fla. 33458
PH: 561-747-6336 FAX: 561-747-1377

PROJECT ARCHITECT/ENGINEER: Bob Lawson, Arcadis-US, Inc.
(FIRM, ENGINEER OF RECORD) 2081 Vista Parkway, West Palm Beach, Fl. 33411

FLORIDA REGISTRATION NO., CONTACT Engineering: Robert W. Lawson, P.E. No. 26640; Plat: Wilbur F.
PERSON, ADDRESS, PHONE & FAX No.) Divine, P.S.M., No. 4190 PH: 561-697-7000, Fax:561-697-7751

- I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

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.

Robert Fromm ROBERT FROMM DIRECTOR OF DEVELOPMENT 5/17/16
OWNER'S SIGNATURE HAND PRINT NAME TITLE DATE



VERANO

City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: Verano Development

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.

Please contact me directly should you have any questions regarding this correspondence.

Sincerely,

Michael Clarke
Manager
Verano Development, LLC



VERANO®

July 21, 2010 Verano Property Owners Association, Inc.

City of Port St. Lucie
Planning and Zoning Department
121 S.W. 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, Inc and its staff to act as agents for the Common Areas owned by the Verano POA, Inc. in the Verano project in PGA, located at Crosstown Parkway and I-95 in the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plat and other similarly related modification applications.

Should you have any questions, please feel free to contact me at (772.468.4703)

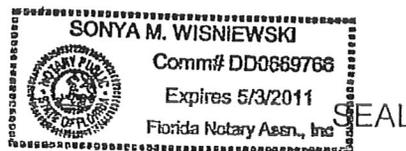
Sincerely,

Robert Fromm
Verano POA, Inc.

State of Florida
St. Lucie County

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 21st day of July, 2010 by Mr. Robert Fromm, who is personally known to me.

NOTARY PUBLIC



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 08th day of FEBRUARY, 2006, by and between **Reserve Homes, Ltd., L.P.**, a Delaware limited partnership, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantor") and **Verano Development LLC**, a Delaware limited liability company, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantee").

COPY

WITNESSETH:

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

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

SUBJECT TO:

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

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 Bana
Print Name: Allison Bana

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

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

By: Michael Clarke
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"

WESTERN GROVE
TRACT ONE

PARCEL 1

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

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

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

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

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

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

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

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

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

EXHIBIT "A"

PARCEL 1 (continued)

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

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

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

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

EXHIBIT "A"

PARCEL 1 (continued)

TRACT THREE

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

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 aforesaid 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 38 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 aforescribed northwest boundary.

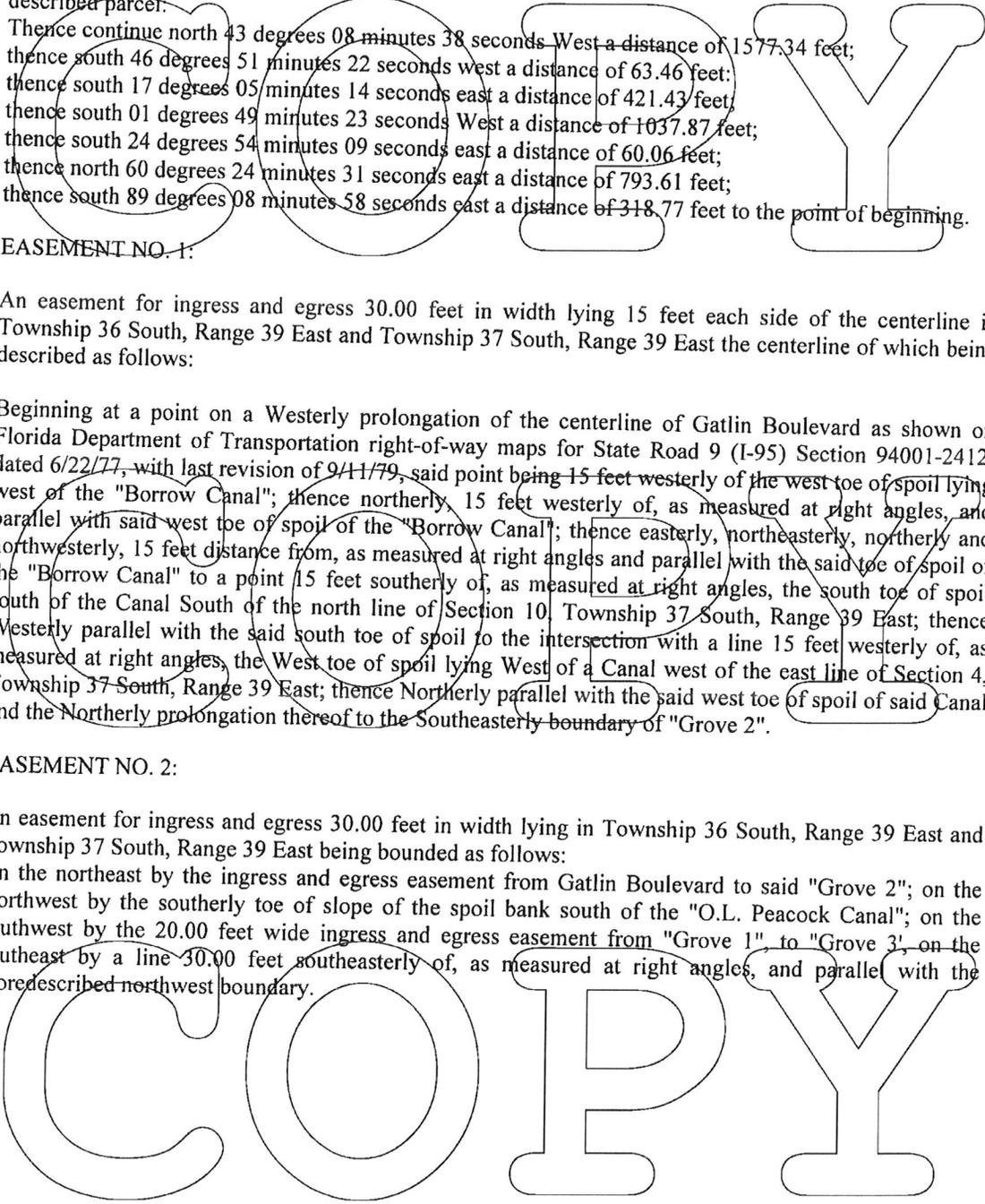


EXHIBIT "A"

DUDA PARCEL

PARCEL 3

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

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

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

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

EXHIBIT "A"

PARCEL 3 (continued)

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

COPY

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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 $42^{\circ}35'36''$ 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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RESOLUTION NO. 16-_____

A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL SUBDIVISION PLAT FOR VERANO PUD NO. 1 PLAT NO. 18 (PRELIMINARY AND FINAL PLAT WITH CONSTRUCTION PLANS), P16-075, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, ON THE REQUEST OF VERANO DEVELOPMENT, LLC; OF FLORIDA; AUTHORIZING THE MAYOR AND CITY CLERK TO COUNTERSIGN SAID PLAT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by Verano Development, LLC, to approve and accept the preliminary and final plat titled Verano PUD 1 Plat No. 18, with construction plans, within the City of Port St. Lucie, Florida; and

WHEREAS, there are public improvements, i.e. roads, drainage, and utility facilities, to be constructed within the platted area by the developer; and

WHEREAS, a performance guarantee covering the cost of the improvements has been submitted to the City; and

WHEREAS, the plat conforms to Section 156, Port St. Lucie City Code, and meets all State requirements for such plats; and

WHEREAS, the Site Plan Review Committee, on June 8, 2016, recommended approval of the construction drawings and preliminary and final plat (P16-075); and

WHEREAS, the Planning and Zoning Board, on July 5, 2016, made a recommendation on the construction drawings and the preliminary and final plat (P16-075).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

That the City Council hereby approves the preliminary and final plat titled Verano PUD 1 Plat No. 18, within the City of Port St. Lucie, Florida, said preliminary and final plat

RESOLUTION NO. 16-_____

being offered by Verano Development, LLC, as the owner and title holder of said property and as prepared by Wilbur F. Divine, P.S.M., as designated on the attached said Plat.

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said plat so it may be properly recorded in the public records of St. Lucie County, Florida.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

Interim City Attorney

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
1500 GATEWAY BOULEVARD, SUITE 200
BOYNTON BEACH, FLORIDA 33426

BEING A REPLAT OF ALL OF LOTS 85 THROUGH 112, TRACTS "CA30", "CA31" AND "R-2" AND A PORTION OF TRACT "CA32 AND STORMWATER MANAGEMENT TRACTS "3C" AND "3D",
VERANO P.U.D. NO. 1, PLAT NO.16 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGES 20 THROUGH 26 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
LYING WITHIN SECTION 28, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

DESCRIPTION:

BEING A REPLAT OF ALL OF LOTS 85 THROUGH 112, TRACTS "CA30", "CA31" AND "R-2" AND A PORTION OF TRACT "CA32 AND STORMWATER MANAGEMENT TRACTS "3C" AND "3D", VERANO P.U.D. NO. 1, PLAT NO.16 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGES 20 THROUGH 26 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN SECTION 28, TOWNSHIP 36 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT "CA30", SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1232.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 43°49'16" EAST; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACTS "CA30", "R-2" AND "CA31" THROUGH THE FOLLOWING FOUR (4) COURSES AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°49'15", A DISTANCE OF 82.19 FEET; THENCE SOUTH 49°59'59" EAST, A DISTANCE OF 250.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1167.50 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°25'45", A DISTANCE OF 131.00 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 284.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°49'49", A DISTANCE OF 73.51 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID STORMWATER MANAGEMENT TRACT "3C"; THENCE ALONG SAID NORTHWESTERLY LINE THROUGH THE FOLLOWING THREE (3) COURSES, SOUTH 46°51'24" WEST, A DISTANCE OF 783.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 47.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°53'44", A DISTANCE OF 24.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 201.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°14'54", A DISTANCE OF 148.21 FEET; THENCE SOUTH 46°51'24" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF TRACT "CA19" OF VERANO P.U.D. NO. 1, PLAT NO. 15 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 4 THROUGH 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG NORTHEASTERLY LINE OF SAID TRACT "CA19" AND THE NORTHEASTERLY LINE OF TRACT "CA33" OF SAID VERANO P.U.D. NO. 1, PLAT NO.16; NORTH 43°08'36" WEST, A DISTANCE OF 396.09 FEET; THENCE NORTH 46°51'24" EAST, A DISTANCE OF 70.56 FEET TO A POINT ON THE NORTHWESTERLY LINE OF STORMWATER MANAGEMENT TRACT "3D" OF SAID VERANO P.U.D. NO. 1, PLAT NO.16; AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 201.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 49°33'16" EAST; THENCE ALONG SAID NORTHWESTERLY LINE THROUGH THE FOLLOWING THREE (3) COURSES AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°18'24", A DISTANCE OF 127.37 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 47.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°53'44"; A DISTANCE OF 24.52 FEET; THENCE NORTH 46°51'24" EAST, A DISTANCE OF 747.86 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID STORMWATER MANAGEMENT TRACT "3D"; THENCE ALONG SAID NORTHEASTERLY LINE THROUGH THE FOLLOWING TWO (2) COURSES, NORTH 49°59'59" WEST, A DISTANCE OF 114.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1252.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°52'10", A DISTANCE OF 84.59 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT "CA30"; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 46°51'24" EAST, A DISTANCE OF 20.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 350924 SQUARE FEET OR 8.056 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT VERANO DEVELOPMENT LLC. AND PSL COMMERCIAL HOLDINGS II, LLC, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERANO, P.U.D. NO. 1, PLAT NO. 18, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS AS PRIVATE UTILITY EASEMENTS FOR THE PURCHASE AND INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITIES ONLY, AND NOT FOR VIDEO COMMUNICATION OR OTHER PURPOSES.
2. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO HOME TOWN CABLE TV, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.
3. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.
4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE.
5. THE CITY UTILITY EASEMENTS (C.U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. VERANO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE.
6. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO PROPERTY OWNERS ASSOCIATION INC, FOR DRAINAGE AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
7. THE PRIVATE STREET RIGHT-OF-WAY (TRACT "R-2"), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, ACCESS, STORMWATER AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND / OR ASSIGNS. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL SUCH PRIVATE STREET RIGHTS-OF-WAY IS DEDICATED TO THE VILLAGE EMILIA ASSOCIATION, INC., TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE STREETS, DRAINAGE AND STORMWATER FACILITIES AND UTILITIES LOCATED OR TO BE LOCATED WITHIN SUCH RIGHTS-OF-WAY. AN EASEMENT OVER AND UNDER SUCH STREETS, RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE STREETS, RIGHT-OF-WAY, ETC., EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

VERANO, P.U.D. NO. 1, PLAT NO. 18

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

8. COMMON AREA TRACTS CA30, CA31 AND CA32 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC, FOR OPEN SPACE, LANDSCAPE, AND STORM WATER MANAGEMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
9. THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON ARE DEDICATED ON A NON-EXCLUSIVE BASIS TO THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, SUCH OF THE DISTRICTS (AS DEFINED IN THE BELOW-DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005, AND RECORDED JANUARY 9, 2007, IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (DISTRICT INTERLOCAL AGREEMENT), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING ROADWAYS, UTILITIES, DRAINAGE, AND SURFACE WATER MANAGEMENT.
10. THE LANDSCAPE EASEMENTS, (L.E.) SHOWN HEREON ARE DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND SHALL BE THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION ITS SUCCESSORS AND/OR ASSIGNS.
11. THE ACCESS EASEMENT, (A.E.) SHOWN HEREON IS DEDICATED TO THE VERANO PROPERTY OWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF WALKWAYS AND SHALL BE THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, VERANO DEVELOPMENT, LLC., A FLORIDA LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS DAY OF _____, 2016.

WITNESS _____
BY: _____
VERANO DEVELOPMENT LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, ITS SOLE MANAGER
WITNESS _____
BY: _____
HOWARD ERBSTEIN
MANAGER
WITNESS _____
BY: _____
HOWARD ERBSTEIN
MANAGER

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED HOWARD ERBSTEIN, MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF VERANO DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, PSL COMMERCIAL HOLDINGS II, LLC., A FLORIDA LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS DAY OF _____, 2016.

WITNESS _____
BY: _____
PSL COMMERCIAL HOLDINGS II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: THE KOLTER GROUP, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, ITS SOLE MANAGER
WITNESS _____
BY: _____
HOWARD ERBSTEIN
MANAGER
WITNESS _____
BY: _____
HOWARD ERBSTEIN
MANAGER

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED HOWARD ERBSTEIN, MANAGER OF THE KOLTER GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER OF PSL COMMERCIAL HOLDINGS II LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT M. GRAHAM, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VERANO DEVELOPMENT, LLC. A DELAWARE LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT:

MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3329, PAGE 356, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

DATE: _____
ROBERT M. GRAHAM
WEST PALM BEACH, FLORIDA 33401
FLORIDA BAR NUMBER 273562

JUNE, 2016 SHEET 1 OF 3

MORTGAGEE'S CONSENT

STATE OF TEXAS
COUNTY OF HARRIS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3754, PAGE 1167, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2016.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
BY: _____
MARGARET NOLES
VICE PRESIDENT
WITNESS _____
BY: _____
MARGARET NOLES
VICE PRESIDENT
WITNESS _____
BY: _____
MARGARET NOLES
VICE PRESIDENT
WITNESS _____
BY: _____
MARGARET NOLES
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HARRIS

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY MARGARET NOLES AS VICE PRESIDENT, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, FORMERLY KNOWN AS MONTAGE RESERVE CENTER COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (CENTER DISTRICT), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF SUCH OF THE DISTRICTS (AS DEFINED IN THE BELOW DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT DATED AS OF NOVEMBER 17, 2005 AND RECORDED JANUARY 9, 2007 IN OFFICIAL RECORDS BOOK 2457, PAGES 247-272, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY:

1. ACCEPTS THE DEDICATIONS OF UTILITY EASEMENTS, LAKE ACCESS AND MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, IRRIGATION EASEMENTS AND INGRESS AND ACCESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE CENTER DISTRICT FOR THE PURPOSE OF PROVIDING UTILITIES, DRAINAGE AND SURFACE WATER MANAGEMENT BUT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY EASEMENT, TRACT OR ANY OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.
2. ACCEPTS A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL WATER MANAGEMENT TRACTS AND COMMON AREA TRACTS AND SHOWN OR DESCRIBED HEREON.
3. CONSENTS TO THE PLATTING OF THE LANDS DESCRIBED HEREON.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED HEREBY, ALL OBLIGATIONS OF DEDICATION, BUT NOT THE OBLIGATION OF COMPLETION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE PUBLIC INFRASTRUCTURE, DATED AS OF APRIL 12, 2007, AND RECORDED IN OFFICIAL RECORDS BOOK 2561, PAGE 1517 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DATED THIS ____ DAY OF _____, 2016.

ATTEST: _____
VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT
ASST. SECRETARY _____
BY: JOHN CSAPO
CHAIRMAN

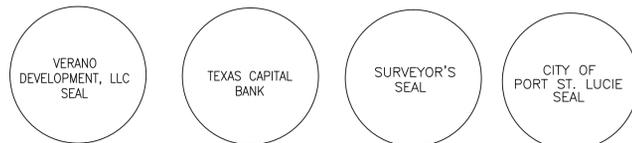
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

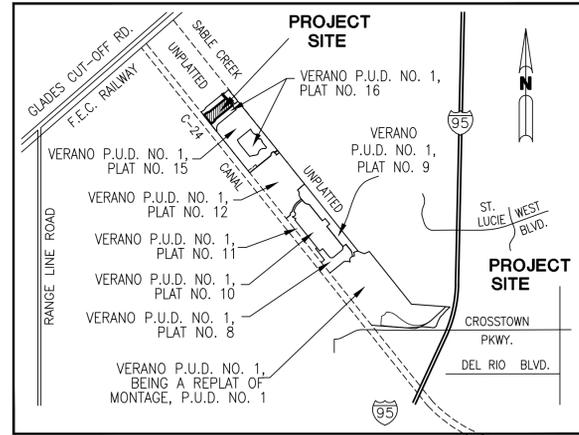
THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY JOHN CSAPO, CHAIRMAN OF VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
PRINT NAME: _____

NOTE:
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.



PLAT BOOK
PAGE
FILE NO.
DATE
TIME



LOCATION MAP

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

HEREBY CERTIFY THAT THIS PLAT OF VERANO, P.U.D. NO. 1, PLAT NO. 18, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2016.

CITY COUNCIL _____ ATTEST:
CITY OF PORT ST. LUCIE
GREGORY J. ORAVEC, MAYOR _____
KAREN A. PHILLIPS, CITY CLERK

CERTIFICATE OF APPROVAL CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2016.

JOSEPH E. SMITH
CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL WHICH BEARS N43°08'36"W. ALL BEARINGS THERETO.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA.

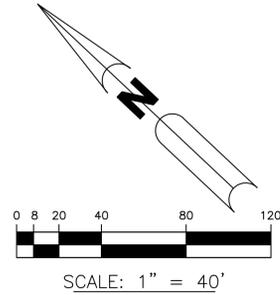
DATE _____
WILBUR F. DIVINE, P.S.M.
FLORIDA CERTIFICATE NO. 4190
STATE OF FLORIDA

VERANO, P.U.D. NO. 1, PLAT NO. 18

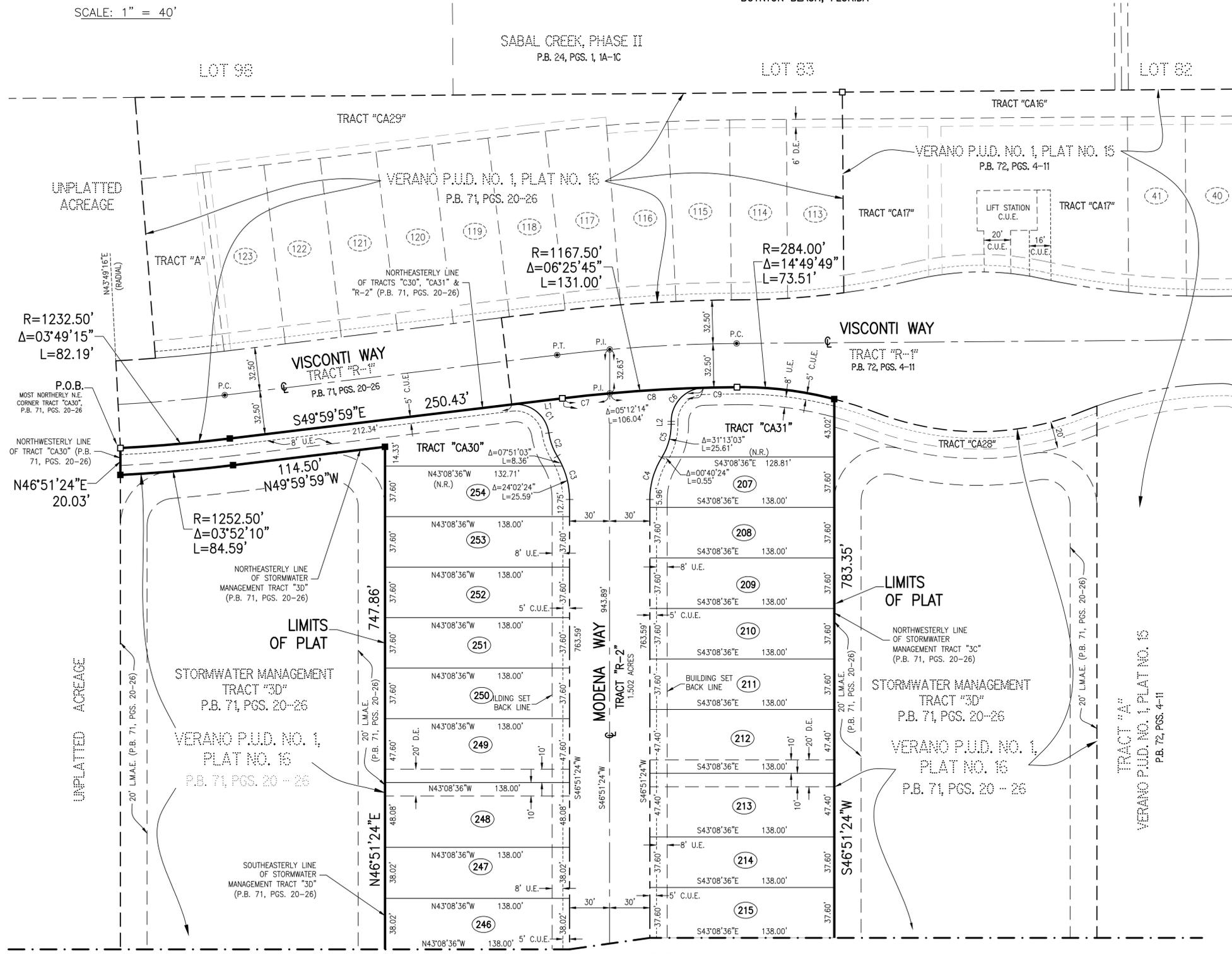
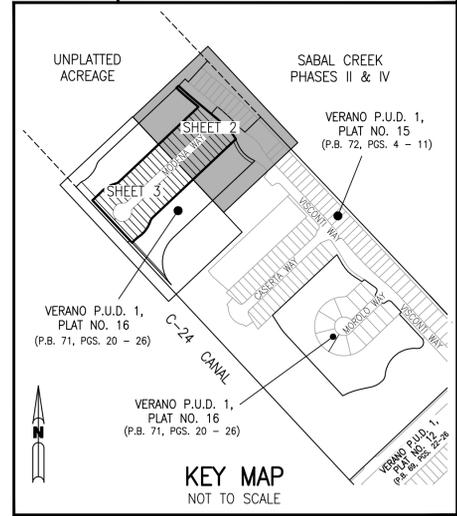
BEING A REPLAT OF ALL OF LOTS 85 THROUGH 112, TRACTS "CA30", "CA31" AND "R-2" AND A PORTION OF TRACT "CA32 AND STORMWATER TRACTS "3C" AND "3D", VERANO P.U.D. NO. 1, PLAT NO.16 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGES 20 THROUGH 26 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN SECTION 28, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

JUNE, 2016 SHEET 2 OF 3

THIS INSTRUMENT PREPARED BY
 WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
 ARCADIS U.S. INC. LB 7062
 ENGINEERS PLANNERS SURVEYORS
 1500 GATEWAY BOULEVARD, SUITE 200
 BOYNTON BEACH, FLORIDA



PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	



- LEGEND:**
- = SET PERMANENT REFERENCE MONUMENT PRM LB 7062
 - = FOUND PERMANENT REFERENCE MONUMENT PRM LB 7062
 - = PERMANENT CONTROL POINT LB 7062
 - Δ = DELTA ANGLE
 - L = ARC LENGTH
 - R = RADIUS
 - C = CENTERLINE
 - A.E. = ACCESS EASEMENT
 - CB = CHORD BEARING
 - CH = CHORD DISTANCE
 - C.U.E. = CITY UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - I.E. = IRRIGATION EASEMENT
 - LB = LICENSED SURVEY BUSINESS
 - L.E. = LANDSCAPE EASEMENT
 - L.M.A.E. = LAKE MAINTENANCE AND ACCESS EASEMENT
 - (N.R.) = NON RADIAL
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - P.G. = PAGE
 - P.I. = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - PRM = PERMANENT REFERENCE MONUMENT
 - P.T. = POINT OF TANGENCY
 - RP = RADIUS POINT
 - R/W = RIGHT-OF-WAY
 - (RAD.) = RADIAL
 - SEC. = SECTION
 - S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 - U.E. = UTILITY EASEMENT
 - (142) = PROPOSED LOT NUMBER
 - (11) = EXISTING LOT NUMBER

LINE	BEARING	LENGTH
L1	S49°59'59"E	38.09'
L2	S46°51'24"W	2.18'

CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	88°29'26"	38.61'
C2	45.00'	23°31'30"	18.48'
C3	61.00'	31°53'27"	33.95'
C4	59.00'	31°53'27"	32.84'
C5	47.00'	31°53'27"	26.16'
C6	25.00'	88°20'51"	38.55'
C7	1167.50'	01°44'54"	35.63'
C8	1167.50'	03°27'20"	70.41'
C9	1167.50'	01°13'31"	24.97'

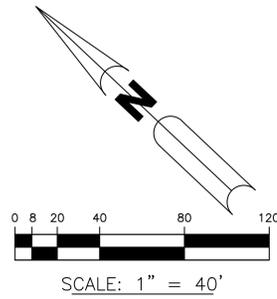
MATCH LINE "A"
(SEE SHEET 3 OF 3)

VERANO, P.U.D. NO. 1, PLAT NO. 18

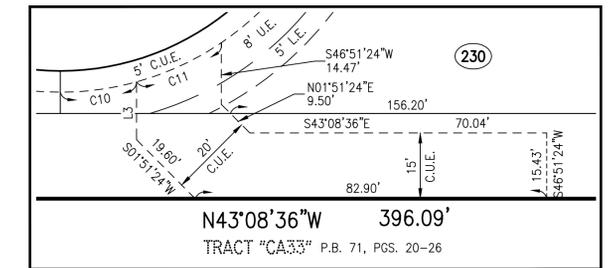
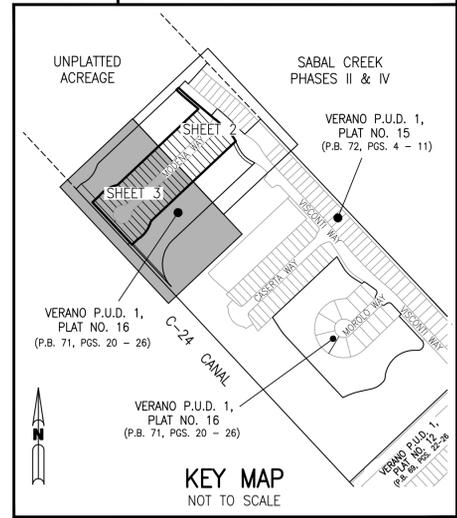
BEING A REPLAT OF ALL OF LOTS 85 THROUGH 112, TRACTS "CA30", "CA31" AND "R-2" AND A PORTION OF TRACT "CA32 AND STORMWATER MANAGEMENT TRACTS "3C" AND "3D", VERANO P.U.D. NO. 1, PLAT NO.16 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGES 20 THROUGH 26 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN SECTION 28, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA

JUNE, 2016 SHEET 3 OF 3

THIS INSTRUMENT PREPARED BY
 WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
 ARCADIS U.S. INC. LB 7062
 ENGINEERS PLANNERS SURVEYORS
 1500 GATEWAY BOULEVARD, SUITE 200
 BOYNTON BEACH, FLORIDA



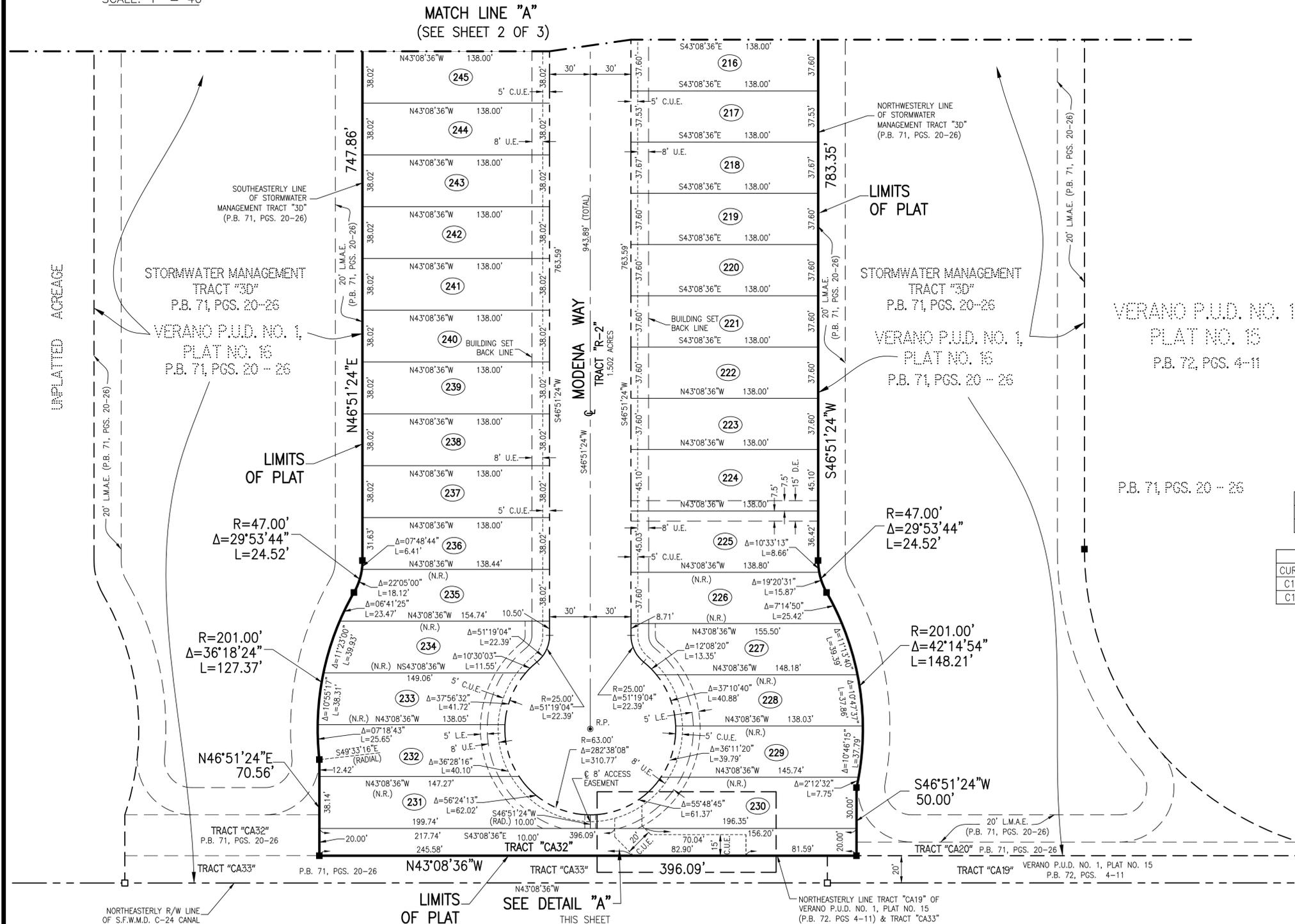
PLAT BOOK	
PAGE	
FILE NO.	
DATE	
TIME	



LINE	BEARING	LENGTH
L3	N46°51'24"E	13.57'

CURVE	RADIUS	DELTA	LENGTH
C10	68.00'	15°20'58"	18.22'
C11	68.00'	18°37'30"	22.10'

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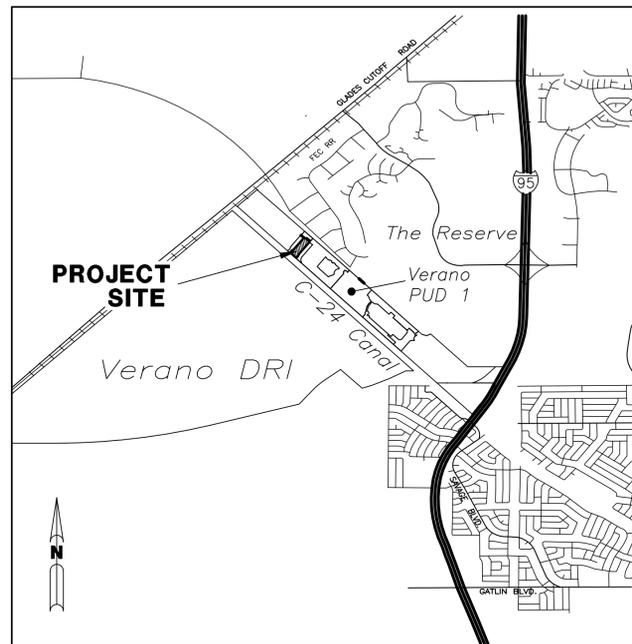
C-24 CANAL

PAVING, GRADING, AND DRAINAGE PLANS

FOR

VERANO P.U.D. NO. 1, PLAT NO. 18

DEVELOPER: VERANO DEVELOPMENT, LLC
 10911 S.W. VISCONTI WAY
 PORT ST. LUCIE, FL 34986
 PHONE: 772-467-1299
 FAX: 772-467-1858



LOCATION MAP
 N.T.S.

SEC. 28 TWP. 36 S RGE. 39 E

PREPARED BY:



1500 Gateway Boulevard, Suite 200 Boynton Beach, Florida 33426
 Tel: (561) 697-7000 Fax: (561) 369-4731 www.arcadis.com
 EB 7917 / LB 7062

NOTE: ALL ELEVATIONS SHOWN ON PLANS
 ARE BASED ON NAVD (1988) DATUM

INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	COVER SHEET
2-3	PAVING, GRADING, AND DRAINAGE PLAN
4-6	PAVING, GRADING, AND DRAINAGE DETAILS
SWPP01	STORMWATER POLLUTION & PREVENTION PLANS
SWPP02	STORMWATER POLLUTION & PREVENTION DETAILS

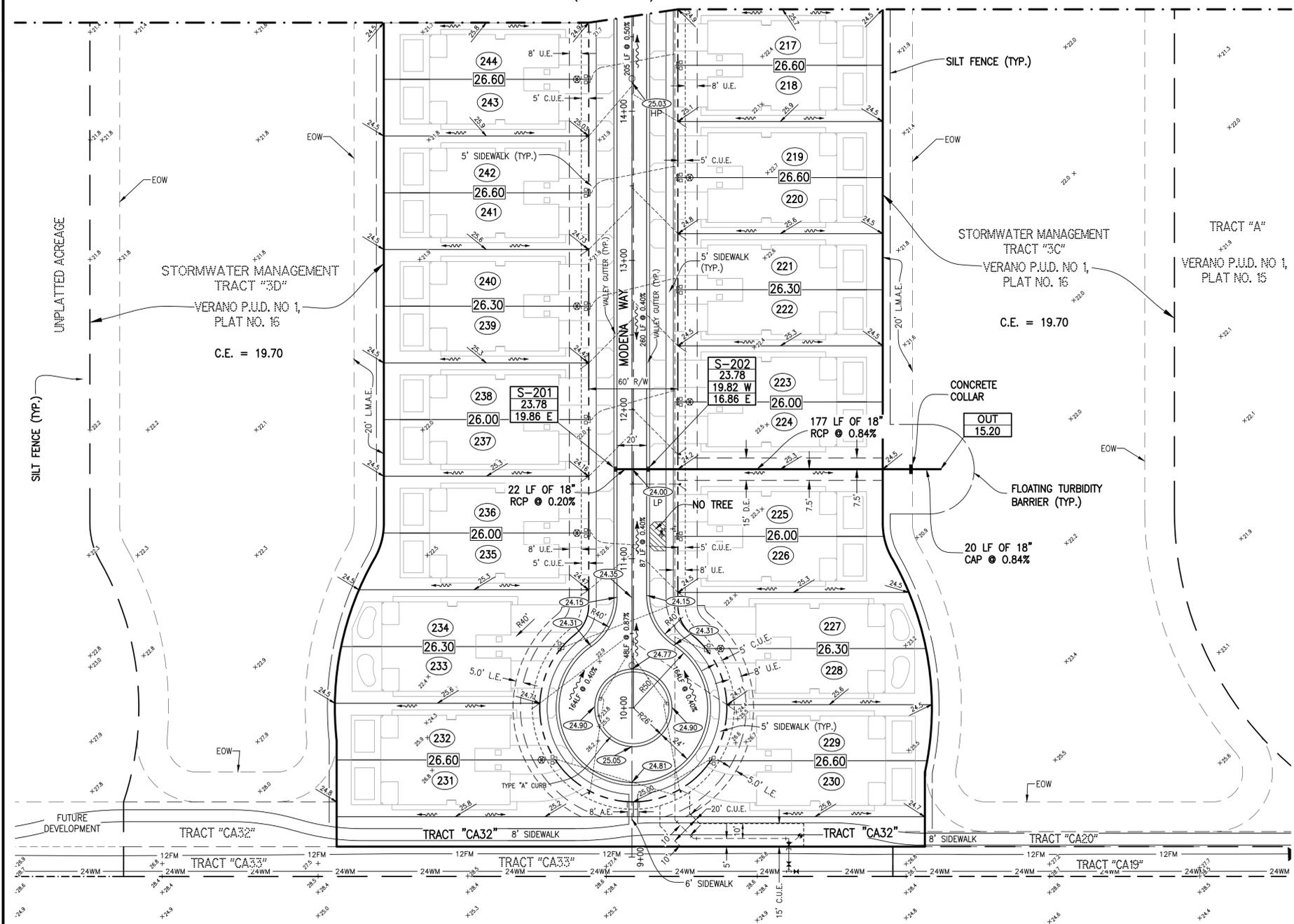
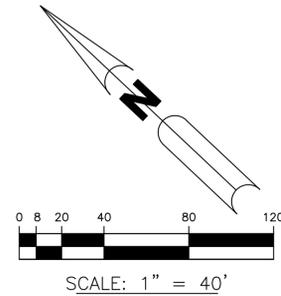
REVISIONS:

SHEET TITLE	
COVER SHEET	
SEAL	SEAL
	ROBERT W. LAWSON, PE FL. REG. # 26640
DATE MAY 2016	SCALE N.T.S.
PROJECT MANAGER RWL	DEPARTMENT MANAGER RWL
LEAD DESIGN PROF. RWL	CHECKED BY RWL
TASK/PHASE NUMBER 0000.000DP	DRAWN BY JAF
PROJECT NUMBER WF883018	DRAWING NUMBER PD1 OF 6

CITY OF PORT ST. LUCIE PROJECT NUMBER - P16-075

Acad Version : P10.1s (LMS Tech)
 User Name : jltjgrod
 Date/Time : Mon, 13 Jun 2016 - 2:38pm
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 Layout Tab: PD01

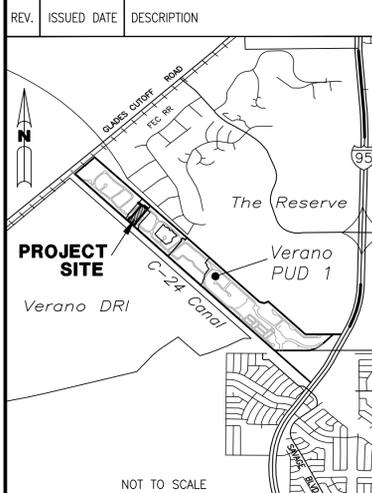
MATCH LINE
(See Sheet 3)



GENERAL NOTES:

- ALL CHANGES SHALL BE APPROVED IN WRITING BY ARCADIS U.S., INC.
- ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE OR FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED PRIOR TO INITIATING THE WORK.
- SEQUENCE OF CONSTRUCTION - THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
- THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
- AS-BUILTS - THE CONTRACTOR SHALL COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION OF THE INLETS AND MANHOLES, THEIR INVERTS AND RIM ELEVATIONS, AND THE LOCATIONS OF UTILITIES AND UTILITY SERVICES.
- GUARANTY - ALL MATERIAL AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTY PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS WITHIN SEVEN DAYS AFTER NOTIFICATION BY THE OWNER, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.
- ELEVATIONS - ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
- BENCHMARKS SHOWN ON PAVING, GRADING AND DRAINAGE PLAN SHEETS.
- GRADES SHOWN ARE FINISHED GRADES.
- GRATE ELEVATIONS REFER TO THE EDGE OF PAVEMENT SIDE OF THE GRATE (SEE DETAIL).
- MINIMUM ROAD CROWN ELEVATION IS ELEVATION 24.00 NAVD.
- THE MINIMUM FINISH FLOOR ELEVATION, FOR ANY RESIDENTIAL STRUCTURE IS ELEVATION 25.50 NAVD (WHICH IS ABOVE THE PROJECTED FLOOD STAGE PRODUCED BY THE ONE IN ONE HUNDRED YEAR FREQUENCY STORM) OR 18 INCHES ABOVE THE CROWN OF ROAD WHICHEVER IS HIGHER.
- CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
- GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
- HARDPAN - IF HARDPAN IS ENCOUNTERED IN THE SWALE AREA, IT WILL BE REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.
- MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY WILL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
- WHERE SOD IS DESIRED, LOWER THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD. 18. BACKFILL - REQUIREMENTS FOR PIPE AND DITCH BACKFILL CROSSING ROADS, PARKING AREAS, OR STRUCTURES SHALL BE DEFINED IN THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (A.A.S.H.T.O.) T-99 SPECIFICATIONS.
- UTILITIES - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY DEVIATION FROM WHAT IS SHOWN ON THE PLAN.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR, BUT NOT LIMITED TO, ALL PIPE, DRAINAGE STRUCTURES, GRATES, FRAMES AND COVERS.
- STORM SEWER PIPE SHALL BE PAID BASED ON MEASUREMENT FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- WHERE CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, SAID EXISTING DRAINAGE STRUCTURES AND LINES SHALL BE CLEANED OF ALL SILT AND OTHER DEBRIS PRIOR TO SAID CONNECTIONS BEING MADE, AND WHERE THE EXISTING DRAINAGE SYSTEM INCLUDES DITCHES, SAID DITCHES SHALL BE CLEARED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL.
- ALL PIPE LENGTHS AND CENTERLINE SLOPE LENGTHS SHOWN ON THESE DRAWINGS ARE SCALED DISTANCES. THE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN THE FIELD AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY WITH THE DRAWINGS PRIOR TO PERFORMING THE WORK.
- INLETS AND MANHOLES - ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FLORIDA D.O.T. STANDARDS SPECIFICATIONS, LATEST EDITION AND ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, AND THE CITY OF PORT ST. LUCIE STANDARDS, LATEST EDITION.
- CORRUGATED ALUMINUM PIPE - THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF THE A.A.S.H.T.O., M-196, AND WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION, ALUMINUM PIPE TO BE HELICAL (SPIRAL FLOW).
- INSTALLATION OF CORRUGATED METAL PIPE - ALL JOINTS ON STORM SEWER PIPE SHALL BE MADE UP WITH ONE-HALF INCH NEOPRENE, ALL BANDS SHALL HAVE THE SAME CORRUGATION DESIGN AS THE PIPE. THE WIDTH OF THE BANDS SHALL BE AS FOLLOWS: 12 INCH WIDE UP TO 48 INCH DIAMETER PIPE AND 24 INCH WIDE OVER 48 INCH DIAMETER PIPE. THE REQUIREMENTS OF D.O.T. DM06036 WILL BE ADHERED TO WITH ANNUAL BANDING OF JOINTS REQUIRED. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T. SPECIFICATIONS.
- REINFORCED CONCRETE PIPE - THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF CLASS III OF A.S.T.M. C-76 AND WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T. SPECIFICATIONS.
- ALL PAVING AND DRAINAGE WORK SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE CITY OF PORT ST. LUCIE'S LATEST STANDARDS.
- ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER.

- SUBGRADE - SHALL BE COMPACTED AS NOTED ON THE PLANS AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE A.A.S.H.T.O. T-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "A" AND "F" CURB & GUTTER OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO 98% ACCORDING TO A.A.S.H.T.O. T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATIONS OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CENTERLINE OF THE ROADWAY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE BY THE LIMEROCK BEARING RATIO, TEST METHOD "D" OF A.A.S.H.T.O. T-180 SPECIFICATIONS.
- BASE - APPROVED LOCAL BASE MATERIAL, MEETING LBR 100 MIN., SHALL BE COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180 SPECIFICATIONS AND AS CALLED FOR IN FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. BASE COURSES OVER 6 1/2" THICK SHALL BE PLACED AND COMPACTED IN TWO EQUAL LIFTS
- PRIME COAT - BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.25 GALLONS PER SQUARE YARD, UNLESS A LOWER RATE IS DIRECTED BY THE ENGINEER.
- TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.
- SURFACE COURSE - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.
- PAVEMENT MARKINGS - SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND CITY OF PORT ST. LUCIE'S LATEST STANDARDS.
- CONCRETE - ALL CONCRETE SHALL DEVELOP 4000 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS II CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- NO DRIVEWAY SHALL BE CONSTRUCTED WITHIN ANY PORTION OF THE SAFE SIGHT CORNERS.
- NO DRIVEWAY SHALL BE CONSTRUCTED WITHIN 5' OF A FIRE HYDRANT.
- CONTRACTOR TO OBTAIN ALL REQUIRED DEWATERING PERMITS FROM SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
- 4" SLEEVES SHALL BE SCHEDULE 80 AND BE PLACED AT 0.00% SLOPE WITH TOP OF PIPE 3.0' BELOW PROFILE GRADE. ENDS OF PIPE SHALL HAVE METAL LOCATORS INSTALLED.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN CHANGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES SUCH AS TURBIDITY CURTAINS, SILT BARRIERS AND HAY BALES WHERE NECESSARY IN ORDER TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL WATER QUALITY STANDARDS.
- THE CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITIES TO OWNER-SUPPLIED EASEMENTS AND RIGHTS-OF-WAY. IN ENVIRONMENTALLY SENSITIVE AREAS, CONSTRUCTION ACTIVITIES SHALL BE FURTHER CONFINED AS INDICATED OR REQUIRED BY PERMIT CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO THE BIDDING PROCESS TO DETERMINE EXISTING CONDITIONS. ITEMS DISCOVERED WHICH ARE NOT REFLECTED IN THE DRAWINGS AND AFFECT OR POTENTIALLY AFFECT THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE SUBMISSION OF BIDS.
- MAINTENANCE OF TRAFFIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH FDOT AND CITY OF PORT ST. LUCIE'S STANDARDS. THE INDIVIDUAL PREPARING M.O.T. PLANS SHALL BE CERTIFIED IN ADVANCE M.O.T. BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO THE BID PROCESS TO DETERMINE THE METHODS AND EXTENT DEWATERING IS NECESSARY (IF ANY) AND SHALL INCLUDE METHODS AND COSTS ASSOCIATED WITH DEWATERING IN THE BID.
- CLEAN UP: THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE OF RUBBISH AND WASTE MATERIALS AND RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS. CLEAN UP AND RESTORATION SHALL BE ACCOMPLISHED ON A CONTINUING BASIS THROUGHOUT THE CONTRACT PERIOD AND IN SUCH A MANNER AS TO MAINTAIN A MINIMUM OF NUISANCE AND INTERFERENCE TO THE GENERAL PUBLIC AND RESIDENTS IN THE VICINITY OF THE WORK. THE CONTRACTOR SHALL ALSO REMOVE, WHEN NO LONGER NEEDED, ALL TEMPORARY STRUCTURES AND EQUIPMENT USED IN HIS OPERATIONS. IT IS THE INTENT OF THIS SPECIFICATION THAT THE CONSTRUCTION AREA AND THOSE OTHER AREAS NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AS NEARLY AS POSSIBLE IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE SIGNS, BARRICADES, FLASHING LIGHTS, FLAGMEN, AND WATCHMEN AND TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION OF THE WORK AND THE SAFETY OF THE PUBLIC. TRAFFIC CONTROL WARNING SIGNS AND BARRICADES SHALL BE IN STRICT ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, MANUAL ON TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATION (LATEST REVISION). ALL BARRICADES AND OBSTRUCTIONS SHALL BE PROTECTED AT NIGHT BY FLASHING SIGNAL LIGHTS WHICH SHALL BE KEPT BURNING FROM SUNSET TO SUNRISE. BARRICADES SHALL BE OF SUBSTANTIAL CONSTRUCTION AND SUITABLE FOR NIGHT VISIBILITY. SUITABLE WARNING SIGNS SHALL BE SO PLACED AND ILLUMINATED AT NIGHT AS TO SHOW IN ADVANCE WHERE CONSTRUCTION, BARRICADES OR DETOURS EXIST.



PROJECT TITLE

VERANO P.U.D. NO. 1, PLAT NO. 18

SHEET TITLE

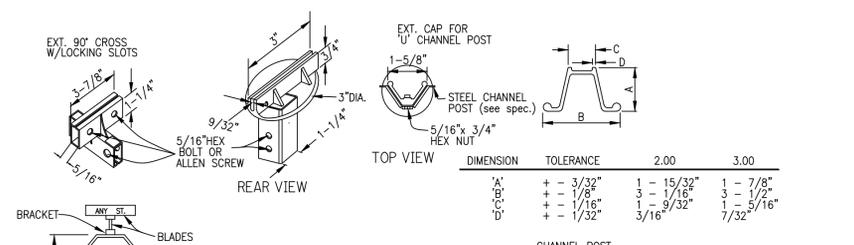
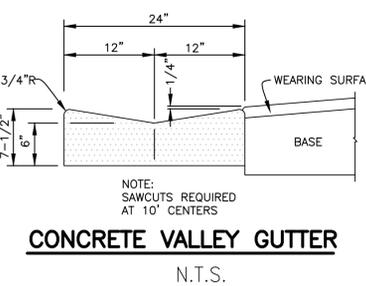
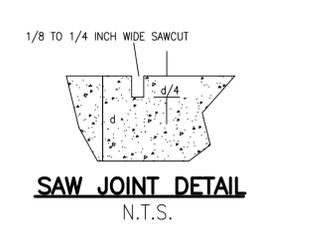
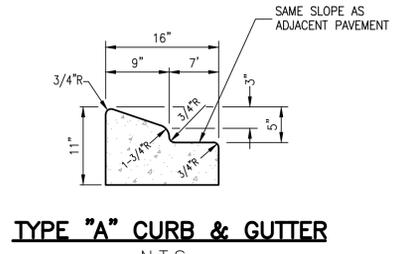
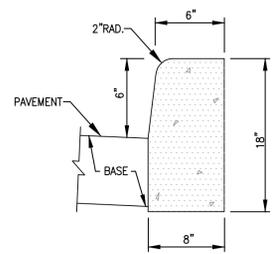
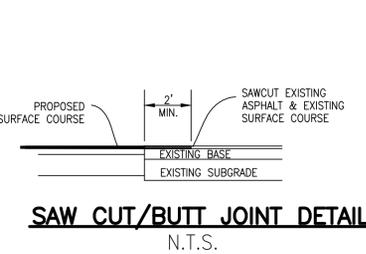
PAVING, GRADING, AND DRAINAGE DETAILS

ARCADIS
 ARCADIS U.S., Inc.
 1500 Gateway Boulevard, Suite 200
 Boynton Beach, Florida 33426
 Tel: (561) 697-7000 Fax: (561) 369-4731
 www.arcadis.com

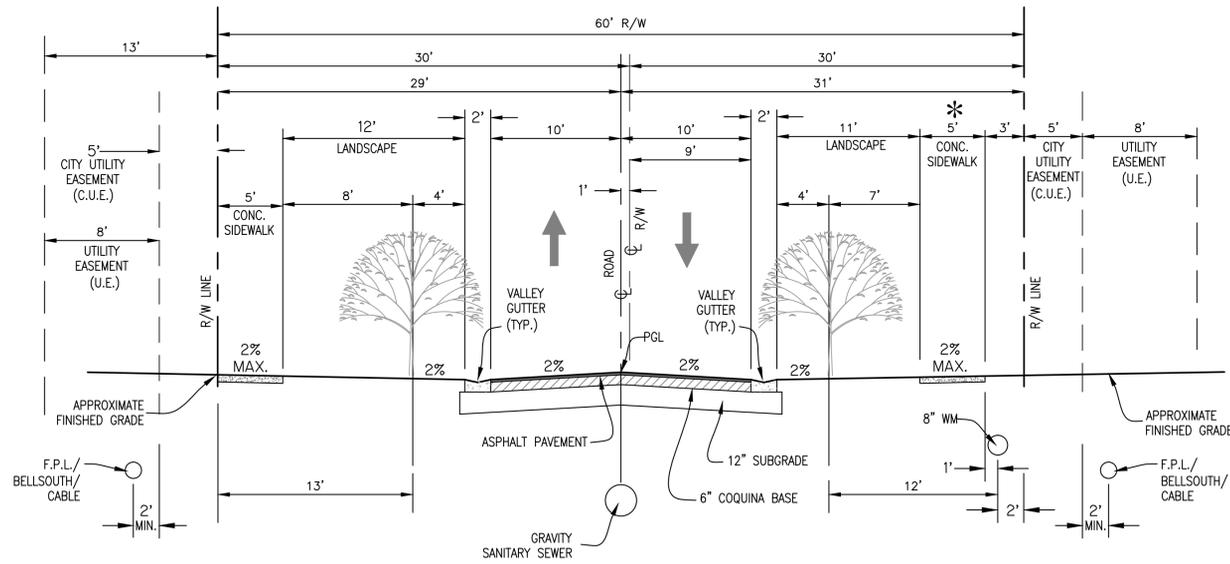
SEAL

DATE: MAY 2016
 PROJECT MANAGER: RWL
 LEAD DESIGN PROF.: RWL
 TASK/PHASE NUMBER: 0000.000DP
 PROJECT NUMBER: WF883018

SCALE: N.T.S.
 DEPARTMENT MANAGER: RWL
 CHECKED BY: RWL
 DRAWN BY: JAF
 DRAWING NUMBER: PD4 OF 6



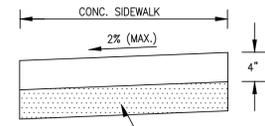
GENERAL SPECIFICATIONS
 EXT. BLADE: ALCOA #88054.6063-T6 ALLOY, ETCHED/DEGREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL. DIMENSIONS--6" H, 24", 30" OR 36" L. LETTERS: NAME - 4 "SERIES 'B' #2270 SCOTCHLITE (SILVER) OR EQUAL - SUFFIX - 2" SERIES AS ABOVE.
 BRACKETS: SEE DETAILS THIS SHEET
 POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M. - A - 123 WITHOUT ANCHOR PLATES. SEE DETAIL THIS SHEET.
 CONC. BASE: 2000 PSI AS SHOWN
 STOP SIGN: R1 - 1 MUTCD - 30' 30" (HIGH INTENSITY)
 LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.



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

60' LOCAL STREET DETAIL

POSTED SPEED 25 MPH

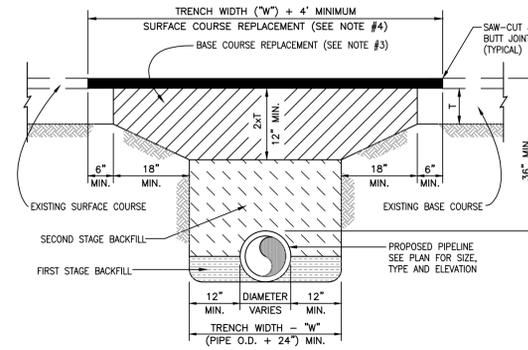


SIDEWALK DETAIL

SIDEWALK DETAIL

N.T.S.

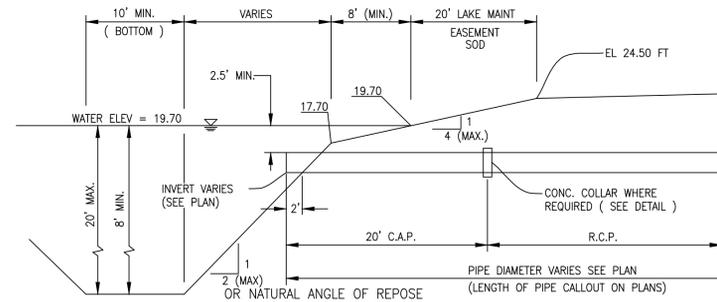
- NOTES:
1. PATHWAY TO BE PORTLAND CEMENT CONCRETE, MIN. 3000 P.S.I. @ 28 DAYS WITH FIBERMESH
 2. BASE TO BE CLEAN SAND OR SANDY LOAM, FULLY COMPACTED, FULL WIDTH.
 3. CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE.
 4. SIDEWALK SHALL BE 6" THICK AT DRIVEWAYS



OPEN-CUT PAVEMENT REPAIR DETAIL

N.T.S.

- NOTES:
1. ALL WORK AND MATERIALS SHALL CONFORM WITH F.D.O.T. STANDARD SPECIFICATIONS, 2010 EDITION, AND ALL CONDITIONS OF THE R/W PERMIT ISSUED BY THE F.D.O.T., COUNTY OR LOCAL ROAD AGENCY.
 2. FIRST AND SECOND STAGE BACKFILL SHALL BE PLACED IN 6" MAX. LIFTS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF THE AASHTO T-99 MAXIMUM DENSITY.
 3. BASE REPLACEMENT OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE EXISTING BASE COURSE. BASE COURSE REPLACEMENT MATERIAL SHALL BE LIMEROCK OR COQUINA BASE AND SHALL BE PLACED IN 2 OR 3 EQUAL LIFTS (6" MAX. COMPACTED THICKNESS) AND COMPACTED TO 98% OF THE AASHTO T-180 MAXIMUM DENSITY. NO EXISTING BASE MATERIAL SHALL BE USED FOR THE BASE COURSE REPLACEMENT. FINISHED BASE COURSE AND VERTICAL SURFACE OF SAW-CUTS SHALL RECEIVE PRIME & TACK COATS.
 4. SURFACE COURSE REPLACEMENT SHALL MATCH THE THICKNESS AND TYPE OF MATERIAL(S) OF THE EXISTING PAVEMENT, AS A MINIMUM, PROVIDE 2" OF TYPE S-1 ASPHALTIC CONCRETE.



LAKE SECTION AND OUTFALL DETAIL

N.T.S.

REQUIRED PAVEMENT SPECIFICATIONS			
TYPE	WEARING SURFACE	BASE	SUB-GRADE
ROADWAY	1" FDOT TYPE SP-9.5 ASPHALT PAVEMENT (FIRST LIFT) 1" FDOT TYPE SP-9.5 ASPHALT PAVEMENT (FINAL LIFT)	6" ROCK BASE COURSE COMPACTED TO 98% OF MAX DRY DENSITY AS DETERMINED BY AASHTO PROCEDURE T-180, LBR 100 MIN.	12" SUBGRADE, COMPACTED TO 98% OF MAX DRY DENSITY AS DETERMINED BY AASHTO PROCEDURE T-180 STABILIZED TO MINIMUM LBR 40.

REQUIRED PAVEMENT SPECIFICATIONS



NOT TO SCALE

PROJECT TITLE

**VERANO P.U.D. NO. 1,
PLAT NO. 18**

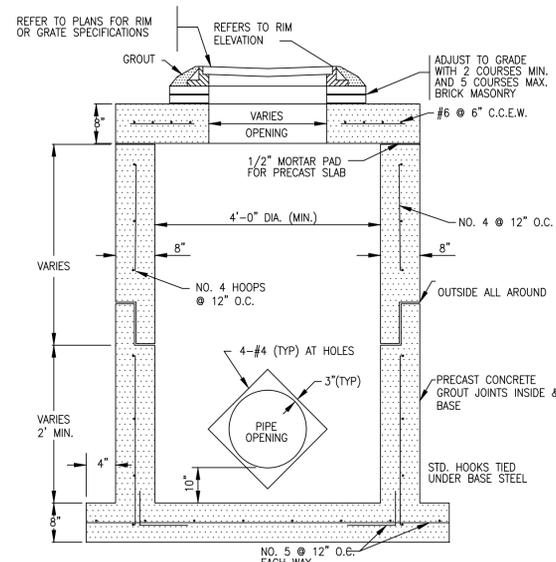
SHEET TITLE

**PAVING, GRADING,
AND DRAINAGE
DETAILS**

ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com

SEAL	SEAL
	ROBERT W. LAWSON, PE FL REG.# 26640

DATE MAY 2016	SCALE N.T.S.
PROJECT MANAGER RWL	DEPARTMENT MANAGER RWL
LEAD DESIGN PROF. RWL	CHECKED BY RWL
TASK/PHASE NUMBER 0000.000DP	DRAWN BY JAF
PROJECT NUMBER WF883018	DRAWING NUMBER PD5 OF 6

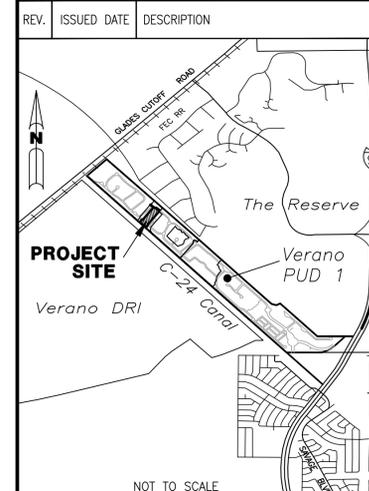


NOTES:

1. ALL REINFORCING TO MEET CURRENT F.D.O.T. SPECIFICATIONS
2. VALLEY CURB INLETS SHALL HAVE USF 5113-6194 FRAME AND GRATE

DRAINAGE STRUCTURES

N.T.S.



PROJECT TITLE

**VERANO P.U.D. NO. 1,
PLAT NO. 18**

SHEET TITLE

**PAVING, GRADING,
AND DRAINAGE
DETAILS**

GB10 / LC26000269

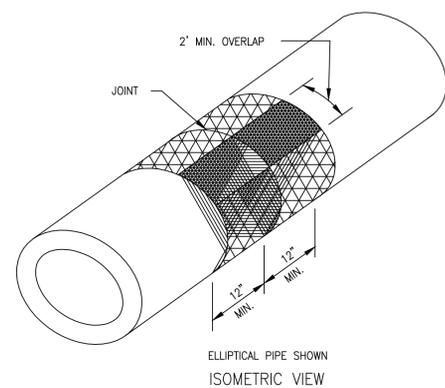
ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com

EB7917 / LB7062

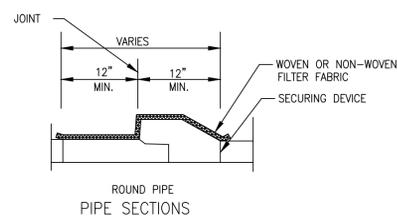
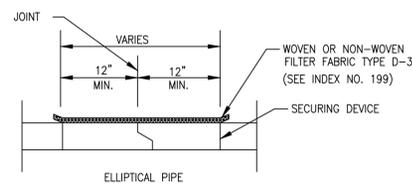
SEAL	SEAL
	ROBERT W. LAWSON, PE FL REG.# 26640

DATE MAY 2016	SCALE N.T.S.
PROJECT MANAGER RWL	DEPARTMENT MANAGER RWL
LEAD DESIGN PROF. RWL	CHECKED BY RWL
TASK/PHASE NUMBER 0000.000DP	DRAWN BY JAF
PROJECT NUMBER	DRAWING NUMBER

WF883018 PD6 OF 6



ELLIPTICAL PIPE SHOWN
ISOMETRIC VIEW



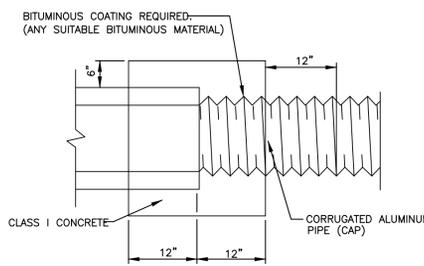
ROUND PIPE
PIPE SECTIONS

COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS.

FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

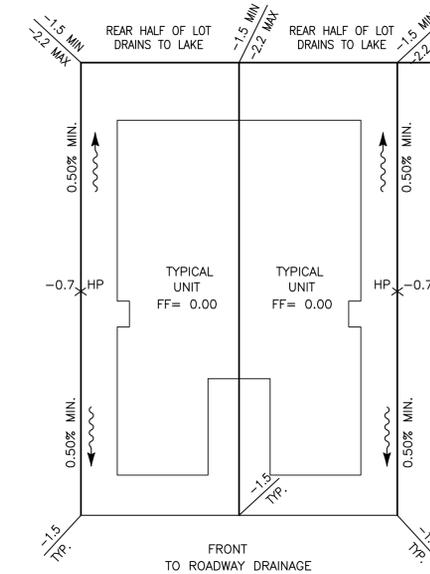
FILTER FABRIC JACKET

N.T.S.



CONCRETE COLLAR DETAIL

N.T.S.



TYPICAL LOT DRAINAGE DETAILS

N.T.S.

NOTES: ALL UNIT TYPES CONSTRUCTED TO USE SIMILAR LOT DRAINAGE SCHEME AS THE TYPICAL UNIT SHOWN

I. SITE DESCRIPTION

A. Construction Activity

The project totals approximately 8.056 acres in size and includes water management improvements to be constructed at two locations.

Construction activity will include clearing and grubbing of approximately 8.056 acres and includes the installation of subdivision improvements.

B. Major Soil Disturbing Activities

The major soil disturbing activities will include clearing and grubbing and trenching for the installation of underground facilities. The sequence of construction will generally follow the order of clearing and grubbing, trenching for the installation of underground facilities, excavation of lakes and roadway construction.

C. Total Area to be Disturbed

The total area to be disturbed by excavation, grading and other activities is approximately 8.056 acres.

D. Runoff Coefficients

The project area is presently grasses and wetland plants. The runoff coefficients before, during and after construction are as follows:

Before Construction: Undisturbed Uplands	C = 0.30
During Construction: Disturbed Uplands and Construction	C = 0.3-0.7
After Construction:	C = 0.30

E. Site Map

Included with this plan are copies of the Water Management Improvement Plans depicting the following:

1. Project location
2. Clearing Limits
3. Major drainage facilities and control structures

Note that these plans depict the limits of work for the overall project, the points of stormwater discharge and areas to be disturbed during construction.

F. Receiving Waters

The receiving body for stormwater runoff is the Verano Master System leading to the C-24 Canal.

II. CONTROLS

Narrative – The sequence of soil disturbing activities and implementation of controls and measures are as follows for the general construction activities:

Clearing and grubbing: As soon as possible following clearing of the perimeter of the site, will be the installation of a silt fence for control of soil erosion. Based on the existing topography of the project site, certain areas within the limits of work may require additional temporary silt fences and erosion control devices to contain unfinished soils within the construction area. These controls will be temporary and will be removed following the final stabilization of the disturbed areas.

Excavation activities: Excavation for lakes and underground utilities will occur within the limits of the finished project area. The limits of construction and project boundaries will be graded to contain all spoil material from the excavation activities onsite and any dewatering activities will provide the necessary containment berms and dikes to prevent uncontrolled offsite discharges. Temporary controls will be installed as necessary in the area of the excavation to prevent erosion of un-stabilized material and will be maintained until the final stabilization of these areas is completed.

Trenching: Trenching for the installation of underground facilities will be limited to the finished project area. Trenches will be excavated and backfilled on a continuous basis as each underground facility is installed. Spoil material from the trenching activity will be utilized for backfill of the trench. Dewatering activities will be implemented in stages during the installation of the underground facilities and the groundwater will be controlled onsite by the use of excavated retention lakes as well as berming and diking in the area of the work. All berms and dikes subject to erosion will be stabilized or contained to prevent erosion and runoff from the project area. These controls will be removed following the completion of the underground work.

Grading: Grading for the project will be completed in phases as each section of the work progresses. Rough grading will occur following the clearing and grubbing activities. Final grading will be completed following the installation of the underground facilities and prior to the pavement and sidewalk installation. Temporary controls will be installed along the limits of the work as necessary and these controls will be removed following final stabilization.

A. Erosion and Sediment Controls

1. Stabilization practices: The proposed work will be stabilized on an interim and permanent basis as the work progresses. Stabilization practices will initially consist of seeding, mulching with sodding being done in some areas such as lake banks and berms.
2. Structural practices: Structural practices will be implemented during construction as temporary controls. These items will consist of the following:
 - a. Berms and dikes for containment of runoff and for dewatering activities.
 - b. Silt fences for perimeter controls.
 - c. Filter cloth, hay bales, or both for inlet protection.
 - d. Turbidity Barriers within the existing lakes as well as the SFWMD C-24 Canal.

Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of the completed construction activities.

B. Stormwater Management

Construction activities will include the installation of underground piping and earthwork.

Upon completion of the project, stormwater runoff will be directed to the water management tracts for water quality treatment and flood protection. Runoff will be directed to the water management tracts by underground drainage lines, control structures, curbing and sheet flow over grass areas.

This project will be fully permitted for earthwork activities by the City of Port St. Lucie, South Florida Water Management District, and the Florida Department of Environmental Protection. No activity will occur onsite until such time as a permits from the City, the District and FDEP are obtained.

C. Other Controls

1. Waste disposal: The contractor shall provide litter control and collection of materials within the project boundaries during construction. All fertilizer, hydrocarbon, or other chemical containers shall be disposed of by the contractor in accordance with FDEP, the Health Department, and the EPA's standard practices. No solid material including building and construction material shall be disposed of, discharged or buried onsite.
2. Offsite vehicle tracking: Loaded haul trucks shall be covered with a tarpaulin. Excess dirt material on the roads shall be removed immediately. Hauling on unpaved surfaces shall be monitored to minimize dust and control erosion. Haul roads shall be watered or other controls provided as necessary to reduce dust and control sediments.
3. Sanitary waste: The contractor shall provide portable sanitary waste facilities. These facilities shall be collected or emptied by a licensed sanitary waste management contractor as required by state regulations.
4. Fertilizers and pesticides: Fertilizer shall be applied at a rate specified by the FDOT Road and Bridge Specifications, latest edition, or the manufacturer's specifications. The application of fertilizers shall be accomplished in a manner as described by the manufacturer or FDOT to ensure the proper installation and to avoid over fertilizing. Pesticides are not anticipated for this project.

D. Approved Site and Local Plans

This project will not be constructed until approval have been granted by the City of Port St. Lucie, and the South Florida Water Management District. The measures and controls outlined herein will be implemented by the contractor during construction. These measures and controls will provide the necessary pollution prevention and sedimentation control during construction.

Included with this plan is a certification indicating that the pollution prevention plan has been prepared to comply with the requirements of the stormwater management permit for this project.

III. MAINTENANCE

The contractor will be responsible for maintenance and repairs of erosion and sediment control devices and removal of the erosion and sediment control devices after the notice of termination is executed.

The contractor shall review the project and all erosion and sedimentation controls on a daily basis and during and following rainfall events. The following practices will be implemented to maintain and monitor erosion and sedimentation controls.

- A. Project review on a daily basis.
- B. Provide and maintain rain gauges onsite (if not available in the area) to record rainfall data daily.
- C. Review stabilization practices and controls on a daily basis and maintain and repair these measures and controls as necessary. Temporary and permanent seeding, mulching and sodding shall be repaired in bare spots and washouts, and healthy growth established.
- D. Review structural practices on a daily basis and maintain and repair these measures and controls as necessary. Built up sediments shall be removed from silt fences, hay bales and filter cloth and shall be replaced as necessary or removed when they have served their usefulness.
- E. An inspection and maintenance report shall be completed weekly and within 24 hours of a rainfall event of 0.25 inches or more (see attached form).
- F. If the contractor elects to apply for permits for discharge of stormwater from the site during construction, all points of discharge of stormwater runoff from the site shall be inspected on a daily basis and controls and measures repaired as necessary to maintain acceptable water quality and discharge volumes in accordance with the state permits.

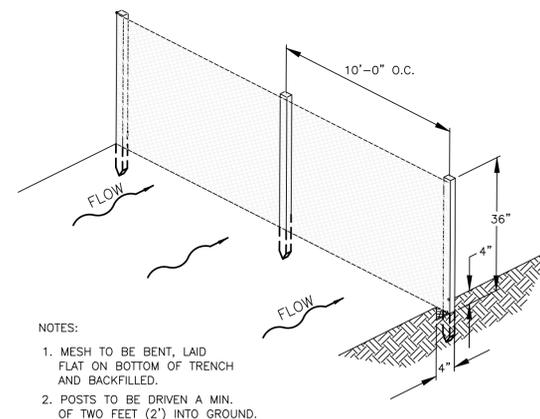
IV. INSPECTIONS

Qualified personnel shall inspect all points of discharge, as applicable, from the project site and all disturbed areas of the construction site that have not been stabilized.

Disturbed areas and areas used for storage of materials exposed to precipitation shall be inspected for evidence of, or potential for pollutants entering the stormwater management system. The stormwater management system and erosion and sedimentation control measures shall be observed to ensure that they are operating correctly. Inspection and maintenance reports shall be completed at least every week and following a rainfall event of 0.25 inches of water or greater (see attached form). These forms shall be retained for a period of at least 3 years following the date the site is finally stabilized.

V. NON-STORMWATER DISCHARGES

Dewatering for underground facilities installation and building foundations, when necessary, will be detained onsite within the lake system or small impoundments and may discharge from the site under extreme conditions. Any discharge from the site will require filtration and treatment prior to entering the offsite conveyance system and shall meet the requirements of the state permits for stormwater discharge and dewatering activities for the site. Spill reporting for items such as oils, fuel, etc. shall meet the requirements of 40 CFR part 117 and 40 CFR part 302. Cleanup and disposal of all spills shall meet the applicable regulatory agency requirements and shall be handled and disposed of as required by law.



- NOTES:
1. MESH TO BE BENT, LAID FLAT ON BOTTOM OF TRENCH AND BACKFILLED.
 2. POSTS TO BE DRIVEN A MIN. OF TWO FEET (2') INTO GROUND.

FILTER FABRIC SILT FENCE DETAIL
N.T.S.

STORMWATER POLLUTION PREVENTION PLAN

VERANO P.U.D. NO. 1, PLAT NO. 18

INSPECTION AND MAINTENANCE REPORT FORM

This form to be completed every 7 days and within 24 hours of a rainfall event of 0.25 inches or greater. Copies of these forms shall be retained for a period of at least 3 years.

CONTRACTOR: _____ DATE: _____
CONTRACTOR'S REPRESENTATIVE: _____

OWNER'S REPRESENTATIVE: _____

Days since last rainfall: _____

Amount this period: _____

SEDIMENTATION AND EROSION CONTROLS

Temporary Stabilization Controls:

Permanent Stabilization Controls:

Inlet Protection:

Outfall Protection:

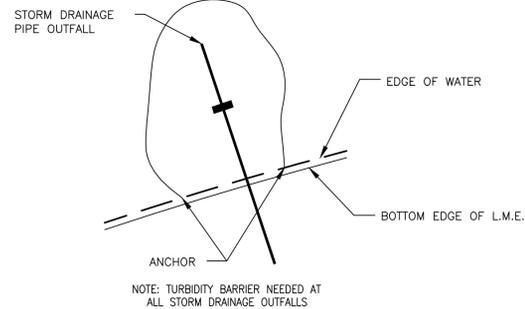
Silt Fences:

Construction Entrances:

Maintenance Required for Sediment Control:

To be performed by: _____ on or before: _____.

MATERIALS MANAGEMENT PRACTICES



TURBIDITY BARRIER
N.T.S.

REV.	ISSUED DATE	DESCRIPTION
------	-------------	-------------

PROJECT TITLE

**VERANO P.U.D. NO. 1,
PLAT NO. 18**

SHEET TITLE

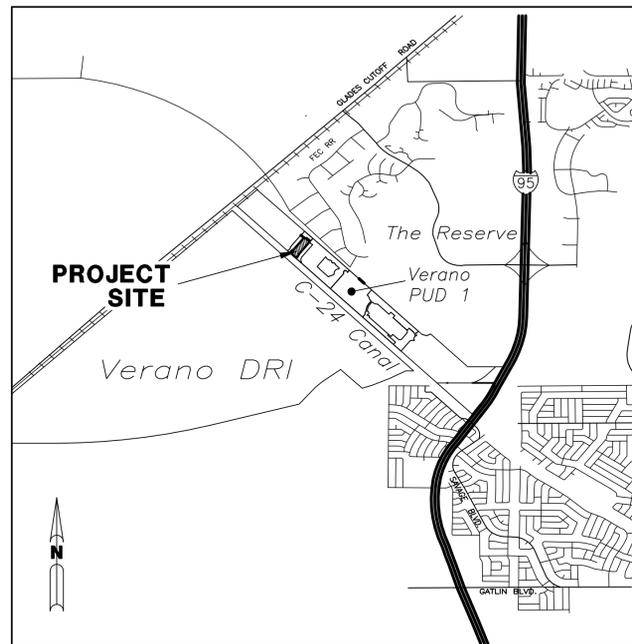
**STORMWATER POLLUTION
PREVENTION DETAILS**

ARCADIS U.S., Inc.
1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com

SEAL	SEAL
DATE MAY 2016	SCALE
PROJECT MANAGER RWL	DEPARTMENT MANAGER RWL
LEAD DESIGN PROF. RWL	CHECKED BY RWL
TASK/PHASE NUMBER 0000.000DP	DRAWN BY JAF
PROJECT NUMBER WF883018.0000	DRAWING NUMBER SWPP02

WATER AND SEWER IMPROVEMENT PLANS
FOR
VERANO P.U.D. NO. 1, PLAT NO. 18

DEVELOPER: VERANO DEVELOPMENT, LLC
10911 S.W. VISCONTI WAY
PORT ST. LUCIE, FL 34986
PHONE: 772-467-1299
FAX: 772-467-1858



LOCATION MAP
N.T.S.

SEC. 28 TWP. 36 S RGE. 39 E

PREPARED BY:



1500 Gateway Boulevard, Suite 200 Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731 www.arcadis.com
EB 7917 / LB 7062

NOTE: ALL ELEVATIONS SHOWN ON PLANS
ARE BASED ON NAVD (1988) DATUM

INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	COVER SHEET
2	UTILITY MASTER PLAN
3-4	WATER AND SEWER IMPROVEMENT PLAN
5	SEWER PROFILES
6-8	WATER AND SEWER DETAILS

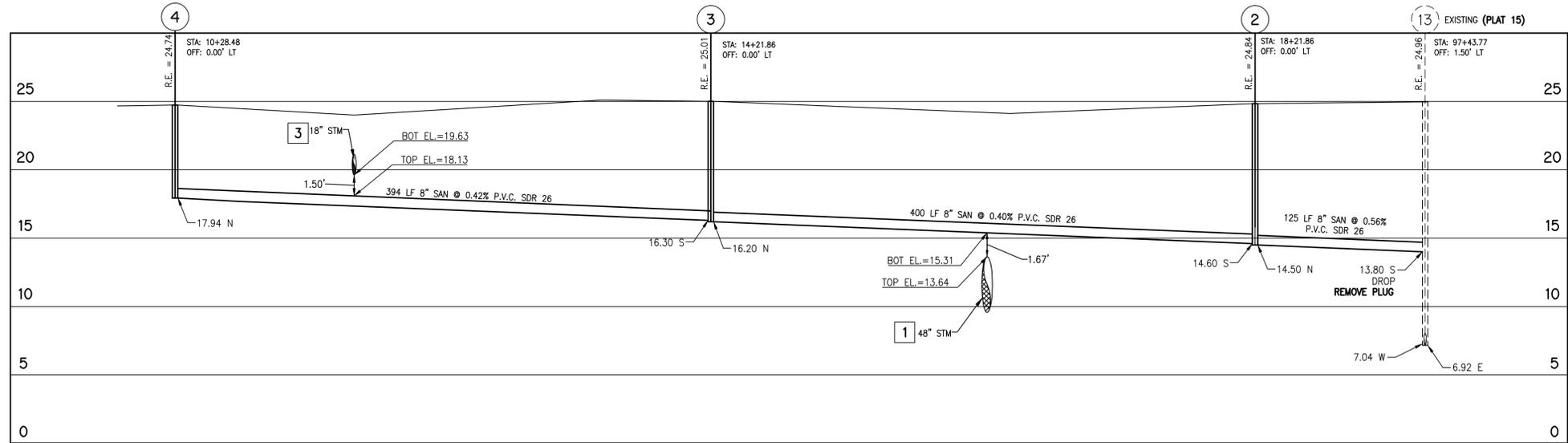
REVISIONS:

SHEET TITLE	
COVER SHEET	
SEAL	SEAL
	ROBERT W. LAWSON, PE FL REG. # 26640
DATE MAY 2016	SCALE N.T.S.
PROJECT MANAGER RWL	DEPARTMENT MANAGER RWL
LEAD DESIGN PROF. RWL	CHECKED BY RWL
TASK/PHASE NUMBER 0000.000DP	DRAWN BY JAF
PROJECT NUMBER WF883018	DRAWING NUMBER WS1 OF 8

PSLUSD PROJECT NUMBER 11-342-24
CITY OF PORT ST. LUCIE PROJECT NUMBER - P16-075

Acad Version : R19.1s (LMS Tech)
 User Name : jltjgrod
 Date/Time : Mon, 13 Jun 2016 - 3:01pm
 Path/Name : C:\Projects\DRY_WF883018\WF883018_PLAT 18\CAD\ENGINEERING\PLANS\WF883018-WS01-03-04.dwg
 Current Plotstyle : BcColor
 Layout Tab: WS01

Acad Version : R19.1s (LMS Tech) Date\Time : Mon, 13 Jun 2016 - 3:03pm Path\Name : C:\Projects\LN\WF\WF883018 PLAT 18\CAD\ENGINEERING\WS\PLANS\WF883018-WS05_PROFILES.dwg
 Current Plotstyle : ByColor Layout Tab: WS05



HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 10'
 1 - CONFLICT NUMBER

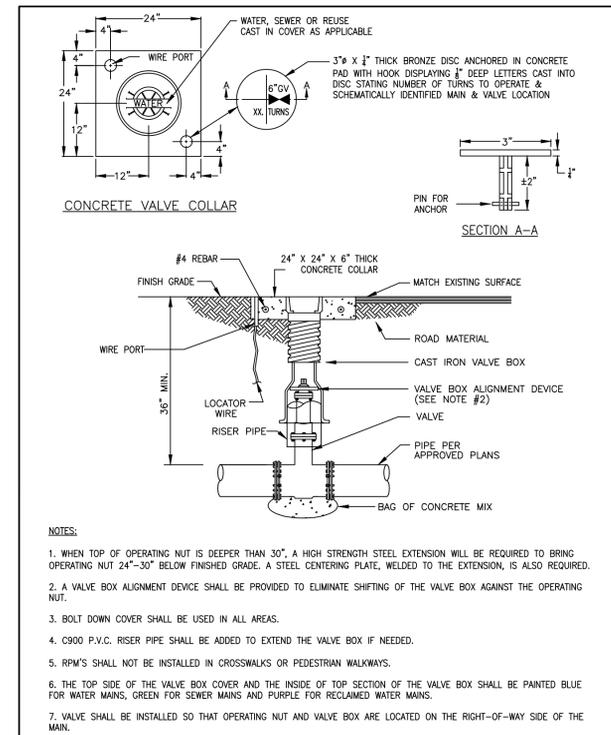
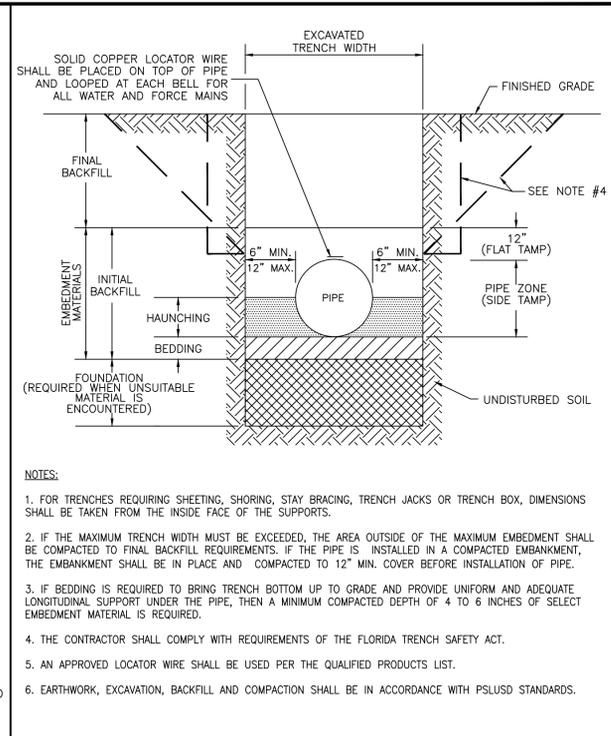
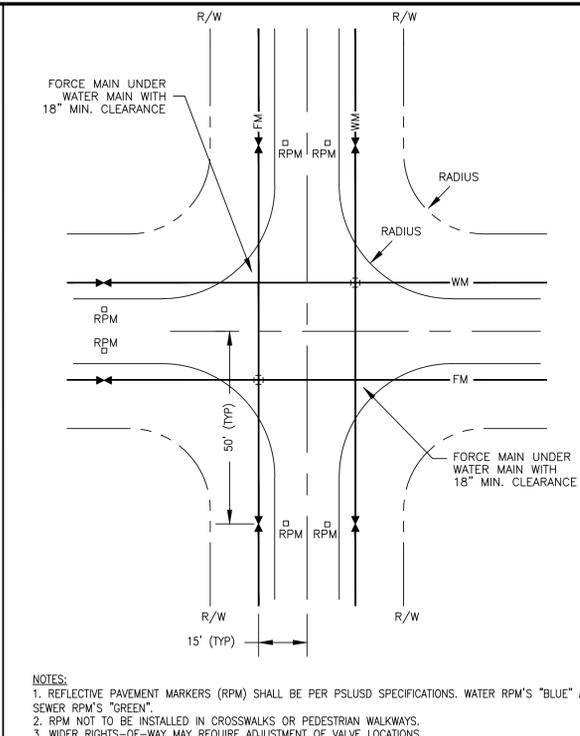
1 NOTE:
 ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED
 AT EACH CONFLICT/CROSSING LOCATION

PSLUSD PROJECT NUMBER 11-342-24
 CITY OF PORT ST. LUCIE PROJECT NUMBER - 16-075

REV.	ISSUED DATE	DESCRIPTION	KEYPLAN VERANO P.U.D. NO. 1, PLAT NO. 18	SEAL	SEAL	GB310 / LC28000289 ARCADIS ARCADIS U.S., Inc. 1500 Gateway Boulevard, Suite 200 Boynton Beach, Florida 33426 Tel. (561) 697-7000 Fax: (561) 369-4731 www.arcadis.com	EB7917 / LB7062	SHEET TITLE SEWER PROFILES	PROJECT MANAGER RWL	LEAD DESIGN PROF. RWL	CHECKED BY RWL
									DEPARTMENT MANAGER RWL	TASK/PHASE NUMBER 0000.000DP	DRAWN BY JAF
									SCALE	PROJECT NUMBER WF883018	DRAWING NUMBER WS OF 8
									DATE MAY 2016		

MINIMUM SEPARATION BETWEEN PSLUSD FACILITIES AND OTHER UTILITIES			
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (3), VACUUM SANITARY SERVICE	WATER MAIN 10' MINIMUM	WATER MAIN 18" MINIMUM	6" MINIMUM WATER MAIN
ALL OTHER FACILITIES, INCLUDING BUT NOT LIMITED TO: STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2), TELEPHONE, CABLE TV, POWER, ETC.	PSLUSD FACILITY (4) 5' MINIMUM	PSLUSD FACILITY (4) 18" MINIMUM	3" MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10' MINIMUM	-----	-----

(1) WATER MAIN SHOULD CROSS OVER OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 18".
 (2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 (3) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 (4) A PSLUSD FACILITY INCLUDES MAINS AND STRUCTURES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER. WHEN A GRAVITY SEWER IS TO BE INSTALLED PARALLEL TO A DRAINAGE PIPE GREATER THAN 15" DIAMETER A MINIMUM HORIZONTAL SEPARATION OF 15' SHALL BE MAINTAINED. GREATER SEPARATION MAY BE REQUIRED BY PSLUSD FOR PIPES LARGER THAN 24" IN DIAMETER. WHEN A FORCE MAIN OR RECLAIMED WATER MAIN IS TO BE INSTALLED PARALLEL TO A DRAINAGE PIPE A MINIMUM HORIZONTAL SEPARATION OF 8' SHALL BE MAINTAINED; A GREATER SEPARATION MAY BE REQUIRED FOR DRAINAGE PIPES LARGER THAN 48" IN DIAMETER.



HORIZONTAL BENDS

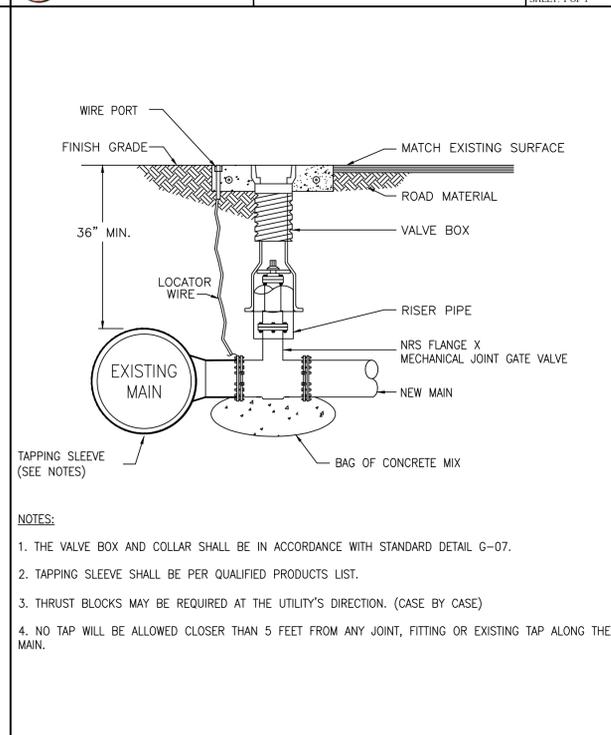
DIAMETER	HORIZONTAL - L (FEET)				VALVES OR DEAD END	
	11-1/4'	22-1/2'	45'	90'		
4"	2	4	8	18	20	39
6"	3	5	11	25	36	55
8"	4	7	14	33	52	72
10"	4	8	16	39	65	87
12"	5	9	19	45	80	102
14"	5	11	21	51	93	116
16"	6	12	24	57	107	131
18"	7	13	26	63	120	145
20"	7	14	29	68	133	159
24"	8	16	33	79	157	185
30"	10	19	39	93	192	222
36"	11	21	44	106	225	257
42"	12	24	49	117	254	289
48"	13	26	53	126	283	321

Notes: 1. REQUIREMENTS SET FORTH ABOVE WERE CALCULATED FOR PVC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS: SOIL CONDITIONS: SILTY SAND (SM); TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED); MINIMUM COVER: 3 FT; SAFETY FACTOR: 1.5; TEST PRESSURE: 150 PSI; * SIZE ON SIZE TEE & 5' LENGTH ALONG RUN. 2. IF FIELD CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS BASED ON THE FIELD CONDITION FOR REVIEW AND APPROVAL OF PSLUSD.

VERTICAL BENDS

DIAMETER	VERTICAL OFFSET - L (FEET)							
	11-1/4'		22-1/2'		45'		90'	
	UPPER BEND	LOWER BEND	UPPER BEND	LOWER BEND	UPPER BEND	LOWER BEND	UPPER BEND	LOWER BEND
4"	4	2	8	3	17	5	39	11
6"	6	2	11	4	23	7	55	15
8"	8	2	15	4	30	9	72	20
10"	9	3	18	5	36	10	87	24
12"	11	3	21	6	43	12	102	28
14"	12	4	24	7	49	14	116	32
16"	13	4	27	8	55	16	131	36
18"	15	4	29	8	60	17	145	40
20"	16	5	32	9	66	19	158	44
24"	19	6	37	11	77	22	185	51
30"	22	7	45	13	92	26	222	62
36"	26	8	52	15	107	30	256	71
42"	29	8	58	16	120	34	289	80
48"	32	9	64	18	133	37	320	89

Notes: 1. REQUIREMENTS SET FORTH ABOVE WERE CALCULATED FOR PVC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS: SOIL CONDITIONS: SILTY SAND (SM); TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED); UPPER SIDE MINIMUM COVER: 3 FT; LOWER SIDE MINIMUM COVER: 5 FT; SAFETY FACTOR: 1.5; TEST PRESSURE: 150 PSI. 2. WHEN CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS FOR REVIEW AND APPROVAL OF PSLUSD. 3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.



MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE: (772) 873-6400 FAX: (772) 873-6433	DETAIL: G-07 DATE: 03/2010 SCALE: N.T.S. SHEET: 1 OF 1
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MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE: (772) 873-6400 FAX: (772) 873-6433	DETAIL: G-09A DATE: 03/2010 SCALE: N.T.S. SHEET: 1 OF 3
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MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE: (772) 873-6400 FAX: (772) 873-6433	DETAIL: G-09B DATE: 03/2010 SCALE: N.T.S. SHEET: 2 OF 3
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MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE: (772) 873-6400 FAX: (772) 873-6433	DETAIL: G-10 DATE: 03/2010 SCALE: N.T.S. SHEET: 1 OF 1
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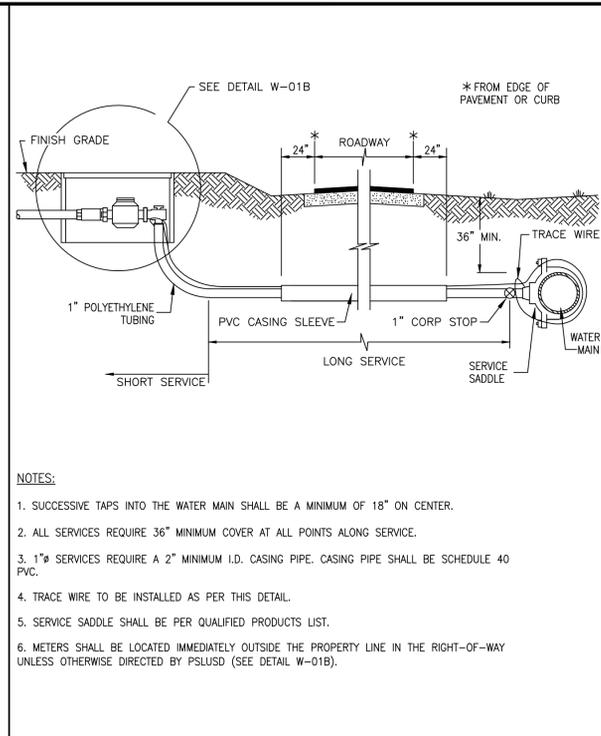
06-10-16	SPRC COMMENTS	
REV.	ISSUED DATE	DESCRIPTION

PROJECT TITLE	VERANO P.U.D. NO. 1 PLAT NO. 18
SEAL	ROBERT W. LAWSON, PE FL REG. # 26640

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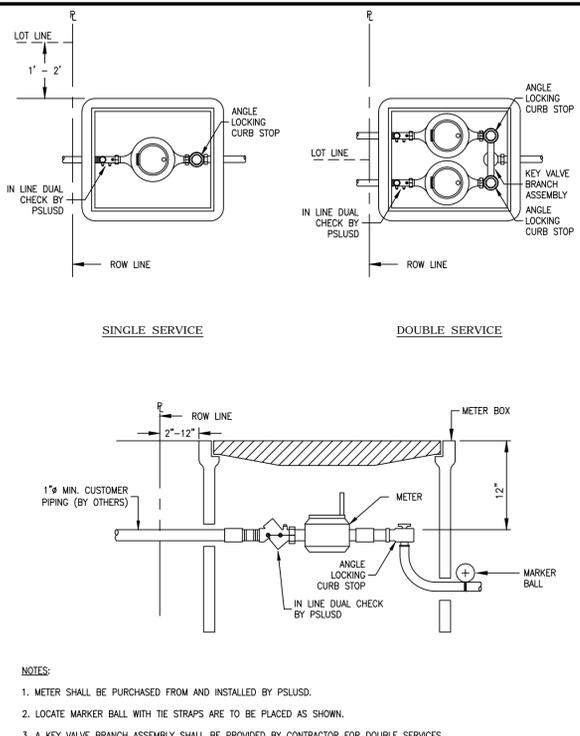
SHEET TITLE	WATER AND SEWER DETAILS
PROJECT NUMBER	WF883016
DATE	MAY 2016

PROJECT MANAGER	LEAD DESIGN PROF.	CHECKED BY
DEPARTMENT MANAGER	TASK/PHASE NUMBER	DRAWN BY
SCALE	PROJECT NUMBER	DRAWING NUMBER
DATE	WF883016	WS6 OF 8



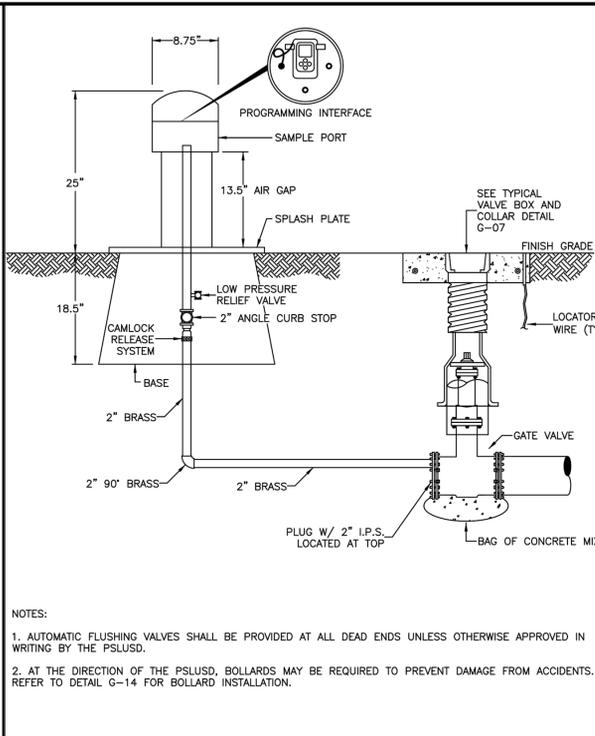
- NOTES:**
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18" ON CENTER.
 - ALL SERVICES REQUIRE 36" MINIMUM COVER AT ALL POINTS ALONG SERVICE.
 - 1" SERVICES REQUIRE A 2" MINIMUM I.D. CASING PIPE. CASING PIPE SHALL BE SCHEDULE 40 PVC.
 - TRACE WIRE TO BE INSTALLED AS PER THIS DETAIL.
 - SERVICE SADDLE SHALL BE PER QUALIFIED PRODUCTS LIST.
 - METERS SHALL BE LOCATED IMMEDIATELY OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY PSLUSD (SEE DETAIL W-01B).

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	RESIDENTIAL WATER SERVICE CONNECTION	DETAIL: W-01A DATE: 03/2010 SCALE: N.T.S. SHEET: 1 OF 2



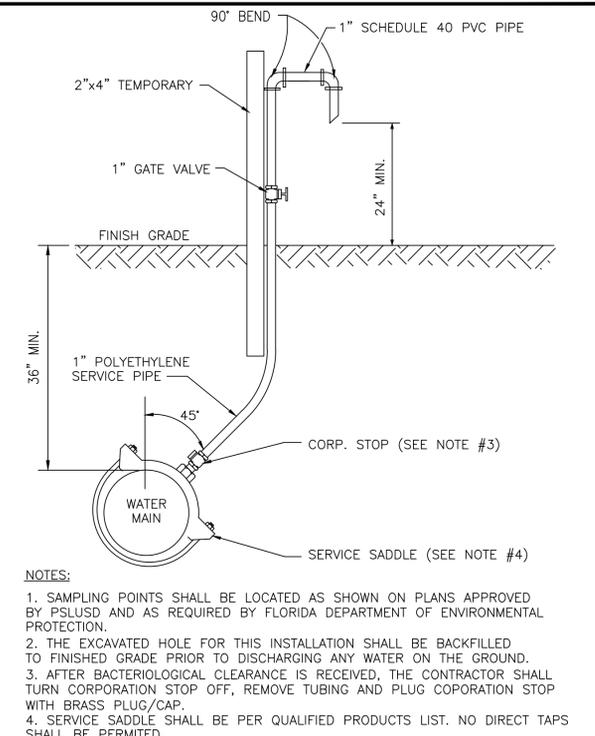
- NOTES:**
- METER SHALL BE PURCHASED FROM AND INSTALLED BY PSLUSD.
 - LOCATE MARKER BALL WITH THE STRAPS ARE TO BE PLACED AS SHOWN.
 - A KEY VALVE BRANCH ASSEMBLY SHALL BE PROVIDED BY CONTRACTOR FOR DOUBLE SERVICES.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	RESIDENTIAL WATER SERVICE METER DETAIL	DETAIL: W-01B DATE: 03/2010 SCALE: N.T.S. SHEET: 2 OF 2



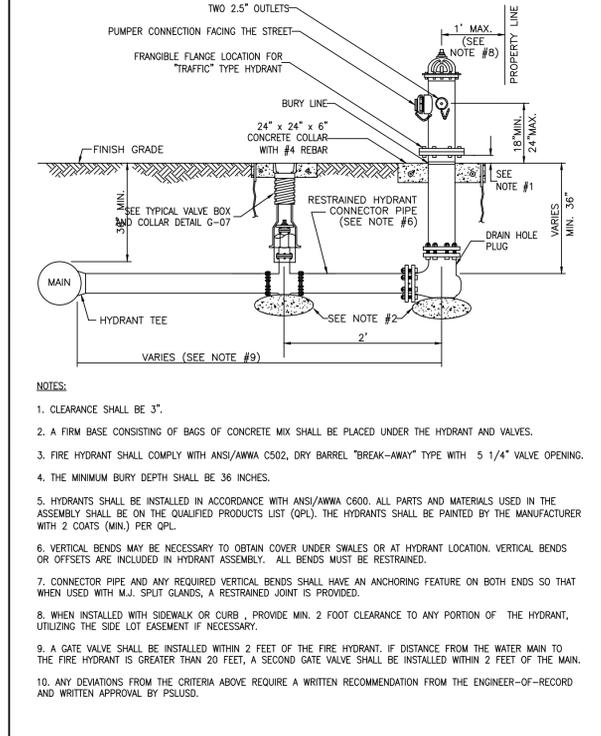
- NOTES:**
- AUTOMATIC FLUSHING VALVES SHALL BE PROVIDED AT ALL DEAD ENDS UNLESS OTHERWISE APPROVED IN WRITING BY THE PSLUSD.
 - AT THE DIRECTION OF THE PSLUSD, BOLLARDS MAY BE REQUIRED TO PREVENT DAMAGE FROM ACCIDENTS. REFER TO DETAIL G-14 FOR BOLLARD INSTALLATION.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	AUTOMATIC FLUSHING VALVE FOR WATER MAINS	DETAIL: W-11 DATE: 2015 SCALE: N.T.S. SHEET: 1 OF 1



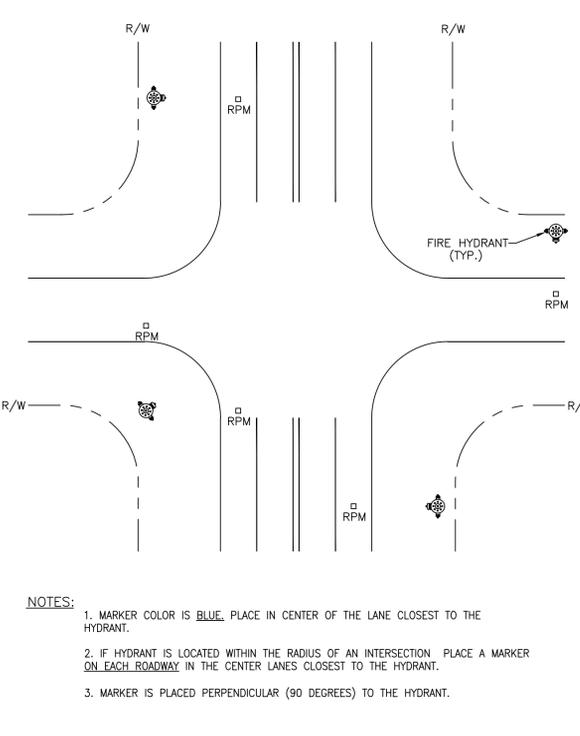
- NOTES:**
- SAMPLING POINTS SHALL BE LOCATED AS SHOWN ON PLANS APPROVED BY PSLUSD AND AS REQUIRED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 - THE EXCAVATED HOLE FOR THIS INSTALLATION SHALL BE BACKFILLED TO FINISHED GRADE PRIOR TO DISCHARGING ANY WATER ON THE GROUND.
 - AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED, THE CONTRACTOR SHALL TURN CORPORATION STOP OFF, REMOVE TUBING AND PLUG CORPORATION STOP WITH BRASS PLUG/CAP.
 - SERVICE SADDLE SHALL BE PER QUALIFIED PRODUCTS LIST. NO DIRECT TAPS SHALL BE PERMITTED.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	WATER SAMPLING POINT	DETAIL: W-05 DATE: 03/2010 SCALE: N.T.S. SHEET: 1 OF 1



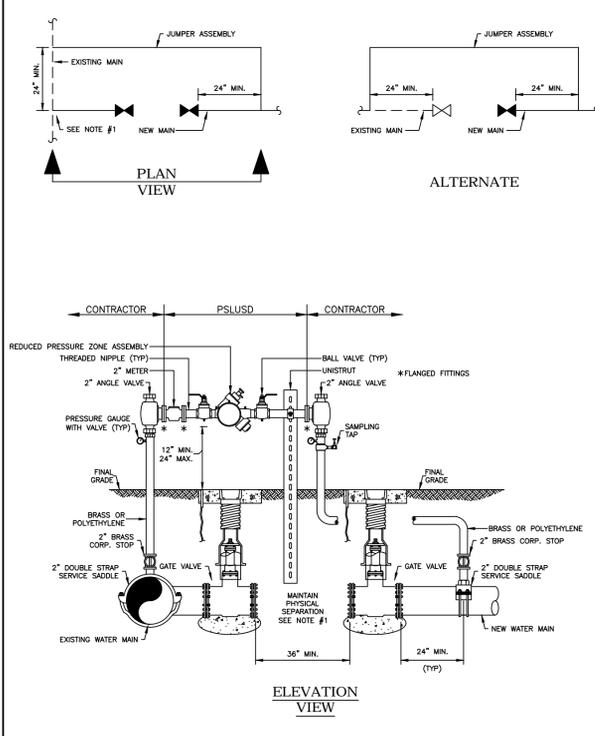
- NOTES:**
- CLEARANCE SHALL BE 3".
 - A FIRM BASE CONSISTING OF BAGS OF CONCRETE MIX SHALL BE PLACED UNDER THE HYDRANT AND VALVES.
 - FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502, DRY BARREL "BREAK-AWAY" TYPE WITH 5 1/4" VALVE OPENING.
 - THE MINIMUM BURY DEPTH SHALL BE 36 INCHES.
 - HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600. ALL PARTS AND MATERIALS USED IN THE ASSEMBLY SHALL BE ON THE QUALIFIED PRODUCTS LIST (QPL). THE HYDRANTS SHALL BE PAINTED BY THE MANUFACTURER WITH 2 COATS (MIN.) PER OPL.
 - VERTICAL BENDS MAY BE NECESSARY TO OBTAIN COVER UNDER SWALES OR AT HYDRANT LOCATION. VERTICAL BENDS OR OFFSETS ARE INCLUDED IN HYDRANT ASSEMBLY. ALL BENDS MUST BE RESTRAINED.
 - CONNECTOR PIPE AND ANY REQUIRED VERTICAL BENDS SHALL HAVE AN ANCHORING FEATURE ON BOTH ENDS SO THAT WHEN USED WITH M.J. SPLIT GLANDS, A RESTRAINED JOINT IS PROVIDED.
 - WHEN INSTALLED WITH SIDEWALK OR CURB, PROVIDE MIN. 2 FOOT CLEARANCE TO ANY PORTION OF THE HYDRANT, UTILIZING THE SIDE LOT EASEMENT IF NECESSARY.
 - A GATE VALVE SHALL BE INSTALLED WITHIN 2 FEET OF THE FIRE HYDRANT. IF DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 20 FEET, A SECOND GATE VALVE SHALL BE INSTALLED WITHIN 2 FEET OF THE WATER MAIN.
 - ANY DEVIATIONS FROM THE CRITERIA ABOVE REQUIRE A WRITTEN RECOMMENDATION FROM THE ENGINEER-OF-RECORD AND WRITTEN APPROVAL BY PSLUSD.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	FIRE HYDRANT ASSEMBLY	DETAIL: W-06 DATE: 03/2010 SCALE: N.T.S. SHEET: 1 OF 1



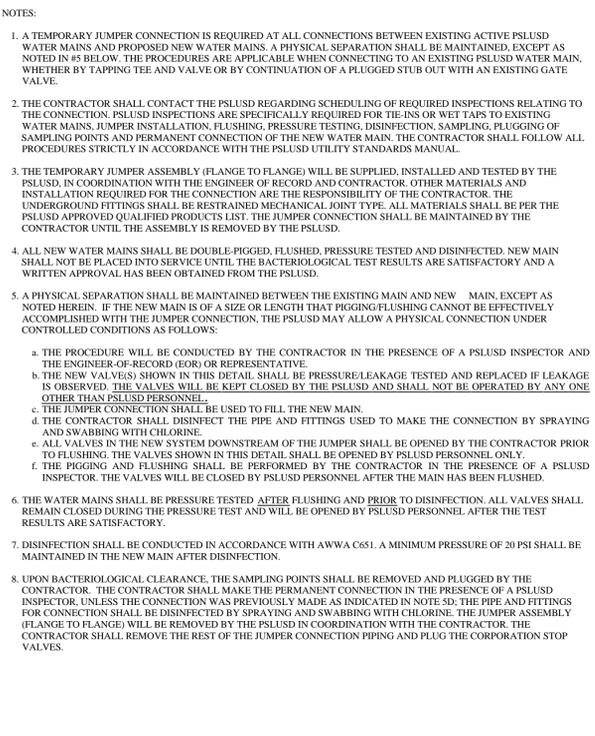
- NOTES:**
- MARKER COLOR IS BLUE. PLACE IN CENTER OF THE LANE CLOSEST TO THE HYDRANT.
 - IF HYDRANT IS LOCATED WITHIN THE RADIUS OF AN INTERSECTION PLACE A MARKER ON EACH ROADWAY IN THE CENTER LANES CLOSEST TO THE HYDRANT.
 - MARKER IS PLACED PERPENDICULAR (90 DEGREES) TO THE HYDRANT.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	TEMPORARY JUMPER CONNECTION	DETAIL: W-09A DATE: 03/2010 SCALE: N.T.S. SHEET: 1 OF 2



- NOTES:**
- A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE PSLUSD WATER MAINS AND PROPOSED NEW WATER MAINS. A PHYSICAL SEPARATION SHALL BE MAINTAINED, EXCEPT AS NOTED IN #5 BELOW. THE PROCEDURES ARE APPLICABLE WHEN CONNECTING TO AN EXISTING PSLUSD WATER MAIN, WHETHER BY TAPPING THE END VALVE OR BY CONTINUATION OF A PLUGGED STUB OUT WITH AN EXISTING GATE VALVE.
 - THE CONTRACTOR SHALL CONTACT THE PSLUSD REGARDING SCHEDULING OF REQUIRED INSPECTIONS RELATING TO THE CONNECTION. PSLUSD INSPECTIONS ARE SPECIFICALLY REQUIRED FOR TIE-INS OR WET TAPS TO EXISTING WATER MAINS, JUMPER INSTALLATION, FLUSHING, PRESSURE TESTING, DISINFECTION, SAMPLING, PLUGGING OF SAMPLING POINTS AND PERMANENT CONNECTION OF THE NEW WATER MAIN. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES STRICTLY IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS MANUAL.
 - THE TEMPORARY JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE SUPPLIED, INSTALLED AND TESTED BY THE PSLUSD. IN COORDINATION WITH THE ENGINEER OF RECORD AND CONTRACTOR, OTHER MATERIALS AND INSTALLATION REQUIRED FOR THE CONNECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE. ALL MATERIALS SHALL BE PER THE PSLUSD APPROVED QUALIFIED PRODUCTS LIST. THE JUMPER CONNECTION SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE ASSEMBLY IS REMOVED BY THE PSLUSD.
 - ALL NEW WATER MAINS SHALL BE DOUBLE-PIGGED, FLUSHED, PRESSURE TESTED AND DISINFECTED. NEW MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL THE BACTERIOLOGICAL TEST RESULTS ARE SATISFACTORY AND A WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE PSLUSD.
 - A PHYSICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE EXISTING MAIN AND NEW MAIN, EXCEPT AS NOTED HEREIN. IF THE NEW MAIN IS OF A SIZE OR LENGTH THAT PIGGING/FLUSHING CANNOT BE EFFECTIVELY ACCOMPLISHED WITH THE JUMPER CONNECTION, THE PSLUSD MAY ALLOW A PHYSICAL CONNECTION UNDER CONTROLLED CONDITIONS AS FOLLOWS:
 - THE PROCEDURE WILL BE CONDUCTED BY THE CONTRACTOR IN THE PRESENCE OF A PSLUSD INSPECTOR AND THE ENGINEER-OF-RECORD (EOR) OR REPRESENTATIVE.
 - THE NEW VALVES SHOWN IN THIS DETAIL SHALL BE PRESSURE/LEAKAGE TESTED AND REPLACED IF LEAKAGE IS OBSERVED. THE VALVES WILL BE KEPT CLOSED BY THE PSLUSD AND SHALL NOT BE OPERATED BY ANY ONE OTHER THAN PSLUSD PERSONNEL.
 - THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW MAIN.
 - THE CONTRACTOR SHALL DISINFECT THE PIPE AND FITTINGS USED TO MAKE THE CONNECTION BY SPRAYING AND SWABBING WITH CHLORINE.
 - ALL VALVES IN THE NEW SYSTEM DOWNSTREAM OF THE JUMPER SHALL BE OPENED BY THE CONTRACTOR PRIOR TO FLUSHING. THE VALVES SHOWN IN THIS DETAIL SHALL BE OPENED BY PSLUSD PERSONNEL ONLY.
 - THE PIGGING AND FLUSHING SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF A PSLUSD INSPECTOR. THE VALVES WILL BE CLOSED BY PSLUSD PERSONNEL AFTER THE MAIN HAS BEEN FLUSHED.
 - THE WATER MAINS SHALL BE PRESSURE TESTED AFTER FLUSHING AND PRIOR TO DISINFECTION. ALL VALVES SHALL REMAIN CLOSED DURING THE PRESSURE TEST AND WILL BE OPENED BY PSLUSD PERSONNEL AFTER THE TEST RESULTS ARE SATISFACTORY.
 - DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C651. A MINIMUM PRESSURE OF 20 PSI SHALL BE MAINTAINED IN THE NEW MAIN AFTER DISINFECTION.
 - UPON BACTERIOLOGICAL CLEARANCE, THE SAMPLING POINTS SHALL BE REMOVED AND PLUGGED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE PERMANENT CONNECTION IN THE PRESENCE OF A PSLUSD INSPECTOR, UNLESS THE CONNECTION WAS PREVIOUSLY MADE AS INDICATED IN NOTE 5D. THE PIPE AND FITTINGS FOR CONNECTION SHALL BE DISINFECTED BY SPRAYING AND SWABBING WITH CHLORINE. THE JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE REMOVED BY THE PSLUSD IN COORDINATION WITH THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE REST OF THE JUMPER CONNECTION PIPING AND PLUG THE CORPORATION STOP VALVES.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	TEMPORARY JUMPER CONNECTION	DETAIL: W-09A DATE: 03/2010 SCALE: N.T.S. SHEET: 1 OF 2



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 - THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW MAIN.
 - THE CONTRACTOR SHALL DISINFECT THE PIPE AND FITTINGS USED TO MAKE THE CONNECTION BY SPRAYING AND SWABBING WITH CHLORINE.
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 - THE PIGGING AND FLUSHING SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF A PSLUSD INSPECTOR. THE VALVES WILL BE CLOSED BY PSLUSD PERSONNEL AFTER THE MAIN HAS BEEN FLUSHED.
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MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	TEMPORARY JUMPER CONNECTION	DETAIL: W-09B DATE: 03/2010 SCALE: N.T.S. SHEET: 2 OF 2

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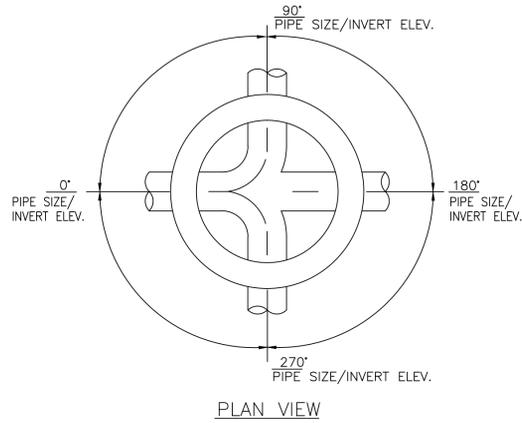
MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	FIRE HYDRANT ASSEMBLY	DETAIL: W-06 DATE: 03/2010 SCALE: N.T.S. SHEET: 1 OF 1
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SEAL <p style="text-align: center;">ROBERT W. LAWSON, PE FL REG. # 26640</p>		
SHEET TITLE <p style="text-align: center;">WATER AND SEWER DETAILS</p>		
PROJECT MANAGER RWL LEAD DESIGN PROF. RWL CHECKED BY RWL DEPARTMENT MANAGER RWL TASK/PHASE NUMBER 0000.000DP DRAWN BY JAF SCALE NTS PROJECT NUMBER WF883018 DRAWING NUMBER WS7 OF 8 DATE MAY 2016		

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	FIRE HYDRANT ASSEMBLY	DETAIL: W-06 DATE: 03/2010 SCALE: N.T.S. SHEET: 1 OF 1

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MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	TEMPORARY JUMPER CONNECTION	DETAIL: W-09B DATE: 03/2010 SCALE: N.T.S. SHEET: 2 OF 2

PROJECT MANAGER RWL LEAD DESIGN PROF. RWL CHECKED BY RWL DEPARTMENT MANAGER RWL TASK/PHASE NUMBER 0000.000DP DRAWN BY JAF SCALE NTS PROJECT NUMBER WF883018 DRAWING NUMBER WS7 OF 8 DATE MAY 2016
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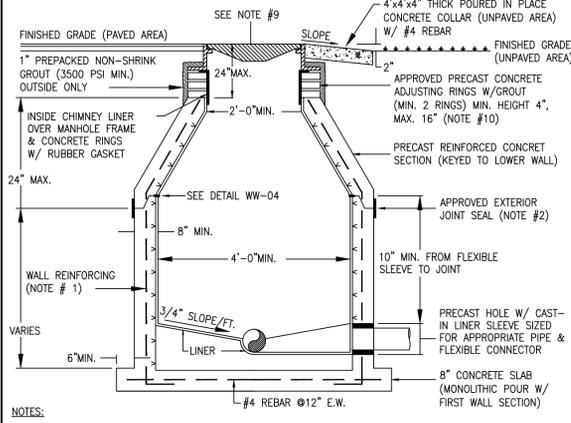
NOTES:

1. THE ENGINEER-OF-RECORD SHALL SUBMIT TO PLSUSD THE SHOP DRAWINGS FOR EACH STRUCTURE, PROVIDING THE DIAMETER OF EACH PIPE, INVERT ELEVATION OF EACH PIPE, RIM ELEVATION AND THE NUMBER OF DEGREES BETWEEN PIPES.
2. MANHOLE INTERIOR SHALL BE LINED UTILIZING A CORROSION BARRIER SYSTEM ON THE QUALIFIED PRODUCTS LIST (QPL).
3. MANHOLE EXTERIOR SHALL BE COATED WITH A PRIMER AND TWO COATS OF A WATER BASED EPOXY 3-5 MILS EACH PER THE PLSUSD SPECIFICATIONS. APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433

INVERT FLOW CHANNELS FOR MANHOLES

DETAIL: WW-01
DATE: 03/2010
SCALE: N.T.S.
SHEET: 1 OF 1



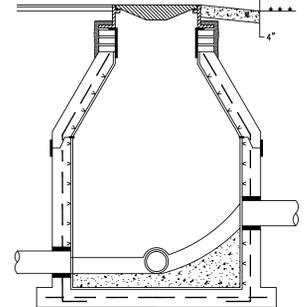
NOTES:

1. MANHOLE FABRICATION SHALL BE IN ACCORDANCE W/ ASTM C-478, LATEST REVISION.
2. SEALANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION BETWEEN MANHOLE SECTIONS & AT ALL JOINTS (SEE DETAIL WW-04). ALSO AN APPROVED EXTERNAL JOINT SEAL SHALL BE APPLIED AT THE JOINTS.
3. ALL PIPE OPENINGS SHALL BE GAS AND WATER TIGHT WITH NO EXPOSED CONCRETE SURFACES.
4. CAST OPENINGS SHALL BE MANUFACTURED WITH A POLYPROPYLENE SLEEVE CAST IN. APPROVED FLEXIBLE MANHOLE CONNECTORS SHALL BE USED AT PIPE CONNECTIONS. HOLE SIZE PER BOOT MANUFACTURER'S SPECIFICATIONS. DOUBLE STAINLESS STEEL PIPE CLAMPS MUST BE INSTALLED ON THE FLEXIBLE SLEEVES WHERE REQUIRED BY BOOT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT FLOW INTO FLOW STREAM (SEE DETAIL WW-01).
6. LIFT HOLES ARE PERMITTED BUT MUST BE GROUTED ONCE MANHOLE IS IN PLACE.
7. A MINIMUM OF 5 FEET IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND SERVICE WYE.
8. MANHOLE AND BASE WILL BE LINED INSIDE WITH AN APPROVED LINER SYSTEM ON THE QUALIFIED PRODUCTS LIST (QPL).
9. AN APPROVED COVER & FRAME SHALL BE PROVIDED PER OPL. APPROVED INSIDE MANHOLE CHIMNEY SLAB SHALL BE APPLIED OVER THE MANHOLE FRAME, CONCRETE RINGS, AND LINER SECTION IN ACCORDANCE WITH THE SPECIFICATIONS.
10. MAXIMUM HEIGHT OF CHIMNEY SHALL NOT EXCEED 24 INCHES INCLUDING FRAME CASTING.
11. EXCAVATION, DEWATERING, BACKFILL & COMPACTION SHALL BE CONDUCTED IN ACCORDANCE W/ THE PLSUSD UTILITY STANDARDS. DENSITY TESTS SHALL BE PERFORMED AND SUBMITTED AS REQUIRED.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433

STANDARD PRECAST MANHOLE

DETAIL: WW-02A
DATE: 03/2010
SCALE: N.T.S.
SHEET: 1 OF 2



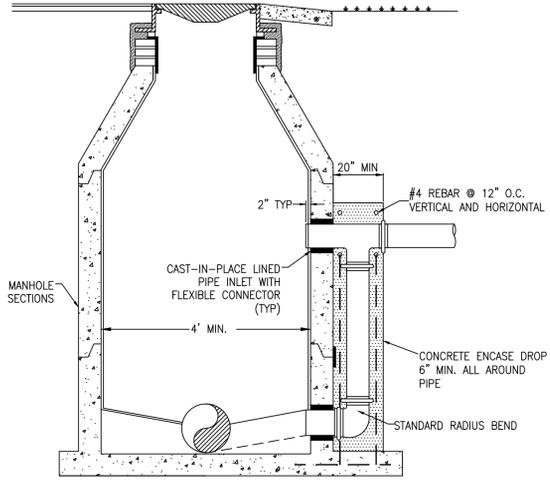
NOTES:

1. THE MANHOLE SHALL BE CONSTRUCTED AS SHOWN IN THIS DETAIL WHERE THE DROP IN INVERT EXCEEDS 0.1' BUT IS LESS THAN 2'. FOR DROPS 2' OR GREATER A DROP CONNECTION PER DETAIL WW-03 SHALL BE USED.
4. ALL DETAILS AND SPECIFICATIONS FOR "STANDARD PRECAST MANHOLE" (DETAIL WW-02A) ARE APPLICABLE.
3. ALL MATERIALS AND COMPONENTS USED SHALL BE ON PLSUSD QUALIFIED PRODUCTS LIST.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433

STANDARD PRECAST MANHOLE (DROP)

DETAIL: WW-02B
DATE: 03/2010
SCALE: N.T.S.
SHEET: 2 OF 2



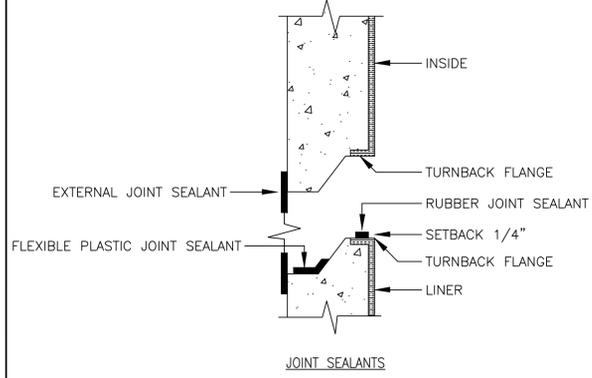
NOTES:

1. A DROP CONNECTION IS REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2' OR HIGHER THAN THE MAIN INVERT CHANNEL. MANHOLES WITH A DROP 2.0 FEET OR LESS SHALL BE IN ACCORDANCE WITH DETAIL WW-02. AN OUTSIDE DROP CONNECTION SHALL BE PROVIDED UNLESS AN INSIDE DROP CONNECTION IS APPROVED BY PLSUSD.
2. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAIL WW-02.
3. PVC SDR 26 PIPE WITH PVC SDR 26 FITTINGS SHALL BE UTILIZED IN THE DROP ASSEMBLY.

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OUTSIDE DROP CONNECTION PRECAST MANHOLE

DETAIL: WW-03
DATE: 03/2010
SCALE: N.T.S.
SHEET: 1 OF 1



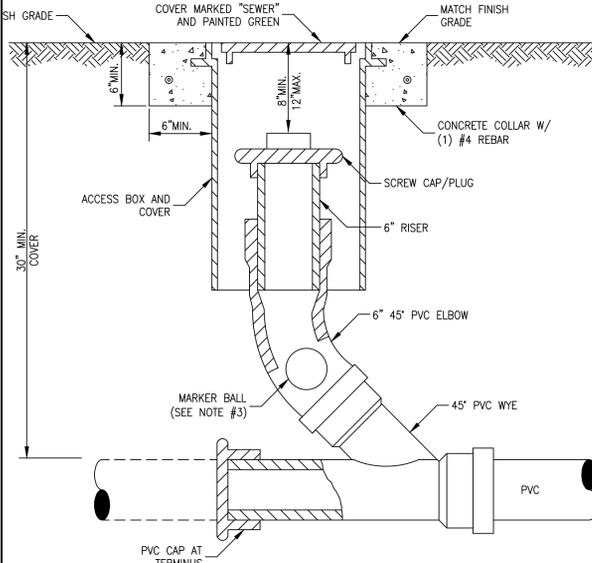
NOTE:

APPROVED JOINT SEALANTS ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433

MANHOLE / WETWELL JOINT DETAIL

DETAIL: WW-04
DATE: 03/2010
SCALE: N.T.S.
SHEET: 1 OF 1



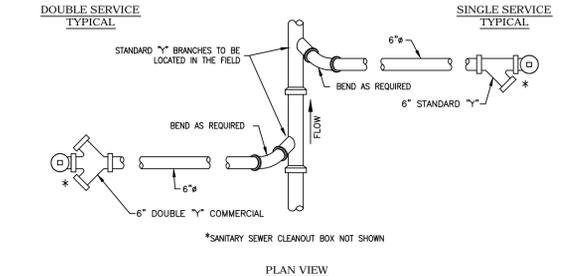
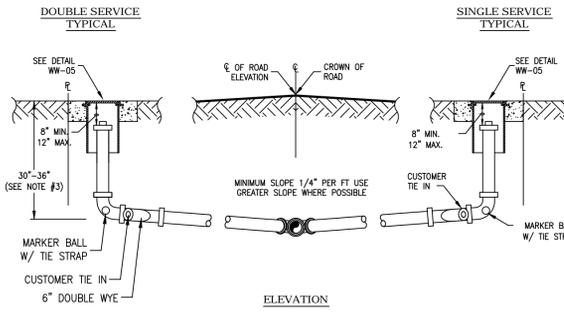
NOTES:

1. AN ACCESS BOX AND COVER ON THE QUALIFIED PRODUCT LIST SHALL BE USED.
2. CLEANOUT ASSEMBLY SHALL BE INSTALLED AT A MAXIMUM 75' INTERVALS AND AT TERMINAL POINT OF THE PLSUSD RESPONSIBILITY. THE LOCATION SHALL BE IN ACCORDANCE WITH THE PLSUSD UTILITY STANDARDS.
3. MARKER BALL SHALL BE STRAPPED TO THE ELBOW.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433

SANITARY SEWER CLEANOUT

DETAIL: WW-05
DATE: 03/2010
SCALE: N.T.S.
SHEET: 1 OF 1



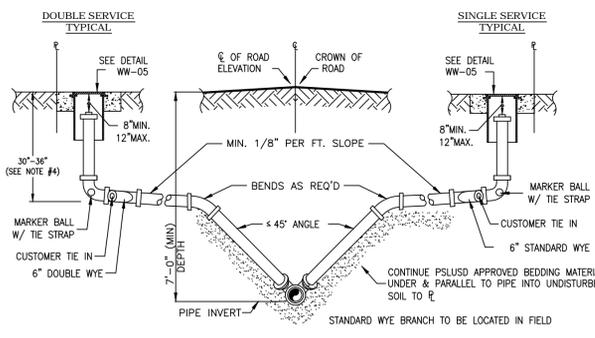
NOTES:

1. SANITARY SEWER LATERALS SHALL BE 6" IN DIAMETER.
2. ALL MATERIALS ARE TO BE PER PLSUSD APPROVED QUALIFIED PRODUCT LIST.
3. THE ENGINEER OF RECORD SHALL ENSURE THAT THE PROPOSED PLUMBING STUB-OUT ELEVATION FOR EACH BUILDING WILL ALLOW FOR A GRAVITY CONNECTION TO THE SANITARY SEWER LATERAL WITH THE REQUIRED SLOPE, HORIZONTAL AND VERTICAL SEPARATION SHALL BE MAINTAINED AS REQUIRED IN THE UTILITY STANDARDS MANUAL.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433

SANITARY SEWER LATERAL (SHALLOW)

DETAIL: WW-06
DATE: 03/2010
SCALE: N.T.S.
SHEET: 1 OF 1



NOTES:

1. PLSUSD APPROVED BEDDING MATERIAL SHALL BE USED FOR EXCAVATION BACK FILL.
2. ALL MATERIALS ARE TO BE PER PLSUSD APPROVED QUALIFIED PRODUCT LIST.
3. LOCATE MARKER BALL WITH THE STRAPS TO BE ATTACHED TO 6" ELBOW.
4. THE ENGINEER OF RECORD SHALL ENSURE THAT THE PROPOSED PLUMBING STUB-OUT ELEVATION FOR EACH BUILDING WILL ALLOW FOR A GRAVITY CONNECTION TO THE SANITARY SEWER LATERAL WITH THE REQUIRED SLOPE. HORIZONTAL AND VERTICAL SEPARATION SHALL BE MAINTAINED AS REQUIRED IN THE UTILITY STANDARDS MANUAL.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433

SANITARY SEWER LATERAL (DEEP)

DETAIL: WW-07
DATE: 03/2010
SCALE: N.T.S.
SHEET: 1 OF 1

Acad Version : R191s (LMS Tech) User Name : jfitzgerald Date/Time : Mon, 13 Jun 2016 11:30:04pm Current Plotstyle : ByColor Path Name : C:\Projects\DMT\WF\WF883018 PLAT 18\CAD\ENGINEERING\NS PLANS\WF883018-WS08-8 DET.dwg Layout Tab: WS08

REV.	ISSUED DATE	DESCRIPTION

PROJECT TITLE
VERANO P.U.D. NO. 1
PLAT NO. 16

SEAL
ROBERT W. LAWSON, PE
FL REG. # 26640

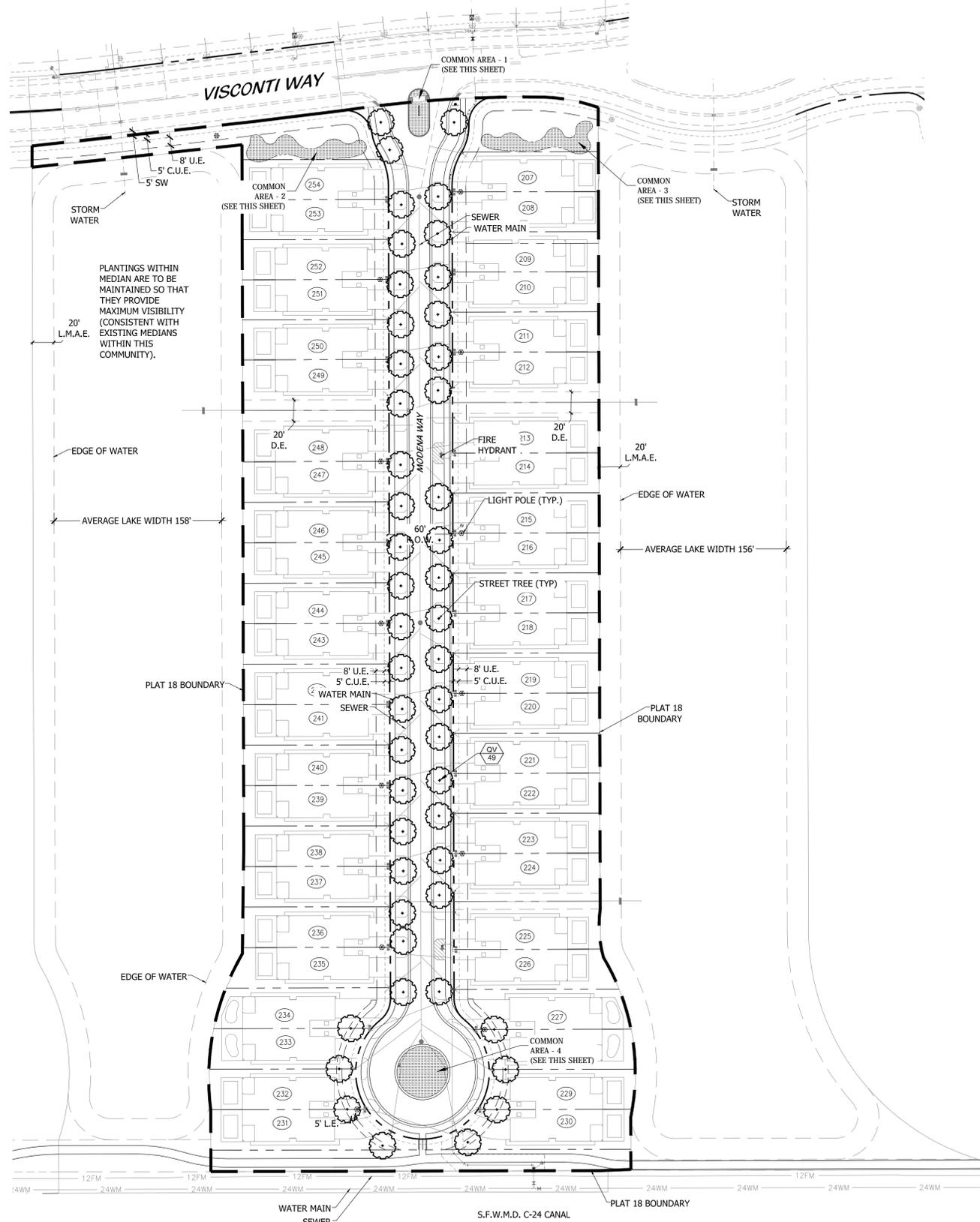
SEAL
ROBERT W. LAWSON, PE
FL REG. # 26640

ARCADIS
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1500 Gateway Boulevard, Suite 200
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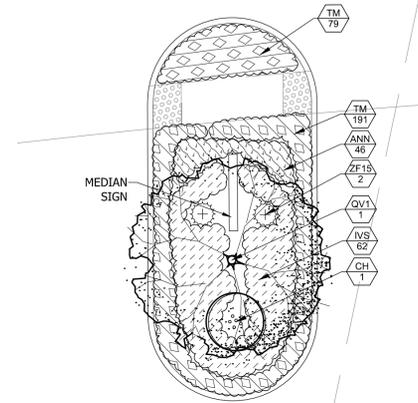
SHEET TITLE
WATER AND SEWER DETAILS
PLSUSD PROJECT NUMBER 11-342-24
CITY OF PORT ST. LUCIE PROJECT NUMBER - P16-075

PROJECT MANAGER RWL	LEAD DESIGN PROF. RWL	CHECKED BY RWL
DEPARTMENT MANAGER RWL	TASK/PHASE NUMBER 0000.0000P	DRAWN BY JAF
SCALE NTS	PROJECT NUMBER WF883018	DRAWING NUMBER WS8 OF 8
DATE MAY 2016		

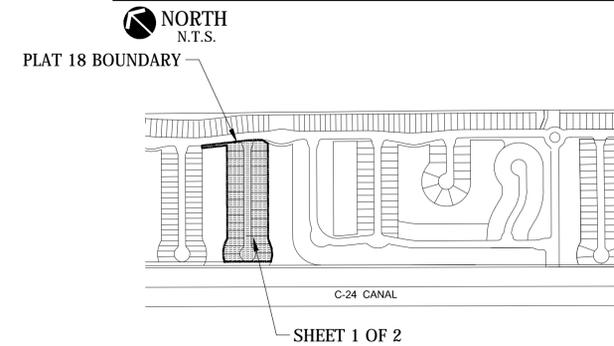
PLAT 18 LANDSCAPE Scale: 1" = 60'



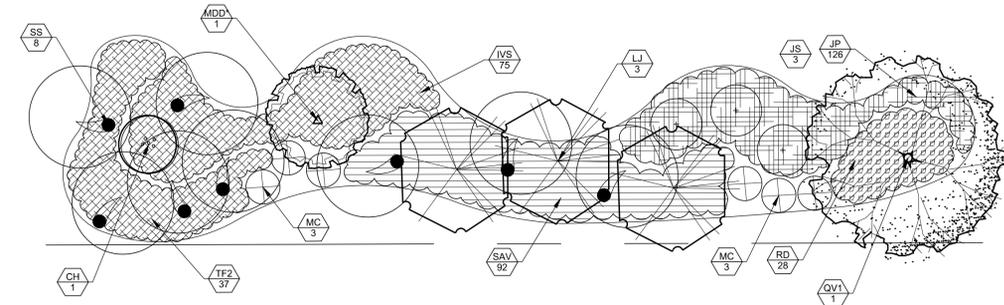
COMMON AREA - 1 Scale: 1" = 10'



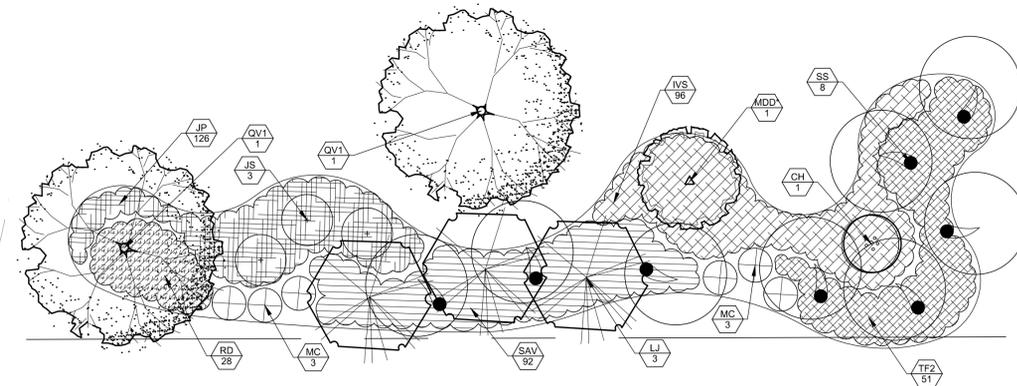
KEY MAP



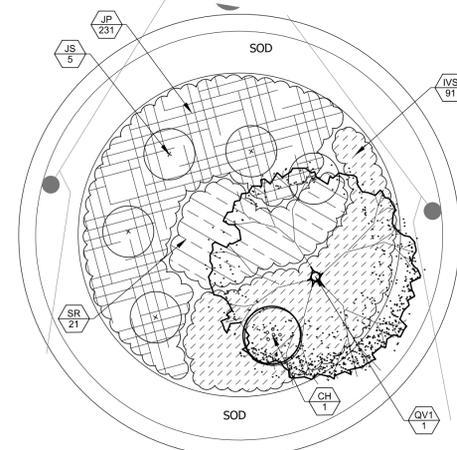
COMMON AREA - 2 Scale: 1" = 10'



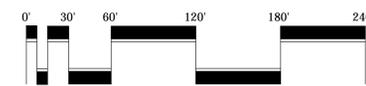
COMMON AREA - 3 Scale: 1" = 10'



COMMON AREA - 4 Scale: 1" = 10'



PSL PROJ# P16-075
Plat 18 - Street Tree Plan



Scale: 1" = 60'-0"



Cotleur & Hearing

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Environmental Consultants
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VERANO
Port Saint Lucie, Florida

DESIGNED	DTS
DRAWN	DTS
APPROVED	DEH
JOB NUMBER	09-1204.20
DATE	5-18-16
REVISIONS	

SHEET 1 OF 2

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS, PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. Nomenclature shall conform to standard plant names, 1962 edition, all nursery stock shall be in accordance with grades and standards for nursery plants parts 1 & II, latest edition published by the Florida Department of Agriculture and Consumer Services. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAYEVED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OF STUNNING SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DIG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

MULCH SHALL BE SHREDED CYPRESS MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTIONS 2.3 & 4.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANIC ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 10% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGFORM OR GROW) IN 2 1/2" DIAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS* (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	3/8 LB.	3
7-15 GAL.	1 1/2 LB.	6
1'-6" CALIPER	2 LBS. 1/2" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS. 1" CALIPER	3 PER 1" CALIPER

(*) TABLETS TO BE INSTALLED IN TOP 6-8"

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 5 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" LAYER SETTLEMENT OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED. LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUNDCOVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDRY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODD AREAS. SOD ON SLOPES GREATER THAN 3% SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING, GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

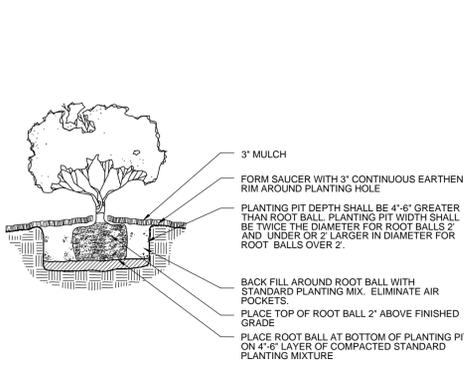
NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TOPSOIL GRASS (PANKIC) BEING PRESENT OR EXISTING, REMOVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ELIMINATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

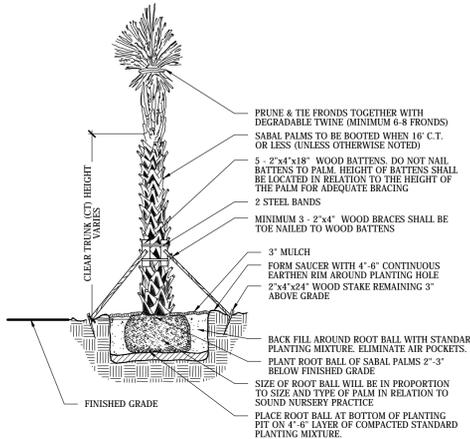
ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL, AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING DETAILS



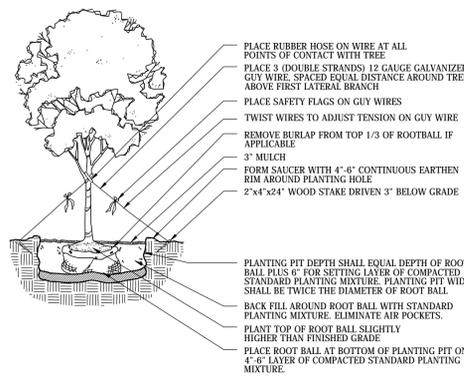
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS

COACH LAMP (STREETLIGHTS)

NTS



FPL TRADITIONAL POST TOP FIXTURE

G.E. TC-100R LUMINAIRE WITH HIGH PRESSURE SODIUM LAMP ROUND, FIBERGLASS POLE, 12" HEIGHT (BURY 5" IN DEPTH).

LANDSCAPE NOTES

ALL LANDSCAPING AND SITE IMPROVEMENTS SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF PORT ST. LUCIE, CHAPTER 158, LANDSCAPE AND LAND CLEARING CODE, CURRENT ADIATION AND ANY OTHER APPLICABLE CITY REGULATIONS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE PLANS AND VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS RELATING TO HIS/HER WORK.

ALL LANDSCAPE PLANTED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE LOCATED SO THAT NO CONFLICT OCCURS WITH VEHICULAR SIGHT DISTANCES AT INTERSECTIONS AND AT DESIGNATED PEDESTRIAN CROSSWALKS.

NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE CROWN OF THE ROAD SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT IN ANY ZONING DISTRICT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE EDGE OF A DRIVEWAY OR ALLEY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN THE ABOVE DESCRIBED LIMITS OF INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT OR ABOVE SIX (6) FEET ABOVE THE ROADWAY INTERSECTION ELEVATION TO PREVENT OBSTRUCTION OF SIGHT LINES.

ALL LANDSCAPING SHALL BE LOCATED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SO THAT NO CONFLICT OCCURS WITH DISADVANTAGED CITY DRAINAGE AND/OR UTILITY EASEMENTS, OVERHEAD AND UNDERGROUND UTILITY LINES AND/OR UTILITY STRUCTURES. NO TREE IS ALLOWED IN UTILITY EASEMENTS OR CLOSER THAN TEN FEET TO ANY CITY UTILITY LINES.

TREES AT ENTRANCEWAYS SHALL BE LIMBED UP TO MAXIMIZE SITE DISTANCE. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 24" AND 8". TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 30". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

THE SURFACE OF ALL AREAS TO RECEIVE LANDSCAPING WILL BE FINELY GRADED AND SET SO DIPS AND DEPRESSIONS ARE REMOVED AND POSITIVE DRAINAGE IS ACHIEVED. THE FINISHED GRADE OF SOIL AND MULCH AREAS SHALL BE SET SO THAT MULCH WASHOUTS DO NOT OCCUR AND THERE IS A SMOOTH TRANSITION FROM PAVED SURFACES TO ADJACENT LAWN AREAS.

ALL TREES, SHRUBS AND GROUNDCOVER BEDS ARE REQUIRED TO BE MULCHED WITH A 3" MIN. THICK LAYER OF MULCH. TREES LOCATED IN TURT AREAS ARE REQUIRED TO HAVE A 3" THICK MULCHED WATERING RING PROVIDED AROUND THE TRUNK. THE TREE RING IS REQUIRED TO BE A MINIMUM DIAMETER OF 3' AROUND SMALL TREES AND 5' AROUND LARGE TREES, TO FACILITATE MOWING. MULCH SHALL BE KEPT THREE FEET AWAY FROM THE TRUNK.

ALL TREE STAKING MATERIALS SHALL BE LOCATED WITHIN MULCH BEDS AND/OR RINGS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE. IRRIGATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE UNIFORM OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION WATER SOURCE SHALL BE WELL WATER OR SUCTION FROM AN ONSITE STORMWATER MANAGEMENT AREA. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

NO LIGHT POLE OR ASSOCIATED CONDUIT SHALL BE LOCATED WITHIN 5' OF A PSLUSD FACILITY.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AIR CONDITIONER CONDENSERS, SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING WHICH MUST EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

NO LANDSCAPING SHALL BE LOCATED WITHIN 10' OF A CITY LINE OR APPURTENANCE. 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 TAKEN 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 UTILITY.

ST. AUGUSTINE SOD WILL BE UTILIZED FOR ALL TURF AREAS, EXCEPT AS NOTED. BAHIA SOD WILL BE UTILIZED IN DRY RETENTION AREAS AND IN AREAS OF EXISTING TREES TO REMAIN.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWERLINES WILL COMPLY WITH THE FPL "RIGHT TREE, RIGHT PLACE" GUIDELINES.

GENERAL LANDSCAPE NOTES:

1. NO TREE OR OTHER INTRUSIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY MAIN. 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).

2. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING OR PROPOSED WATER/WASTEWATER UTILITY LINES.

3. ALL LANDSCAPE MATERIAL TO BE FL NO. 1.

4. ALL LANDSCAPING MEETS FOOT CLEAR ZONE AND SIGHT DISTANCE CRITERIA.

5. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION AND MAINTENANCE.

6. BERMS AND STRUCTURAL LANDSCAPE FEATURES SUCH AS ROCK, FOUNDATIONS, SCULPTURE, DECORATIVE WALL AND TREE WELLS AND GENERALLY NOT ALLOWED IN PSLUSD EASEMENTS, BUT MAY BE REVIEWED ON A CASE BY CASE BASIS.

7. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

8. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY PSLUSD MAINS OR APPURTENANCES.

9. 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.

10. ALL LANDSCAPING WITHIN PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.

LANDSCAPE IRRIGATION NOTES:

A. ALL AREAS TO RECEIVE IRRIGATION COVERAGE

B. ALL ZONES TO BE AUTOMATICALLY CONTROLLED

C. CLOCKS TO HAVE AUTOMATIC RAIN SENSORS

D. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ACCEPT RECLAIMED WASTEWATER ONCE IT BECOMES AVAILABLE TO THE PROPERTY.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
LJ	6	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 gal	2.5' Cal	8' HT, 8' SPRD.	N	FULL CANOPY, 4' CT, MULTI-TRUNK
MDP*	2	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	100 gal	8' Cal	16' HT, X 7' SPRD.	N	FULL CANOPY, FULL & THICK
QV	49	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	200 gal	8' Cal	20' HT, 8'-10' SPD.	N	CHARACTER SPECIMEN, ORGANIC SHAPE, GRADE #1
QV	49	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	45 gal	3.5' Cal	12'-14' HT.	N	CHARACTER SPECIMEN, ORGANIC SHAPE, SPECIMEN
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	4	CHAMAEOPIS HUMILIS	EUROPEAN FAN PALM	45 gal	N.A.	5' O.A., 5' SPRD	N	FOUR STEM MIN., LIMB UP 2'
SS	16	SABAL PALMETTO	CURVED CABBAGE PALM	8 & B	N.A.	12', 18', 24' OA HT.	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
JS	11	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	8 & B	8'-10' O.A. HT.		N	CONICAL, FULL TO BASE, MATCHED
MC	12	MYRTICA CERIFERA	WAXMYRTLE	15 gal	#15, 4' HT., 4' SPD.		N	SHRUB FORM, FULL & THICK
ZF15	2	ZAMIA FLORIDANA	COONIE PALM	15 gal	#15, 2' HT., 3' SPD.		N	SPECIMEN, MATCHED
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
JP	32	ILEX VOMITORIA 'SHILLINGS DWARF'	DWARF YALPOW HOLLY	3 gal	1' X 1'		N	FULL & THICK
ANN	483	JUNIPERUS CHINENSIS 'PARSONII'	PARSONI JUNIPER	3 gal	#3, 1' HT., 1.5' SPD., 2' OC.		N	FULL & THICK
RD	56	ROSA 'MEIGALDI'	RED PENYAS	1 gal	#1, 1' HT., 6' SPD.		N	FULL & THICK
SR	184	SCHOFFLERA ARBORICOLA 'TRINETTE'	RED DRIFF ROSE	3 gal	1.5' X 1.5'	2' O.C.	N	UNIFORM GROWTH
SAV	21	SERENOA REPENS 'CINEREA'	DWARF VARIEGATED SCHEFFLERA	3 gal	#3, 1.5' HT., 1.5' SPD.		N	FULL & THICK
TM	270	TRACHELOSPERMUM ASIATICUM 'MINIMA'	SILVER SAW PALMETTO	4' pot			N	FULL & THICK, MULTIPLE RUNNERS
TF2	88	TRIPSACMUM FLORIDANA	DWARF FAKAHATCHEE GRASS	1 gal	1' X 1'	2.5' O.C.	Y	FULL & THICK

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

TYPICAL 60' RIGHT-OF-WAY SECTION

NTS

