

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

COUNCIL ITEM 13A  
DATE 9/26/11

AGENDA ITEM REQUEST

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MEETING:                    REGULAR   X                      SPECIAL     

DATE:                        SEPTEMBER 26, 2011

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ORDINANCE      RESOLUTION      MOTION   X   PUBLIC HEARING     

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ITEM:                    P11-088 VERANDA FALLS SERVICE STATION  
                              MINOR SITE PLAN APPLICATION

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**RECOMMENDED ACTION:**

On August 10, 2011, Site Plan Review Committee unanimously voted to recommend approval of this site plan application.

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**EXHIBITS:**

- A. Staff Report
  - B. Support Materials
- 

**SUMMARY EXPLANATION/BACKGROUND INFORMATION:**

To construct a 3,702 square foot convenience store with a drive-through facility, six (6) gas pumps, and a 1,290 square foot car wash.

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**IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?**

None.

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**SUBMITTING DEPARTMENT: PLANNING and ZONING      DATE: 09/14/2011**



# City of Port St. Lucie

Planning & Zoning Department Memorandum

A City for All Ages

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TO: Jerry Bentrott, City Manager

THROUGH: Daniel Holbrook, AICP, Director Planning and Zoning

FROM: John Finizio, Planner

RE: P11-088 Veranda Falls Service Station  
Minor Site Plan Application

DATE: September 15, 2011

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Please add the minor site plan, Veranda Falls Service Station (P11-088), to the agenda under New Business for the regular City Council meeting of September 26, 2011. Veranda Falls has a total of four (4) special exception use applications that are being reviewed on this same agenda (convenience store (P11-095), drive-through facility (P11-094), car wash (P11-096), and gasoline services (P11-097)), and procedurally these SEU applications should be reviewed prior to the site plan receiving approval.

Thank you

**RECEIVED**

SEP 15 2011

City Manager's Office



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

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**TO:** CITY COUNCIL - MEETING OF SEPTEMBER 26, 2011  
**FROM:** JOHN FINIZIO, PLANNER *J.F.*  
**RE:** MINOR SITE PLAN APPLICATION (PROJECT NO. P11-088)  
VERANDA FALLS SERVICE STATION  
**DATE:** AUGUST 25, 2011

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**APPLICANT:** Culpepper & Terpening, Inc. c/o Patrick J. Ferland, P.E. The authorization letter is attached to the staff report.

**OWNER:** St. Lucie Land Ltd. c/o Alex Muxo, VP.

**LOCATION:** South side of Becker Road, on the west side of Veranda Place.

**LEGAL DESCRIPTION:** Veranda Plat No. 1, Tract A.

**SIZE:** Tract A has a total area of 134 acres; this project will only develop 1.59 acres. This parcel will not have direct access to Becker Road.

**EXISTING ZONING:** PUD (Planned Unit Development), St. Lucie Land.

**EXISTING USE:** At this time, all of Tract A is currently vacant.

**SURROUNDING USES:** North = PUD (Tesoro and Tesoro Village), and CG zoning, with an existing fire station. South = C-23 Canal, and the Martin County line. East = PUD Zoning District, currently the Veranda Falls Shopping Center with existing shops. West = Florida's Turnpike, beyond which is RS-2 (Single Family Residential) zoning with residential lots.

**PROPOSED Project:** To construct a 3,702 square foot convenience store with a drive-through facility, six (6) gas pumps, and a 1,290 square foot car wash.

## **IMPACTS AND FINDINGS:**

The project has been reviewed for compliance with Chapter 160, 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:** Staff review indicates that this project will generate approximately 1,834 daily vehicle trips (ITE Trip Generation Manual, 8<sup>th</sup> Edition; Land Use Code 946 (Gasoline/Service Station with Convenience Market and Car Wash)), on the roadways adjacent to this project (Becker Road). A Level of Service (LOS) has not been calculated for this segment of roadway. A LOS for Becker Road east of Port St. Lucie Boulevard was calculated to have a level "B" in 2009, but there has not been a LOS calculated for Becker Road west of Port St. Lucie Boulevard.

Staff finds that this project should not have an adverse effect on transportation level of service for the adjacent roadways.

**Parks/Open Space:** Not applicable as this is a commercial project.

**Stormwater:** The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

**Solid Waste:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. The site plan includes a dumpster (12' x 25') enclosure allowing for both general and recyclable refuse.

**Fire District:** The access location (external and internal) has been approved by the Fire District for safety purposes.

**Environmental:** The area being developed is less than two (2) acres in size and is not subject to the city's 25 percent upland habitat preservation/mitigation requirement. A clearing plan is required prior to issuance of a building permit.

**Architectural Design Standards:** This project has been reviewed and found in compliance with the City's design standards.

**Other:** The Public Art Advisory Board reviewed this application at their September 13, 2011 meeting. The applicant, represented by Steve Garrett of Lucido & Associates, requested credit be given for existing work within the PUD. The Public Art Advisory Board unanimously approved the request for credit of existing art.

**Related Projects:**

P11-097 Veranda Falls Service Station – Gasoline Services Special Exception Use Application. This application will allow gasoline services in the CG (General Commercial) land use, as permitted per §158.124 (C) (11), and Section III of the St. Lucie Lands PUD. This application will be reviewed by City Council on September 26, 2011.

P11-096 Veranda Falls Service Station – Car Wash Special Exception Use Application. This application will allow a car wash in the CG (General Commercial) land use, as permitted per §158.124 (C) (6), and Section III of the St. Lucie Lands PUD. This application will be reviewed by City Council on September 26, 2011.

P11-095 Veranda Falls Service Station – Convenience Store Special Exception Use Application. This application will be for a convenience store in the CG (General Commercial) land use, as permitted per §158.124 (C) (12), and Section III of the St. Lucie Lands PUD. This application will be reviewed by City Council on September 26, 2011.

P11-094 Veranda Falls Service Station – Drive-Through Special Exception Use Application. This application will allow a drive-through facility for a convenience store in the CG (General Commercial) land use, as permitted per §158.124 (C) (14), and Section III of the St. Lucie Lands PUD. This application will be reviewed by City Council on September 26, 2011.

P08-156 St. Lucie Land, Ltd. - PUD Rezoning Application Amendment No. 1. This amendment made some revisions to the Master PUD Concept Plan, and clarified definitions in the PUD document. This application was approved by City Council on October 13, 2008.

P04-073 St. Lucie Land PUD Rezoning Application – created the development standards for the St. Lucie Land PUD. This application was approved by City Council on January 24, 2005.

P04-072 St. Lucie Lands Plat No. 1 Subdivision Plat Application – This application created two parcels for future development and access easements. This application was approved by City Council on October 10, 2005.

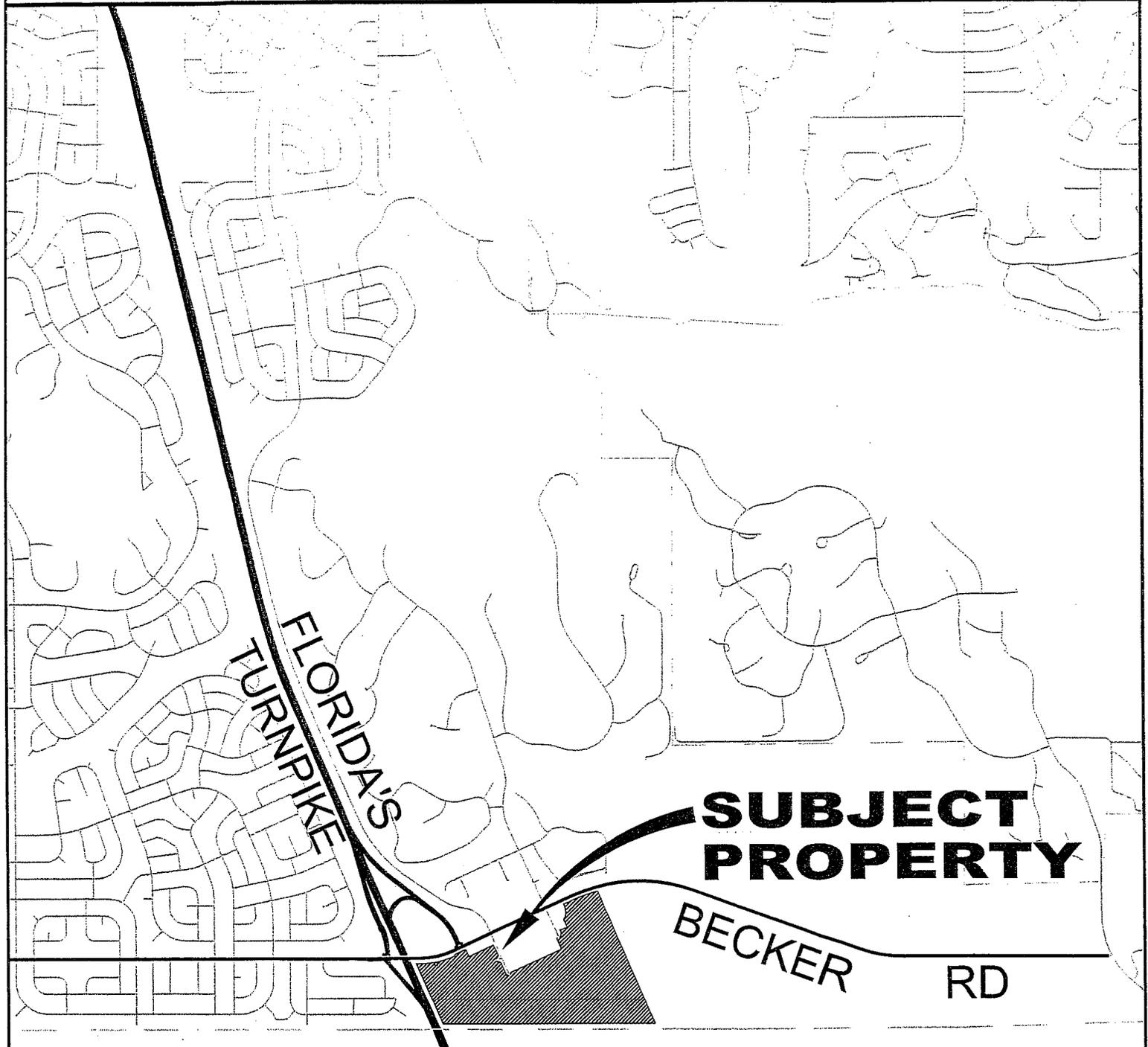
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**STAFF RECOMMENDATION:**

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 and recommends approval.

On August 10, 2011, Site Plan Review Committee unanimously voted to recommend approval of this site plan application.

# SITE LOCATION



**SUBJECT  
PROPERTY**

BECKER RD



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
TRACT "A"  
VERANDA PLAT

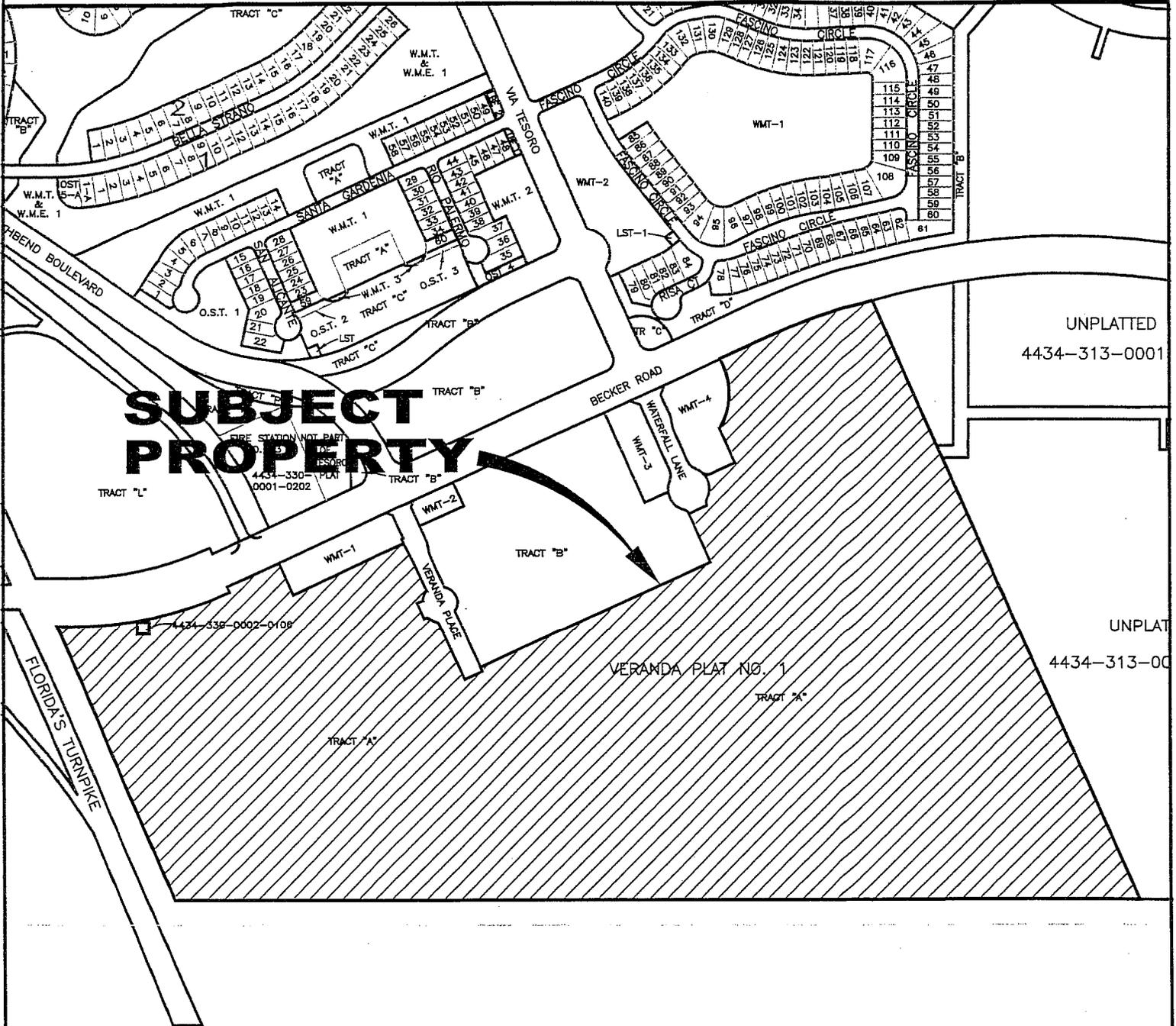
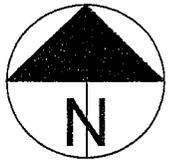
DATE: 7/25/2011

APPLICATION NUMBER:  
P11-088

CADD FILE NAME:  
P11-088

SCALE: 1" = .5 MI.

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
TRACT "A"  
VERANDA PLAT

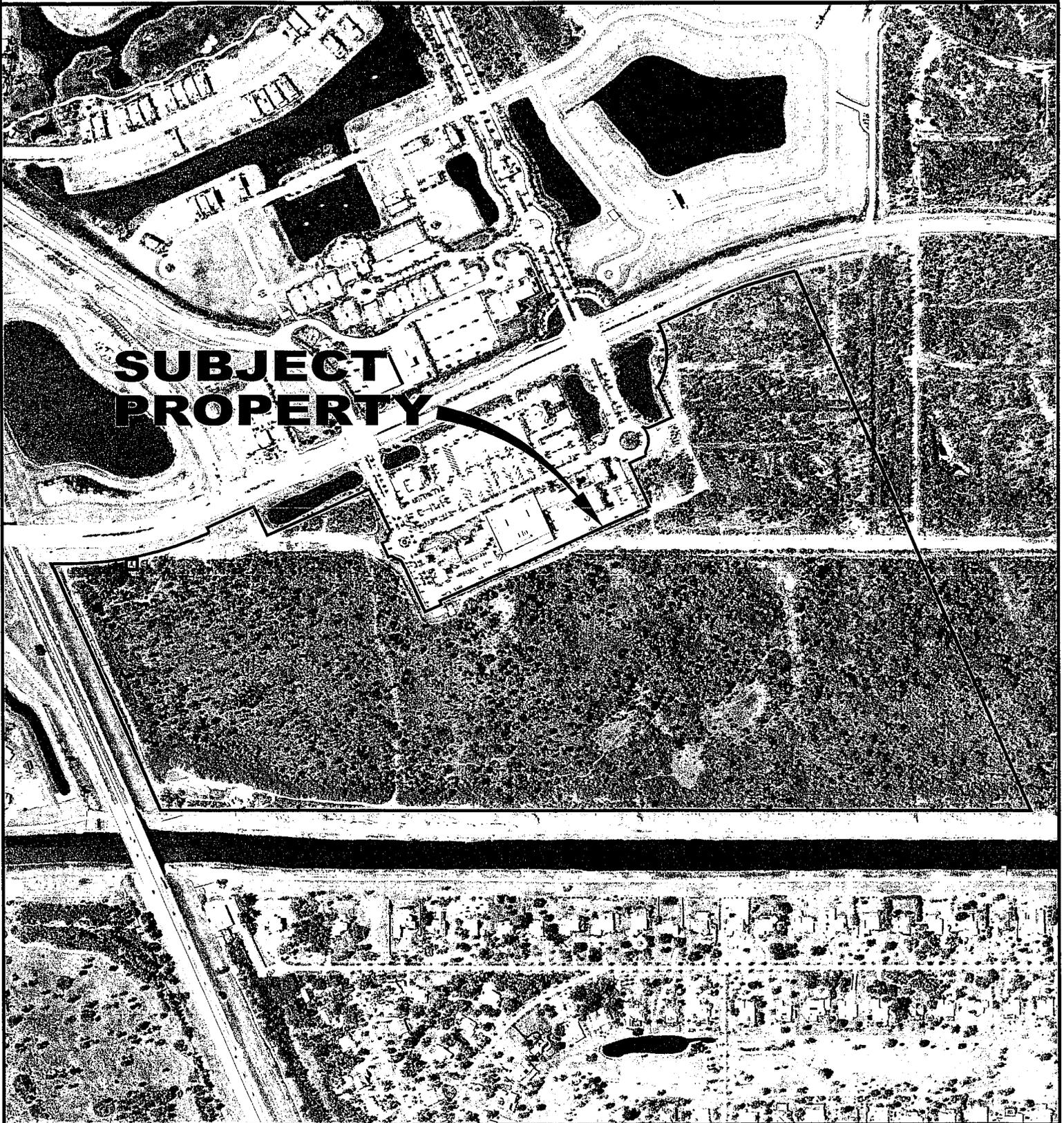
DATE: 7/25/2011

APPLICATION NUMBER:  
P11-088

CADD FILE NAME:  
P11-088M

SCALE: 1"=800'

# SITE LOCATION



**SUBJECT  
PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
TRACT "A"  
VERANDA PLAT  
AERIAL JAN 2009

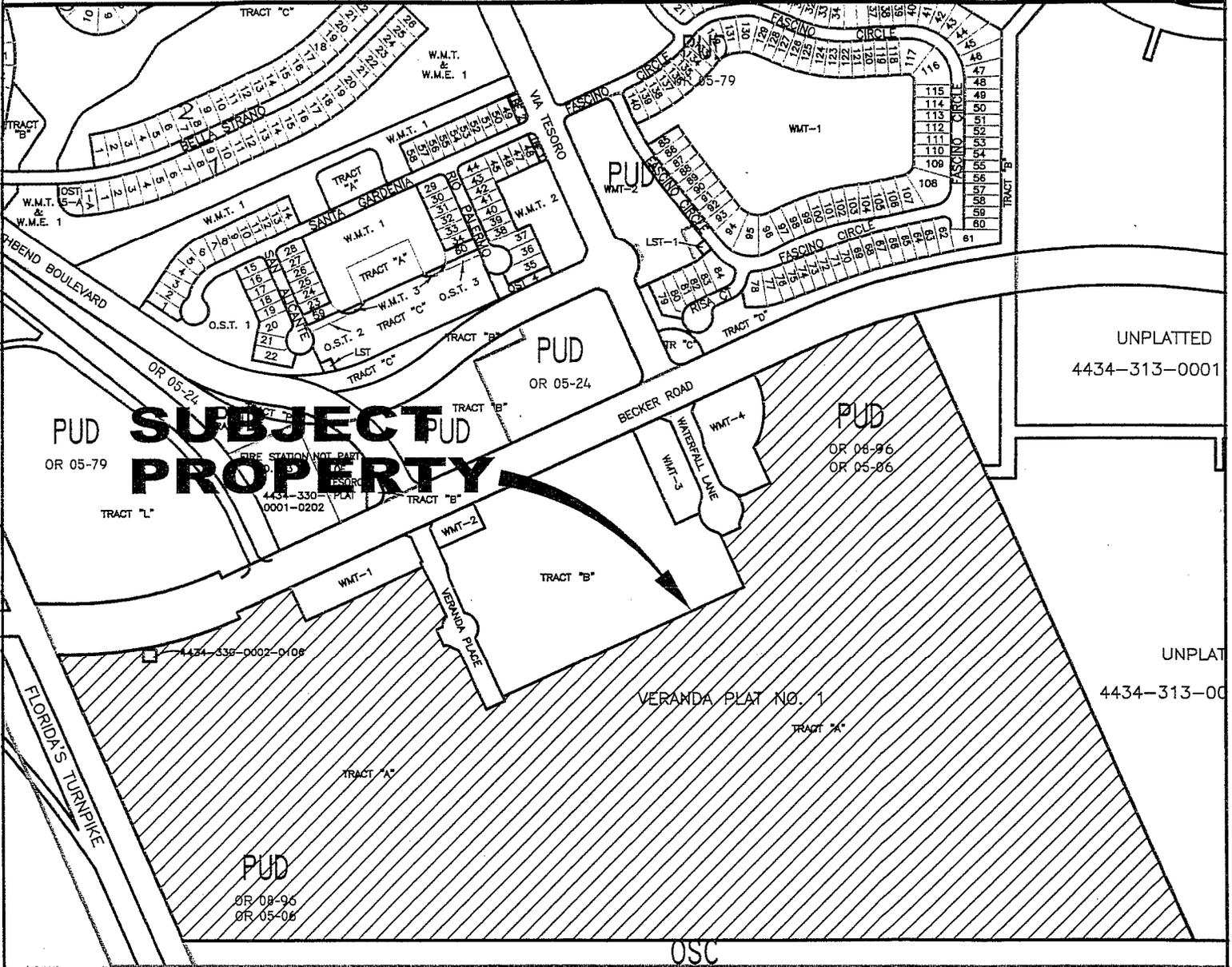
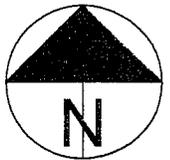
DATE: 7/25/2011

APPLICATION NUMBER:  
P11-088

CADD FILE NAME:  
P11-088A

SCALE: 1"=800'

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT PZ2011.DWG

SITE PLAN REVIEW  
TRACT "A"  
VERANDA PLAT

DATE: 7/25/2011  
APPLICATION NUMBER:  
P11-088  
CADD FILE NAME:  
P11-088M  
SCALE: 1"=800'

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT Fees (Nonrefundable) \$ 2,345.00
P&Z File No. P11-088
Arch.: \$ 5K.00
(772) 871-5212 FAX: (772) 871-5124 Receipt #'s: 11172, 11173

PROJECT NAME: Veranda Falls Service Station

LEGAL DESCRIPTION: See attached

LOCATION OF PROJECT SITE: East of Turnpike, South of Becker Road

PROPERTY TAX I.D. NUMBER: 4434-701-0007-000-6

STATEMENT DESCRIBING IN DETAIL THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Gasoline service station with convenience store and car wash to complement the existing commercial center known as Veranda Falls and to serve the area residents as well as the traveling public

GROSS SQ. FT. OF STRUCTURE (S): 3,701 sf building, 1,290 sf car wash

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: NA

UTILITIES & SUPPLIER: PSLUSD, AT&T, FPL, City Gas

GROSS ACREAGE & SQ. FT. OF SITE: 1.59 ac / 19,377 sf \*\*ESTIMATED NO. EMPLOYEES:

FUTURE LAND USE DESIGNATION: PUD ZONING DISTRICT: CG

OWNER(S) OF PROPERTY: St. Lucie Land Ltd c/o Alex Muxo
Name, Address, Telephone & Fax No.: 450 East Las Olas Blvd., Ft. Lauderdale, FL 33301

APPLICANT OR AGENT OF OWNER: Culpepper & Terpening, Inc.
Name, Address, Telephone & Fax No.: 2980 South 25th St., Ft. Pierce, FL 34981
772-464-3537 p 772-464-9497 f

PROJECT ARCHITECT/ENGINEER: Patrick J. Ferland, PE # 33125
(Firm, Engineer Of Record, Culpepper & Terpening, Inc.
Florida Registration No., Contact 2980 South 25th St., Ft. Pierce, FL 34981
Person, Address, Phone & Fax No.) 772-464-3537 p 772-464-9497 f

- 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 Sections 158.237 through 158.245, inclusive, of the zoning ordinance.
\*When a corporation submits an application, it must be signed by an officer of the corporation. Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.
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\SPRAPPL 01\08

OWNER'S SIGNATURE [Signature] Alex Muxo Vice President 7/11/11
HAND PRINT NAME TITLE DATE

ST. LUCIE LAND LTD.  
450 East Las Olas Boulevard  
Suite 1500  
Fort Lauderdale, Florida 33301  
Phone (954) 627-5015

July 8, 2011

City of Port St. Lucie  
South Florida Water Management District  
Florida Dept of Environmental Protection

RE: Veranda Falls Service Station

Please be advised that St. Lucie Land Ltd. hereby authorizes Culpepper & Terpening, Inc. to act as its agents relative to the above referenced property and project.

Sincerely,

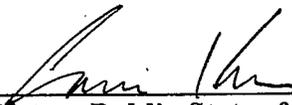
St. Lucie Land Ltd.

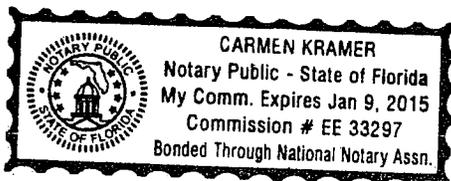
By:       ALEX MUXO JR.      VICE PRESIDENT      7/11/11  
Signature      Print name      Title      Date

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of JULY, 2011 by ALEX MUXO JR., as VICE PRESIDENT, who is personally known to me on behalf of ST. LUCIE LAND LTD. a Florida Corporation or LLC.

[Notary Seal or Stamp]

  
Notary Public-State of Florida



Print Name: CARMEN KRAMER  
My Commission Expires: 1/9/15

**2011 LIMITED PARTNERSHIP ANNUAL REPORT**

**FILED  
Apr 19, 2011  
Secretary of State**

**DOCUMENT# A96000000646**

**Entity Name:** ST. LUCIE LAND, LTD.

**Current Principal Place of Business:**

450 E. LAS OLAS BLVD, SUITE 1500  
FT. LAUDERDALE, FL 33301

**New Principal Place of Business:**

450 E LAS OLAS BLVD, STE 1500  
FT. LAUDERDALE, FL 33301

**Current Mailing Address:**

450 E. LAS OLAS BLVD, SUITE 1500  
FT. LAUDERDALE, FL 33301

**New Mailing Address:**

450 E LAS OLAS BLVD, STE 1500  
FT. LAUDERDALE, FL 33301

**FEI Number:** 65-0675026

**FEI Number Applied For ( )**

**FEI Number Not Applicable ( )**

**Certificate of Status Desired ( )**

**Name and Address of Current Registered Agent:**

SERVICE U.S.A., INC.  
450 E. LAS OLAS BLVD, STE 1500  
FT. LAUDERDALE, FL 33301 US

**Name and Address of New Registered Agent:**

SERVICE U.S.A., INC.  
450 E LAS OLAS BLVD, STE 1500  
FT. LAUDERDALE, FL 33301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

**SIGNATURE:** \_\_\_\_\_ **04/19/2011**  
Electronic Signature of Registered Agent **Date**

**GENERAL PARTNER INFORMATION:**

**Document #:** P96000029309  
**Name:** ST. LUCIE LAND CORP.  
**Address:** 450 EAST LAS OLAS BLVD., #1500  
**City-St-Zip:** FT. LAUDERDALE, FL 33301

**ADDRESS CHANGES ONLY:**

**Address:** 450 E LAS OLAS BLVD, STE 1500  
**City-St-Zip:** FT. LAUDERDALE, FL 33301

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a General Partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes.

**SIGNATURE:** CRIS BRANDEN **VP** **04/19/2011**  
Electronic Signature of Signing General Partner **Date**

# 2011 FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P96000029309

Entity Name: ST. LUCIE LAND CORP.

FILED  
Apr 19, 2011  
Secretary of State

## Current Principal Place of Business:

450 EAST LAS OLAS BLVD.  
SUITE 1500  
FT. LAUDERDALE, FL 33301

## New Principal Place of Business:

450 E LAS OLAS BLVD, STE 1500  
FT. LAUDERDALE, FL 33301

## Current Mailing Address:

450 EAST LAS OLAS BLVD.  
SUITE 1500  
FT. LAUDERDALE, FL 33301

## New Mailing Address:

450 E LAS OLAS BLVD, STE 1500  
FT. LAUDERDALE, FL 33301

FEI Number: 65-0675022      FEI Number Applied For ( )      FEI Number Not Applicable ( )      Certificate of Status Desired ( )

## Name and Address of Current Registered Agent:

SERVICE U.S.A., INC.  
450 E. LAS OLAS BLVD.  
SUITE 1500  
FORT LAUDERDALE, FL 33301 US

## Name and Address of New Registered Agent:

SERVICE U.S.A., INC.  
450 E LAS OLAS BLVD, STE 1500  
FORT LAUDERDALE, FL 33301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: \_\_\_\_\_

Electronic Signature of Registered Agent

04/19/2011

Date

## OFFICERS AND DIRECTORS:

Title: VT  
Name: BRANDEN, CRIS V  
Address: 450 E LAS OLAS BLVD, STE 1500  
City-St-Zip: FT. LAUDERDALE, FL 33301

Title: DP  
Name: HUIZENGA, H. WAYNE JR.  
Address: 450 E LAS OLAS BLVD, STE 1500  
City-St-Zip: FORT LAUDERDALE, FL 33301

Title: S  
Name: HANDLEY, RICHARD L  
Address: 450 E LAS OLAS BLVD, STE 1500  
City-St-Zip: FORT LAUDERDALE, FL 33301

Title: V  
Name: HENNINGER, ROBERT JR  
Address: 450 E LAS OLAS BLVD, STE 1500  
City-St-Zip: FORT LAUDERDALE, FL 33301

Title: V  
Name: MUXO, ALEX  
Address: 450 E LAS OLAS BLVD, SUITE 1500  
City-St-Zip: FORT LAUDERDALE, FL 33301

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CRIS BRANDEN

Electronic Signature of Signing Officer or Director

VP

04/19/2011

Date

## LEGAL DESCRIPTION

Being a parcel of land lying in Tract "A", according to VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida, being more particularly described as follows;

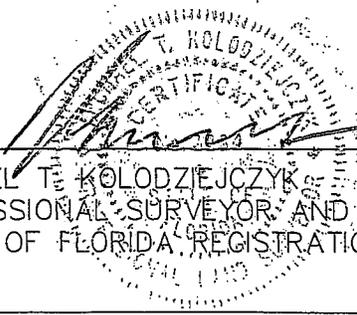
Commence at the Southwest corner of WMT-1 of said VERANDA PLAT NO. 1; thence North 65°41'42" East, a distance of 232.07 feet to the POINT OF BEGINNING of the following described parcel;

Thence continue North 65°41'42" East, a distance of 279.82 feet to the West right-of-way line of Veranda Place (a variable width right-of-way); thence along said West right-of-way line the following 3 courses and distances; thence South 24°18'18" East, a distance of 13.19 feet; thence South 28°41'05" East, a distance of 68.69 feet; thence South 24°18'18" East, a distance of 133.64 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears South 21°08'57" West, 44.15 feet; thence southerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence South 65°41'42" West, a distance of 253.61 feet; thence North 24°18'18" West, a distance of 246.28 feet to the POINT OF BEGINNING.

Containing 1.593 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

  
MICHAEL T. KOŁODZIEJCZYK  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, REGISTRATION NO. 3864

7-13-2011  
DATE OF SIGNATURE

Sheet 1 of 2

**DESCRIPTION**  
OF  
**PARCEL**

File: 11-010s&d  
parcel.dwg  
Date: 7-13-2011  
Tech: GLM



**CULPEPPER & TERPENING, INC**  
CONSULTING ENGINEERS | LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 FAX 772-464-9497  
www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 4286

roy-2011\11-010, Veranda Falls - Gas Station\Survey\11-010 s&d parcel.dwg, 7/13/2011 9:38:45 AM

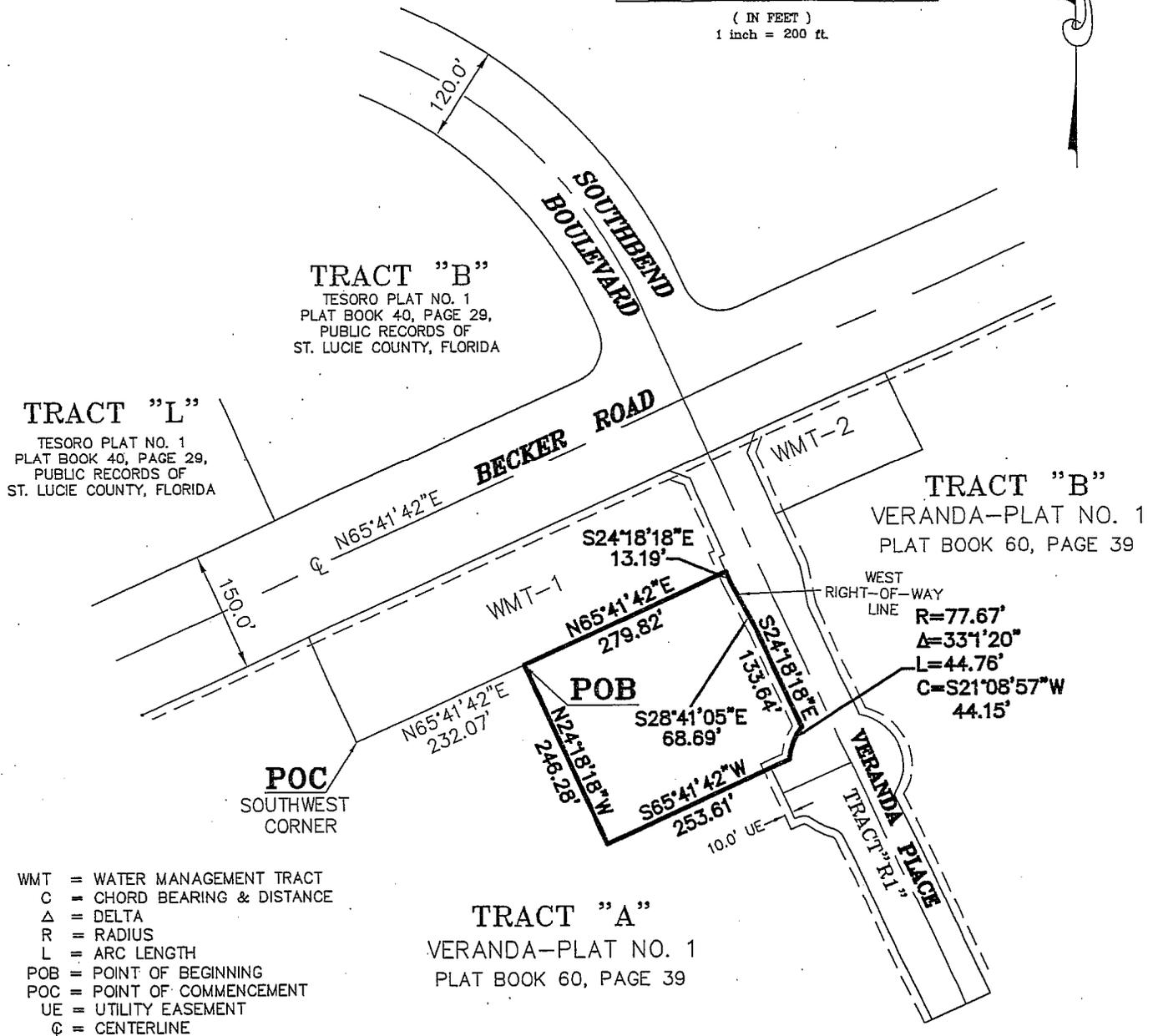
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



- WMT = WATER MANAGEMENT TRACT
- C = CHORD BEARING & DISTANCE
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- UE = UTILITY EASEMENT
- Ⓞ = CENTERLINE

BEARINGS SHOWN HEREON ARE ASSUMED AND  
RELATIVE TO THE CENTERLINE OF BECKER ROAD  
HAVING A BEARING OF N65°41'42"E

Sheet 2 of 2

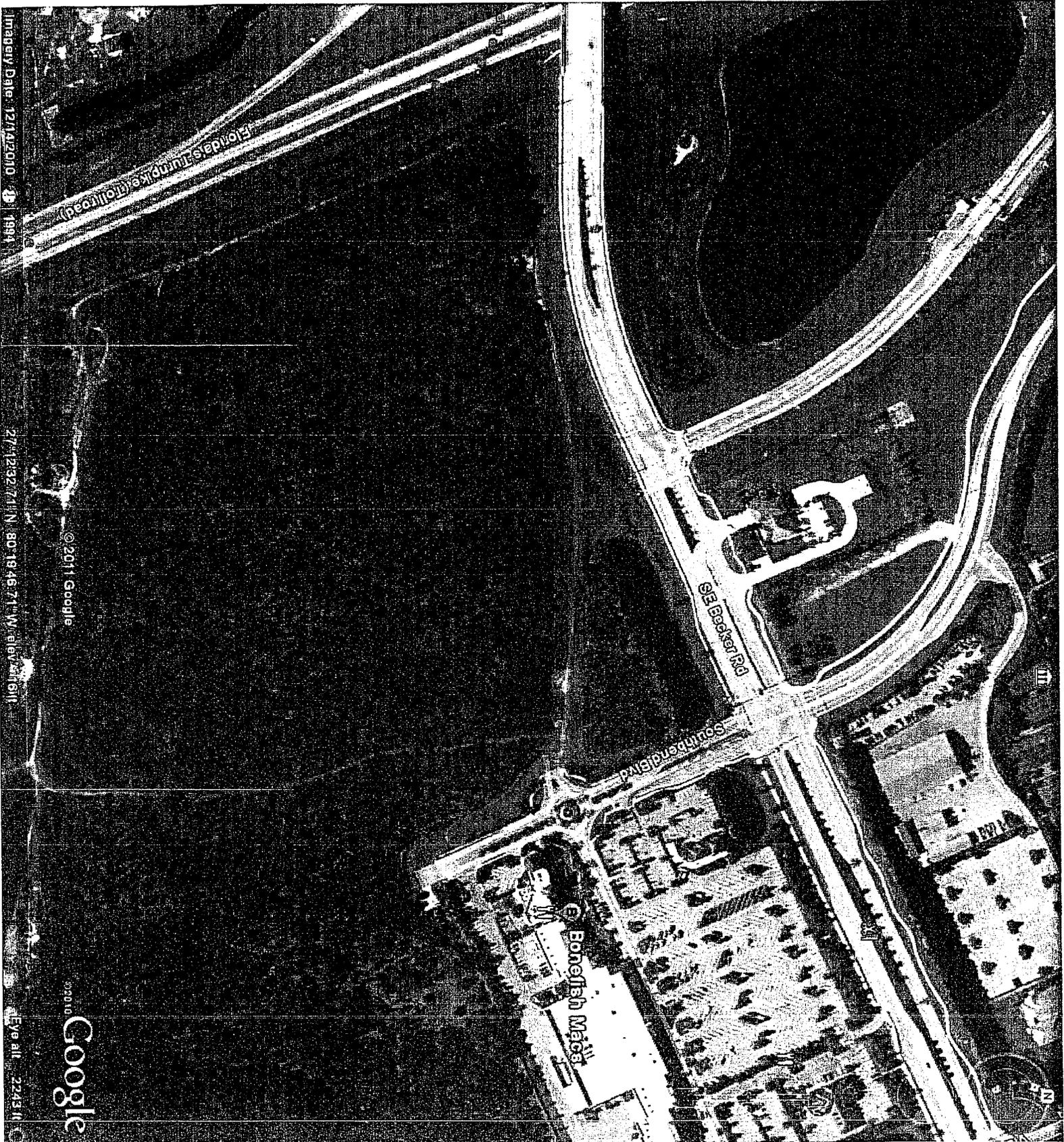
## SKETCH OF DESCRIPTION OF PARCEL

File: 11-010s&d  
parcel.dwg  
Date: 7-13-2011  
Tech: GLM



**CULPEPPER & TERPENING, INC**  
CONSULTING ENGINEERS | LAND SURVEYORS  
2980 SOUTH 25th STREET  
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PHONE 772-464-3537 FAX 772-464-9497  
www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 4286

j-2011\11-010, Veranda Falls - Gas Station\Survey\11-010 s&d parcel.dwg, 7/13/2011 9:41:15 AM



Imagery Date: 12/19/2010 1994

27° 12' 32.71" N, 80° 18' 46.71" W, elevation 611

© 2011 Google

© 2010 Google

Eye alt: 2243 ft

# Saint Lucie County, Florida

Property Appraiser's - Internet Mapping Print Service



Map Legend:	
	Interstates
	Toll Roads
	Major Roads
	Subdivision
	Condo
	20+ Acres
	Parcels
	Imprvd Sales
	Land Sales

Map Compiled On:  
7/8/2011 10:48:08 AM



Ken Pruitt  
Property Appraiser

PROPERTY RECORD CARD

St. Lucie Land Ltd Record: 1 of 1

<<Prev Next>> Spec Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: TBD ParcelID: 4434-701-0007-000-6  
 Sec/Town/Range: 34:37S:40E Account #: 166149  
 Map ID: 44/34S Land Use: Vac Comm  
 Zoning: GU - PSL City/Cnty: Port St Lucie



Ownership and Mailing

Owner: St Lucie Land Ltd  
 Address: 450 E Las Olas Blvd Ste 1500  
 Fort Lauderdale FL 33301-2227

Legal Description

VERANDA PLAT NO. 1 (PB 60-39) TRACT A (134.278 AC)

Sales Information

Date	Price	Code	Deed
1/1/1900		0	

Assessment 2010 Final	Total Land and Building
2010 Final: 12400200	Land Value: 12400200 Acres: 134.28
Assessed: 12400200	Building Value: 0
Ag. Credit: 0	Finished Area: 0 SqFt
Exempt:	
Taxable:	
Taxes: .307960.22	

BUILDING INFORMATION

No Sketch  
 Available

No Image  
 Available

Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StoryHght:	-	No.Units:	-	SecWall:	-

Interior Features

BedRooms:	0	Electric:	-	PrmIntWall:	-
FullBath:	0	HeatType:	-	AvgHt/Ft:	-
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	-
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	Land Information				
							No.	Land Use	Type	Measure	Depth
							1	1000-Vac Comm	530 -Sq Feet	5849150	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Bob Davis, CPA, CGFO, CFC  
 St. Lucie County Tax Collector

2010 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

I.D. NUMBER	ESCROW CD	See the back of this form for an explanation of Ad Valorem Tax Calculation	PA REFERENCE NO	MILLAGE CODE
4434-701-0007-000/6			4434-701-0	0011

St Lucie Land Ltd  
 450 E Las Olas Blvd Ste 1500  
 Fort Lauderdale, FL 33301-2227

VERANDA PLAT NO. 1 (PB 60-39)TRACT A (134.278 AC)

11/22/2010 \$1,015,201.85  
 Receipt # 0099-20101122-004064

AD VALOREM TAXES									
TAXING AUTH	Y	T	R	O	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU					0.2313	12,400,200	0	12,400,200	2,868.17
Co Public Transit MSTU					0.1269	12,400,200	0	12,400,200	1,573.59
Erosion District E					0.0925	12,400,200	0	12,400,200	1,147.02
Environ Signif Land Bond					0.0459	12,400,200	0	12,400,200	569.17
Law Enf,Jail,Judicial Sys					3.9699	12,400,200	0	12,400,200	49,227.55
Co General Revenue Fund					2.8707	12,400,200	0	12,400,200	35,597.25
St Lucie County Port Bond					0.0154	12,400,200	0	12,400,200	190.96
Childrens Service Council					0.4872	12,400,200	0	12,400,200	6,041.38
St Lucie Co Fire District					2.4839	12,400,200	0	12,400,200	30,800.86
FL Inland Navigation Dist					0.0345	12,400,200	0	12,400,200	427.81
City of Port St Lucie					4.3098	12,400,200	0	12,400,200	53,442.38
City of PSL Voted Debt					1.1625	12,400,200	0	12,400,200	14,415.23
School Discretionary					0.9980	12,400,200	0	12,400,200	12,375.40
School Capital Improvemnt					1.5000	12,400,200	0	12,400,200	18,600.30
School Req Local Effort					5.6790	12,400,200	0	12,400,200	70,420.74
S FL Wtr Mgmt District					0.6240	12,400,200	0	12,400,200	7,737.73
Mosquito Control					0.2036	12,400,200	0	12,400,200	2,524.68
<b>TOTAL MILLAGE</b>					<b>24.8351</b>	<b>AD VALOREM TAXES</b>		<b>\$307,960.22</b>	

11/22/2010 \$1,015,201.85  
 Paid  
 RETAIN THIS PORTION FOR YOUR RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVAYING AUTHORITY	RATE	AMOUNT
PS61 Port St Lucie Stormwater Improv/Maint		58,875.93
PSLH PSL St. Lucie Land Holdings MSBU		690,665.78
<b>NON-AD VALOREM ASSESSMENTS</b>		<b>\$749,541.71</b>

PLEASE PAY ONLY ONE AMOUNT SHOWN IN YELLOW SHADED AREA

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$1,057,501.93</b>	<b>PAY ONLY ONE AMOUNT</b>	<b>See reverse side for important information.</b>
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AMOUNT DUE IF PAID BY

If Received By	Jul 29, 2011	Aug 31, 2011	Sep 30, 2011		
Please Pay	\$0.00	\$0.00	\$0.00		

Bob Davis, CPA, CGFO, CFC  
 St. Lucie County Tax Collector

2010 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

I.D. NUMBER	ESCROW CD	See the back of this form for an explanation of Ad Valorem Tax Calculation	PA REFERENCE NO	MILLAGE CODE
4434-701-0007-000/6			4434-701-0	0011

St Lucie Land Ltd  
 450 E Las Olas Blvd Ste 1500  
 Fort Lauderdale, FL 33301-2227

VERANDA PLAT NO. 1 (PB 60-39)TRACT A (134.278 AC)

PAY BY: INQUIRY TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER

RETURN WITH PAYMENT

If Received By	Jul 29, 2011	Aug 31, 2011	Sep 30, 2011		
Please Pay	\$0.00	\$0.00	\$0.00		

Paid 11/22/2010 Receipt # 0099-20101122-004064 \$1,015,201.85

THIS INSTRUMENT PREPARED BY:

Eric A. Simon, Esquire  
Kopelowitz & Plafsky, P.A.  
750 Southeast Third Avenue  
Suite 100  
Fort Lauderdale, Florida 33310

\* Doc Assump: \$ 0.00  
\* Doc Tax : \$ 22812.30  
\* Int Tax : \$ 0.00

RETURN TO:  
PENINSULA STATE TITLE  
18401 MURDOCK CIRCLE  
PT. CHARLOTTE, FL 33948

# COPY

## SPECIAL WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the 5 day of APRIL, 1996, by ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation, whose address is 2601 South Bayshore Drive, Miami, Florida 33133-5461, hereinafter called the Grantor, to ST. LUCIE LAND, LTD., a Florida limited partnership, whose address is c/o Huizenga Holdings, Inc., 200 South Andrews Avenue, 6th Floor, One Blockbuster Boulevard, Fort Lauderdale, Florida 34990, hereinafter called the Grantee. Grantee's Tax Identification No.:

(Wherever 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.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land (the "Property") situate in St. Lucie County, Florida, vis:

See Exhibit "A" attached hereto

Property Appraiser's Identification Nos.:

This conveyance is subject to the following: (i) real estate taxes and assessments for the year 1996 and all subsequent years; (ii) All laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (iii) the matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

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, except as set forth on Exhibit "A" attached hereto, the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but none others; and that said land is free of all encumbrances except as above set forth.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

WITNESSES:

[Signature]  
 (1) Witness Signature  
Eric A. Simon  
 Type or Print Witness Name

[Signature]  
 (2) Witness Signature  
SWITH FORTY  
 Type or Print Witness Name

ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation

By: [Signature]  
 JAY C. FERTIG, Senior Vice President  
 2601 South Bayshore Drive  
 Miami, Florida 33133-5461

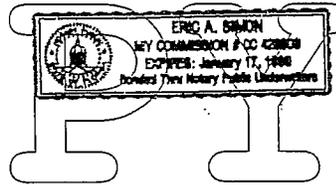
STATE OF FLORIDA )  
 ) ss:  
 COUNTY OF DADE )

The foregoing instrument was acknowledged before this 5 day of April, 1996, by JAY C. FERTIG, Senior Vice President of Atlantic Gulf Communities Corporation, a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
 NOTARY PUBLIC  
 State of Florida

My Commission Expires:

COPY



COPY

EXHIBIT "A"

INCLUDED PROPERTY

The property described in this Exhibit "A" includes the following:

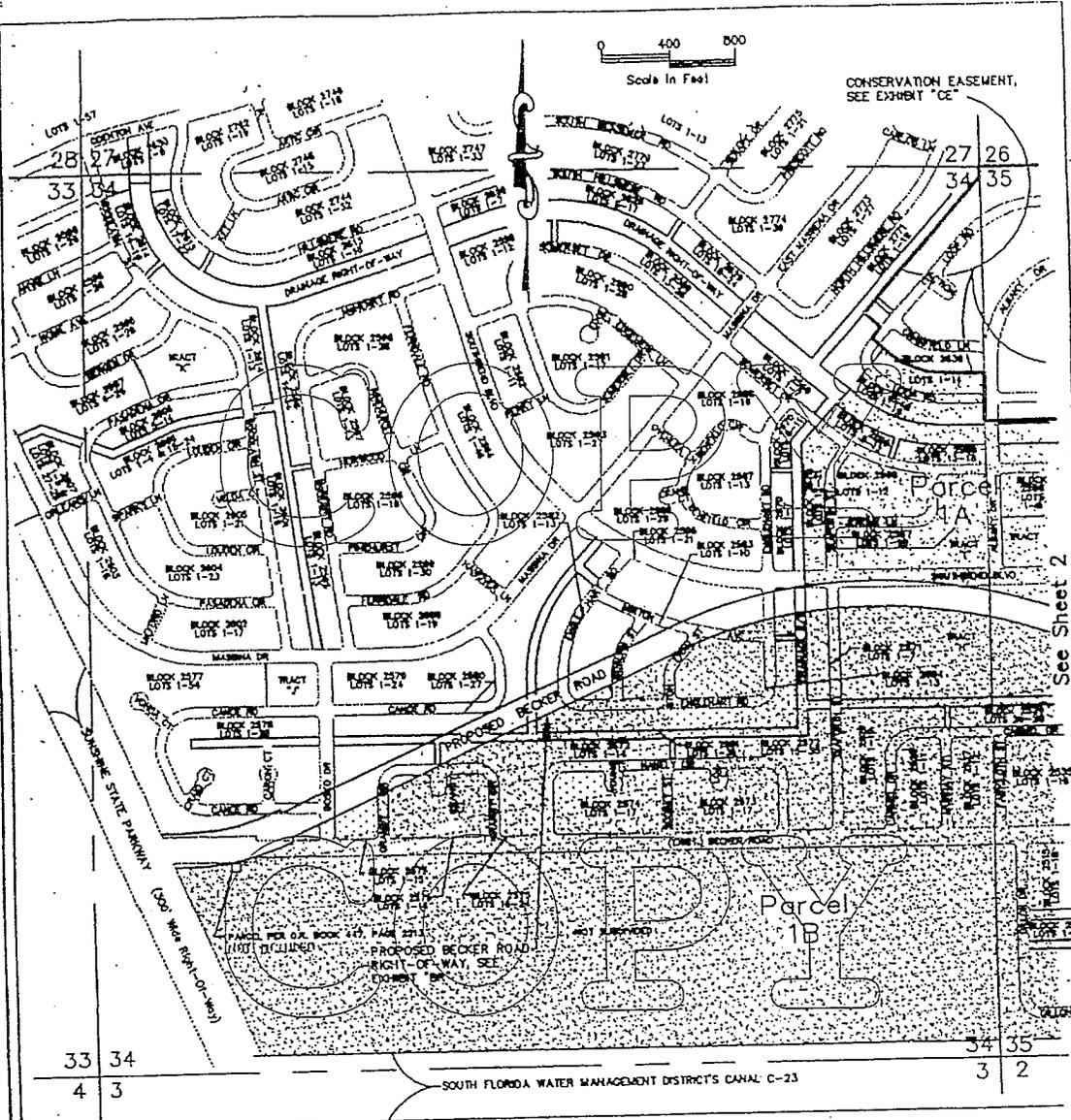
1. PARCEL 1A as described on Sheet 3 of the attached exhibit.
2. PARCEL 1B as described on Sheet 4 of the attached exhibit.
3. The "Conservation Easement Property" as described on Sheets 5-8 of the attached exhibit (labeled on the attached exhibit as Exhibit "CE").
4. Tract "F" of Port St. Lucie Section Thirty Eight, according to the Plat thereof recorded in Plat Book 15, at Page 29, of the Public Records of St. Lucie County, Florida. (Such Tract is included within this conveyance notwithstanding the fact that it is excepted from the legal description of PARCEL 1B as contained in the attached exhibit)

The property conveyed by this deed includes all road rights-of-way, drainage rights-of-way, and other dedicated rights-of-way or tracts within PARCEL 1A and PARCEL 1B, to the extent owned by Grantor, (including but not limited to any right of way for existing Becker Road as portrayed on the plat of Port St. Lucie Section Thirty Eight, recorded in Plat Book 15, at Page 29, of the Public Records of St. Lucie County, Florida, or as described in Deed Book 142, Page 513, and Deed Book 144, Page 501, of the Public Records of St. Lucie County, Florida) notwithstanding the fact that same are excepted from the legal description of PARCEL 1A and PARCEL 1B as contained in the attached exhibit, however Grantor does not warrant the title to same. Grantor hereby assigns to Grantee any reversionary or restrictive rights and any other interests or rights that Grantor may have in and to same.

EXCLUDED PROPERTY

The property described in this Exhibit "A" does not include the proposed right-of-way as described on Sheet 9 of the attached exhibit.

COPY



File: SOV-1AB.DWG

March 23, 1996

**SKETCH OF DESCRIPTION**  
 PREPARED FOR  
**SOVEREL MANAGEMENT, INC.**

**PARCELS 1A & 1B**  
 IN SECTION 34  
 TOWNSHIP 37 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**CONSULTING ENGINEERS & LAND SURVEYORS**

**CULPERPER & TERPEKING, INC.**

2980 South 25th Street  
 FORT PIERCE, FLORIDA 34982  
 (407) 464-3537

Sheet 1 of 11

ILLEGIBLE  
When Received For Filing



**PARCEL 1A - DESCRIPTION**

All that part of the plat of PORT ST. LUCIE SECTION THIRTY EIGHT as recorded in Plat Book 15 at Page 29 of the Public Records of St. Lucie County, lying Southerly and Westerly of the Conservation Easement described on attached Exhibit "CE" and Westerly of the North 10 feet of the South 35 feet of TRACT "B" of said PORT ST. LUCIE SECTION THIRTY EIGHT and lying Northerly and Easterly of the 150 foot wide Proposed Right-Of-Way for Becker Road as described on attached Exhibit "BR", and lying Easterly of the Westerly line of that portion of Block 2570 comprising Lots 12 through 21 (and the Southerly extension thereof to the Northerly Proposed right-of-way line for Becker Road) as shown on said plat of PORT ST. LUCIE SECTION THIRTY EIGHT, and lying Easterly of the Westerly line of Lot 8 in Block 2569 (and the Northeasterly extension thereof to the Southerly line of the above referenced Conservation Easement) as shown on said plat of PORT ST. LUCIE SECTION THIRTY EIGHT, and lying East of a line connecting the Northerly most corner of that portion of said Block 2570 comprising Lots 12 through 21 with the Southwesterly corner of said Lot 8 in Block 2569, TOGETHER WITH the North 10 feet of the South 35 feet of said TRACT "B", LESS road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT. The herein described parcel TOGETHER WITH all road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT lying within the outmost boundaries of the above described property, contains 166 acres, more or less. All lying in Sections 34 and 35, Township 37 South, Range 40 East, St. Lucie County, Florida.

Description prepared by Culpepper and Terpening, Inc.

Revised March 29, 1996  
 Revised March 28, 1996  
 Revised March 26, 1996  
 March 23, 1996

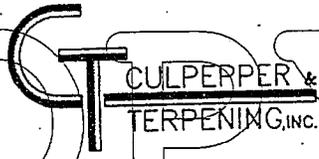
<p><b>DESCRIPTION</b>          PREPARED FOR  <b>SOVEREL MANAGEMENT, INC.</b></p>	<p><b>CONSULTING ENGINEERS &amp; LAND SURVEYORS</b>  <b>CULPEPPER &amp; TERPENING, INC.</b>          2980 South 25th Street          FORT PIERCE, FLORIDA 34982          (407) 464-3537          Sheet 3 of 11</p>
<p><b>PARCEL 1A</b>          IN SECTIONS 34 &amp; 35          TOWNSHIP 37 SOUTH, RANGE 40 EAST          ST. LUCIE COUNTY, FLORIDA</p>	

**PARCEL 1B - DESCRIPTION**

All that part of the South 1/2 of Section 34, Township 37 South, Range 40 East, St. Lucie County, Florida, and that portion of the plat of PORT ST. LUCIE SECTION THIRTY EIGHT as recorded in Plat Book 15 at Page 29 of the Public Records of St. Lucie County, lying Westerly of the Conservation Easement described on attached Exhibit "CE", and Westerly of Lot 5, Block 2520 of said PORT ST. LUCIE SECTION THIRTY EIGHT and lying Southerly of the Proposed Right-Of-Way for Becker Road as described on attached Exhibit "BR", and lying Easterly of the Easterly line of a 300 foot wide right-of-way for the Sunshine State Parkway, and lying North of the South Florida Water Management District's Canal number 23 (C-23), TOGETHER WITH that portion of the North 35 feet of the following: Lot 5, Block 2520 and Lot 14, Block 2541 and Lot 1, Block 2500 and Lots 1 through 7, Block 2507 and that portion of Lot 1, Block 2506 lying West of the East line of Section 35, Township 37 South, Range 40 East, lying South of the Proposed Right-Of-Way for Becker Road as described on attached Exhibit "BR"; LESS Tract "F" of said PORT ST. LUCIE SECTION THIRTY EIGHT (as conveyed in Official Record Book 696, Page 460 of the Public Records of St. Lucie County, Florida), also LESS Lot 5, Block 2530 and road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT, also LESS that parcel of land described in Official Record Book 447, at page 2213 of the Public Records of St. Lucie County, Florida. The herein described parcel TOGETHER WITH all road rights-of-way drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT lying within the outmost boundaries of the above described property, contains 376 acres more or less. All lying in Sections 34 and 35, Township 37 South, Range 40 East, St. Lucie County, Florida.

Description prepared by Culpepper and Terpening, Inc.

Revised March 29, 1996  
 Revised March 28, 1996  
 Revised March 27, 1996  
 Revised March 26, 1996  
 March 23, 1996

<p><b>DESCRIPTION</b>          PREPARED FOR  <b>SOVEREL MANAGEMENT, INC.</b></p>	 <p><b>CULPERPER &amp; TERPENING, INC.</b></p>	<p><b>CONSULTING ENGINEERS &amp; LAND SURVEYORS</b>          2680 South 25th Street          FORT PIERCE, FLORIDA 34982          (407) 464-3537          Sheet 4 of 11</p>
<p><b>PARCEL 1B</b>          IN SECTIONS 34 &amp; 35          TOWNSHIP 37 SOUTH, RANGE 40 EAST          ST. LUCIE COUNTY, FLORIDA</p>		

DESCRIPTION

All of the following described lands as shown on the plat of PORT ST. LUCIE SECTION THIRTY EIGHT as recorded in Plat Book 15 at Page 29 of the Public Records of St. Lucie County, Florida.

All of Blocks 2549, 2553, 2554, 2555, 2557, 2558; Lots 15 through 50, the South one half (1/2) of Lots 51 and 52, Block 2548; Lots 1 through 9 and Lots 22 through 31, Block 2550; Lots 1 through 6, and 18, Block 2552; The North 105.00 feet of Lots 1 through 30, Block 2556, Lots 1 through 6 Block 2636.

TOGETHER WITH

A portion of LOOP ROAD (North portion) bounded on the Southwest by the Northwesterly prolongation of the Southwesterly line of Lot 1, Block 2636 and bounded on the East by the Southerly prolongation of the West line of Lot 53 of said Block 2548.

TOGETHER WITH

All of ACTION COURT, CRANFIELD LANE, SHOLAIR STREET, BRANDON STREET, MARGO STREET, MASSEY STREET, LENA COURT, TOWSON COURT and ALONSO LANE.

TOGETHER WITH

A portion of LOOP ROAD (South portion) bounded on the East by the Southerly prolongation of the Easterly line of Lot 18, of said Block 2552 and bounded on the West by the Southerly prolongation of the Westerly line of Lot 1 of said Block 2557.

TOGETHER WITH

A portion of ALBANY DRIVE bounded on the South by a line parallel with and 20.00 feet North of the Westerly prolongation of the South line of Lot 1, of said Block 2556, and bounded on the East by the Northerly prolongation of the Easterly Right-of-Way line of MASSEY STREET.

TOGETHER WITH

All of Lot 17 of said Block 2552 and portions of Lots 13 through 16 of said Block 2552, a portion of Lot 20 of said Block 2634, a portion of Lot 31 of said Block 2556, a portion of OSHAWA STREET and a portion of said LOOP ROAD (South portion) lying Westerly of the following described LINE "A".

LINE "A":

Beginning at the Northeast corner of Lot 8 of said Block 2552; thence S23° 49'14"E for 524.67 feet; thence S 37° 15'22"W for 232.45 feet for the Point of Termination, said point also being a point on the East Line and 20.00 feet North of the Southeast corner of Lot 30 of said Block 2556.

TOGETHER WITH

A portion of that certain 60.00-foot wide Drainage Right-of-Way lying Northerly of and adjacent to said Block 2548, bounded on the West by the West line of Section 35, Township 37 South, Range 40 East and bounded on the East by the Northerly prolongation of the East line of Lot 50 of said Block 2548.

TOGETHER WITH

The North 105.00 feet of that certain 30.00 feet wide Drainage Right-of-Way lying between Lots 16 and 17 of said Block 2556.

TOGETHER WITH

All of that certain 30.00 feet wide Drainage Right-of-Way lying between Lots 42 and 43 of said Block 2548.

TOGETHER WITH

All of that certain 30.00 feet wide Drainage Right-of-Way lying between Lots 15 and 16 of said Block 2548.

(REV. 1 - MOD DESC (35') 2-6-95)

The 907-D-1070

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B.

March 23, 1996

SKETCH OF DESCRIPTION  
PREPARED FOR  
SOVEREL MANAGEMENT, INC.

CONSERVATION EASEMENT  
SECTIONS 34 AND 35,  
TOWNSHIP 37 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA

CULPEPPER &  
TERPENING, INC.

CONSULTING ENGINEERS  
&  
LAND SURVEYORS  
2980 South 25th Street  
FORT PIERCE, FLORIDA 34982  
(407) 464-3537  
Sheet 5 of 11

TOGETHER WITH  
All of Blocks 2534, 2543, 2545, 2546, 2547, 2551; Lots 1 through 28, Block 2544; The North one half of Lots 51 and 52 and Lots 53 through 64, Block 2548; Lots 10 through 21, Block 2550; Lots 7 through 12 and the Northeast portion of Lots 13, 14, 15 and 16, lying Easterly of said LINE "A", Block 2552; that portion of OSHAWA Street lying Easterly of Line "A" and lying Southerly of the South Right-of-Way line of Albany Drive; The Southeast portion of Lot 31 lying Easterly of said LINE "A", and Lots 32 through 42, Block 2556; and that portion of TRACT "B" lying West of the East line of Section 35, LESS AND EXCEPT the South 35.00 feet of said Tract "B", lying contiguous to the North Right-of-Way line of Becker Road (a 100.00 foot Right-of-Way); and all of PILGRIM LANE, LOOP COURT, HULL STREET, MATHEW LANE AND DUTCH COURT.

TOGETHER WITH  
That portion of LOOP ROAD (North Portion) lying East of the Southerly prolongation of the West line of said Lot 53, Block 2548, and lying North of the Northerly Right-of-Way line of ALBANY DRIVE.

TOGETHER WITH  
That portion of ALBANY DRIVE lying East on the Northerly prolongation of the East Right-of-Way line of MASSEY STREET and lying Northeasterly of the Northeasterly Right-of-Way line of SOUTHBEND BOULEVARD.

TOGETHER WITH  
That Portion of LOOP ROAD (South portion) lying East of said LINE "A" and lying Southwesterly of the Southwesterly Right-of-Way line of said ALBANY ROAD.

TOGETHER WITH  
That portion of SEAMAN CIRCLE lying Northerly of the Westerly prolongation of the North line of Lot 35, Block 2544 and lying Southwesterly of the Southwesterly Right-of-Way line of said ALBANY DRIVE.

TOGETHER WITH  
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:  
On the West by the Northerly prolongation of the East line of Lots 29 through 36, Block 2559, and the East line of said Lots 29 through 36, Block 2559; on the South by the North Right-of-Way line of SOUTHBEND BOULEVARD and the Northerly line of Lots 8 through 19, Block 2548; on the Northeast by the Southwesterly Right-of-Way line of ALBANY DRIVE; on the East by the West line of Lots 1 through 8, Block 2548; on the North by the South line of Lots 31 through 42 of Block 2556.

TOGETHER WITH  
All that certain Drainage Right-of-Way lying between Lots 13 and 14, said Block 2547.

TOGETHER WITH  
All that certain Drainage Right-of-Way lying between lots 56 and 57, of Block 2548.

TOGETHER WITH  
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:  
On the East by the West line of said Tract "B"; on the South by the North line of said Block 2548; on the North by the boundary line of said PORT ST. LUCE SECTION THIRTY-EIGHT; on the West by the Northerly prolongation of the West line of said Lot 51, Block 2548.

FILE 307-DKLDW

**EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B**

March 23, 1996

**SKETCH OF DESCRIPTION**  
PREPARED FOR  
**SOVEREL MANAGEMENT, INC.**

**CONSERVATION EASEMENT**  
SECTIONS 34 AND 35,  
TOWNSHIP 37 SOUTH, RANGE 40 EAST  
ST. LUCE COUNTY, FLORIDA

**ST**  
**CULPEPPER &**  
**TERPENING, INC.**

**CONSULTING ENGINEERS**  
&  
**LAND SURVEYORS**  
2980 South 25th Street  
FORT PIERCE, FLORIDA 34982  
(407) 464-3537  
Sheet 6 of 11

TOGETHER WITH:  
 All of Blocks 2507 and 2541, LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of-Way); Lots 1 through 23, Block 2500 and that portion of Lot 24 of said Block 2500 lying West of the West line of Section 36, Township 37 South, Range 40 East; Lots 1 through 5 and Lots 46 through 52, Block 2505 and that portion of Lots 9, 42 through 45 lying West of the West line of said Section 36; that portion of Lots 1, 15, 16 and 17, Block 2508 lying west of the west line of said Section 36, LESS AND EXCEPT the North 35.00 feet of said Lot 1, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of-Way); Lots 58 through 63, Block 2508; Lots 10 through 23, Block 2509; Lot 22 and that portion of Lots 20 and 21, Block 2513 lying East of a line connecting the Southwest corner of Lot 8, Block 2520 with the Southwest corner of Lot 38, Block 2512 (LINE "B"); Lots 38 and 39, Block 2512 and that portion of Lot 37 of said Block 2512 lying East of said LINE "B"; Lots 5 through 8, Block 2520, LESS AND EXCEPT the North 35.00 feet of said Lot 5, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of-Way).

TOGETHER WITH  
 All of ENNIS COURT, SKINNER COURT, ROTH COURT, CASTELL COURT, MODEMA STREET, LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of-Way); and that portion of CHARLESTON CIRCLE South of BECKER ROAD AND lying East of LINE "B" (as described above).

TOGETHER WITH  
 That portion of SOUTHBEND BOULEVARD lying Southerly of the South Right-of-Way line of BECKER ROAD; LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of-Way).

TOGETHER WITH  
 That portion of PAULSON ROAD lying Easterly of the Northerly prolongation of the West line of Lot 10, Block 2509 and lying Westerly of the West Right-of-Way line of said SOUTHBEND BOULEVARD.

TOGETHER WITH  
 That portion of WALLISTON ROAD lying Easterly of the Northerly prolongation of the West line of Lot 58, Block 2508 and lying Westerly of the West Right-of-Way line of said SOUTHBEND BOULEVARD.

TOGETHER WITH  
 That portion of MUELLER AVENUE lying Westerly of the West line of said Section 36 and lying Easterly of the East Right-of-Way line of JOPLIN ROAD.

TOGETHER WITH  
 That portion of JOPLIN ROAD lying Westerly of the West line of said Section 36 and lying Southerly of the South Right-of-Way line of BECKER ROAD, LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 foot Right-of-Way).

TOGETHER WITH  
 All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:  
 On the East by the West line of said Section 36; on the North by the South line of Lots 1 through 9, Block 2505; on the South by the North line of Lots 45, 46, 53, 54, 55, and 62, Block 2505; and on the West by the East Right-of-Way line of JOPLIN ROAD.

TOGETHER WITH  
 All that certain Drainage Right-of-Way lying between Lots 7 and 8, Block 2505.

PLAT 301-D-1010

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1996

<p>SKETCH OF DESCRIPTION          PREPARED FOR  <b>SOVEREL MANAGEMENT, INC.</b></p>	<p><b>ST. CULPEPPER &amp; TERPENING, INC.</b></p>	<p>CONSULTING ENGINEERS          &amp;          LAND SURVEYORS          2980 South 25th Street          FORT PIERCE, FLORIDA 34982          (407) 464-3537          Sheet 7 of 11</p>
<p>CONSERVATION EASEMENT          SECTIONS 34 AND 35,          TOWNSHIP 37 SOUTH, RANGE 40 EAST          ST. LUCIE COUNTY, FLORIDA</p>		

TOGETHER WITH  
All that certain Drainage Right-of-Way lying between Lots 45 and, 46, of Block 2505.

TOGETHER WITH  
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:  
On the North by the South line of Lot 7, Block 2500 and the South line of Lot 8, Block 2541; on the East  
by the West line of JOPLIN ROAD; on the West by the East Right-of-Way line of SOUTHBEND  
BOULEVARD; and on the South by the North line of Lot 8, Block 2500 and the North line of Lot 7,  
Block 2541.

TOGETHER WITH  
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:  
On the East by the West Right-of-Way line of SOUTHBEND BOULEVARD; on the South by the North  
line of Lots 37 through 39, Block 2512; on the West by the East Right-of-Way line of SOUTHBEND  
BOULEVARD; and on the North by the South line of Lots 20 through 22, Block 2513.

Said lands situate, lying and being in the City of Port St. Lucie, St. Lucie County, Florida and containing  
326.0 acres, more or less.

COPY

COPY

The following

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1996

SKETCH OF DESCRIPTION  
PREPARED FOR  
SOVEREL MANAGEMENT, INC.

CONSERVATION EASEMENT  
SECTIONS 34 AND 35,  
TOWNSHIP 37 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA

COPY  
CULPEPPER &  
TERPENING, INC.

CONSULTING ENGINEERS  
&  
LAND SURVEYORS  
2980 South 25th Street  
FORT PIERCE, FLORIDA 34982  
(407) 464-3537  
Sheet 8 of 11

## DESCRIPTION

A parcel of land lying in Sections 34 and 35, Township 37 South, Range 40 East, St. Lucie County, Florida, being a strip of land of varying widths, the centerline and specific widths of which are as follows:

For a point of reference, Commence at the intersection of the Easterly right-of-way line of the Sunshine State Parkway (a 300 foot right-of-way, a local tangent along said right-of-way line bears North 23°34'25" West) with the existing centerline of Becker Road (variable width right-of-way) as portrayed on the Plat of Port St. Lucie Section Thirty-Eight, as recorded in Plat Book 15, at pages 29, and 29A through 29X, of the Public Records of St. Lucie County, Florida; said point also being the Point of Beginning of the following described centerline and the beginning of a 200.00 foot wide strip; with the north and south limits of said 200.00 foot wide strip extended or trimmed to intersect the easterly right-of-way line of the Sunshine State Parkway, thence South 89°50'23" East, along the centerline of said 200.00 foot wide strip, a distance of 110.00 feet to a point of curvature of a curve concave to the northwest, having a radius of 1475.00 feet; thence easterly and northeasterly through a central angle of 24°31'00", an arc distance of 631.15 feet to a point of tangency, at which point the 200.00 foot wide strip terminates and a 150.00 foot wide strip begins; the centerline of said strip refers to a 150.00 foot wide parcel hereinafter; thence continuing along said centerline of that 150.00 foot wide strip, North 65°38'37" East, a distance of 2460.00 feet to a point of curvature of a curve concave to the south, having a radius of 3000.00 feet; thence northeasterly, easterly and southeasterly, through a central angle of 44°15'00", an arc distance of 2316.92 feet to a point of tangency; thence South 70°06'23" East, a distance of 3276.40 feet to a point of curvature of a curve concave to the northeast, having a radius of 2200.00 feet; thence southeasterly and easterly, through a central angle of 19°54'20", an arc distance of 764.32 feet to a point of tangency and the centerline of that 100 foot wide right-of-way for Becker Road as portrayed on said plat entitled Port St. Lucie Section Thirty-eight; thence North 89°59'17" East, along said centerline, a distance of 1083.99 feet to an intersection with the East line of Section 35, Township 37 South, Range 40 East, and the Point of Terminus of the following described centerline, with the north and south limits of said 150.00 foot wide strip extended or trimmed to intersect said east line of Section 35.

**LESS AND EXCEPT**

Any portion of the 157.50 foot and 100 foot wide right-of-way for Becker Road as portrayed on the plat entitled Port St. Lucie Section Thirty-Eight, as recorded in Plat Book 15, at pages 29, 29A through 29X of the Public Records of St. Lucie County, Florida, lying within the above-described strip.

**LESS AND EXCEPT**

Any portion of the 100 foot wide right-of-way for Becker Road as described in Deed Book 142, page 513, and Deed Book 144, page 501, of the Public Records of St. Lucie County, Florida, lying within the above-described strip.

Said land contains 40.7 acres, more or less.

THE SOW-BUILDING

**EXHIBIT "BR" FOR DESCRIPTION OF PARCELS 1A & 1B**

March 23, 1996

**SKETCH OF DESCRIPTION**  
PREPARED FOR  
**SOVEREL MANAGEMENT, INC.**

PROPOSED RIGHT-OF-WAY  
BECKER ROAD  
SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA

**ST**  
**GULPERPER &**  
**TERPENING, INC.**

**CONSULTING ENGINEERS & LAND SURVEYORS**  
2980 South 25th Street  
FORT PIERCE, FLORIDA 34982  
(407) 464-3537  
Sheet 9 of 11

OR. BOOK 1008 PAGE 0897

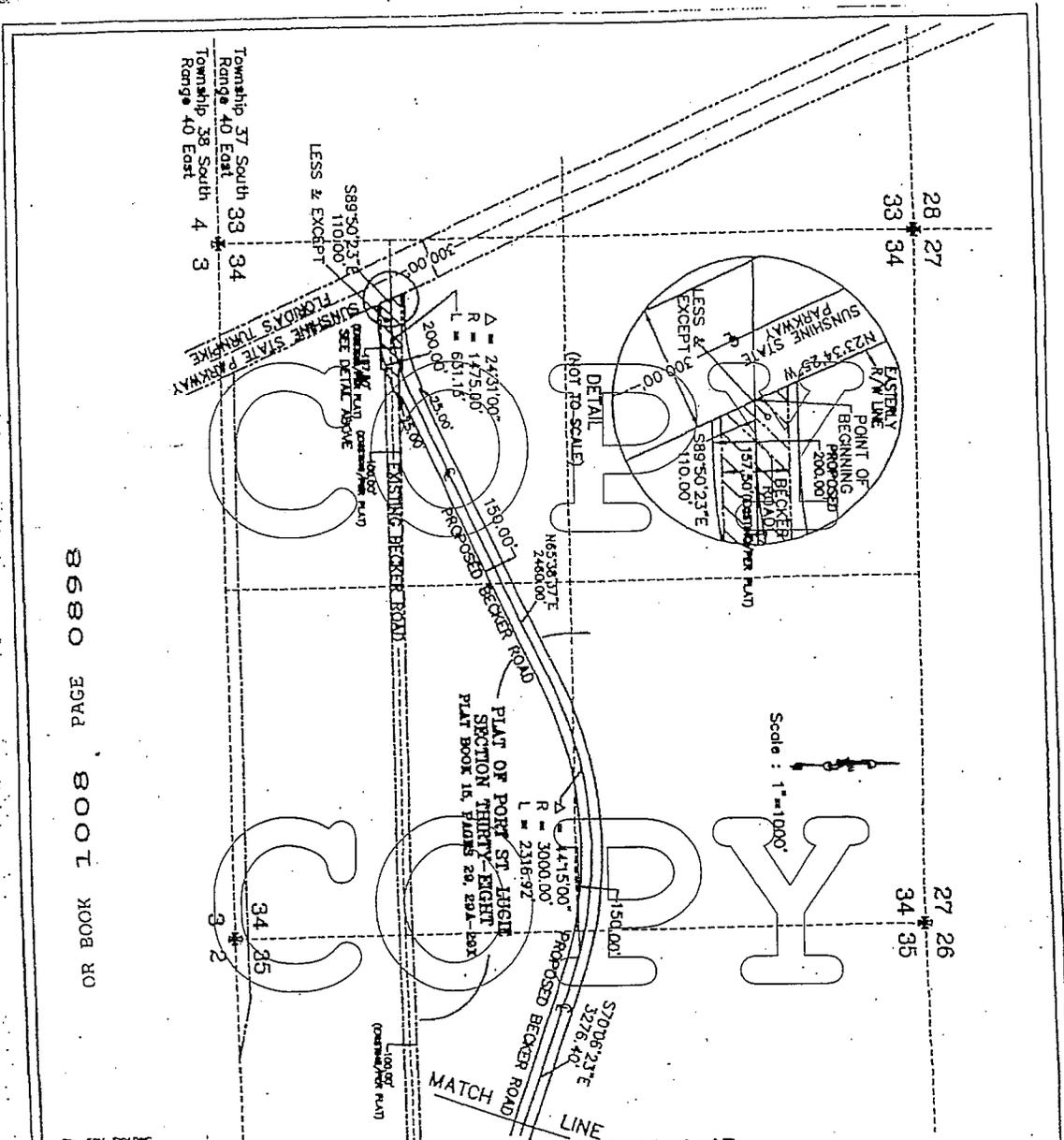


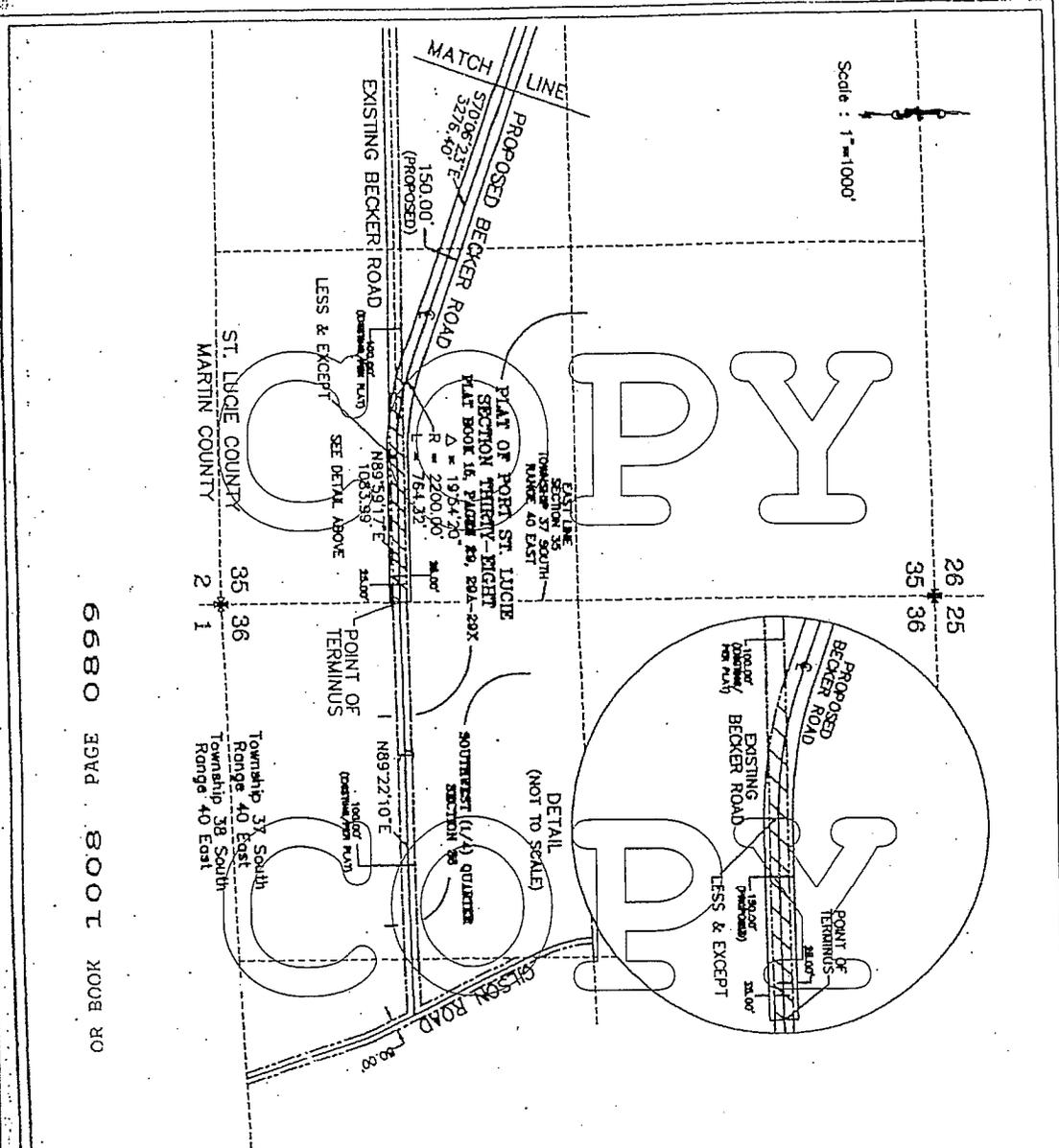
EXHIBIT "BR" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1996

**SKETCH OF DESCRIPTION**  
 PREPARED FOR  
**SOVEREL MANAGEMENT, INC.**  
 PROPOSED RIGHT-OF-WAY  
**BECKER ROAD**  
 SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**CONSULTING ENGINEERS & LAND SURVEYORS**  
**CULPREPPER & TERPENING, INC.**  
 2980 South 25th Street  
 FORT PIERCE, FLORIDA 34982  
 (407) 464-3537  
 Sheet 10 of 11

8680 PAGE 8001 OR BOOK



Scale : 1"=1000'

6680 PAGE 8001 OR BOOK

FIG. 50V-ENR10K

**EXHIBIT "BR" FOR DESCRIPTION OF PARCELS 1A & 1B**

March 23, 1996

**SKETCH OF DESCRIPTION**  
 PREPARED FOR  
**SOVEREL MANAGEMENT, INC.**

**PROPOSED RIGHT-OF-WAY**  
**BECKER ROAD**  
 SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**CONSULTING ENGINEERS & LAND SURVEYORS**

**CULPERPER & TERPENING, INC.**

2980 South 25th Street  
 FORT PIERCE, FLORIDA 34982  
 (407) 464-3537

Sheet 11 of 11

# COPY

EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes for the year 1996; taxes and assessments levied or assessed subsequent to the date hereof.
2. Easements contained in instruments recorded in Official Records Book 458, Page 2125; Official Records Book 459, Page 532; and Official Records Book 472, Page 2085.
3. Easements contained in instruments recorded in Official Records Book 482, Page 699 and Official Records Book 489, Page 2108.
4. Easements contained in instruments recorded in Official Records Book 498, Page 2515; Official Records Book 958, Page 1627; Official Records Book 958, Page 1637; and Official Records Book 462, Page 1815.
5. Assignment of Reversionary Rights recorded in Official Records Book 958, page 1617.
6. Subject to special assessments, if any, of the City of Port St. Lucie, assessed subsequent to the date hereof.
7. Assignment Agreement between General Development Corporation and Florida Power & Light Company assigning utility easements as shown on plats located in Port St. Lucie, recorded in Official Records Book 473, Page 1177.
8. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Port St. Lucie Section Thirty-Eight, as recorded in Plat Book 15, Pages 29, 29A through 29R.
9. Riparian and littoral rights are not insured.
10. Matters contained in survey prepared by Culpepper and Terpening, Inc. dated March 29, 1996, Job No. 2020.
11. Conservation Easement between Atlantic Gulf Communities Corporation, a Delaware corporation, and Florida Department of Environmental Protection, filed for record in Official Records Book 958, Page 1608.
12. Road Impact Fee Credit Agreement between St. Lucie County, Florida and Atlantic Gulf Communities Corporation for the Construction of a portion of Becker Road, filed for record in Official Records Book 990, Page 1568.

NOTE: All recording information pertains to the Public Records of St. Lucie County, Florida, unless otherwise indicated.

CR BOOK 1008 PAGE 0900



## lucido&associates

Land Planning / Landscape Architecture

August 30, 2011

Ms. Debra Magrann, Chairperson  
Public Art Advisory Board  
City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

RE: Veranda Falls Service Station – Public Art Requirement Submittal

Dear Chairperson Magrann and the Public Art Advisory Board;

On behalf of St. Lucie Land, LTD, we are pleased to submit our application for meeting the Public Art requirements for the City of Port St. Lucie. We request review of our application and a recommendation of approval be provided to the Planning & Zoning Department for inclusion within the staff report prepared for the City Council meeting on October 10<sup>th</sup>, 2011.

In support of this request, please find enclosed the following application materials:

1. Cover letter and Public Art Narrative (2 pages)
2. Public Art Requirements Checklist and site plan (3 pages)
3. Veranda Falls Landscape Plan with locations of existing Public Art (1 page)
4. Images of the existing Public Art, water features and enhanced landscape (4 pages)

### **Our Request:**

We request credit be given for the existing artwork (sculptures). We also request that the portion of this credit in the amount needed to meet the Public Art Requirements for the service station be applied to the current service station portion of Veranda Falls and the remaining balance of the credit be used for future development and redevelopment projects within the Veranda Falls PUD.

### **Background:**

Veranda Falls was developed with the single vision and direction to provide a truly remarkable shopping and dining destination within Port St. Lucie. To meet this vision, and well in advance of any required Public Art element, the owners, with a passion for the arts themselves, invested large sums of money into a variety of bronze sculptures and wonderful water features located throughout the property. One visit to Veranda Falls and one can readily see how the integration of art, landscape and creative design can create something much more than a shopping center, a true destination and representative project showcased in the City's Public Art Master Plan.

It is our client's desire to be able to maintain the uniqueness and individuality that was created at Veranda Falls by preserving the existing investment that was made and leveraging those dollars to spur and encourage additional investment at Veranda Falls and within the City of Port St. Lucie. With no current obligation or requirement for any of this art to stay on this property, this application and request to obtain credit for it, provides the City of Port St. Lucie the means to insure protection and preservation of this art work.

**Existing Artwork and Specifications:**

Artwork & Artist Information

Artist: David Spellerberg

Website: <http://bronzeking.com>

Great American Bronze Works, Inc., I would like to invite you to discover my world of **bronze sculpture**. With more than six hundred different bronze works of art to choose from, my own foundry, and a staff of some of the most talented sculptors in the country working exclusively with me. I have had the privilege of dealing with more than **40 members of the elite Forbes 400** and many of the top collectors of bronze sculpture in the world. Thirty-five years of experience in casting and distributing the finest in bronze sculpture.

Artwork:

Retail Water Feature Area:

- |  |             |
|--|-------------|
| A. "Leap Frogs"  | \$25,000.00 |
| a. Includes 'life size' boy and girl sculptures with 5 to 6 frogs. |             |
| B. "Catch'n a whopper"   | \$16,000.00 |
| a. Boy catching a fish – 21"w x 56"h x 45"d                        |             |

Large Roundabout Area:

- |   |             |
|---|-------------|
| C. "Celebration"                                  | \$18,800.00 |
| a. Girl with balloons – 90"h x 27"w               |             |
| D. "Whirlybird"                                   | \$23,000.00 |
| a. Boy swinging little girl – 54"h x 60"w         |             |
| E. "Chasing butterflies"                          | \$25,000.00 |
| a. Two kids and a dog                             |             |
| F. "Swimmers" (installed within the last 2 years) | \$22,500.00 |
| a. Boy and Girl off to enjoy the water            |             |
| G. "Dog" (installed within the last 2 years)      | \$16,000.00 |
| H. Roundabout Water Feature                       | \$56,000.00 |

SHIPPING COSTS:

\$ 5,600.00

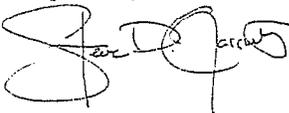
**TOTAL COSTS FOR CREDIT:**

**\$ 207,900.00**

Maintenance and Conservation Plan

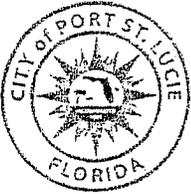
The majority of the sculptures have been on site for the past six years with two recent additions within the past couple of years. Cleaning, repair and continued maintenance occurs through the current property management company, Stiles. Maintenance and conservation of these works of art will continue.

Respectfully,



Steven D. Garrett

Cc: Mr. Daniel Holbrook, Planning Director



## PUBLIC ART REQUIREMENT CHECKLIST

January 4, 2011

**Project Name:** Veranda Falls Service Station

**Project Number:** P11-088 **New Submittal:**  **Re-submittal:**  (check one)

Applicant is required to submit the public art requirement package to the Planning & Zoning Department with the site plan package. The package will be distributed to the Public Art Advisory Board (PAAB) and scheduled for their next meeting. PAAB meetings are the first Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: (Twelve copies of all items collated into sets)

✓	<b>Completed Public Art Requirement Checklist:</b> One original, completed and signed by applicant.
✓	<b>Copy of Site Plan Application and Proposed Site Plan</b>
✓	<b>Cover Letter:</b> Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible.
	<b>Written Response to Comments:</b> For resubmittals only.
✓	<b>Calculation of Public Art Requirement Value:</b> Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline.
✓	<b>Proposed Public Art Requirement Method:</b> Identify which method you are choosing to meet the requirement by placing the number in the box to the left. <input checked="" type="radio"/> 1. Artwork On Site / <u>CREDIT FOR EXISTING.</u> <input type="radio"/> 2. Art Donated to the City of Port St. Lucie <input type="radio"/> 3. Payment of Fee in Lieu of Artwork On Site
✓	<b>Public Art Requirement Proposal:</b> Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art. <input checked="" type="checkbox"/> <b>ART ON SITE:</b> Complete "Artwork Proposal and Specifications" Section of Application. <b>ENHANCED ARCHITECTURE:</b> Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements. <b>ENHANCED LANDSCAPE:</b> Provide proposed plan and elevation views clearly showing 'enhanced elements' above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements.

## CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

Building Costs (Vertical construction estimate)	\$ 900,000.00
Civil Costs (Paving, Drainage, Parking)	\$ 525,000.00
Landscape Costs	\$ 50,000.00
Site Lighting Costs	\$ 25,000.00
TOTAL ESTIMATED COSTS:	\$ 1,500,000.00
<b>Public Art Requirement Value: (1% of Total Estimated Costs)</b>	<b>\$ \$15,000.00</b>

(Maximum Public Art Requirement Value is \$50,000.00.)

## ARTWORK PROPOSAL AND SPECIFICATIONS:

### 1. Artwork & Artist Information:

Artwork Title: \_\_\_\_\_  
 Artwork Site: \_\_\_\_\_  
 Artwork Material: \_\_\_\_\_  
 Artwork Dimensions: (PLEASE REFER TO ATTACHED COVER LETTER) \_\_\_\_\_  
 Artist Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Website: \_\_\_\_\_

2. Artwork Description: (PLEASE REFER TO ATTACHED COVER LETTER) \_\_\_\_\_

3. Siting: (PLEASE REFER TO ATTACHED COVER LETTER) \_\_\_\_\_

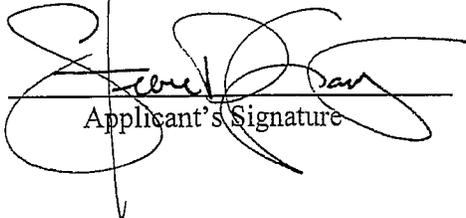
4. Materials with Specifications: (PLEASE REFER TO ATTACHED COVER LETTER) \_\_\_\_\_

5. Fabrication and Installation Procedures: (PLEASE REFER TO ATTACHED COVER LETTER) \_\_\_\_\_

6. Yearly Maintenance and Conservation Plan: (PLEASE REFER TO ATTACHED COVER LETTER) \_\_\_\_\_

7. Examples of artist's work or related pieces: (PLEASE REFER TO ATTACHED COVER LETTER) \_\_\_\_\_

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.

  
 Applicant's Signature

STEVE D. GARRETT  
 Printed Applicant Name

08/30/11  
 Date



2460.00'

WATERFALL  
LANE

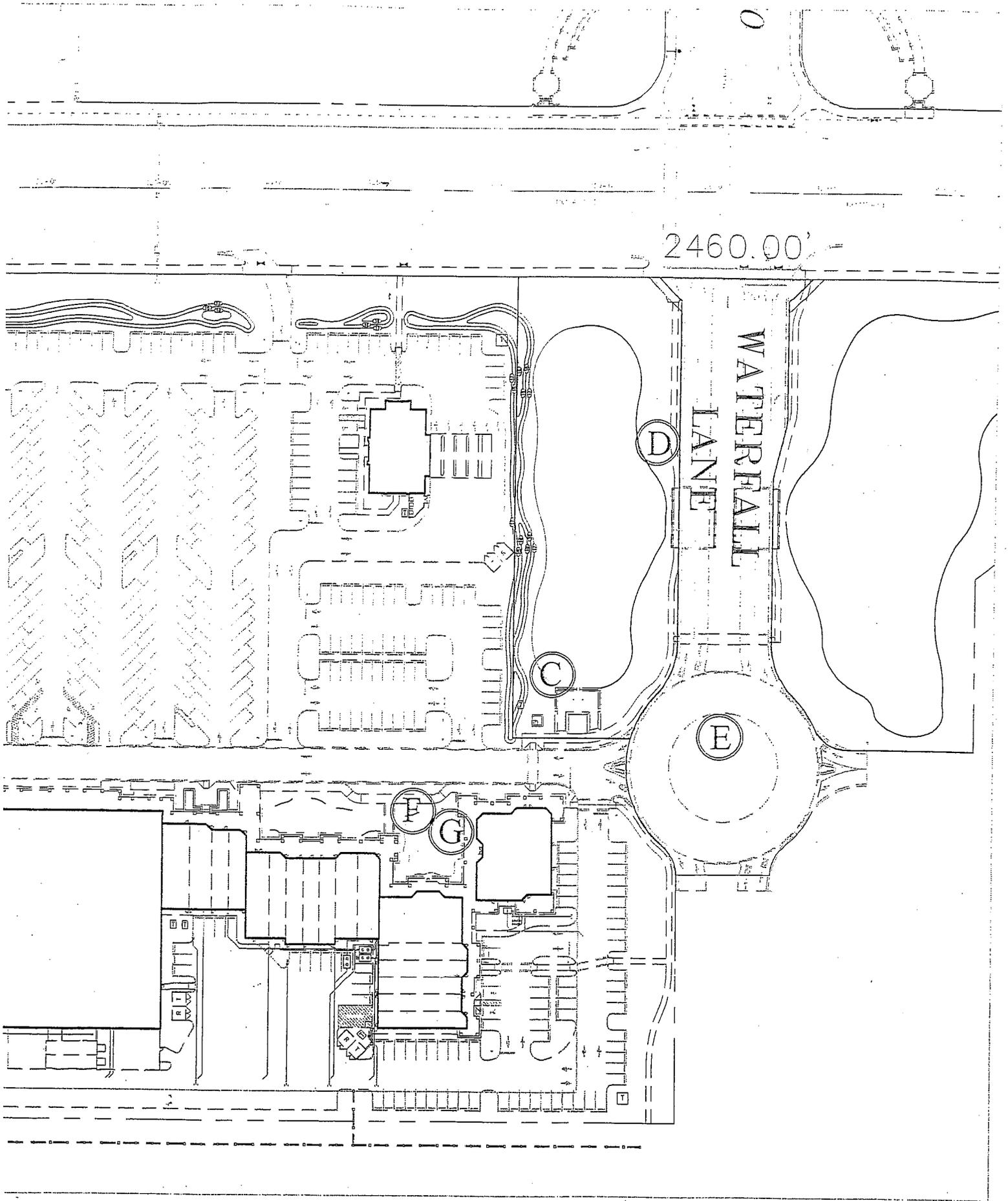
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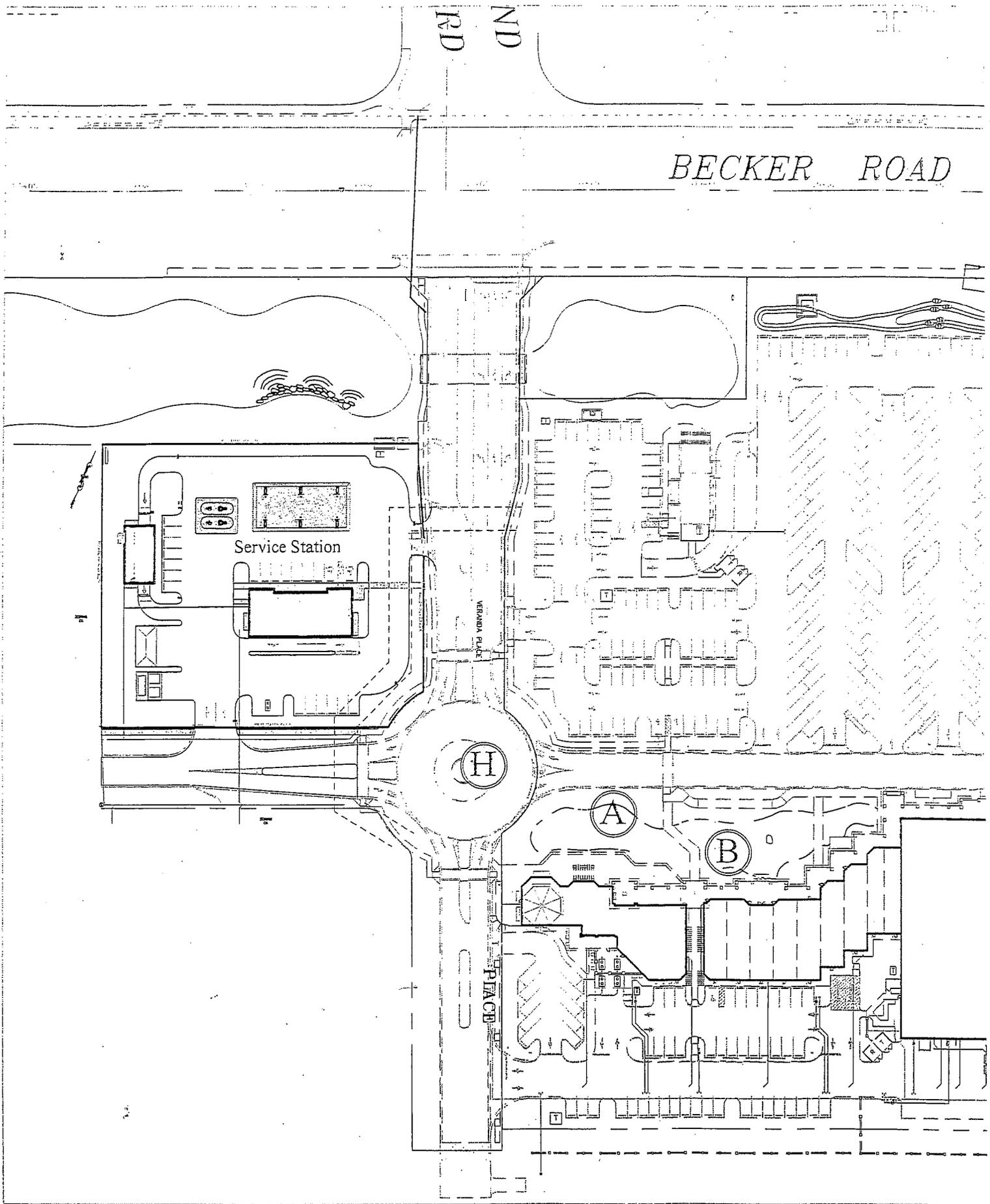
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G





Veranda Falls - Existing Public Art Location Map:

VERANDA FALLS: Existing Public Art

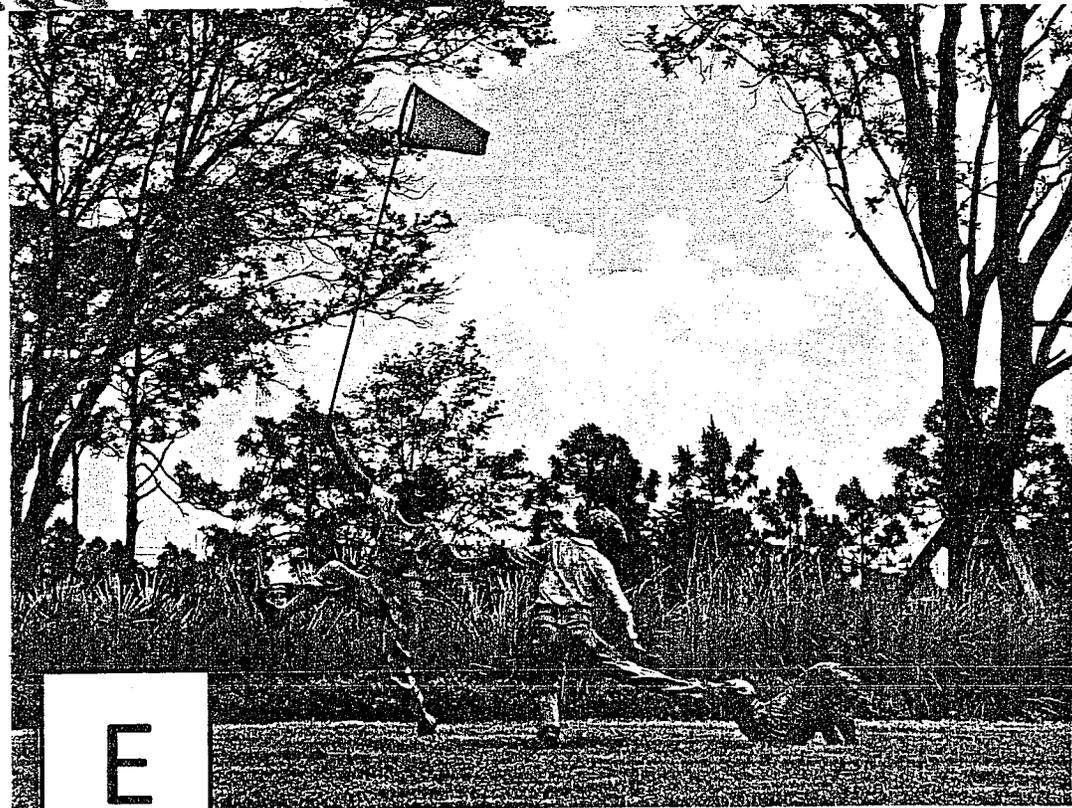
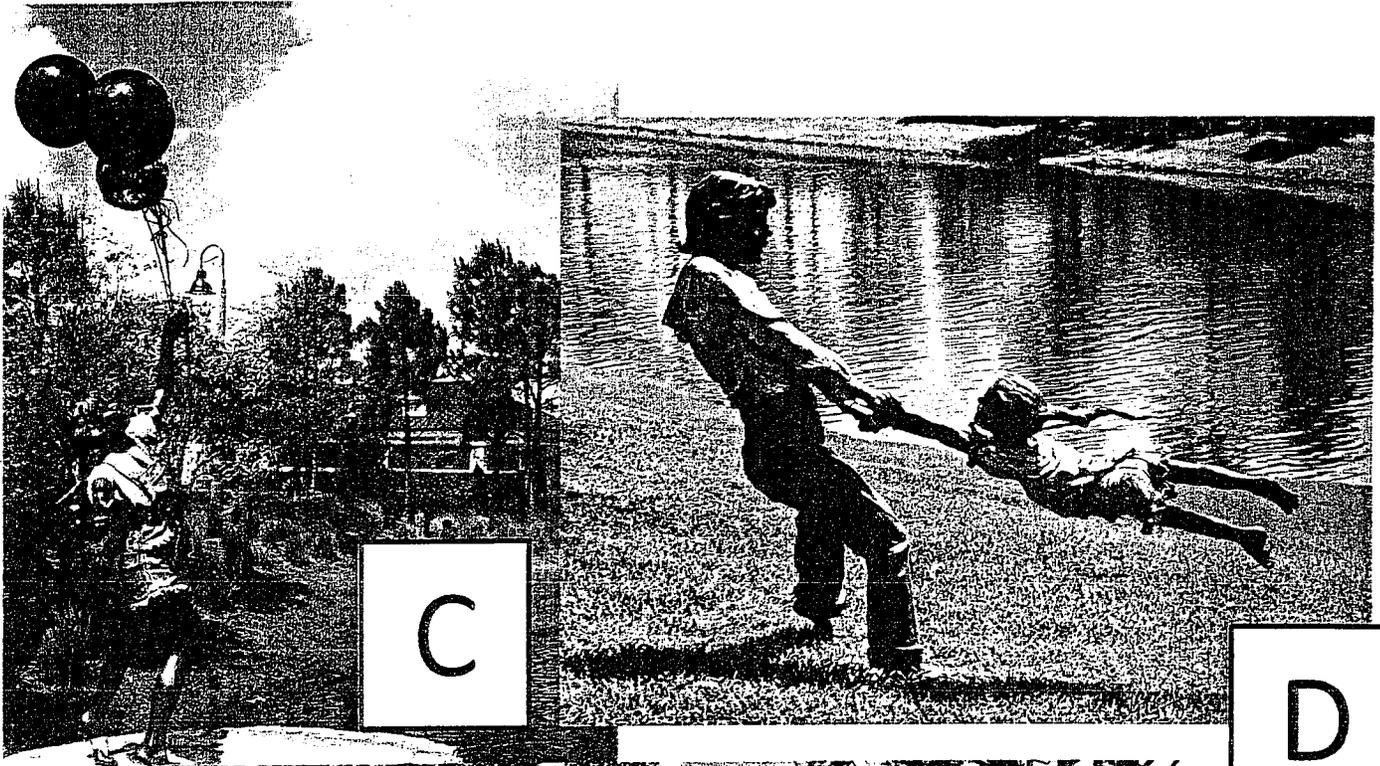


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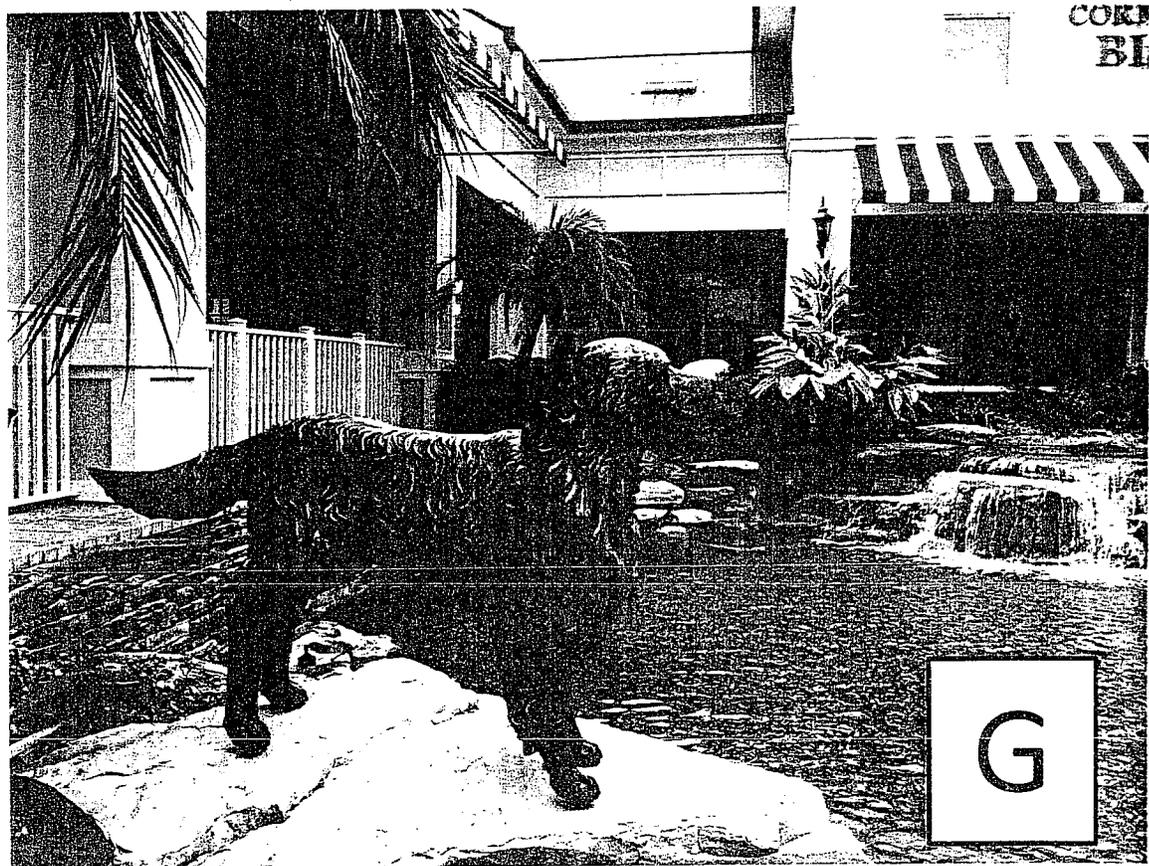


B

VERANDA FALLS: Existing Public Art



VERANDA FALLS: Existing Public Art



VERANDA FALLS: Existing Public Art



H