ORDINANCE 11-82

COUNCIL ITEM 10C
DATE 11/28/11

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A LARGE SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR THE KOLTER GROUP, LLC (P11-124) TO CHANGE THE FUTURE LAND USE DESIGNATION FROM CG (GENERAL COMMERCIAL), RM (MEDIUM DENSITY RESIDENTIAL), AND OSC (OPEN SPACE CONSERVATION) TO RGC (RESIDENTIAL GOLF COURSE) FOR A PARCEL LEGALLY DESCRIBED AS LOCATED IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, LOCATED WEST OF INTERSTATE 95, EAST OF RANGE LINE ROAD AND NORTH OF THE INTERSECTION OF VILLAGE PARKWAY AND CROSSTOWN PARKWAY; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS 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, the City of Port St. Lucie has received an application from the Kolter Group, LLC, P11-124 for a parcel legally described as located in Section 34, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East, located west of Interstate 95, east of Glades Cut-Off Road, south of the C-24 Canal, and north of the intersection of Village Parkway and Crosstown Parkway, for a large scale amendment to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan to change approximately 46.94 acres from the future land use designations of CG (General Commercial), RM (Medium Density Residential), and OSC (Open Space Conservation) to RGC (Residential Golf Course) as depicted in Exhibit B, in accordance with Section 163.3187 (1) (c), Florida Statutes; 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 amendment (P11-124) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the Port St. Lucie City Council has prepared this amendment to the City's Comprehensive Plan as a Large Scale Amendment in accordance with Section 163.3184, Florida Statutes, and the proposed amendment has been reviewed by the Department of Community Affairs; and

WHEREAS, two (2) public hearings with due notice have been held by the City Council to inform the public and receive comments and objections; and

WHEREAS, the Port St. Lucie City Council desires to hereby formally adopt this amendment (P11-124) to the City's Comprehensive Plan.

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:

The Future Land Use Map is hereby amended to designate approximately 46.94 acres of land west of Interstate 95, east of Glades Cut-Off Road, south of the C-24 Canal, and north of the intersection of Village Parkway and Crosstown Parkway by changing the future land use designation from CG (General Commercial), RM (Medium Density Residential), and OSC (Open Space Conservation) to the future land use classification of RGC (Residential Golf Course) for a parcel of land legally

described as a parcel located in Section 34, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East as depicted in 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 passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this comprehensive plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolutions shall be sent to the Department of Community Affairs.

ORDINANCE 11-82

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

_____day of _____, 2011.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

_____
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: *REGULAR* __X__ *SPECIAL* ____

DATE: NOVEMBER 28, 2011 (TRANSMITTAL HEARING)
SPRING 2012 (ANTICIPATED ADOPTION HEARING)

ORDINANCE __X__ *RESOLUTION* ____ *MOTION* ____ *PUBLIC HEARING* __X__

ITEM: P11-124 KOLTER GROUP/PEACOCK PROPERTY
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

RECOMMENDED ACTION:

On November 1, 2011, the Planning and Zoning Board with a vote of 6-1 to recommend approval of this large scale comprehensive plan application. Minutes are attached.

EXHIBITS:

A. Ordinance
B. Staff Report
C. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

This application is to amend 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. The applicant also submitted a Notice of Proposed Change (NOPC) to the Verano DRI to incorporate this property into the Verano DRI.

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING *DATE: 11/08/11*

John Finizio

From: Carol Heintz
Sent: Thursday, November 03, 2011 9:28 AM
To: John Finizio
Subject: P11-124

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

P11-124 KOLTER GROUP/PEACOCK PROPERTY – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

Mr. Finizio said, "The applicant is Cotleur & Hearing, Inc., and the applicant is the Kolter Group, LLC. The property is located west of I-95, east of Glades Cut-Off Road, and north of the intersection of Village Parkway and Crosstown Parkway. The size of the parcel is approximately 46.86 acres, and the existing zoning is AG-5, which is a St. Lucie County zoning designation. The site is currently vacant. The existing land use designation is General Commercial, Medium Density Residential, and Open Space Conservation, and the requested land use designation is Residential Golf Course. The proposed project is to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan to provide a uniform land use designation of RGC over the property north of the Crosstown Parkway, west of I-95. The applicant also submitted a Notice of Proposed Change (NOPC) to the Verano DRI to incorporate this property into the Verano DRI. Changing the Future Land Use of this property from its current designation of General Commercial, Medium Density Residential, and Open Space Conservation to RGC will appear to decrease the total water demand and number of vehicle trip ends for this parcel. Since the applicant is pursuing to incorporate this parcel into the Verano DRI, all park and public space requirements are addressed in the Verano DRI Development Order, which requires a dedication of a minimum of 50 contiguous acres of property to the City of Port St. Lucie to be used as an active recreational park site."

Mr. Finizio continued, "The property is heavily wooded with native trees and palms, and would be required to be preserved/mitigated as identified in the City's Natural Resource Protection Code, Chapter 157. Due to the amount and quality of uplands on the property, staff attempted to have a portion set aside for conservation. However, the applicant, to ensure the most flexibility and development of the site, didn't wish to set aside a particular acreage. As a compromise, the applicant has committed to donate land to the City, and the language for this donation will be included in the Verano DRI, NOPC, and is still being worked out. The parcel being donated is approximately 22.86 acres and consists of a considerable amount of uplands as well as a lake. The land should be deeded to the City of Port St. Lucie at a date to be determined and deed restricted for Open Space Conservation. A change in the land use from General Commercial, Medium Density Residential, and Open Space Conservation is not expected to have any adverse impacts on the surrounding area. An NOPC for the Verano DRI has been submitted by Cotleur and Hearing, which is currently going through the review process. The NOPC is to incorporate the Peacock property into the Verano DRI pursuant to Section 380.006(6) of the Florida Statutes. A Comprehensive Plan Amendment related to a DRI Amendment may be initiated by the developer, and must be considered by the local governing body at the same time as the proposed DRI amendments."

Mr. Finizio stated, "The local governing body must hold a public hearing on the transmittal of the proposed Comprehensive Plan Amendment, and then transmit the proposed Comprehensive Plan Amendment to Community Planning and Development, formerly DCA. After receiving a response from Community Planning and Development, the local government must wait 30 days and then hold a public hearing to take action on both the DRI Amendment and proposed Comprehensive Plan Amendment.

Both applications must be heard at the same meeting. The traffic analysis included with this Comprehensive Plan Amendment has been submitted to a third party consultant for review by the City's Engineering Department. Engineering comments from this review are forthcoming, and the Engineering Department reserves the right to provide additional comments on any and all traffic concerns upon receipt of the traffic review. 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."

DONALDSON E. HEARING, Cotleur and Hearing, Inc., on behalf of the Kolter Group, said, "I have with me Scott Horton from the Kolter Group, and Tod Mowery from our office. Shawn McKenzie with McKenzie Engineering is our engineering and traffic consultant. The subject size is 46.9 acres, and it is located west of I-95, just to the north of the Crosstown Parkway. It's at the north end of Tradition, and Village Parkway dead ends into the subject property. As pointed out, we have filed a companion application to incorporate the Peacock parcel into the overall boundary, because it's a logical demarcation of the lands north of the Crosstown Parkway to be incorporated into the Verano DRI. The proposed RGC land use, which is requested, is consistent with what's within Verano, so the lands to the north, east, and west are all consistent with the RGC land use, which is being requested. When looked at in the context of the Land Use Amendment, all of the densities are actually a slight decrease in intensity. Ultimately, Village Parkway will extend north and into the site as well as other access points that will serve the Verano DRI. Everything north of the Crosstown Parkway is a logical incorporation." Mr. Gardner asked, "Do you feel comfortable with the survey of the property, that everything is the way it should be?" Mr. Hearing replied in the affirmative. Secretary Blazak asked, "With the extension of the Village Parkway, does it still have the ability to build a golf course on there?" Mr. Hearing replied, "Yes, in the context of the overall Verano DRI." Chair Parks stated, "That's a beautiful piece of property. It has a historical significance to it, because of the Peacock family who had it for many years. Perhaps it's some of the few acres in that part of Port St. Lucie that still has that pristine native vegetation to it. Some parts of that parcel are perhaps stronger in those areas than others. Is there any idea of where you're going to develop on that piece of property and what part of that property would be then deeded to the City of Port St. Lucie?" Mr. Hearing replied, "It will probably be several years before Verano, the area that's basically south of the canal, will be an active development. While we have some vague plans that are defined in the broad context of a DRI Map H Master Plan, which is basically assigning densities and intensities, we really don't have any specific plans of how the site would be developed at the exact intensities or densities that it would be developed."

Mr. Hearing continued, "I can tell you a little about the parcel we've offered to the City. Incorporating this parcel or modifying the land use doesn't change the requirement for upland preservation. Upland preservation is required by your Comprehensive Plan and the Verano DRI. The Verano DRI has satisfied its upland preservation, and we actually have excess preservation, which is identified in this 30-acre parcel that's bound by the Crosstown Parkway and just west of I-95. When we look at the site planning on the Peacock parcel, that will be the appropriate time to look at the resources on that property. In addition, there's a 22.8 acre site that is located within the City of Port St. Lucie's portion of the Reserve Industrial Park. Of the 22 acres, there's an eight-acre parcel that is actually in commercial zoning and land use. We have said that we will be dedicating this site to the City for the City's public purpose. There's a great deal of flexibility. As it relates back to the Peacock parcel, we will address that at the time of the site specific development plan approval when we get down to the details of exactly where the roads and various aspects of the community would fall within that parcel."

Chair Parks opened the Public Hearing.

HELEN PENZEL said, "I live in the Seasons development. How close to Seasons are they going to go? Village Parkway ends and Seasons is right there on the left. Are they coming behind the wall?" Mr. Holbrook replied, "There is a proposed extension of the Crosstown Parkway, and basically just to the north of the Seasons development. That's going to extend to Range Line Road. That's the long-term plan that the City has within its Comprehensive Plan. We can provide copies of the maps that we have within our Comprehensive Plan, but long

term there will be the extension of the Crosstown Parkway just to the north of your project." Ms. Penzel stated, "I understand, but we're right where Village Parkway ends. Are they going to build a road straight through that? Are they going to get rid of the entire preserve, the water and everything, so they can build their golf course? Will they then give you a piece of land somewhere else as a donation? That's cute."

There being no further comments, Chair Parks closed the Public Hearing. Secretary Blazak noted, "I think this definitely shows a reduction in impact from what was planned, and provides a nice preserve area for the City. I **move** to recommend approval of staff recommendation." Vice Chair Rooksberry **seconded** the motion, which **passed** by roll call vote, with Vice Chair Rooksberry, Mr. Battle, Mr. Gardner, Mr. Ojito, Mr. Martin, and Secretary Blazak voting in favor, and Chair Parks voting against. Chair Parks commented, "I would like to see more of the uplands clearly defined as to what is going to be retained in that area."

Carol M. Heintz, CMC
Deputy Clerk Supervisor
City of Port St. Lucie

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

TO: PLANNING & ZONING BOARD - MEETING OF NOVEMBER 1, 2011

FROM: JOHN FINIZIO, PLANNER

RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION – LARGE SCALE
PROJECT NO. P11-124
KOLTER GROUP/PEACOCK PROPERTY

DATE: OCTOBER 20, 2011

APPLICANT: Donaldson E. Hearing/Alessandria Kalfin, of Cotleur & Hearing, Inc.

OWNER: The Kolter Group, LLC. The authorization letter is attached to the staff report.

LOCATION: West of Interstate 95, east of Range Line Road, and north of the intersection of Village Parkway and Crosstown Parkway.

LEGAL DESCRIPTION: A parcel located in Section 33, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East. For a more detailed description, please see staff report.

SIZE: 46.94 acres. This property includes approximately 1,250 feet fronting Crosstown Parkway.

EXISTING ZONING: AG-5 (Agriculture 5, a St. Lucie County Designation). The property has yet to be rezoned to a City Zoning Designation.

EXISTING USE: Currently the site is vacant.

SURROUNDING USES: North, East and West = Verano PUD (Planned Unit Development) zoning, not subdivided at this time. South = Tradition PUD (Planned Unit Development) zoning, with residential lots.

EXISTING LAND USE DESIGNATION: CG, (General Commercial), RM (Medium Density Residential), and OSC (Open Space Conservation).

REQUESTED LAND USE DESIGNATION: RGC (Residential Golf Course).

PROPOSED PROJECT: This application is to amend 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. The applicant also submitted a Notice of Proposed Change (NOPC) to the Verano DRI to incorporate this property into the Verano DRI.

IMPACTS AND FINDINGS:

Sewer/Water Service: The City of Port St. Lucie Utilities Service Department will provide water and sewer service to this development.

Existing Land Use – Water and Wastewater				
Land Use	**Acreage**	**Coverage**	**Projected Water (gpd)**	**Projected Wastewater (gpd)**
CG (General Commercial)	20.27	353,184 s.f.	44,148	37,526
RM (Medium Density Residential)	20.27	11 d.u./ac	22,297	18,952
OSC (Open Space Conservation)	6.4		n/a	n/a

The total water demand for the existing land use is estimated at 66,445 gpd, with an estimated wastewater generation of 56,478 gpd.

Proposed Future Land Use – Water and Wastewater				
Land Use	**Acreage**	**Coverage**	**Projected Water (gpd)**	**Projected Wastewater (gpd)**
RGC	46.94	81,788 s.f.	10,224	8,690
		235 d.u.	23,500	19,975

Land Use	**Water (gpd)**	**Wastewater (gpd)**
Existing: CG, RM, OSC	66,445	56,478
Proposed: RGC	33,724	28,665
Difference between land uses	32,721	27,813

With the proposed land use change, there is a noticeable decrease in water demand for this property; the proposed land use will have a water demand of 33,724 gpd, with a total wastewater generation of 28,665 gpd. Both potable water distribution and sanitary sewer collection systems are available for this property.

Transportation: The number of vehicle trip ends projected to be generated from the existing future land use is 16,897 (ITE, Land Use Code 820 (Shopping Center), and Code 220 (Apartment)). The number of vehicle trip ends projected to be generated from the proposed future land use change is approximately 8,759 (ITE, Land Use Code 210 (Single Family Detached Housing), 820 (Shopping Center), 430 (Golf Course), and 220 (Apartment)). Trip projections are calculated by using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 7th Edition." This represents a net decrease of 9,129 vehicle trip ends.

Peacock Property - Traffic Analysis for current land use				
Land Use Code	Land Use CG	Square Footage	Trip Generation Calculation	Weekday Avg. Trip Ends
820	Shopping Center	353,184 s.f.	Ln(T)=0.65 Ln(X)+5.83	15,422
220	Apartment	223 d.u.	T = 6.06(X) + 123.56	1,475
Total				16,897

Peacock Property - Traffic Analysis for proposed land use *				
* Calculations do not remove acreage for a golf course				
Land Use Code	Land Use CG	Square Footage	Trip Generation Calculation	Weekday Avg. Trip Ends
820	Shopping Center	81,788 s.f.	Ln(T)=0.65 Ln(X)+5.83	5,959
430	Golf Course	18 holes	35.74 trips per hole	643
210	Single Family	153 d.u.	Ln(T)=0.92 Ln(X) +2.71	1,537
220	Apartment	82 d.u.	T = 6.06(X) + 123.56	620
Total				8,759

The traffic analysis included with this comprehensive plan amendment has been submitted to a third party consultant for review by the City's Engineering Department. Engineering comments from this review are forthcoming. The Engineering Department reserves the right to provide additional comments on any and all traffic concerns upon receipt of the traffic review.

Currently this project is not part of the Verano DRI; however the applicant has submitted a Notice of Proposed Change to include this area (the Peacock Property) into the Verano DRI.

Parks/Open Space: Parkland will adhere to the City of Port St. Lucie Level of Service standards (5 acres per 1,000 people) as outlined in §160.85. Since the applicant is pursuing to incorporate this property into the Verano DRI, all parks/public space requirements are addressed in the Verano DRI Development Order. The Verano (formerly PGA Village) DRI Development Order requires the developer to submit a subdivision plat that included dedication of at minimum 50 contiguous acres of property to the City of Port St. Lucie to be used as an active recreation park site. A preliminary plat was submitted from the applicant on July 10, 2008. It was reviewed at the Site Plan Review Committee on August 13, 2008 with conditions that dedication issues be resolved prior to going to City Council. This condition was never satisfied, and the application expired. This application has never been reviewed by City Council.

Schools: The Verano (formerly PGA Village) Development of Regional Impact was submitted prior to the City adopting its Public Schools Facilities Element. The applicant has been in contact with the school district to address school concurrency requirements as is required by the PGA Village Development of Regional Impact.

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards (document other drainage issues if needed).

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: On June 8, 2009, City Council approved the City of Port St. Lucie Conservation Lands Management and Acquisition Plan. This plan was developed to assist the City Council in balancing natural resource preservation with the community's needs (Executive Summary from this report is included in the staff report). An important element of the City's Conservation Lands Management and Acquisition plan was to identify an inventory of land suitable for purchase with Conservation Trust Fund monies. Due to the amount of upland on the site, the Peacock Property was included in this Acquisition Plan and was considered for acquisition. It is identified as Parcel TT (pages from the Conservation Lands Management and Acquisition Plan included in the staff report), and contains approximately 25.6 acres of native upland habitat vegetation which consists mostly of Mesic Flatwoods with Cabbage Palm and Oak Hammocks.

This property is heavily wooded with native trees and palms, and will be required to be preserved as identified in the City's Natural Resource Protection Code, Chapter 157. §157.39 (A) (2) indicates when native vegetative communities exist on residential sites, at least one-half of the designated open space area must remain in a native state as a preservation area. §157.39 (B) (1) states that when vegetative communities exist on

commercial properties, at least 25% of the total area of each site must remain as open space kept in its native state as a preservation area.

The applicant has submitted a Notice of Proposed Change, to the Verano DRI, to include this property into the Verano DRI. If this property is incorporated into the Verano DRI, all environmental issues will be addressed in the Verano DRI Development Order. As outlined in the current Development Order, Verano is proposing a buffer area along the western edge of the site bordering the agricultural areas located west of Glades Cut-Off Rd. and Range Line Rd. Verano "shall comply with the 25% upland preservation set aside requirement of the City of Port St. Lucie Code Section 157.39 Required Preservation of Habitat." Also included in the Development Order; Verano "shall preserve and enhance the 6.45 acres of wetlands proposed for preservation on Map F-1, Vegetation Map, contained in the ADA, to the extent required by South Florida Water Management District and the U.S. Army Corps of Engineers." The original PGA Village DRI Development Order required the developer to submit a Conservation Area Management Plan for review; staff is requesting that this Management plan be updated to include the Peacock Property once it is incorporated into the Verano DRI.

Due to the amount and quality of uplands on this property, staff was attempting to get a portion of this site set aside for conservation. However, the applicant, to ensure the most flexibility in developing this site, did not wish to set aside a particular acreage. As a compromise, the applicant has committed to donate land to the City. Language for this donation will be included in the Verano DRI NOPC, and is still being worked out. The property being donated is located along Commerce Centre Drive in the Reserve Industrial Park. The parcel is unplatted, and has the legal description Section 15, Township 36 South, Range 39 East (Please see Exhibit C in the staff report). The parcel is approximately 22.86 acres in size; it contains a considerable amount of uplands, as well as a lake. The land shall be deeded to the City of Port St. Lucie at a date to be determined, and deed restricted for open space conservation. The future land use will need to be amended to OSC (Open Space Conservation).

Flood Zone: This parcel is located in Panel Number 12111C0275F, 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 nearest station is No. 17 which is located at 10240 SW Village Parkway. The St. Lucie County Fire District does not list response times for each individual station because of the necessity of responding with another station. As this proposed Comprehensive Plan Amendment does not result in any change in the previously approved development entitlements as approved under the Verano Development of Regional Impact, the Fire District's previous service commitments to this project are not expected to be adversely impacted.

Compatibility Analysis: Changing the land use from CG (General Commercial)/RM (Medium Density Residential)/OSC (Open Space Recreational) to RGC (Residential Golf Course) is not expected to have any adverse impact to the surrounding area. This property, also known as the Peacock Property, is situated north of the Tradition MPUD, and is surrounded on the north, east, and west by the Verano DRI (which already has RGC land use). As proposed, the land use change is compatible with the surrounding land uses.

The requirements of the RGC (Residential Golf Course) Future Land Use; maximum density of 5.0 dwelling units an acre and a minimum of one 18-hole golf course, makes it doubtful if the 46.94 acres of the Peacock Parcel could stand alone as a parcel with an RGC Future Land Use.

A Notice of Proposed Change (NOPC) for the Verano DRI (P11-123) has also been submitted by Cotleur Hearing, which is currently going through the review process (DRI amendment). The NOPC is to incorporate the Peacock Property into the Verano DRI. Pursuant to Section 380.006 (6) of the Florida Statues, a comprehensive plan amendment related to a DRI amendment may be initiated by the developer and must be considered by the local governing body at the same time as the proposed DRI amendment. The local governing body must hold a public hearing on the transmittal of the proposed comprehensive plan amendment and then transmit the proposed comprehensive plan amendment to Community Planning and Development (formerly Department of Community Affairs (DCA)) a division of the Florida Department of Economic Opportunity, for comments. After receiving a response from Community Planning and Development, the local government must wait at least 30 days and then hold a public hearing to take action on both the DRI amendment and the proposed comprehensive plan amendment. Both applications must be heard at the same meeting.

Justification/Mitigation: There are several Goals, Policies, and Objectives in the City of Port St. Lucie's Comprehensive Plan which help justify this development. Goal 1.2, Objective 1.2, and Policy 1.1.8.1 of the Comprehensive Plan provide justification for this Comprehensive Plan Amendment. Objective 1.2 permits an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable, and developed concurrently with needed facilities and services. Goal 1.2 permits creating large scale, sustainable new communities with mixed uses. Policy 1.1.8.1 encourages developers to build mixed-use projects which integrate several land uses within the same project.

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 & ZONING BOARD ACTION:

The Planning and Zoning Board reviewed the request at their meeting on November 1, 2011 and recommended, with a vote of 6-1, that the City Council approve the request as presented.

SITE LOCATION

N

SUBJECT PROPERTY

CROSSTOWN PKWY

I-95

VILLAGE PKWY

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT

VERANO

3333-344-0001-0006

DATE: 10/10/2011

APPLICATION NUMBER:
P11-124

CADD FILE NAME:
P11-124L

SCALE:1"=.5 MI

SITE LOCATION

N

SUBJECT PROPERTY

PARCEL 4

VERANO MASTER PLAT

3328-70200040009

3333-344-0001-0006

PARCEL 1

VERANO MASTER

3328-702000100

CROSSTOWN PARKWAY

TRACT 2

TRACT 3

O.S.T. 1

O.S.T. 2

O.S.T. 21

W.M.T.-1

BIRCH TREE CIRCLE

MOUNTAIN ASH CIRCLE

W.M.T.-9

CAMELLIA CT

ASH CIRCLE

MOUNTAIN

PRESERVE UPLAND AREA

O.S.T.-1

VILLAGE PARKWAY

W.M.T. 3

BANBURY WAY

OAK HAMMOCK PRESERVE

O.S.T. 9

W.M.T. 10

O.S.T.-9

O.S.T.-10

O.S.T.-8

POINCIANA CIRCLE

CHERRY TREE DRIVE

O.S.T. 4

O.S.T. 6

O.S.T. 5

O.S.T. 7

O.S.T. 8

BROOKGREEN DRIVE

OAK HAMMOCK PRESERVE

O.S.T. 10

GLENBROOK WY

SOUTHGATE

ROSE MILL DRIVE

LINDALE TRACE BOULEVARD

BELMERE DRIVE

FLOWERMOUND CIRCLE

W.M.T. 4

W.M.T.

CITY of PORT ST. LUCIE FLORIDA

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT

VERANO

3333-344-0001-0006

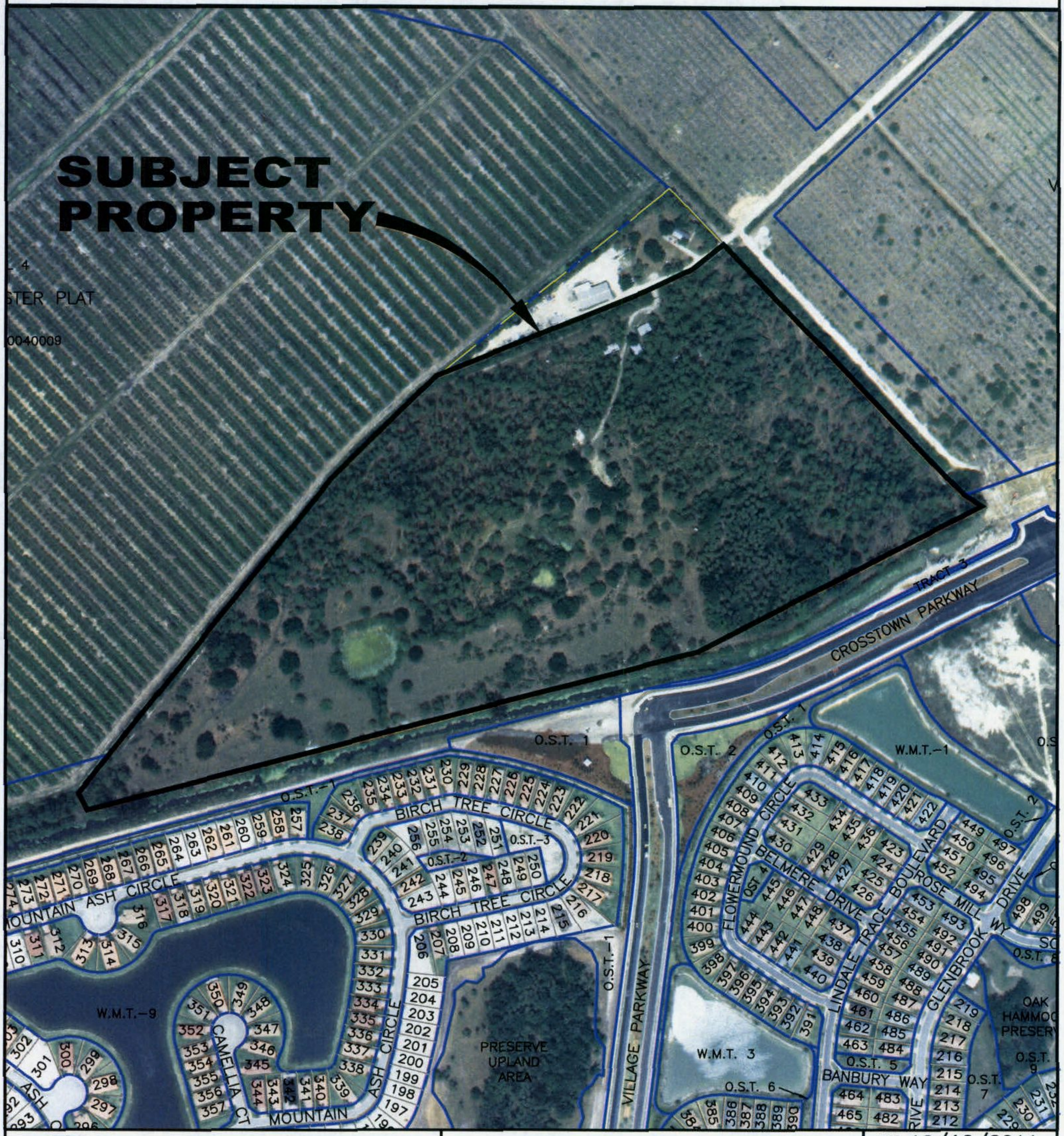
DATE: 10/10/2011

APPLICATION NUMBER:
P11-124

CADD FILE NAME:
P11-124M

SCALE:1"=500'

SITE LOCATION



CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT. Prepared by: M.I.S. DEPARTMENT PZ2011.DWG	COMPREHENSIVE PLAN AMENDMENT VERANO 3333-344-0001-0006 AERIAL JAN 2009	DATE: 10/10/2011 APPLICATION NUMBER: P11-124 CADD FILE NAME: P11-124A SCALE:1"=400'

EXISTING ZONING

N

TBD

SUBJECT PROPERTY

PARCEL 4

VERANO MASTER PLAT

3328-70200040009

3333-344-0001-0006

PARCEL 1

VERANO MASTER

3328-702000100

CROSSTOWN PARKWAY

O.S.T. 1

O.S.T. 2

W.M.T.-1

O.S.T. 21

BIRCH TREE CIRCLE

MOUNTAIN ASH CIRCLE

CAMELLIA CT

W.M.T.-9

PRESERVE UPLAND AREA

VILLAGE PARKWAY

O.S.T.-1

MPUD

O.S.T.-8

CHERRY TREE DRIVE

FLOWERMOUND CIRCLE

BELMERE DRIVE

LINDALE TRACE BOULEVARD

ROSE MILL DRIVE

GLENBROOK WAY

SOUTHGATE CIRCLE

OAK HAMMOCK PRESERVE

W.M.T. 3

BANBURY WAY

GLENBROOK DRIVE

BROOKGREEN DRIVE

W.M.T. 4

W.M.T. 10

POINCIANA CIRCLE

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT

VERANO

3333-344-0001-0006

DATE: 10/10/2011

APPLICATION NUMBER:
P11-124

CADD FILE NAME:
P11-124M

SCALE:1"=500'

PROPOSED FUTURE LAND USE

N

SUBJECT PROPERTY

PARCEL 4

VERANO MASTER PLAT

3328-70200040009

PARCEL 1

VERANO MASTER

3328-702000100

3333-344-0001-0006

RGC

CROSSTOWN PARKWAY

O.S.T. 1

O.S.T. 2

W.M.T.-1

O.S.T. 21

BIRCH TREE CIRCLE

ASH CIRCLE

MOUNTAIN ASH CIRCLE

O.S.T.-3

O.S.T.-4

O.S.T.-1

PRESERVE UPLAND AREA

VILLAGE PARKWAY

W.M.T.-9

CAMELLIA CT

MOUNTAIN ASH CIRCLE

W.M.T. 10

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O.S.T.-10

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GLENBROOK WAY

SOUTHGATE

O.S.T. 8

OAK HAMMOCK PRESERVE

O.S.T. 9

W.M.T. 3

O.S.T. 5

BANBURY WAY

O.S.T. 6

O.S.T. 7

BROOKGREEN DRIVE

OAK HAMMOCK PRESERVE

O.S.T. 10

GLENBROOK DRIVE

W.M.T. 4

CITY of PORT ST. LUCIE FLORIDA

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT
VERANO
3333-344-0001-0006

DATE: 10/10/2011

APPLICATION NUMBER:
P11-124

CADD FILE NAME:
P11-124P

SCALE:1"=500'

Cotleur & Hearing

Landscape Architects I Land Planners I Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

August 30, 2011

Mr. Daniel Holbrook
Planning and Zoning Department
City of Port Saint Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Subject: **Verano DRI**
Ownership Authorization and Agent Designation

Dear Mr. Holbrook:

Please be advised that the undersigned is the applicant for the Verano DRI. The undersigned does hereby authorize the filing of a Future Land Use Map amendment and NOPC application with the Department of Planning & Zoning of the Port Saint Lucie, Florida, with respect to the Property, and does hereby authorize Donaldson Hearing / Alessandria Kalfin, of Cotleur & Hearing, Inc., as representatives and agents on behalf of the undersigned in connection with such filing.

By: _____, 9.12.11
William Johnson — Date
Manager of the Kolter Group, LLC

Sincerely yours,
Cotleur & Hearing, Inc.

Donaldson E. Hearing, ASLA, LEED®AP
Principal

DEH/mlb

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Sunbiz

Detail by Entity Name

Florida Limited Liability Company

THE KOLTER GROUP LLC

Filing Information

Document Number	L09000122320
FEI/EIN Number	271556391
Date Filed	12/28/2009
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	12/17/2010
Event Effective Date	01/01/2011

Principal Address

701 S OLIVE AVE
STE 104
WEST PALM BEACH FL 33401

Mailing Address

701 S OLIVE AVE
STE 104
WEST PALM BEACH FL 33401

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE FL 32301 US

Manager/Member Detail

Name & Address

Title MGR

VOLLER, KEVIN
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

Title MGR

ERBSTEIN, HOWARD
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

Title MGR

JOHNSON, WILLIAM
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

Title MGR

JULIEN, ROBERT
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

Annual Reports

Report Year	Filed Date
2010	03/25/2010
2011	04/18/2011

Document Images

04/18/2011 -- ANNUAL REPORT	View image in PDF format
12/17/2010 -- LC Name Change	View image in PDF format
03/25/2010 -- ANNUAL REPORT	View image in PDF format
03/17/2010 -- Merger	View image in PDF format
12/28/2009 -- Florida Limited Liability	View image in PDF format

Note: This is not official record. See documents if question or conflict.

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State of Florida, Department of State

Executive Summary

"When they laid out that city – I guess the fella was at a desk, because they shoulda made those roads around the hammocks, nature can design better than any landscape gardener could. They shoulda saved all those palm trees and hammocks instead of burning and clearing it." – Lawrence Becker, Interview, 1986, (Port St. Lucie Historical Society "The New Pioneers")

At the direction of the City of Port St. Lucie City Council, the Planning and Zoning Department has prepared a Conservation Lands Management and Acquisition Plan. The plan has been developed in order to assist the City Council in accomplishing its goal of balancing natural resource preservation with the community needs. This management plan includes an inventory of conservation lands currently under the City's ownership and an inventory of lands that are candidates for purchase under the City's Conservation Trust Fund Program. Goals and objectives have been established that will guide the acquisition and management of these conservation lands.

Conservation Trust Fund monies are received as a donation in lieu of preservation where lands cannot be preserved on developed sites of two (2) acres or greater. Due to the structure of the Conservation Trust Fund, it has only finite potential as a viable funding source for the City of Port St. Lucie's conservation efforts. The balance of the Conservation Trust Fund grew strongly during the City's high growth period, but has not seen much growth in recent years. It is not expected that the Conservation Trust Fund will receive a large increase in donations in the near future. The viability of this fund is contingent on development activity in the City and opportunities for the fund to grow strongly once again are limited. Therefore, the current balance of the Conservation Trust Fund should be considered "set" and managed appropriately.

This report identifies six large parcels that make up a total of approximately 187 acres of conservation land currently under the City's ownership. The properties range in condition and size from small, heavily overgrown properties such as Parcel E: Peacock Parcel, to large and relatively pristine properties with great conservation potential such as Parcel C: The Reserve. The Planning and Zoning Department, in conjunction with the Regional Ecologist of the Treasure Coast Regional Planning Council and staff from the State Division of Forestry, has inspected and assessed these properties, and management and improvement recommendations are included in this report.

Seventeen small City owned parcels are identified in this report which make up a total of approximately 20 acres that were acquired from Atlantic Gulf Communities and designated as conservation lands. These parcels are currently managed on a complaint driven basis by the City's Parks and Recreation Department.

This report also identifies twenty-two parcels, including some with rare habitat, that make up a total of approximately 292 acres of potential conservation land. The Planning and Zoning Department, in conjunction with the Regional Ecologist

of the Treasure Coast Regional Planning Council, has inspected and assessed these properties, and recommendations are included in this report.

Staff recommends that the first priority for allocation of the Conservation Trust Fund money be for the management and improvement of the existing City owned large parcels. Specifically, it is recommended that within the next 1-2 years, fencing to restrict vehicular access be installed on the Del Rio and Reserve parcels. An exotic species eradication program and wildfire mitigation plans should be developed as part of the management programs for the larger parcels. It is recommended that maintenance of the 17 City owned small parcels not be funded by the Conservation Trust Fund due to their size and location per Section 157.36 Habitat Protection of the City Code. Maintenance of these sites should be funded through the General Fund and possibly a volunteer program.

The second priority for the expenditure of the Conservation Trust Fund money, with assistance of grants if possible, is recommended to be for the acquisition of additional land. The highest ranked parcels for acquisition are as follows: 1) Parcels AA through GG – a total of 13.3 acres located in the middle of and adjacent to the City owned Reserve parcel; 2) Parcel HH – a 20.4 acre parcel located east of Lennard Road and south of Mariposa Avenue (adjacent to property identified for acquisition by the Eastern Drainage Plan); 3) Parcels II through NN – a total of 10.8 acres located north and south of Walton Road along Indian River Drive; 4) Parcels OO and PP – a total of 29.3 acres located north of Port St. Lucie Boulevard and east of Cameo Boulevard; and 5) Parcel QQ – a 12.71 acres parcel located west of St. James Drive and south of Canal 107. The ranking of the remainder of the potential acquisition parcels is listed in the report.

PARCEL TT

SITE DESCRIPTION AND LOCATION

Parcel TT is located north of the proposed intersection of Crosstown Parkway and Village Parkway and is bordered by the PGA Village DRI property on the north, east, and west sides. Access to the property is undetermined at this time. The legal description is a portion of Section 33, Township 36 South, Range 39 East and a portion of Section 4, Township 37 South, Range 39 East. The parcel is 46.94 acres in size and the future land use designations are approximately 20 acres each of Medium Density Residential and General Commercial and 6.4 acres of Open Space Conservation.

EXISTING VEGETATION AND CONDITION OF THE LAND

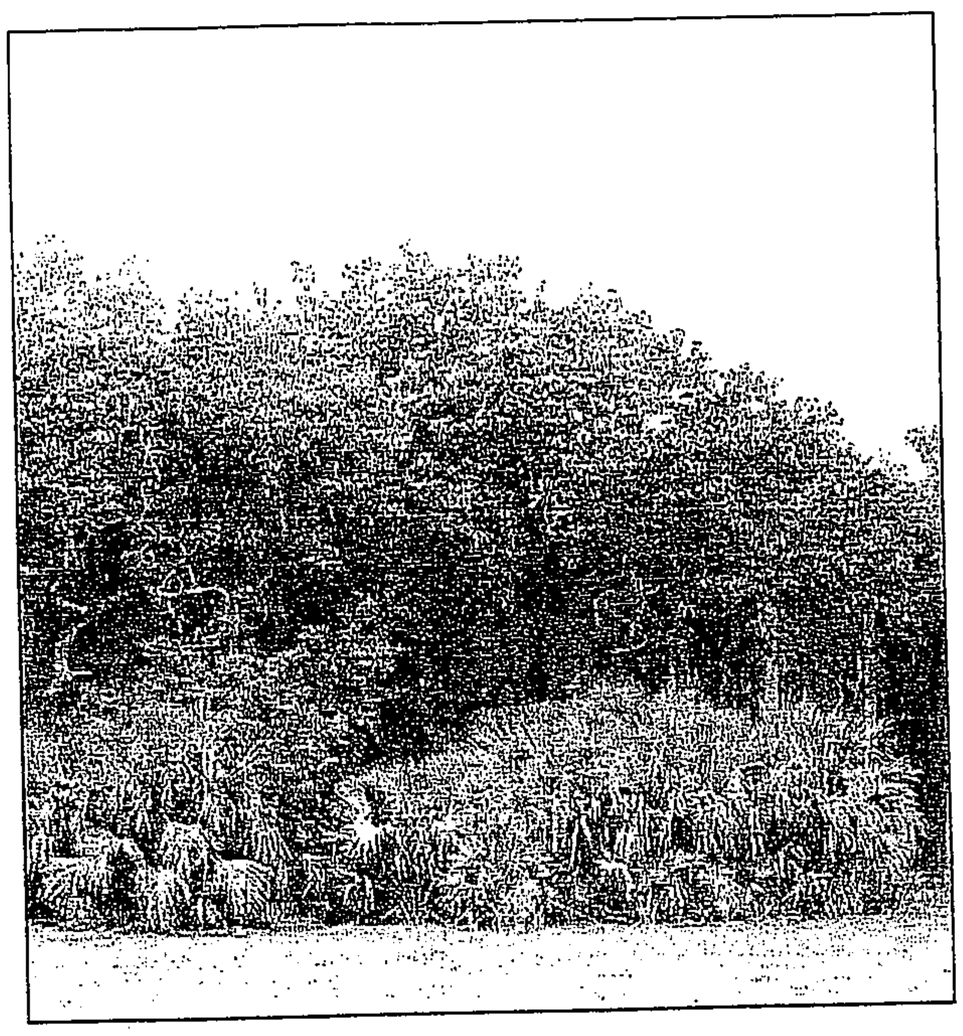


Figure 22 - Mesic Flatwoods at Parcel TT.

The property contains approximately 25.6 acres of native upland habitat vegetation which consists primarily of Mesic Flatwoods with cabbage palm and oak hammocks. A small wetland also occurs on site. The remainder of the property has been cleared of understory and shrubs with scattered trees remaining.

PROPERTY ISSUES

At this time, the property is not easily accessible. Consideration would need to be given as to whether or not the whole parcel would be acquired or just the native habitat area. The future land use designations would need to be adjusted accordingly.

PARCEL TT

N

ER PLAT

40009

CROSSTOWN PKWY

BIRCH TREE CIRCLE

O.S.T.-1

O.S.T.-2

O.S.T.-3

ASH CIRCLE

CAMELLIA

PRESERVE UPLAND AREA

W.M.T.-9

W.M.T.-1

W.M.T.-3

O.S.T. 1

O.S.T. 2

O.S.T. 5

O.S.T. 6

O.S.T. 7

O.S.T. 8

O.S.T. 9

FLOWERMOUND CIRCLE

BELMERE DRIVE

LINDALE TRACE BOULEVARD

ROSE MILL DRIVE

GLENBROOK WAY

BANBURY WAY

OAK HAMMOCK PRESERVE

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS Division of M.I.S.

PZTEMPLATE.DWG

LEGAL: PORTION OF
SEC 33/TWP 36S/RNG 39E
SEC 4/TWP 37S/RNG 39E
ACREAGE: 46.94

DATE: 4/20/09

APPLICATION NUMBER:

CADD FILE NAME:
RP09-TT

SCALE:1"=400'

Exhibit B

N

SUBJECT PROPERTY

PARCEL 4

VERANO MASTER PLAT

3328-70200040009

PARCEL 1

VERANO MASTER

3328-702000100

3333-344-0001-0006

TRACT-2

TRACT-3

CROSSTOWN PARKWAY

O.S.T. 1

O.S.T. 2

O.S.T. 21

W.M.T.-1

O.S.T. 3

W.M.T.

O.S.T. 8

OAK HAMMOCK PRESERVE

O.S.T. 9

COU

BIRCH TREE CIRCLE

O.S.T.-3

O.S.T.-2

MOUNTAIN ASH CIRCLE

W.M.T.-9

CAMELLIA CT

MOUNTAIN ASH CIRCLE

PRESERVE UPLAND AREA

O.S.T.-1

VILLAGE PARKWAY

W.M.T. 3

O.S.T. 6

BANBURY WAY

O.S.T. 5

O.S.T. 7

W.M.T. 10

POINCIANA CIRCLE

O.S.T.-10

O.S.T.-9

O.S.T.-8

CHERRY TREE DRIVE

O.S.T. 4

BROOKGREEN DRIVE

OAK HAMMOCK PRESERVE

O.S.T. 10

GLENBROOK DRIVE

SOUTHGATE CIRCLE

W.M.T. 4

CITY of PORT ST. LUCIE FLORIDA

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT

VERANO

3333-344-0001-0006

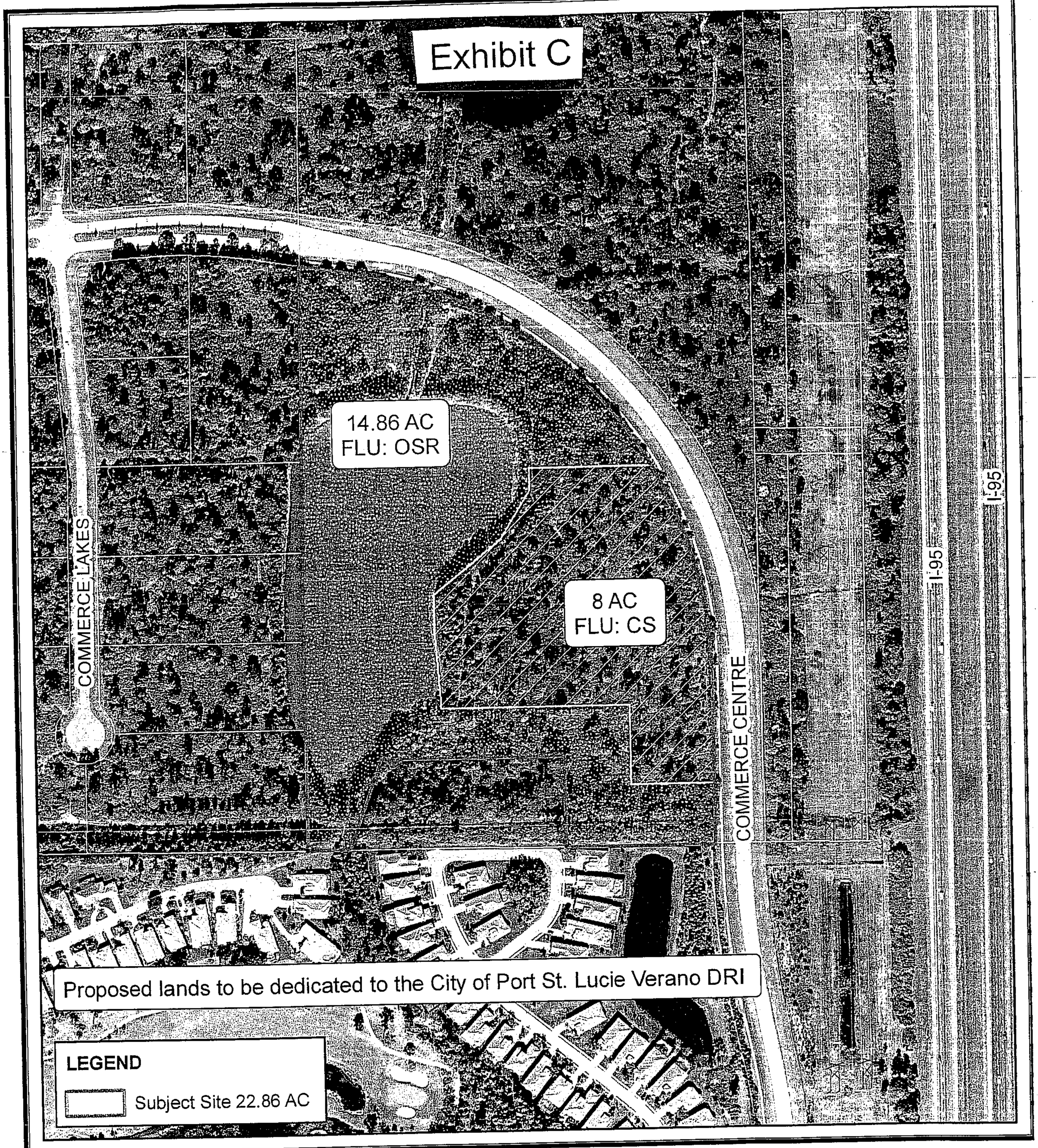
DATE: 10/10/2011

APPLICATION NUMBER:
P11-124

CADD FILE NAME:
P11-124M

SCALE:1"=500'

Exhibit C



N
W E
S

1 inch = 300 feet

0 37.575 150 225 300
Feet

Map Document:
(F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment\)
8/30/2011 -- 1:30:00 PM

Proposed Parcel Dedication

Reserve Industrial Park

City of Port Saint Lucie, FL

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Cotleur & Hearing

Landscape Architects I Land Planners I Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

Comprehensive Plan Amendment Application

Parcel ID # 3333 344 00010006

Peacock Parcel
Port St. Lucie, Florida

Prepare by:

Donaldson E. Hearing, ASLA LEED®AP

Cotleur & Hearing, Inc.

Prepared for:

The Kolter Group, LLC

September 2011
CH 091204.01

Cotleur & Hearing

Landscape Architects I Land Planners I Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

September 14, 2011

Daniel Holbrook
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

Re: Peacock Property
Parcel ID No. 3333-344-0001000-6
Application for Land-Use Plan Map Amendments
CH Project #091204.01

Dear Daniel:

On behalf of KC Peacock Holdings, LLC and the Kolter Group, LLC, we are pleased to submit an application to amend the future land-use map for the subject parcel. The subject parcel, known as the Peacock Property, was annexed into the city and designated as Commercial (CG), Residential Medium (RM) and Open Space and Conservation (OS), by way of Ordinance 06-75.

The applicant is requesting to modify the existing CG, RM and OS Land-Use designations assigned to the property to Residential Golf Course (RGC). The RGC Land-Use is consistent with the Land-Use of the Verano DRI to the north and west and consistent with the intent of the New Community Development Land-Use of the Tradition DRI to the south.

It is the applicant's intent to incorporate the 46.94 acre Peacock Parcel into the Verano DRI. An application to amend the Verano DRI through the Notice of Proposed Change Process (NOPC) is being submitted concurrent with this request.

On behalf of the applicant and the Kolter Group, we look forward to working with the City of Port St. Lucie on this request. After you have had the opportunity to review our request, please don't hesitate to contact me.

Sincerely yours,
Cotleur & Hearing, Inc.

Donaldson E. Hearing, ASLA, LEED®AP
Principal

DEH/mlb
CC: Scott Morton – Kolter Homes
Shawn McKenzie
John Sapo

Cotleur & Hearing

Landscape Architects I Land Planners I Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

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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.

x 1. Completed application and fee.

n/a 2. Completed rezoning application and fee (optional).

x 3. Written description of area subject to application.

x 4. Copy of deed(s).

x 5. Justification for land use amendment.

x 6. List and map of adjacent future land use map classifications located to the north, south, east, and west.

x 7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).

x 8. List of adjacent existing zoning categories located to the north, south, east, and west.

x 9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.

x 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.)

x 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.)

x 12. Traffic analysis.

n/a 13. Market study (for commercial categories only).

x 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.

x 15. Location map with major streets clearly identified.

x 16. Existing future land use map.

x 17. Proposed future land use map.

18. Chart comparing the areas of existing and proposed future land uses.

Applicant's Signature

9.2.11
Date

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 _____
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 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: dhearing@cotleur-hearing.com

PROPERTY OWNER

Name: The Kolter Group, LLC
Address: 701 S. Olive Avenue, Suite 104, West Palm Beach, Florida 33401

Telephone No.: 561-682-9500 Fax No.: 561-682-1050

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: William Johnson, Mgr., The Kolter Group, LLC
Address: 701 S. Olive Avenue, Suite 104, West Palm Beach, Florida 33401

Telephone No.: 561-682-9500 Fax No.: 561-682-1050

AGENT OF OWNER (if any)

Name: Donaldson E. Hearing, Cotleur & Hearing, Inc., 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458
Address: Cotleur & Hearing, 464 Port St. Lucie Boulevard, Port St. Lucie, Florida 34953

Telephone No.: 561-747-6336 Fax No.: 561-747-1377

PROPERTY INFORMATION

Boundary Description (attach map) See Exhibit A
Property Tax I.D. Number 333 344 00010006
Current Land Use CG, RM and OS Proposed Land Use Residential Golf Course (RGC)
Current Zoning CG, RM and OS Acreage of Property 46.94

Reason for Comprehensive Plan Amendment:
The applicant is requesting modification of the existing land-use designation to Residential Golf Course Community (RGC). This request is to create consistency with the property to the north of Crosstown Parkway (Verano DRI). The applicant is processing a simultaneous amendment to the Verano DRI to incorpporate the subject parcel.

Signature of Owner	DONALDSON HEARING	9.2.2011
	Hand Print Name	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.

2. Completed rezoning application and fee (optional)

Not Applicable. The property will be rezoned at a later date to PUD as a part of the Verano DRI in accordance with the requirements of the proposed Land Use designation requested for the parcel.

3. Written description of area subject property & legal description:

PARCEL 1:
(O.R.B. 2829, PG. 691)

THAT CERTAIN PARCEL LOCATED IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF SOUTH LINE OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24 AS SHOWN ON THE RIGHT-OF-WAY MAP FOR CANAL C-24, CHECKED DATED NOVEMBER 25, 1958 AND REVISED FEBRUARY 23, 1959; THENCE NORTH 43°08'38"WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 2992.80 FEET; THENCE SOUTH 02°40'10"EAST A DISTANCE OF 4.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.33 FEET, THROUGH AN ANGLE OF 49°30'25"; THENCE SOUTH 46°50'15"WEST A DISTANCE OF 2041.23 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE NORTH 43°58'20"WEST A DISTANCE OF 214.57 FEET; THENCE SOUTH 51°16'22"WEST A DISTANCE OF 950.06 FEET; THENCE 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 57.24 FEET; THENCE NORTH 74°54'36"EAST A DISTANCE OF 1079.51 FEET; THENCE NORTH 76°11'52"EAST A DISTANCE OF 819.19 FEET; THENCE NORTH 62°44'35"EAST A DISTANCE OF 967.89 FEET; THENCE NORTH 43°58'20"WEST A DISTANCE OF 1125.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL CONVEYED TO RIVER COUNTRY CITRUS, INC. BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 658, PAGE 110, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF SOUTH LINE OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24 AS SHOWN ON THE RIGHT-OF-WAY MAP FOR CANAL C-24, CHECKED DATED NOVEMBER 25, 1958 AND REVISED FEBRUARY 23, 1959; THENCE NORTH 43°08'38"WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 2992.80 FEET; THENCE SOUTH 02°40'10"EAST 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 OD SAID CURVE A DISTANCE OF 112.33 FEET, THROUGH A CENTRAL ANGLE OF 49°30'25"; THENCE SOUTH 46°50'15"WEST A DISTANCE OF 2041.23 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE NORTH 43°58'20"WEST A DISTANCE OF 214.57 FEET; THENCE SOUTH 51°16'22"WEST A DISTANCE OF 913.19 FEET; THENCE NORTH 68°01'19"EAST A DISTANCE OF 698.53 FEET; THENCE NORTH 66°21'27"EAST A DISTANCE OF 96.04 FEET; THENCE NORTH 60°53'18"EAST A DISTANCE OF 57.02 FEET; THENCE NORTH 52°35'12"EAST A DISTANCE OF 61.17 FEET; THENCE NORTH 49°40'37"EAST A DISTANCE OF 55.84 FEET; THENCE NORTH 43°58'20"WEST A DISTANCE OF 22.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.86 ACRES, MORE OR LESS. PARCEL ID # 3333 344 00010007

Written description of area subject to application.

The property is a 46.94 acre parcel land that abuts the north boundary of Tradition DRI and the south and west boundary of the Verano DRI. In 2006 the land use designation was changed from St. Lucie County Agricultural (AG-5) to City of Port St. Lucie Commercial General (CG-20.27 Ac.), Residential Multi-Family (RM 20.27 Ac.) and Open Space Conservation (OSC 6.40 Ac.). The property continues to be owned by Peacock Fruit and Cattle Corporation an affiliate of the Kolter Group LLC. The applicant proposes to modify the existing land use designations assigned to the property in 2006 to Residential Golf Course Community (RGC 46.94 Ac.) and to incorporate the parcel into the adjacent Verano DRI. This request will provide for a cohesive integrated development.

4. Copy of deed(s)
(Attached)

Aerial Peacock site
(Next page)

LEGEND

SUBJECT SITE

1 inch = 400 feet

0 100 200 400 600 800 Feet

Map Document:
(F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment\)
8/30/2011 -- 1:30:00 PM

Aerial Map

Peacock Parcel

City of Port Saint Lucie, FL

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Cotleur & Hearing

Landscape Architects I Land Planners I Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

August 30, 2011

Mr. Daniel Holbrook
Planning and Zoning Department
City of Port Saint Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Subject: **Verano DRI**
Ownership Authorization and Agent Designation

Dear Mr. Holbrook:

Please be advised that the undersigned is the applicant for the Verano DRI. The undersigned does hereby authorize the filing of a Future Land Use Map amendment and NOPC application with the Department of Planning & Zoning of the Port Saint Lucie, Florida, with respect to the Property, and does hereby authorize Donaldson Hearing / Alessandria Kalfin, of Cotleur & Hearing, Inc., as representatives and agents on behalf of the undersigned in connection with such filing.

By: _____, 9.12.11
William Johnson — Date
Manager of the Kolter Group, LLC

Sincerely yours,
Cotleur & Hearing, Inc.

Donaldson E. Hearing, ASLA, LEED®AP
Principal

DEH/mlb

5. Justification for land use amendment.

This site is ideally suited to be incorporated into the Verano DRI which also contains and RGC land use designation. The proposed land use continues to provide for a mixture of uses contemplated by existing land use. The Crosstown Parkway and associated interchange has been completed and will ultimately be extended to the west along the southeastern boundary of the site. We have provided impact assessment which verifies that required public facility services are available to service the site. The proposed land use amendment is not expected to result in an increase in overall intensity of the property. The proposed amendment will provide for a more cohesive development pattern which will be integrated and take advantage of the infrastructure of the Verano DRI.

v. Justification for Land Use Amendment - Policy Support

To support the proposed Land Use Amendment, the following statements are made in support of the application to show consistency with the Goals, Objectives and Policies identified within the Comprehensive Plan:

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 standard which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, and Capital improvements Element 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.*

Public facilities and services currently exist and have sufficient capacity to accommodate the proposed Land Uses. Water and Wastewater services will be available to the site as the property is within the City's sewer and water services area.

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.*

Potable water service is provided by the Port St. Lucie Utility Systems Department.

Policy 1.1.3.4: *Wastewater Service: All new and existing development shall be required to connect to a central wastewater utility regulated by the City's Utility Department or other public wastewater system.*

Sanitary wastewater service is provided by the Port St. Lucie Utility Systems Department.

Objective 1.1.4: *Future growth, development and redevelopment shall be directed to appropriate areas as depicted in the Future Land Use map. The land use map shall be consistent with: sound*

planning principals; minimal 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.

Objective 1.1.7: *Future development will be encouraged to locate in the sewer and water assessment districts as shown and adopted in the infrastructure element to discourage urban sprawl.*

The property is located within the Urban Service Area and will not contribute to urban sprawl.

Additional Justification - Statement of Compatibility

Policy 4.A1.4.1: The level of service standard adopted for sanitary sewer facilities in all planning areas is 85% of the following Potable Water LOS:

1. - *Single and Multi-Family/All Planning Areas, 100 gallons/capita/day.*

2. - *Commercial,* 125 *gallons per day per 1000 square feet*

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.

The property is ideally suited for development as it is compatible the Verano DRI and the Tradition and Southern Grove DRI's to the South. The property is geographically located between the Tradition DRI and the Verano DRI. The incorporation of the parcel into the Verano DRI creates a logical boundary for the lands located to the north and west of the future extension of Crosstown Parkway.

Traffic impacts will are mitigated by the extensive improvements and proportionate fair share contributions required by the Verano DRI. The proposed change to RGC is not expected to result in an increase in intensity. The City's new sewer and water plants are in place to provide services in this location.

6. List and map of adjacent existing future land use map classifications located to the north, south east and west.

North: Vacant Residential Golf Course Community (RGC)
also 2.87 acres of St. Lucie County AG-5 land use with existing building.
South: Drainage ROW and Tradition New Community Development (NCD) with vacant platted lots.
East: Vacant Residential Golf Course Community (RGC)
West: Vacant Residential Golf Course Community (RGC)

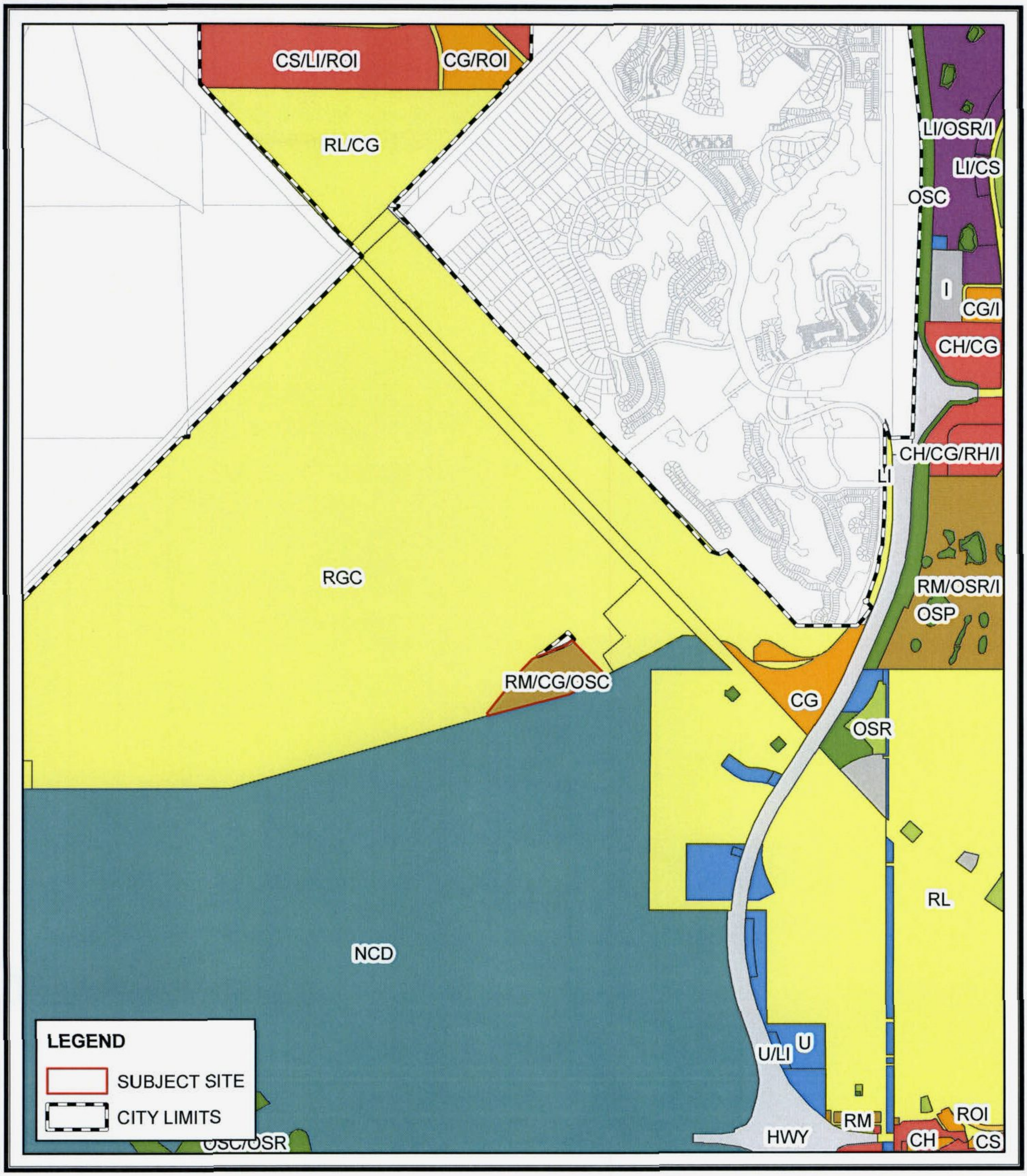
See Current Future Land Use Map (next page)

7. List of adjacent existing land use located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc.)

North: Vacant one single family home.
South: Drainage ROW Single family home development with some vacant platted lots.
East: Vacant
West: Vacant

8. List of adjacent existing zoning categories located to the north, south east and west.

North: St Lucie County AG-5 zoning and zoning to be determined (TBD) (Future PUD).
South: MPUD (Master Planned Unit Development).
East: To be determined (TBD)(Future PUD).
West: To be determined (TBD)(Future PUD).



N
W E
S

1 inch = 3,000 feet

0 500 1,000 2,000 3,000 4,000 Feet

Map Document:
(F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment\)
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Current
Future Land Use Map
Peacock Parcel
City of Port Saint Lucie, FL

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
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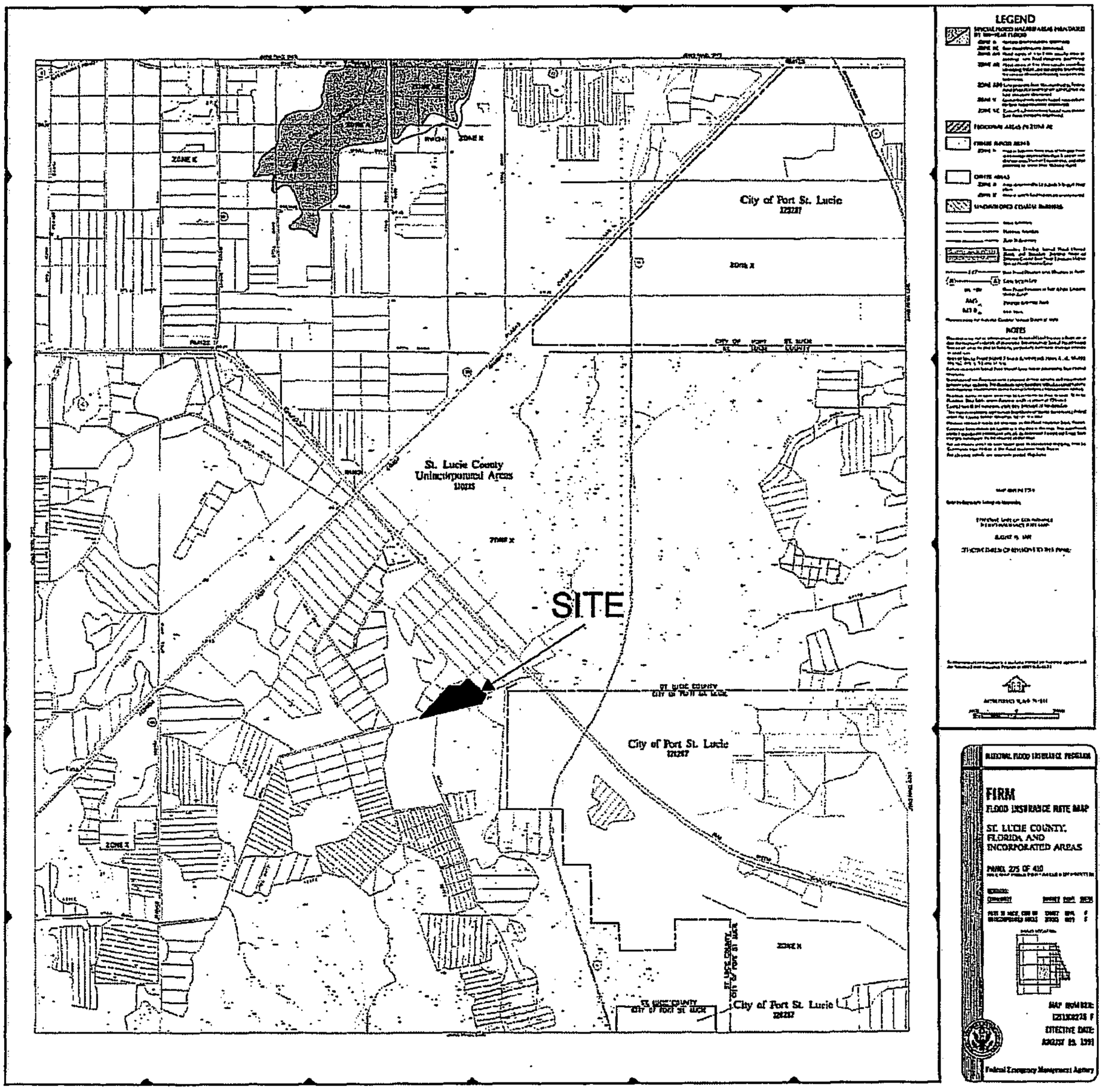
9. Map and area of site included in FEMA flood plain and 100 and 500 year flood categories with map panel number. See map and area of site included with FEMA flood plain designation and categories depicting the flood zone and panel number on the next page.

FEMA Flood Map



MAP NO. 12111CO275F
FLOOD ZONE X
PAGE 275 OF 410

X	Zone X is the flood insurance rate zone that corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees. No Base Flood Elevations (BFEs) or depths are shown within this zone.

10. Map and description of the location, type and area of wetlands located on site.

See map and description of the location, type and area of wetlands located on site on next page.

There are no wetlands identified on site. There is a .63 acre pond identified as an "other surface water." (FLUCCS Code 520) that exists on site. This feature is not considered to be an ecological resource.

N
W E
S

1 inch = 400 feet

0 100 200 400 600 800 Feet

Map Document:
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8/30/2011 -- 1:30:00 PM

Wetland Map

Peacock Parcel

City of Port Saint Lucie, FL

Cotleur & Hearing

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11. Map and description of the location, type and area of existing vegetation using Florida Land Use Cover Classification System (FLUCCS).

See map Environmental Assessment and description of the location, type and area of existing vegetation using Florida Land Use Cover Classification System (FLUCCS) system on next 3 pages.

12-81

Legend:

111 Residential Area
213 Improved Pasture
411 Pine Flatwoods
425 Cabbage Palm Hammock
530 Surface Water

Notes:

Florida Land Use Code and Classification System
Limits are approximate

Environmental Assessment
Vegetation Map
for
Peacock Fruit and Cattle Corp.

Peter J. Krinsky, C.E.P., Environmental Planner
SITE ASSESSMENT • ENVIRONMENTAL PLANNING • GOVERNMENT PERMITTING
1672 SW Sandtrap Crescent, Palm City, Florida 34990 (772) 220-4039

By: PJK	Sheet: Sheet 1	Date: 1/26/06
Scale: 1"=±500'	Job: Kolter Corp	Revised:

Nb

PETER J. KRINSKY, C.E.P. *ENVIRONMENTAL PLANNER*
1672 SW SANDTRAP CRESCENT • PALM CITY, FLORIDA 34990 • (772) 220-4039
peterkrinsky@comcast.net

January 30, 2006

City of Port St. Lucie
Planning and Zoning Department
City Hall Plaza
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Re: Peacock Fruit and Cattle Corp, City of Port St. Lucie, Environmental Assessment

Gentlemen:

On January 25, 2006, a summary property review with emphasis on environmentally sensitive features, as required by the City of Port St. Lucie, Planning and Zoning Department during the annexation process, was conducted on the subject site. The property is a ±50 acre outparcel, located south of the C-24 canal, in Section 33, Township 36S, Range 39E and Section 4, Township 37S, Range 39E. The property is bordered by the Peacock canal and residential development to the southeast, with the balance of the property surrounded by citrus (Duda and Egan groves) to be developed as Verano (formerly known as Montage and PGA Village), a phased residential/golf course/mixed-use development of regional impact in excess of 3000 acres.

The site is comprised of a residential home with a detached garage surrounded by some degree of clearing, improved pasture, surface water ponds and ditches, and mesic pine flatwood uplands including a large cabbage palm and oak hammock. These features are noted on the attached aerial with the associated FLUCCs codes.

The flatwoods are dominated by a closed canopy of mature slash pine with a subcanopy of extensive cabbage palm and oak (some in hammock-like configurations), and an understory of young cabbage palm interspersed with palmetto in various locations. Improved pasture areas are primarily Bahia sp. grass with sporadic broomsedge scattered throughout. Surface water (small ponds) is dominated by water lettuce and duck weed. The cabbage palm hammock as indicated on the attached schematic currently contains two above ground family burial crypts.

Soils within the property limits are Riviera Fine Sand, Winder Loamy Sand and Winder Sand, depressional. While Riviera Fine Sand and Winder Sand depressional, are hydric soils, no wetlands appear to exist within the limits of the property. The surface water features are discussed above.

Disturbances to the site include clearing in certain areas, fallen trees from the recent hurricanes, minor trash dumping, and livestock predation of ground cover throughout the site. Brazilian pepper is scattered around the property mostly at the edges of habitat types.

The property was also examined for gopher tortoise and other listed species. No listed species were noted on this date. On-site personal communications with residents of the property appear to indicate that the Sherman fox squirrel may exist within the limits of the site. This animal is a state-listed "species of special concern," as is the alligator, which appears to exist in the on-site ponds.

Gopher tortoise is also a state listed "species of special concern." The mesic nature of the flatwood community in most areas would appear to limit tortoise activity. No tortoise burrows or individuals were noted on this date. While not likely, this does not mean they do not exist. As natural systems are dynamic, continued careful observation should be considered prior to and during any additional clearing and construction for consideration, should any animals, burrows or activity be encountered. Construction personnel should be instructed accordingly in these matters. Permits from the Florida Fish and Wildlife Conservation Commission (FFWCC) in West Palm Beach are required for on and off-site relocation of tortoises, as necessary. Permitting and relocation should be conducted prior to any actual clearing.

The Florida Natural Areas Inventory considers potential species which could occur in St. Lucie County. Projects in surrounding areas have, and in the past had other listed species considerations including the crested caracara, the red-cockaded woodpecker, wood storks and other listed wading birds, as well as gopher tortoise. These animals were not observed on this date, and do not appear to be an issue for this property at this time. A sample of some of the more typical species noted for the property include wild turkey, squirrel, fox, racoon, owl, pileated woodpecker, robin, and common wading birds.

Should you have any comments or questions, please contact me at your convenience.

Sincerely,

Peter J. Krinsky

PJK/pk

Enclosure

cc:
Scott Morton, Kolter Corp.
Steve Ball, Land Planning Systems, Inc.
Edward Defini, Land Planning Systems, Inc.

12. Traffic Analysis

MacKenzie Engineering & Planning, Inc. prepared an analysis of the traffic impacts resulting from the proposed comprehensive plan amendment in Port St. Lucie, Florida.

The property is 46.94 acres with 20.27 acres of commercial general (CG), 20.27 acres of residential medium (RM), and 6.4 acres of open space/conservation (OSC). The existing property's development entitlements are 353,184 square feet of commercial use and 223 multi-family units. The resulting property has a maximum external daily and peak hour trip generation of 12,175 and 1,164 trips, respectively.

The property is proposed for a change to residential golf course (RGC). The maximum intensity of the site is determined to be 28,671 square feet (SF) of retail use, 188 single-family dwelling units, 47 multi-family dwelling units, and 1 golf course. The proposed use has a maximum external daily and peak hour trip generation of 4,428 and 414 trips, respectively.

The change in use proposed for the property is projected to result in a net decrease of 7,747 daily and 750 peak hour trips, respectively. This proposed change in use significantly reduces the traffic impacts of the property.

Table 1. Peacock Parcel Trip and Use Comparison

Peacock Parcel
Existing and Proposed Use Comparison

ITE Code	Land Use		Existing Use	Proposed Use	Net Change
210	Single-Family		0 DUs	188 DUs	188 DUs
230	Multi-Family		223 DUs	47 DUs	-176 DUs
820	Shopping Center		353,184 SF	28,671 SF	-324,513 SF
430	Golf Course		0 Holes	18 Holes	18 Holes
Daily External Trips			12,175	4,428	-7,747
PM Peak Hour External Trips		In	587	234	-353
		Out	577	180	-397
		Total	1,164	414	-750
AM Peak Hour External Trips		In	149	94	-55
		Out	141	147	6
		Total	290	241	-49

13. Market Study

The City's comprehensive plan indicates the need for additional commercial lands. In addition, the Urban Land Institute issued a report in 2004-2005 which documented that a strong demand for retail services continues to exist to serve the grow population. The Chesapeake Group also conducted a market analysis for the City's redevelopment area and visualized the City and County as trade areas with strong demand for commercial retail development. These documents are available in the City's Planning and Zoning Department

The proposed land use amendment to RGC will not result in an increase in allowable commercial square footage as RGC limits commercial use to a maximum of 10% of the land area excluding golf course. The subject property contains 46.94 acres thus as an independent parcel (outside the context of the Verano DRI) the site has a maximum potential of 2.194 acres (assumes 25 acres of the site is used for golf course) of commercial which is significantly less that the existing 20.27 acres of commercial land use.

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.

Water & Sewer Services:

There is no increase to potable water and sanitary sewer service associated with this land use amendment. The property is located within the Port St Lucie Utility Systems Department (PSLUSD) Service Area. Both potable water distribution (Prineville Plant) and sanitary sewer(Westport Plant) are available with capacity to service the site. The (James B. Anderson) waste water treatment plant will provide future sewer service as the new PSLU LTC water treatment plant will provide potable water service to the site.

With the projected change, water demand is projected to decrease by 184,196 gallons per day. Sewer demand is projected to decrease by 156,566. Table 1 displays the water and sewer demand calculations

Table 1. Water and Sewer Demand

POTABLE WATER AND SEWER DEMAND

Potable Water Demands were calculated based on Port St. Lucie Utility Standards, and the Florida Administrative Code, Chapter 64, as follows:

Sewer flow rates are estimated to be 85 percent of water demand

FLOW RATES AND ASSUMPTIONS

Land Use	Port St. Lucie ERC	Port St. Lucie Potable Water Flow Rates (GPD/type)
Single Family Residential Unit (SFRU)	1 ERC	250 gallon/day/unit
Multi-Family Residential Unit (MFRU)	1 ERC	250 gallon/day/unit
Retail, Service (sf)*	0.0025 ERC	0.625 gallon/day/sf
Office (sf)	0.000706 ERC	0.1765 gallon/day/sf
Hotel (rooms)	0.47 ERC	117.5 gallon/day/room
High School (students)	0.0847 ERC	21.175 gallon/day/student
Golf Course Buildings	0.0025 ERC	0.625 gallon/day/sf

Note: 250 gallons per day = 1 ERC

* - Blended rate estimating 80 percent retail use and 20 percent restaurant use

POTABLE WATER AND SEWER DEMAND (EXISTING)

Land Use	Quantity	Potable Water Demand(GPD)	Sewer Demand (GPD)
Multi-Family Residential	223 units	55,750	47,388
Retail, Service	353,184 sf	220,740	187,629
	Total	**276,490**	**235,017**

POTABLE WATER AND SEWER DEMAND (PROPOSED)

Land Use	Quantity	Potable Water Demand(GPD)	Sewer Demand (GPD)
Single Family Residential	188 units	47,000	39,950
Multi-Family Residential	47 units	11,750	9,988
Retail, Service	28,671 sf	17,919	15,231
Golf Course Buildings	25,000 sf	15,625	13,281
	Total	**92,294**	**78,450**

POTABLE WATER AND SEWER DEMAND (CHANGE)

Demand	Water Use (GPD)	Sewer Use (GPD)
Existing	276,490 gallons per day	235,017 gallons per day
Proposed	92,294 gallons per day	78,450 gallons per day
Change	**-184,196 gallons per day**	**-156,566 gallons per day**

Table 2. Water and Sewer Demand

POTABLE WATER AND SEWER DEMAND

Potable Water Demands were calculated based on Port St. Lucie Utility Standards, and the Florida Administrative Code, Chapter 64, as follows:

Sewer flow rates are estimated to be 85 percent of water demand

FLOW RATES AND ASSUMPTIONS

Land Use	Port St. Lucie ERC	Port St. Lucie Potable Water Flow Rates (GPD/type)
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	Total	**92,294**	**78,450**

POTABLE WATER AND SEWER DEMAND (CHANGE)

Demand	Water Use (GPD)	Sewer Use (GPD)
Existing	276,490 gallons per day	235,017 gallons per day
Proposed	92,294 gallons per day	78,450 gallons per day
Change	**-184,196 gallons per day**	**-156,566 gallons per day**

Table 3. Solid Waste Demand

SOLID WASTE GENERATION RATES AND ASSUMPTIONS

Land Use	Waste Generation Rate
Residential =	6.03 lb./day/unit
Hotel =	2 lb./day/room
Retail =	0.025 lb./day/sf
Institutional =	0.6 lb./person/day
Density of waste (lb/yd3) =	186.8

EXISTING CONDITION

SOLID WASTE GENERATION (CY/DAY)

Land Use	Quantity	Solid Waste CY/DAY
Single Family Residential	0 units	0.0
Multi-Family Residential	223 units	7.2
Retail, Service	353,184 sf	47.3
Golf Course Buildings	0 sf	0.0
	Total	**54.5**

PROPOSED CONDITION

SOLID WASTE GENERATION (CY/DAY)

Land Use	Quantity	Solid Waste CY/DAY
Single Family Residential	188 units	6.1
Multi-Family Residential	47 units	1.5
Retail, Service	28,671 sf	3.8
Golf Course Buildings	25,000 sf	3.3
	Total	**14.8**

SOLID WASTE DEMAND (CHANGE)

Demand	Solid Waste (CY/DAY)
Existing	54.5 CY/DAY
Proposed	14.8 CY/DAY
Change	**-39.7 CY/DAY**

Drainage

The property is governed by City of Port St. Lucie and South Florida Water Management District (SFWMD) criteria for stormwater management facilities. The on-site drainage facilities will utilize a combination of wet and dry detention areas to provided *100%* of the required water quality treatment and stormwater runoff attenuation volumes as required by the governing agencies. The parcel will be incorporated into the master drainage plan for the Verano DRI

Fire and Emergency Services

The fire rescue station #14 is located in St. Lucie West at 300 NW California Blvd., 4 miles from the property. The Department's anticipated response time is approximately six minutes for emergency calls.

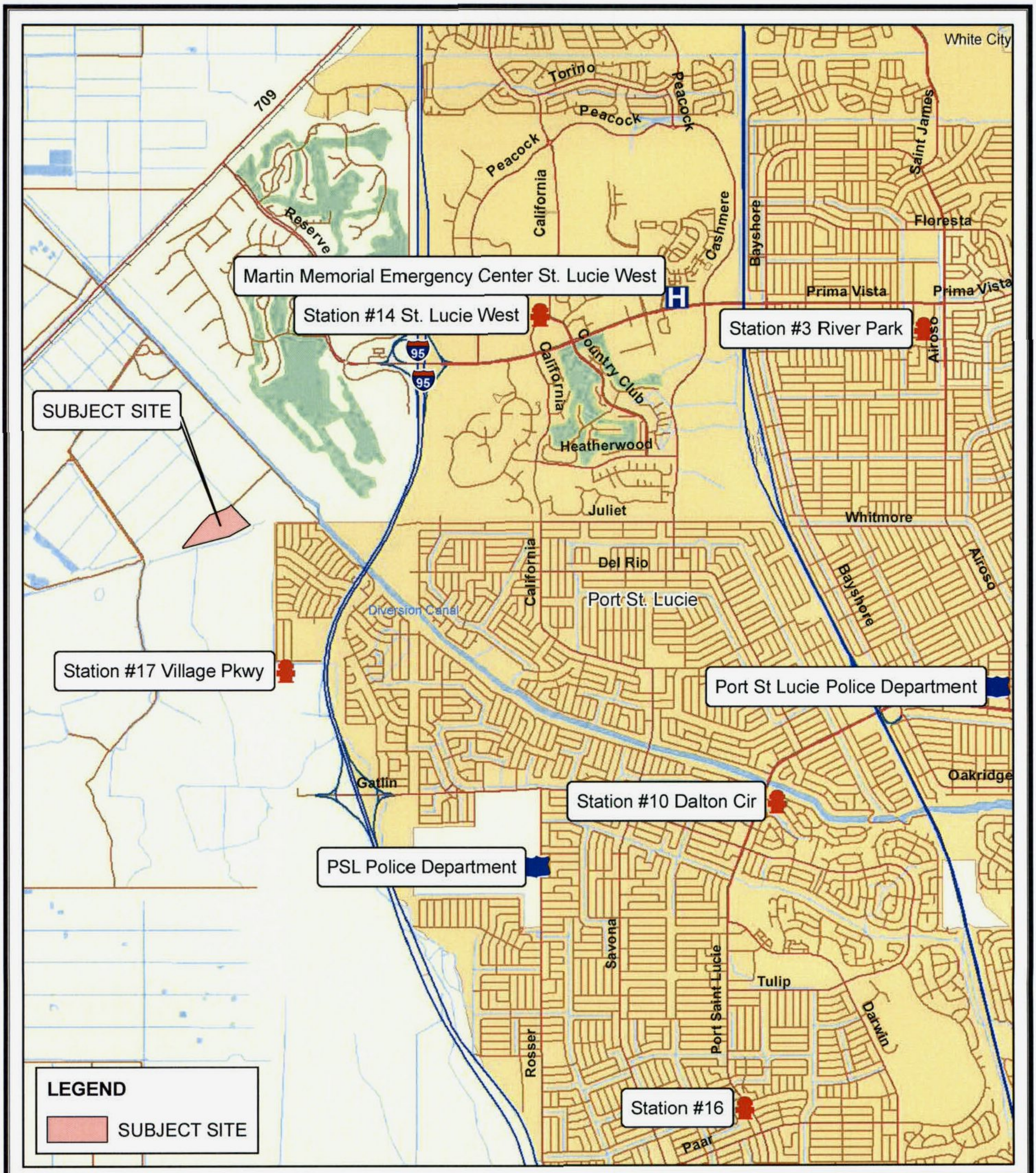
Police

The Port St Lucie Police Department is located at Port St Lucie and Airoso Boulevard. A new substation is now available in on St Lucie West Boulevard in St Lucie West. The Department's anticipated response time is approximately six minutes for emergency calls. There is also a new site a short distance away at Rosser Road.

Schools

The total area size of the site is 46.94 acres. There is a slight increase in school impacts generated from the change of 20.27 acres RM Residential Multi-Family land use to Residential Golf Course (RGC). The maximum density of the RGC land use is 5 DU per acre or 235 DU. (188 single family and 47 multi-family). The existing 20.27 areas of RM land use provided for a maximum density of 223 dwelling multi-family units. The change in use is projected to result in an increase of 39 student stations. Impacts will be addressed through impact fees or at the site plan process. Table 4 displays the detailed student generation calculations. A new school site is proposed as a part of the Verano DRI.

(See the services maps on the next pages.)



1 inch equals 1 miles

0 0.25 0.5 1 1.5 2 Miles

Map Document:
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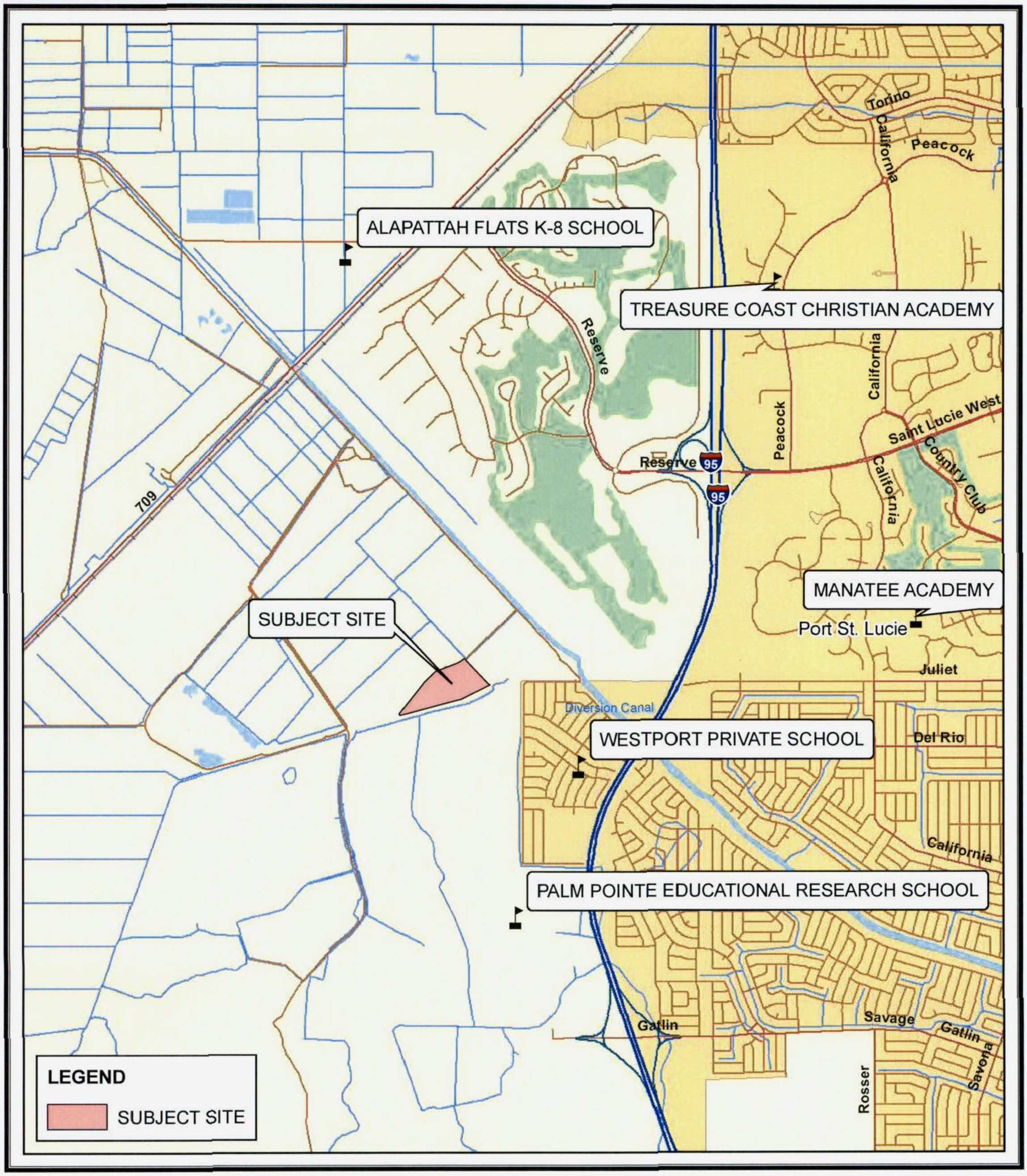
Emergency Services

Peacock Parcel

City of Port Saint Lucie, FL

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



1 inch equals 0.75 miles

0 0.125 0.25 0.5 0.75 1 Miles

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Schools

Peacock Parcel

City of Port Saint Lucie, FL

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561.747.6336 · 561.747.1377

15. Location map with streets clearly identified

See "Location Map" with streets clearly identified on next page.

A copy of the Verano DRI master plan (Map H) is also provided on the next page. As suggested in 2006 the applicant is now requesting through a simultaneous NOPC to incorporate the proposed property into the boundary of the Verano DRI which is a logical and compact integration of property.

Note:
Location and configuration of all development parcels, lakes, open space and golf shown for illustrative purposes only.

Configuration of Wetlands and Upland Preserves are conceptual and will be fully delineated during the permitting process.

Up to a 400 unit recreational vehicle use development shall be allowed as part of a future PUD zoning approval utilizing the trade off matrix included as part of the approved development order.

✳ *48 acre school site to be provided adjacent to North-South "A" roadway and Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.*

** *5-8 acre institutional / civic site may be provided contiguous to any approved access point from Crosstown Parkway or North-South "A" roadway.*

Legend

- Wetlands *
- Upland Buffers/Preservation Areas*
- Proposed Lakes
- Proposed Golf
- Proposed Resort/Clubhouse/Commercial/ Multi-Family/Residential (Mixed Use Area)
- Proposed Open Space
- Proposed Rec Areas/Parks
- Proposed DRI Buffer
- Proposed Residential
- Proposed Commercial Areas
- Proposed School / Institutional Site
- Proposed 50 Acre Public Park Site
- Proposed Industrial Site/Billboard

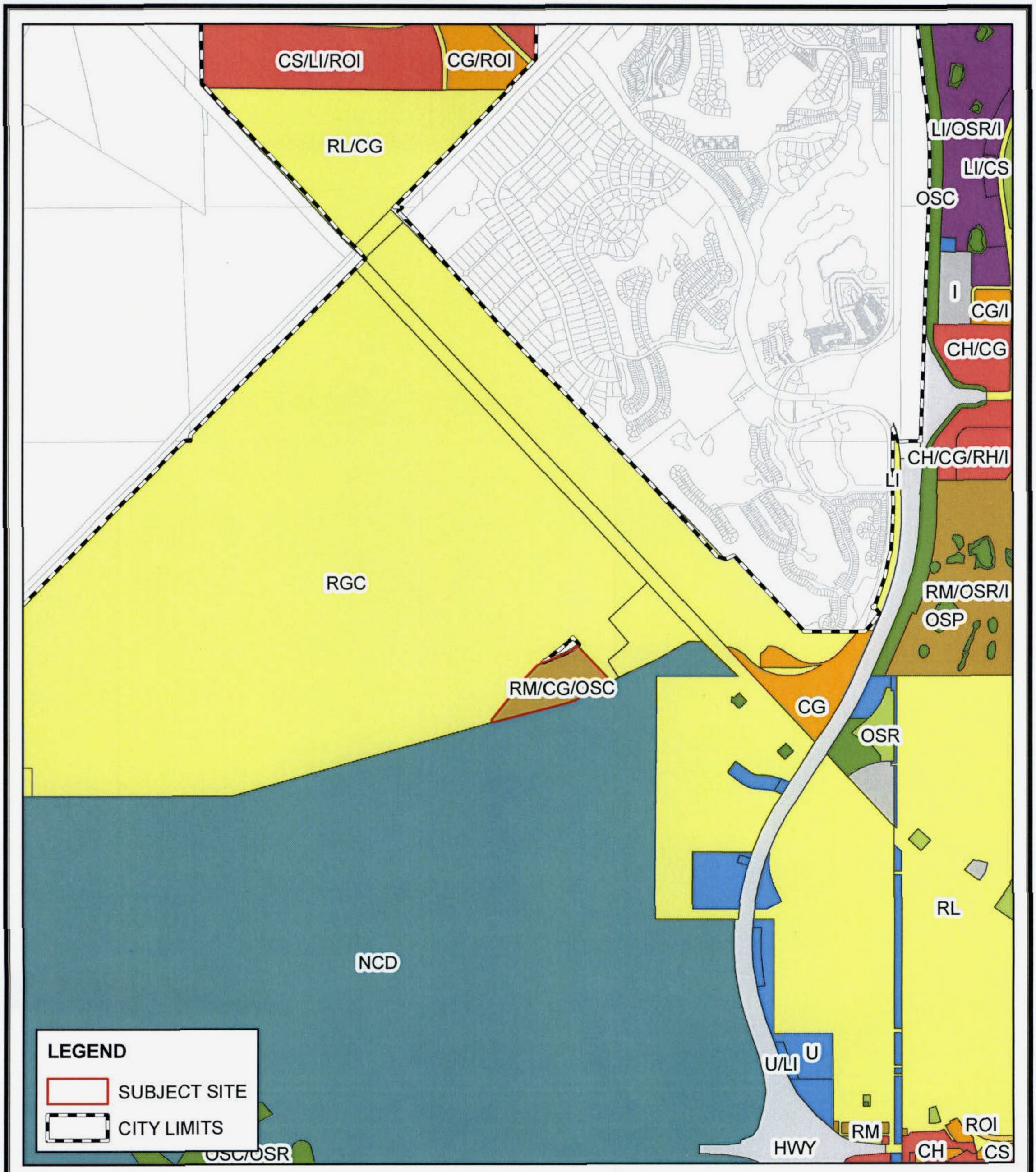
500' Buffer
Glades Cut-off Road
Railroad
C-24 Canal
Reserve Blvd
12' Emergency Access
The Reserve DRI
Centre Drive
Commerce
City of Port St. Lucie (St. Lucie West)
FPL Easement
500' Buffer
Future Public Right-of-Way for North-South "A" Roadway
F
G
D
A
Central Mixed Use Area
L
H
K
C
B
J
E
I
M
Central Mixed Use Area
Out Parcel (Not part of DRI)
Future 135' R/W for Crosstown Parkway

Verano
Preliminary Master Plan Map H
Exhibit 'B'
Map Amendment
9.16.2011
REV. 10.14.2011

1600 0 800 1600

16. Existing future land use map

See "Current Future Land Use Map" on next page.



N

W E

S

1 inch = 3,000 feet

0 500 1,000 2,000 3,000 4,000 Feet

Map Document:
(F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment\)
8/30/2011 -- 1:30:00 PM

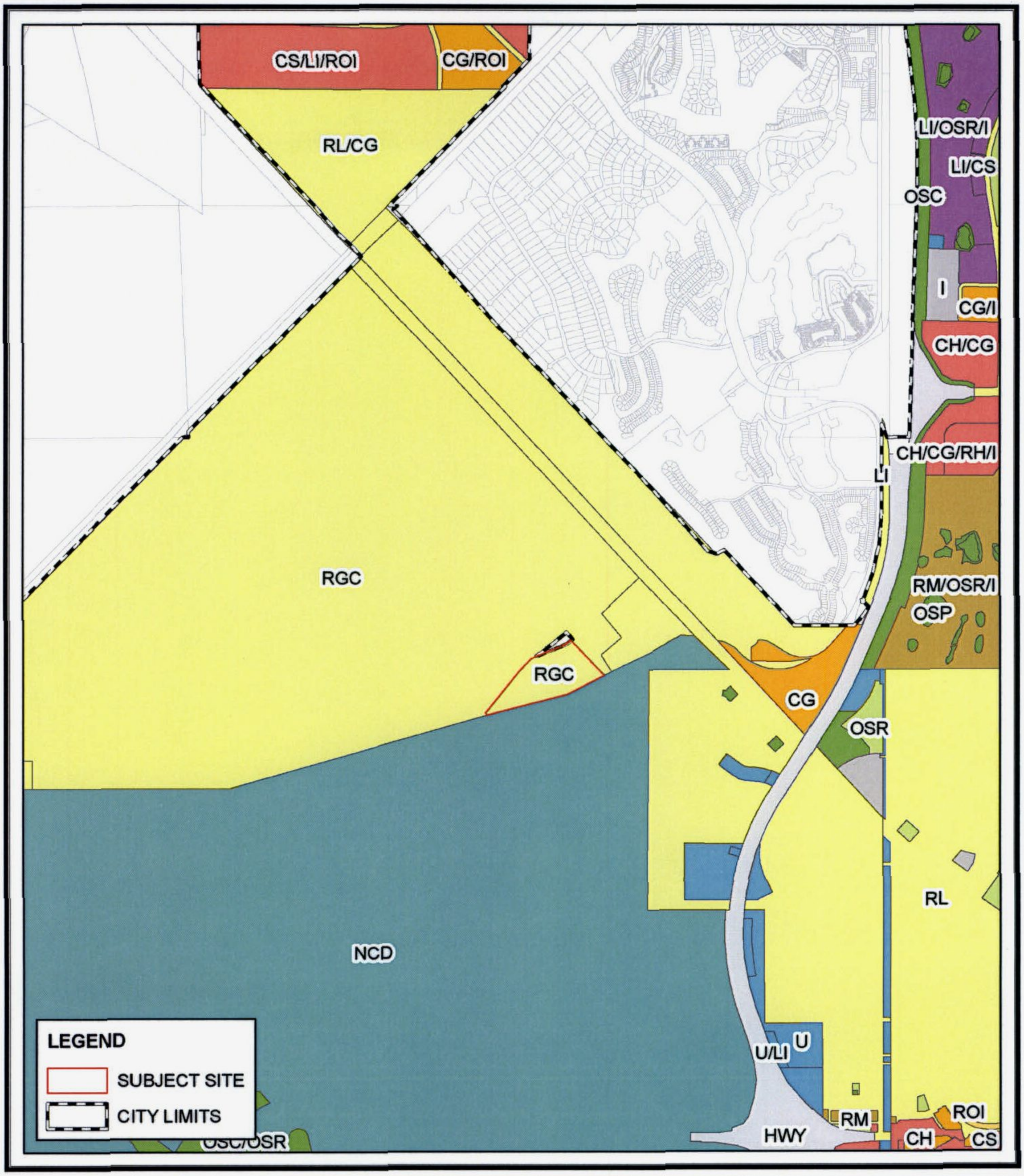
Current
Future Land Use Map
Peacock Parcel
City of Port Saint Lucie, FL

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

17. Proposed future land use map

See "Proposed Future Land Use Map" on next page.



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W E
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1 inch = 3,000 feet

0 500 1,000 2,000 3,000 4,000 Feet

Map Document:
(F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment\)
8/30/2011 – 1:30:00 PM

Proposed
Future Land Use Map
Peacock Parcel
City of Port Saint Lucie, FL

Cotleur & Hearing

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18. Chart Comparing areas of existing and proposed future land uses.

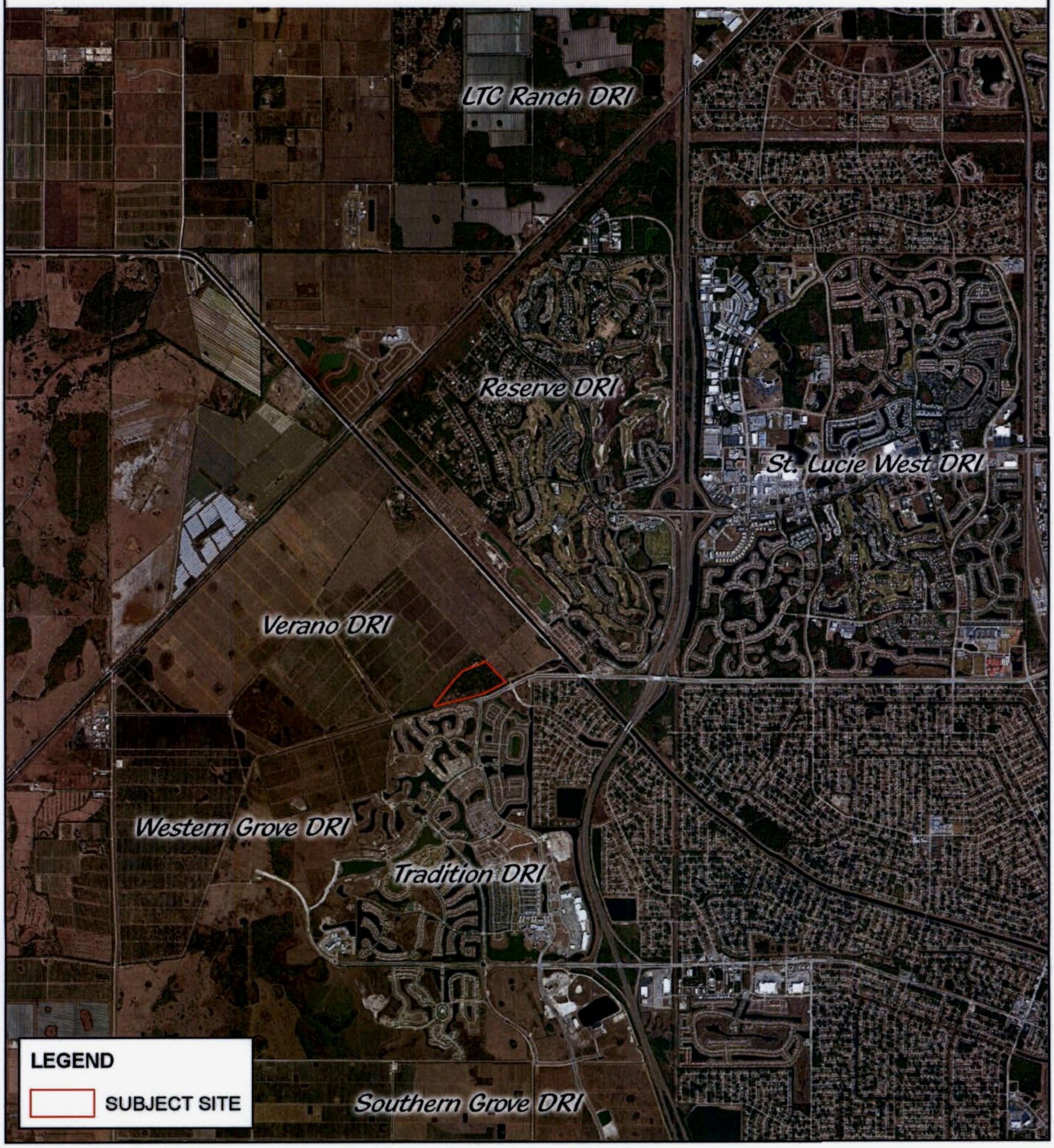
Table 5: Existing and Proposed Land Uses

Current Future Land Use	Acres	Proposed Future Land Use	Acres
RM-Residential Medium	20.27	**RGC**-Residential Golf Course	46.94
CG-Commercial General	20.27		
OCS-Open Space/Conservation	6.40		
Totals	**46.94 Acres**	**Totals**	**46.94**

Adjacent Major Developments Map

Existing Zoning Map

(Next pages)



N
W E
S

1 inch equals 1 miles

0 0.25 0.5 1 1.5 2 Miles

Map Document:
(F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment\)
8/30/2011 – 1:30:00 PM

Adjacent Major Developments

Peacock Parcel

City of Port Saint Lucie, FL

Cotleur & Hearing
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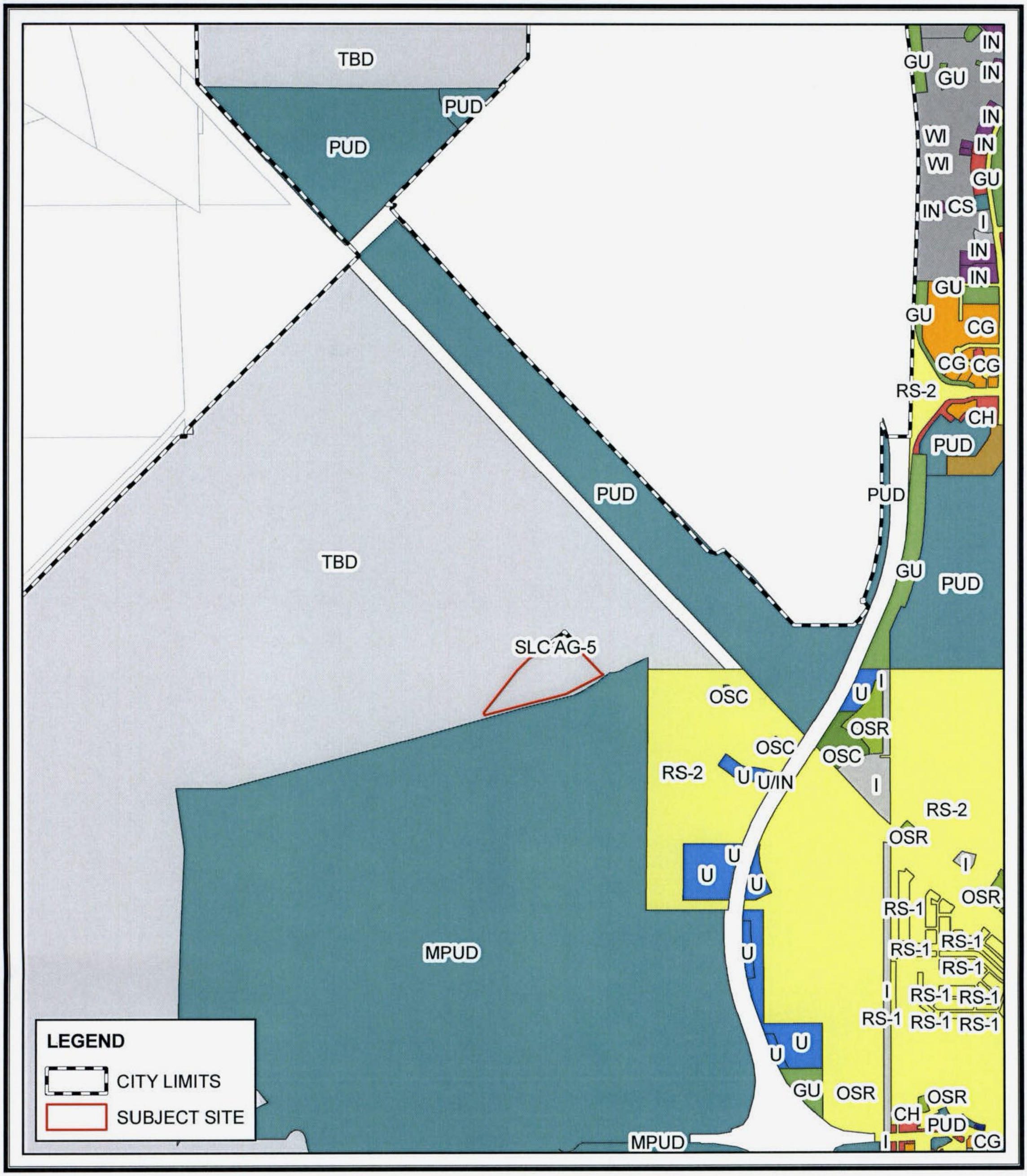

N
W E
S

1 inch = 3,000 feet

0 500 1,000 2,000 3,000 4,000 Feet

Map Document:
(F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment\)
8/30/2011 -- 1:30:00 PM

Zoning Map
Peacock Parcel
City of Port Saint Lucie, FL

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

EXHIBIT "A"

LAND DESCRIPTION:

PARCEL 1:
(O.R.B. 2829, PG. 691)

THAT CERTAIN PARCEL LOCATED IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF SOUTH LINE OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24 AS SHOWN ON THE RIGHT-OF-WAY MAP FOR CANAL C-24, CHECKED DATED NOVEMBER 25, 1958 AND REVISED FEBRUARY 23, 1959; THENCE NORTH 43°08'38"WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 2992.80 FEET; THENCE SOUTH 02°40'10"EAST A DISTANCE OF 4.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.33 FEET, THROUGH AN ANGLE OF 49°30'25"; THENCE SOUTH 46°50'15"WEST A DISTANCE OF 2041.23 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE NORTH 43°58'20"WEST A DISTANCE OF 214.57 FEET; THENCE SOUTH 51°16'22"WEST A DISTANCE OF 950.06 FEET; THENCE 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 57.24 FEET; THENCE NORTH 74°54'36"EAST A DISTANCE OF 1079.51 FEET; THENCE NORTH 76°11'52"EAST A DISTANCE OF 819.19 FEET; THENCE NORTH 62°44'35"EAST A DISTANCE OF 967.89 FEET; THENCE NORTH 43°58'20"WEST A DISTANCE OF 1125.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL CONVEYED TO RIVER COUNTRY CITRUS, INC. BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 658, PAGE 110, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION CONTINUED ON SHEET 2 OF 4

CERTIFICATION:

THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR & MAPPER
LICENSE NO. 4190, STATE OF FLORIDA
DATE: 08-30-11

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 PROPERY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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2081 Vista Parkway
West Palm Beach, Florida 33411
Tel: (561) 697-7000 Fax: (561) 697-7751
www.arcadis-us.com
LB 7062

PROJECT MANAGER	DEPARTMENT MANAGER	SCALE:	CHECKED BY
WFD	RWL		WFD
SHEET TITLE: SKETCH OF DESCRIPTION VERANO P.U.D. PEACOCK CEMETERY PARCEL SHEET 1 OF 4		DATE: 08-30-11	DRAWN BY: JAF
		PROJECT NUMBER: WP101302.0001	DRAWING NUMBER: PL858-SD06

EXHIBIT "A"

DESCRIPTION CONTINUED FROM SHEET 1 OF 4

COMMENCE AT THE POINT OF INTERSECTION OF SOUTH LINE OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24 AS SHOWN ON THE RIGHT-OF-WAY MAP FOR CANAL C-24, CHECKED DATED NOVEMBER 25, 1958 AND REVISED FEBRUARY 23, 1959; THENCE NORTH 43°08'38"WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 2992.80 FEET; THENCE SOUTH 02°40'10"EAST 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 OD SAID CURVE A DISTANCE OF 112.33 FEET, THROUGH A CENTRAL ANGLE OF 49°30'25"; THENCE SOUTH 46°50'15"WEST A DISTANCE OF 2041.23 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE NORTH 43°58'20"WEST A DISTANCE OF 214.57 FEET; THENCE SOUTH 51°16'22"WEST A DISTANCE OF 913.19 FEET; THENCE NORTH 68°01'19"EAST A DISTANCE OF 698.53 FEET; THENCE NORTH 66°21'27"EAST A DISTANCE OF 96.04 FEET; THENCE NORTH 60°53'18"EAST A DISTANCE OF 57.02 FEET; THENCE NORTH 52°35'12"EAST A DISTANCE OF 61.17 FEET; THENCE NORTH 49°40'37"EAST A DISTANCE OF 55.84 FEET; THENCE NORTH 43°58'20"WEST A DISTANCE OF 22.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.86 ACRES, MORE OR LESS.

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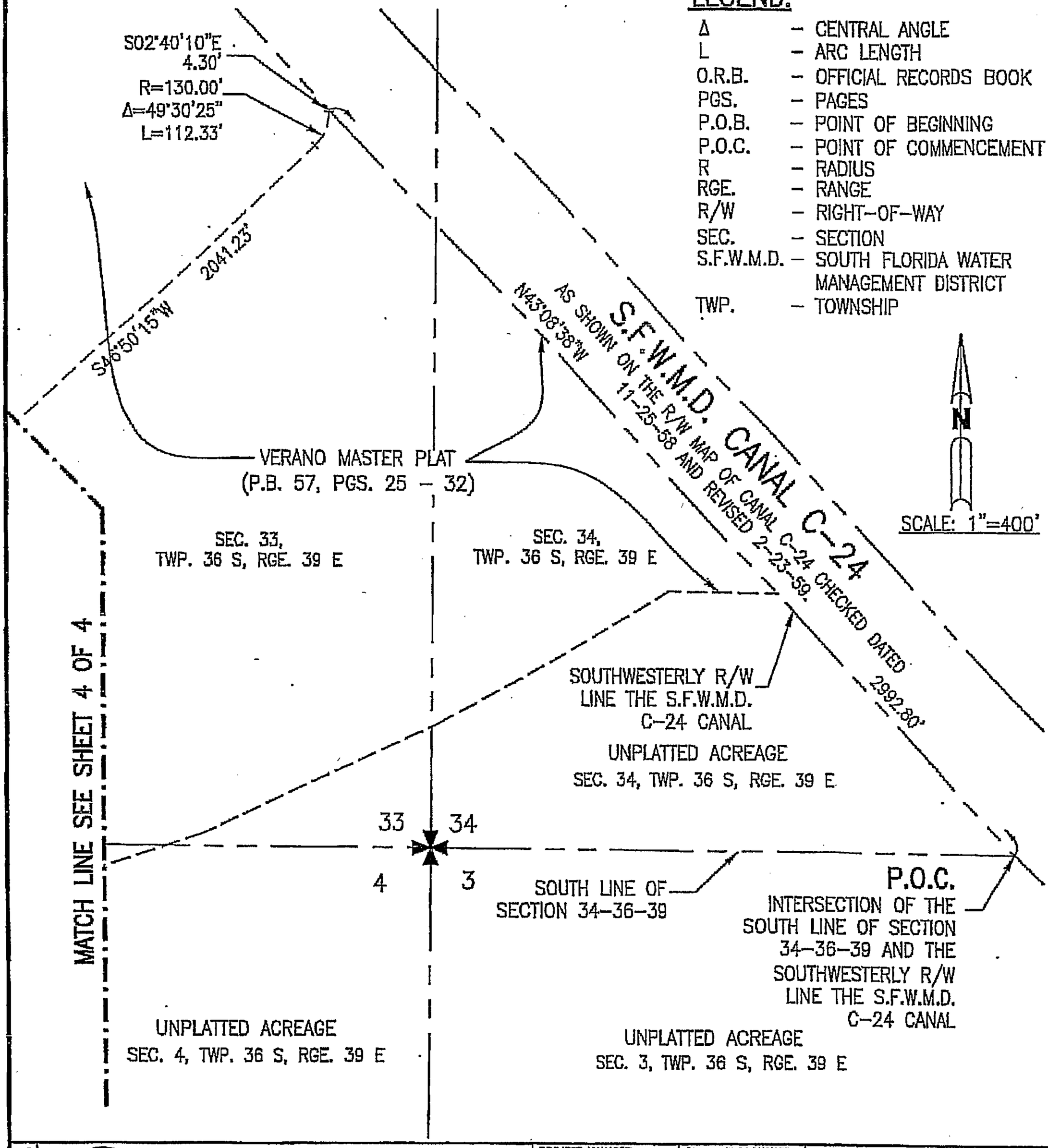
LB 7062

PROJECT MANAGER W.F.D.	DEPARTMENT MANAGER W.F.D.	SCALE:	CHECKED BY W.F.D.
SHEET TITLE SKETCH OF DESCRIPTION VERANO P.U.D. PEACOCK CEMETERY PARCEL SHEET 2 OF 4		DATE: 08-30-11	DRAWN BY J.A.F.
		PROJECT NUMBER PL883055	DRAWING NUMBER PL883-SD06

EXHIBIT "A"

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



LEGEND:

Δ	–	CENTRAL ANGLE
L	–	ARC LENGTH
O.R.B.	–	OFFICIAL RECORDS BOOK
PGS.	–	PAGES
P.O.B.	–	POINT OF BEGINNING
P.O.C.	–	POINT OF COMMENCEMENT
R	–	RADIUS
RGE.	–	RANGE
R/W	–	RIGHT-OF-WAY
SEC.	–	SECTION
S.F.W.M.D.	–	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
TWP.	–	TOWNSHIP

N

SCALE: 1"=400'

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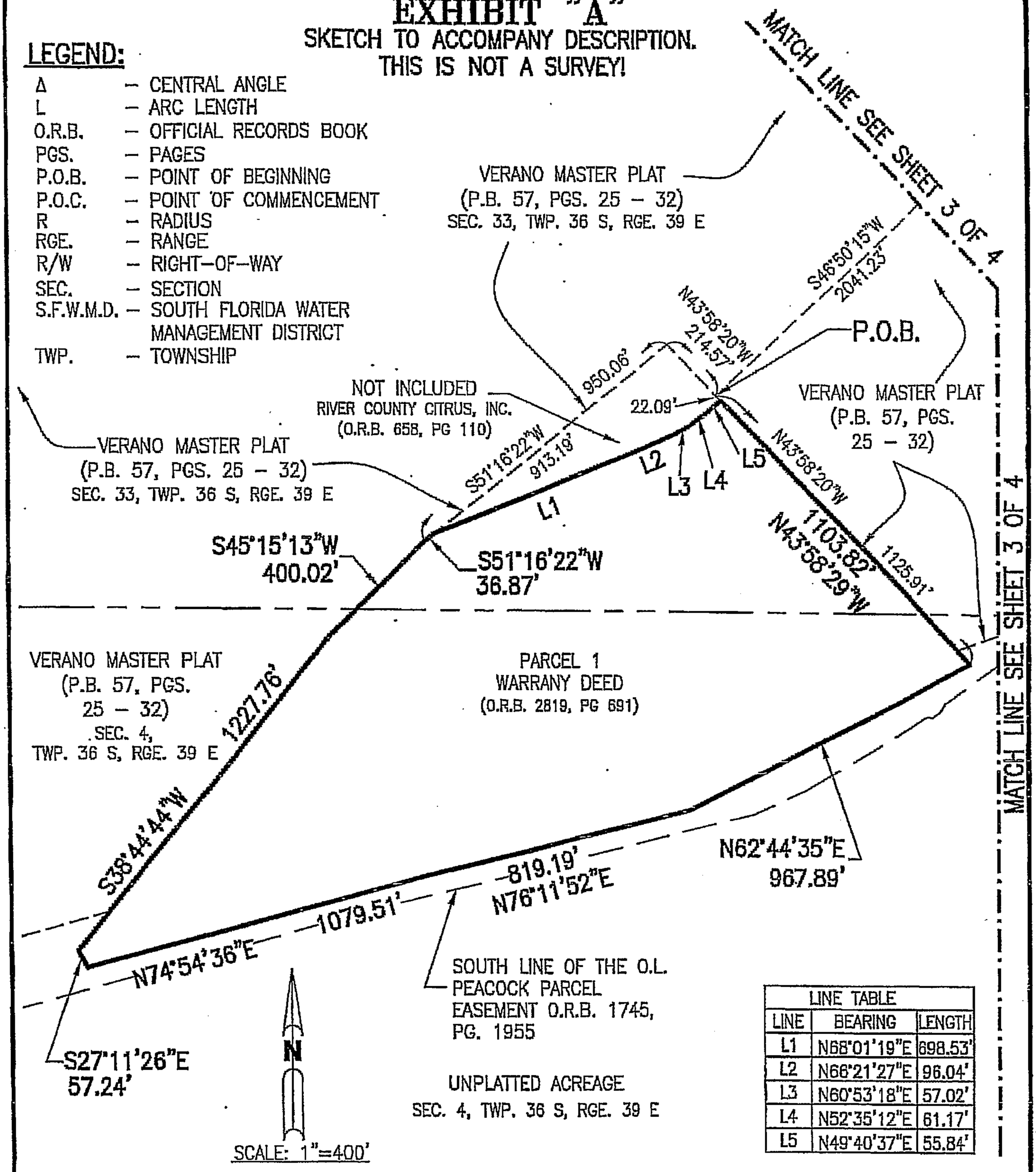
PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1"= 400'	CHECKED BY WFD
SHEET TITLE SKETCH OF DESCRIPTION VERANO P.U.D. PEACOCK CEMETERY PARCEL SHEET 3 OF 4		DATE: 08-30-11	DRAWN BY JAF
		PROJECT NUMBER PL883055	DRAWING NUMBER PL858-SD06

EXHIBIT "A"

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

LEGEND:

Δ	–	CENTRAL ANGLE
L	–	ARC LENGTH
O.R.B.	–	OFFICIAL RECORDS BOOK
PGS.	–	PAGES
P.O.B.	–	POINT OF BEGINNING
P.O.C.	–	POINT OF COMMENCEMENT
R	–	RADIUS
RGE.	–	RANGE
R/W	–	RIGHT–OF–WAY
SEC.	–	SECTION
S.F.W.M.D.	–	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
TWP.	–	TOWNSHIP



LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°01'19"E	698.53'
L2	N66°21'27"E	96.04'
L3	N60°53'18"E	57.02'
L4	N52°35'12"E	61.17'
L5	N49°40'37"E	55.84'

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LB 7062

PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1"= 400'	CHECKED BY WFD
SHEET TITLE SKETCH OF DESCRIPTION VERANO P.U.D. PEACOCK CEMETERY PARCEL SHEET 4 OF 4		DATE: 08–30–11	DRAWN BY JAF
		PROJECT NUMBER PL883055	DRAWING NUMBER PL858-SD06

COUNCIL ITEM 8A
DATE 12/11/06

ORDINANCE 06-75

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO INCLUDE A LARGE SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR PEACOCK FRUIT AND CATTLE (P06-029), TO CHANGE THE FUTURE LAND USE DESIGNATION FROM ST. LUCIE COUNTY AG-5 (AGRICULTURAL) TO CITY OF PORT ST. LUCIE FUTURE LAND USE DESIGNATIONS OF RM (MEDIUM DENSITY RESIDENTIAL), CG (GENERAL COMMERCIAL), AND OSC (OPEN SPACE CONSERVATION) FOR A PARCEL LOCATED NORTH OF THE TRADITION DRI, APPROXIMATELY 1.5 MILES WEST OF INTERSTATE 95, AND LEGALLY DESCRIBED AS EXHIBIT "A"; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS 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, the City of Port St. Lucie has received an application from Peacock Fruit and Cattle (P06-029) for a large scale amendment to amend 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 change approximately 47 acres of property legally described as Exhibit "A" from the future land use designation of AG-5 (St. Lucie County Agricultural) to City of Port St. Lucie future land use designations of RM (Medium Density Residential) 20.27 acres, CG (General Commercial) 20.27 acres, and OSC (Open Space Conservation) 6.40 acres; 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 amendment (P06-029) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the Port St. Lucie City Council has prepared this amendment to the City's Comprehensive Plan as a large scale amendment in accordance with Section 163.3184, Florida Statutes, and the proposed amendment has been reviewed by the Department of Community Affairs; and

WHEREAS, the City Council held two public hearings to consider the proposed large scale amendment, advertising of the public hearings having been made, and;

WHEREAS, the Port St. Lucie City Council desires to hereby formally adopt this amendment (P06-029) to the City's Comprehensive Plan.

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:

The Future Land Use Map is hereby amended for approximately 47 acres of land located immediately north of the Tradition DRI and approximately 1.5 miles west of I-95, legally described as Exhibit "A", by changing the future land use designation from AG-5 (St. Lucie County Agricultural) to the future land use classification of RM (Medium Density Residential) for 20.27 acres, CG (General Commercial) for 20.27 acres, and OSC (Open Space Conservation) for 6.4 acres.

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 passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this Comprehensive Plan Amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which shall be sent to the Department of Community Affairs.

********Remainder of this page intentionally left blank********

ORDINANCE 06-75

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 11th day of DECEMBER, 2006.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Patricia P. Christensen, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Roger G. Orr, City Attorney

*******Remainder of this page intentionally left blank********

Exhibit "A"

33 36 39/04 37 39 FROM INT OF S LI OF 34 36 39 AND SWLY R/W LI OF CANAL C24, RUN N 43 DEG 08 MIN 38SEC W ALG SD R/W 2992.80 FT TO PT, TH S 02 DEG 40 MIN 10 SEC E 4.30 FT TO CURVE CONC TO NW R 130 FT, TH SWLY ALG ARC OF SD CURVE 112.33 FT, THROUGH ANG OF 49 DEG 30 MIN 25 SEC, TH S 46 DEG50 MIN 15 SEC W 2041.23 FT TO POB OF FOL DESC CEMETERY PARCEL: TH N 43 DEG 58 MIN 20 SEC W 214.57 FT, TH S 51 DEG 16 MIN 22 SEC W 950.06 FT, TH S 45 DEG 15 MIN 13 SEC W 400.02 FT, TH S 38 DEG 44 MIN 44 SEC W 1227.76 FT, TH S 27 DEG 11 MIN 26 SEC E 57.24 FT, TH N 74 DEG 54 MIN 36 SEC E 1079.51 FT, TH N 76 DEG 11 MIN 52 SEC E 819.19 FT, TH N 62 DEG 44 MIN 35 SEC E 967.89 FT, THN 43 DEG 58 MIN 20 SEC W 1125.91FT TO POB-LESS AS IN OR 658-110-(46.94 AC)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3056809 OR BOOK 2819 PAGE 691, Recorded 05/18/2007 at 10:01 AM
Doc Tax: $35000.00

This Instrument Prepared by and return to:
Cynthia C. Spall, Esq.
Gunster, Yoakley & Stewart, P.A.
800 S.E. Monterey Commons Blvd.
Suite 200
Attn: VWR
Stuart, FL 34996

COPY

Tax Parcel ID Number:
3333-344-0001-000-6

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of this 27th day of April, 2007, by PEACOCK FRUIT & CATTLE CORPORATION, a Florida corporation, whose address is PO Box 4337, Vero Beach, FL 32964 (hereinafter referred to as "Grantor"), to KC PEACOCK HOLDINGS, LLC, a Florida limited liability company, whose address is 1601 Forum Place, Suite 805, West Palm Beach, FL 33401 (hereinafter referred to as "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to him in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in St. Lucie County, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof.

TOGETHER WITH all the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record.

SUBJECT TO real estate taxes and assessments for the year 2007 and subsequent years, not yet due and payable, 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 above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the said Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above-described property in fee simple, and has good right, full power, and lawful authority to sell and convey said land, and hereby warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the day and year first set forth above.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

Name: Kawana Y. Pinckney

Name: Kareemah T. Dennis

PEACOCK FRUIT & CATTLE CORPORATION, a Florida corporation

By: _____
O.L Peacock, Jr., President

STATE OF SOUTH CAROLINA)
) ss:
COUNTY OF Beaufort)

THE FOREGOING INSTRUMENT, was acknowledged before me this 27th day of April, 2007, by O.L. Peacock, Jr., President of REACOCK FRUIT & CATTLE CORPORATION, a Florida corporation, on behalf of said corporation, who: [X] is personally known to me or [ ] has produced _____ as identification.

_____
Notary Public – State of South Carolina
Printed Name: Crystl Zimmer
My Commission Expires: Sept. 5, 2016

(Notary Seal)

COPY

WPB 931509.1

COPY

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

That certain parcel located in Section 33, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the point of intersection of South line of Section 34, Township 36 South, Range 39 East, and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24 as shown on the right-of-way map for Canal C-24, checked dated November 25, 1958 and revised February 23, 1959; thence North 43 deg 08' 38" West, along said right-of-way, a distance of 2992.80 feet, to a point hereinafter referred to as Point "A"; thence South 02 deg 40' 10" East 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 deg 30' 25"; thence South 46 deg 50' 15" West a distance of 2041.23 feet to the POINT OF BEGINNING of the following described parcel:

Thence North 43 deg 58' 20" West a distance of 214.57 feet; thence South 51 deg 16' 22" West a distance of 950.06 feet; thence South 45 deg 15' 13" West a distance of 400.02 feet; thence South 38 deg 44' 44" West a distance of 1227.76 feet; thence South 27 deg 11' 26" East distance of 57.24 feet; thence North 74 deg 54' 36" East a distance of 1079.51 feet; thence North 76 deg 11' 52" East a distance of 819.19 feet; thence North 62 deg 44' 35" East a distance of 967.89 feet; thence North 43 deg 58' 20" West a distance of 1125.91 feet to the POINT OF BEGINNING.

LESS and except parcel conveyed to River Country Citrus, Inc. by Warranty Deed recorded in Official Records Book 658, Page 110, being more particularly described as follows:

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

Commence at the point of intersection of South line of Section 34, Township 36 South, Range 39 East, and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24 as shown on the Right-of-Way Map for Canal C-24, checked dated November 25, 1958 and revised February 23, 1959; thence North 43 deg 08' 38" West, along said right-of-way, a distance of 2992.80 feet, to a point hereinafter referred to as Point "A"; thence South 02 deg 40' 10" East a distance of 4.30 feet to the beginning of a curve concave to the Northwest, having a radius of 130.00 feet; thence Southwesterly along the arc of said curve a distance of 112.33 feet, through a central angle of 49 deg 30' 25"; thence South 46 deg 50' 15" West a distance of 2041.23 feet to a point hereinafter referred to as Point "B" and the Point of Beginning of the following described parcel:

Thence North 43 deg 58' 20" West a distance of 214.57 feet; thence South 51 deg 16' 22" West a distance of 913.19 feet; thence North 68 deg 01' 19" East a distance of 698.53 feet; thence North 66 deg 21' 27" East a distance of 96.04 feet; thence North 60 deg 53' 18" East a distance of 57.02 feet; thence North 52 deg 35' 12" East a distance of 61.17 feet; thence North 49 deg 40' 37" East a distance of 55.86 feet; thence North 43 deg 58' 20" West a distance of 22.09 feet to the Point of Beginning.

PARCEL 2:

Easement for the benefit of Parcel 1 lands as created by Easement as recorded in Official Records Book 369, Page 1166, more particularly described as follows:

An easement for ingress and egress from Canal C-24 right-of-way to the parcel described as Parcel 1, being 15.00 feet in width, lying 7.50 feet each side of the following described centerline:

Commence at the point of intersection of South line of Section 34, Township 36 South, Range 39 East, and the Southwesterly right-of-way line of South Florida Management District Canal C-24 as shown on the right-of-way map for Canal C-24, checked dated November 25, 1958 and revised February 23, 1959; thence North 43 deg 08' 38" West, along said right-of-way, a distance of 2992.80 feet to a point which is the point of beginning of said centerline; thence South 02 deg 40' 10" East 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 deg 30' 25"; thence South 46 deg 50' 15" West a distance of 2041.23 feet to the Northeasterly boundary of said Parcel 1 and the POINT OF TERMINATION of easement.

COPY

COPY

MacKenzie
Engineering & Planning, Inc.
10795 SW Civic Lane • Port Saint Lucie • Florida • 34987
(772) 345-1948 • www.mackenzieengineeringinc.com

To: Scott Morton
Bob Fromm

From: Shaun G. MacKenzie, P.E.

Date: August 31, 2011

Re: Peacock Parcel

The proposed comprehensive land use change is projected to result in decreases in water, sewer, and solid waste demand for the Peacock Parcel. Stormwater runoff will be accommodated on site. A minor increase in students is expected from the change that will be addressed during the site plan approval process.

Water and Sewer

With the projected change, water demand is projected to decrease by 184,196 gallons per day. Sewer demand is projected to decrease by 156,566. Table 1 displays the water and sewer demand calculations

Solid Waste

With the projected change, water demand is projected to decrease by 39.7 cubic yards per day. Table 2 displays the solid waste calculations.

Drainage

The property is governed by City of Port St. Lucie and South Florida Water Management District (SFWMD) criteria for stormwater management facilities. The on-site drainage facilities will utilize a combination of wet and dry detention areas to providing 100 percent of the required water quality treatment and stormwater runoff attenuation volumes as required by the governing agencies. Positive outfall is provided for the property via existing connection to the City's drainage network. This outfall ultimately discharges into the City of Port St. Lucie's master drainage system and the North Fork of the St. Lucie River.

Table 1. Water and Sewer Demand

POTABLE WATER AND SEWER DEMAND

Potable Water Demands were calculated based on Port St. Lucie Utility Standards, and the Florida Administrative Code, Chapter 64, as follows:

Sewer flow rates are estimated to be 85 percent of water demand

FLOW RATES AND ASSUMPTIONS

	Port St. Lucie	Port St. Lucie
Land Use	**ERC**	**Potable Water Flow Rates (GPD/type)**
Single Family Residential Unit (SFRU)	1 ERC	250 gallon/day/unit
Multi-Family Residential Unit (MFRU)	1 ERC	250 gallon/day/unit
Retail, Service (sf)*	0.0025 ERC	0.625 gallon/day/sf
Office (sf)	0.000706 ERC	0.1765 gallon/day/sf
Hotel (rooms)	0.47 ERC	117.5 gallon/day/room
High School (students)	0.0847 ERC	21.175 gallon/day/student
Golf Course Buildings	0.0025 ERC	0.625 gallon/day/sf

Note: 250 gallons per day = 1 ERC

* - Blended rate estimating 80 percent retail use and 20 percent restaurant use

POTABLE WATER AND SEWER DEMAND (EXISTING)

Land Use	Quantity	Potable Water Demand(GPD)	Sewer Demand (GPD)
Multi-Family Residential	223 units	55,750	47,388
Retail, Service	353,184 sf	220,740	187,629
	Total	**276,490**	**235,017**

POTABLE WATER AND SEWER DEMAND (PROPOSED)

Land Use	Quantity	Potable Water Demand(GPD)	Sewer Demand (GPD)
Single Family Residential	188 units	47,000	39,950
Multi-Family Residential	47 units	11,750	9,988
Retail, Service	28,671 sf	17,919	15,231
Golf Course Buildings	25,000 sf	15,625	13,281
	Total	**92,294**	**78,450**

POTABLE WATER AND SEWER DEMAND (CHANGE)

Demand	Water Use (GPD)	Sewer Use (GPD)
Existing	276,490 gallons per day	235,017 gallons per day
Proposed	92,294 gallons per day	78,450 gallons per day
Change	**-184,196 gallons per day**	**-156,566 gallons per day**

Table 2. Solid Waste Demand

SOLID WASTE GENERATION RATES AND ASSUMPTIONS

Land Use	Waste Generation Rate
Residential =	6.03 lb./day/unit
Hotel =	2 lb./day/room
Retail =	0.025 lb./day/sf
Institutional =	0.6 lb./person/day
Density of waste (lb/yd3) =	186.8

EXISTING CONDITION

SOLID WASTE GENERATION (CY/DAY)

Land Use	Quantity	Solid Waste CY/DAY
Single Family Residential	0 units	0.0
Multi-Family Residential	223 units	7.2
Retail, Service	353,184 sf	47.3
Golf Course Buildings	0 sf	0.0
	Total	**54.5**

PROPOSED CONDITION

SOLID WASTE GENERATION (CY/DAY)

Land Use	Quantity	Solid Waste CY/DAY
Single Family Residential	188 units	6.1
Multi-Family Residential	47 units	1.5
Retail, Service	28,671 sf	3.8
Golf Course Buildings	25,000 sf	3.3
	Total	**14.8**

SOLID WASTE DEMAND (CHANGE)

Demand	Solid Waste (CY/DAY)
Existing	54.5 CY/DAY
Proposed	14.8 CY/DAY
Change	**-39.7 CY/DAY**

Schools

The change in use is projected to result in an increase of 39 student stations. Impacts will be addressed through impact fees or at the site plan process. Table 3 displays the detailed student generation calculations.

Table 3. School Demand

STUDENT GENERATION RATES AND ASSUMPTIONS

Land Use	Student Generation Rate (Students per dwelling unit)	
Single Family	0.405	Students / DU
Multi-Family	0.207	Students / DU

EXISTING CONDITION
STUDENT GENERATION

Land Use	Quantity		Students	
Single Family Residential	0	units	0	Students
Multi-Family Residential	223	units	47	Students
	223	**Total**	47	**Total**

PROPOSED CONDITION
STUDENT GENERATION

Land Use	Quantity		Students	
Single Family Residential	188	units	76	Students
Multi-Family Residential	47	units	10	Students
	235	**Total**	86	**Total**

STUDENT DEMAND (CHANGE)

Demand	Students
Existing	47 Students
Proposed	86 Students
Change	**39 Students**

Please feel free to contact me at 772-345-1948 or by email at shaun@mackenzieengineeringinc.com with any questions or concerns.

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COMPREHENSIVE PLAN AMENDMENT

TRAFFIC IMPACT ANALYSIS

Peacock Property
Port St. Lucie, FL

Prepared for:
Verano Development, LLC
West Palm Beach, Florida

Prepared by:

MacKenzie
Engineering & Planning, Inc.
10795 SW Civic Lane
Port St. Lucie, FL 34987
(772) 345-1948

002005
September 2011
© MacKenzie Engineering and Planning, Inc.
CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

MacKenzie
Engineering & Planning, Inc.

EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. prepared an analysis of the traffic impacts resulting from the proposed comprehensive plan amendment in Port St. Lucie, Florida.

The property is 46.94 acres with 20.27 acres of commercial general (CG), 20.27 acres of residential medium (RM), and 6.4 acres of open space/conservation (OSC). The existing property's development entitlements are 353,184 square feet of commercial use and 223 multi-family units. The resulting property has a maximum external daily and peak hour trip generation of 12,175 and 1,164 trips, respectively.

The property is proposed for a change to residential golf course (RGC). The maximum intensity of the site is determined to be 28,671 square feet (SF) of retail use, 188 single-family dwelling units, 47 multi-family dwelling units, and 1 golf course. The proposed use has a maximum external daily and peak hour trip generation of 4,428 and 414 trips, respectively.

The change in use proposed for the property is projected to result in a net decrease of 7,747 daily and 750 peak hour trips, respectively. This proposed change in use significantly reduces the traffic impacts of the property.

MacKenzie
Engineering & Planning, Inc.

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INTRODUCTION

This analysis has been prepared to evaluate traffic impacts resulting from the proposed comprehensive plan amendment in Port St. Lucie, Florida. Figure 1 illustrates the site location. The property is 46.94 acres with the following future land uses:

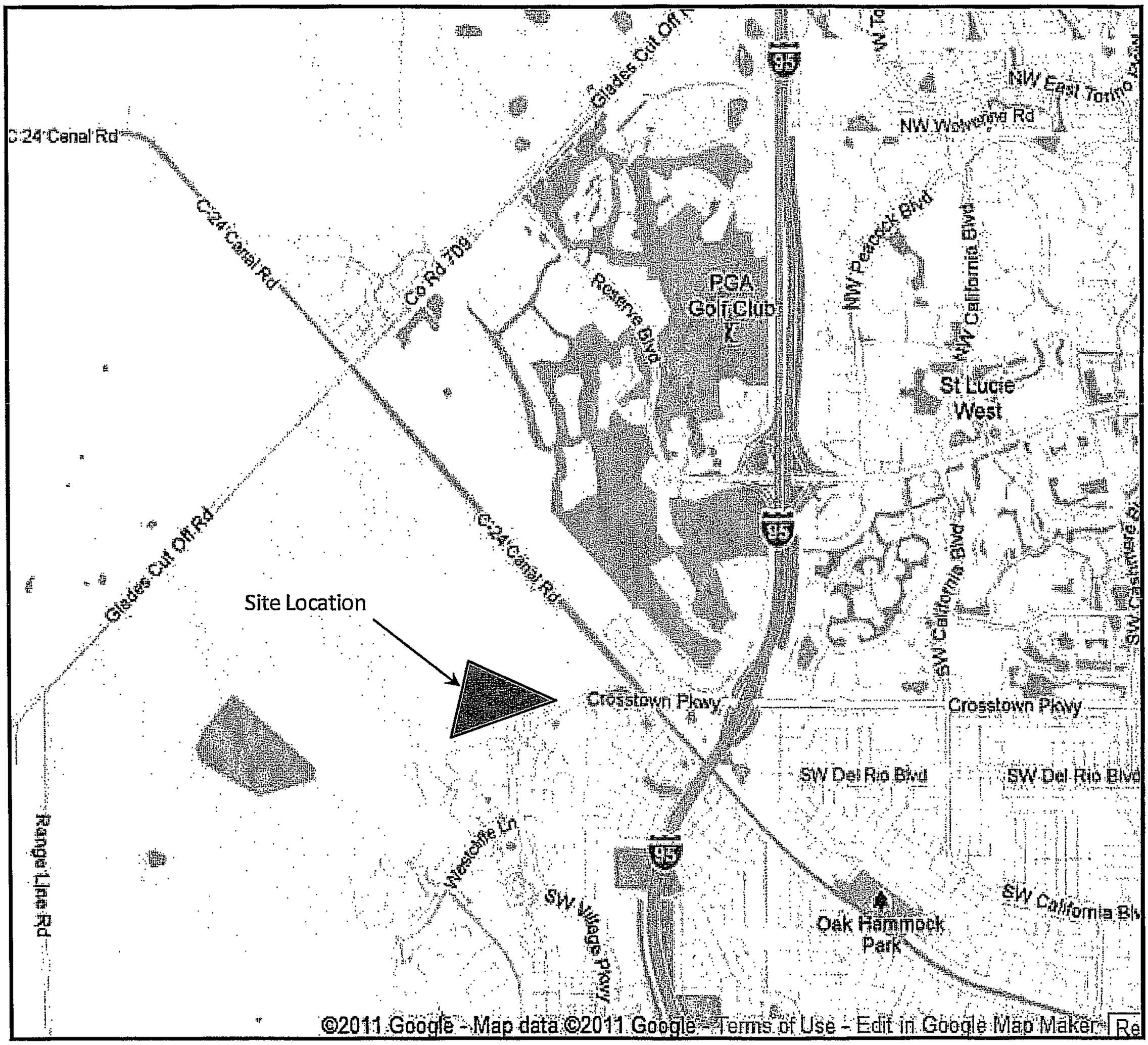
- 20.27 acres of commercial general (CG)
- 20.27 acres of residential medium (RM)
- 6.4 acres of open space/conservation (OSC)

The property's development entitlements are 353,184 square feet of commercial use and 223 multi-family units. The property is proposed for a change to residential golf course (RGC). The Parcel Control Number for the property is as follows:

- 3333-344-0001-000-6

MacKenzie Engineering & Planning, Inc. was retained to prepare a traffic impact analysis for the property. This document presents the methodology used and the findings of the traffic analysis. The analysis used current data available from the City of Port St. Lucie.

Figure 1. Site Location Map



INVENTORY AND PLANNING DATA

The traffic data used in this analysis were obtained from the Institute of Transportation Engineer's (ITE) report, *Trip Generation (8th Edition)*.

PROPERTY TRAFFIC

Traffic Generation

Existing Site

Based on the City of Port St. Lucie Comprehensive Plan, the site has entitlements of 223 multi-family units on 20.27 acres and 353,184 square feet. Internal capture is estimated to be 4.5 percent based on rates based ITE's *Trip Generation Handbook (2nd Edition)*. A pass-by capture rate of 25.0 percent was applied to the commercial use. ITE's *Trip Generation Handbook (2nd Edition* estimates a pass-by rate of 27.0 percent for a shopping center of this size, but this was not used in order to provide a conservative analysis. The resulting property has a maximum external daily and peak hour trip generation of 12,175 and 1,164 trips, respectively.

Proposed Site

The property is proposed for residential golf course use (RGC). This use has the following development rules:

- 1 golf course
- Maximum residential density of 5 units per gross acre
- Minimum of 20 and maximum of 35 percent multi-family units
- Commercial uses may not occupy more than 10 percent of the area (excluding area dedicated to the golf course

The appendix contains a copy of Policy 1.1.4.1, the description of uses and intensities allowed on the property. A review of ITE's report, *Trip Generation (4th Edition)* shows that the smallest golf course evaluated was about 25 acres. While many golf course were larger, this was smallest

course. Therefore, to determine the maximum use of the land 25 acres was estimated for the golf course. Commercial uses may occupy 10 percent of the non-golf course area. Therefore commercial uses may occupy 2.194 acres (10% x (46.94 – 25)). An intense floor area ratio of 0.3 was used to estimate the maximum intensity of buildable commercial area. The maximum residential use is 235 dwelling units (188 single family / 47 multi-family). The maximum intensity of the site is determined to be as follows:

- Retail – 28,671 square feet (SF)
- 188 single-family dwelling units (SF DUs)
- 47 multi-family dwelling units (MF DUs)
- Golf Course – 1 Full Course

Internal capture is estimated to be 14.1 percent based on rates based ITE's *Trip Generation Handbook (2nd Edition)*. A pass-by capture rate of 25.0 percent was applied to the commercial use. ITE's *Trip Generation Handbook (2nd Edition* estimates a pass-by rate of 56.0 percent for a shopping center of this size, but this was not used in order to provide a conservative analysis. The resulting property has a maximum external daily and peak hour trip generation of 4,428 and 414 trips, respectively.

The change in use proposed for the property is projected to result in a net decrease of 7,747 daily and 750 peak hour trips, respectively, as shown in Table 1.

Table 1. Peacock Parcel Trip and Use Comparison

Peacock Parcel
Existing and Proposed Use Comparison

ITE Code	Land Use		Existing Use	Proposed Use	Net Change
210	Single-Family		0 DUs	188 DUs	188 DUs
230	Multi-Family		223 DUs	47 DUs	-176 DUs
820	Shopping Center		353,184 SF	28,671 SF	-324,513 SF
430	Golf Course		0 Holes	18 Holes	18 Holes
Daily External Trips			12,175	4,428	-7,747
PM Peak Hour External Trips		In	587	234	-353
		Out	577	180	-397
		Total	1,164	414	-750
AM Peak Hour External Trips		In	149	94	-55
		Out	141	147	6
		Total	290	241	-49

CONCLUSION

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed change in use of the Peacock Parcel from its current use of 20.27 acres CG, 20.27 acres RM and 6.4 acres OSC to 46.94 acres of RGC. Based on the analysis, the property is projected to a have a reduction of daily and peak hour external trip generation of 7,747 and 750, respectively.

This traffic analysis shows that the proposed change in use significantly reduces the traffic impacts of the property.

APPENDICES

A. RGC description

B. Trip Generation Potential of Existing Future Land Use

C. Trip Generation Potential of the Proposed Future Land Use

APPENDIX A

RESIDENTIAL GOLF COURSE (RGC) DESCRIPTION

Policy 1.1.4.1: The following residential future land use designations and associated maximum densities shall apply to the City:

a. Low Density Residential (RL) - a maximum density of 5.0 DUs per gross acres;
b. Medium Density Residential (RM) - a maximum of 11.0 DUs per gross acre;
c. High Density Residential (RH) - a maximum of 15.0 DUs per gross acre.
d. Residential Golf Course (RGC) – a maximum density of 5.0 dwelling units per gross acre. Each development designated RGC shall include a minimum of one 18-hole golf course. No more than ten percent of the land area of each development designated RGC, excluding the actual golf course area, shall be developed with non-residential uses. Which uses may include: hotel, retail, conference center, recreational and maintenance facilities, institutional uses as defined in this land use plan, and office. A minimum of twenty percent and a maximum of thirty-five percent of the residential dwellings within the land area of each development designated RGC shall be multifamily dwelling units. Where an area designated RGC is part of a "multiuse" Development of Regional Impact (DRI) which meets or exceeds the guidelines and standards of Section 380.0651(3)(i), F.S. and Rule 28-24.032(2), F.A.C., and contains at least 100 residential dwelling units or 15% of the applicable residential threshold in St. Lucie County,

whichever is greater, and otherwise meets the criteria of Section 163.3180(12), F.S., such DRI may satisfy the transportation concurrency requirements of the City of Port St. Lucie Comprehensive Plan, the City of Port St. Lucie's concurrency management system and Chapter 380, F.S., by payment of a proportionate share contribution that is sufficient to pay for one or more required improvements that will benefit a regionally significant transportation facility.

Policy 1.1.4.2: The City shall provide the following commercial land use designation for commercial development (a detailed description of each is provided for in the land use element text)

APPENDIX B

EXISTING USE AND TRIP GENERATION

PEACOCK PARCEL
Existing Future Land Use

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed									
Shopping Center	353,184 s.f.		15,422	324	198	126	1,482	726	756
Residential Townhouse	223 d.u		1,292	98	17	81	116	78	38
	Subtotal		*16,714*	*422*	*215*	*207*	*1,598*	*804*	*794*
Internal Capture	Daily	PM							
Shopping Center (353k)	2.4%	2.4%	375	29	14	15	36	31	5
Residential	31.0%	31.0%	401	29	15	14	36	5	31
	Subtotal	*4.5%*	*753*	*58*	*29*	*29*	*72*	*36*	*36*
Pass-by									
Shopping Center	25.0%			74	37	37	362	181	181
	Subtotal		*3,786*	*74*	*37*	*37*	*362*	*181*	*181*
	Driveway Volume		15,961	364	186	178	1,526	768	758
	Net New External Trips		**12,175**	**290**	**149**	**141**	**1,164**	**587**	**577**

Note: Trip generation was calculated using the following data (ITE 8th Edition):

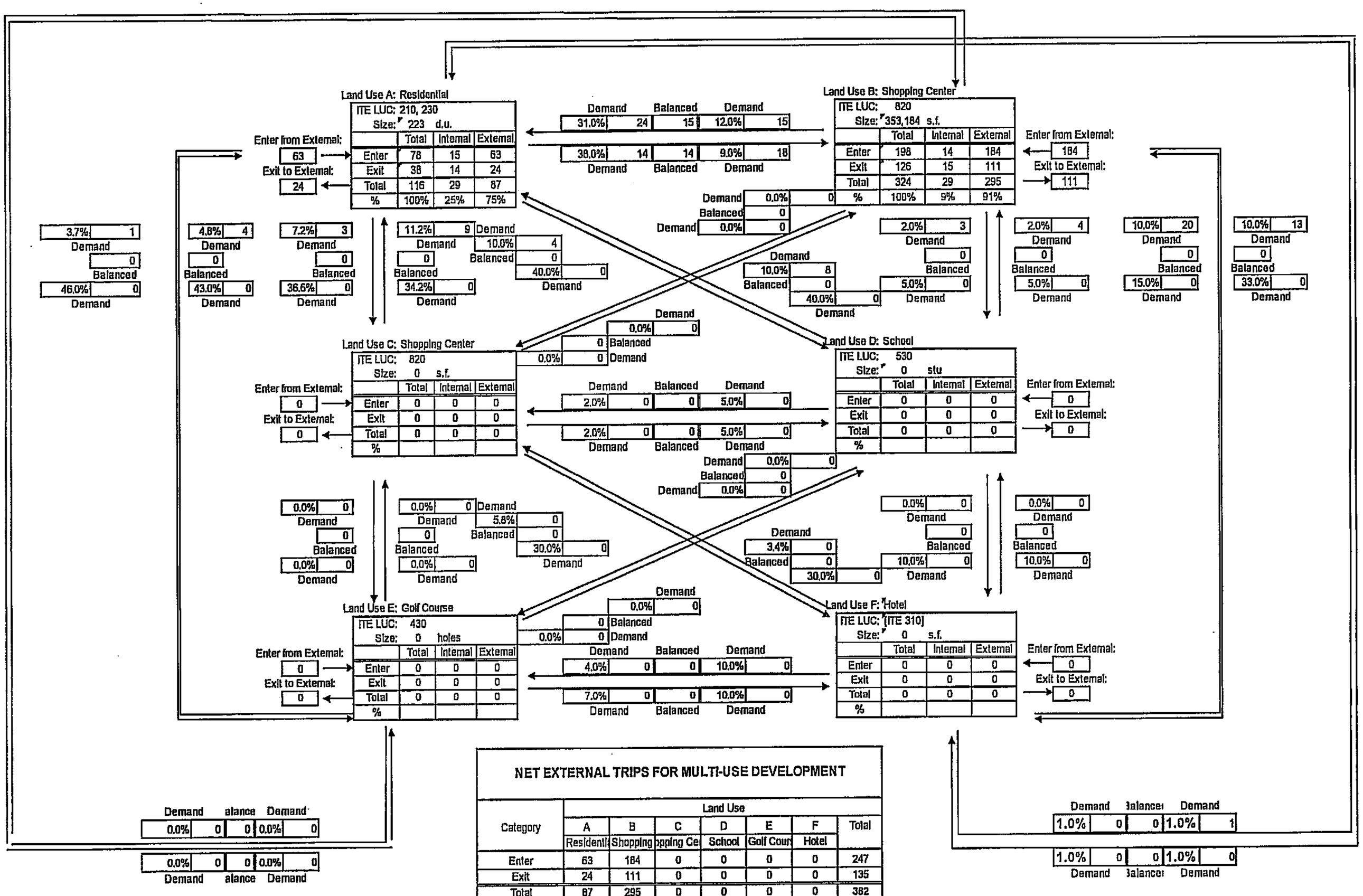
Daily Traffic			
Shopping Center	[ITE 820]	=	Ln(T) = 0.65*Ln(X/1000)+5.83
Multi-family	[ITE 220]	=	T = 6.06(X) + 123.56
AM Peak Hour Traffic			
Shopping Center	[ITE 820]	=	Ln(T) = 0.59*Ln(X/1000)+2.32 (61% in, 39% out)
Multi-family	[ITE 220]	=	T = 0.49(X) + 3.73; (20% in, 80% out)
PM Peak Hour Traffic			
Shopping Center	[ITE 820]	=	Ln(T) = 0.67*Ln(X/1000)+3.37 (49% in, 51% out)
Multi-family	[ITE 220]	=	T = 0.55(X) + 17.65; (65% in, 35% out)
Pass By Rate			
Shopping Center	[ITE 820]	=	25% based on FDOT maximum pass-by rates

1 Internal Capture percentage is different for AM, PM periods. See internal capture sheets for the estimated internal trips for each development. Daily internal capture and pass-by capture based on PM peak hour.

ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET

Analysis Period: PM___, AM__X__.
Analyst: MEP
Date: 8/31/2011

Project Number: 002005 Task Number: _____
Project Name: Peacock Parcel
Scenario: AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category	Land Use A Residenti	B Shopping	C Shopping Ce	D School	E Golf Cour	F Hotel	Total
Enter	63	184	0	0	0	0	247
Exit	24	111	0	0	0	0	135
Total	87	295	0	0	0	0	382
Single Use Trip Gen Estimate	116	324	0	0	0	0	440
	25.00%	8.95%	0.00%	0.00%	0.00%	0.00%	

Internal Capture = 13.18%

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Print Time = 2:21 PM

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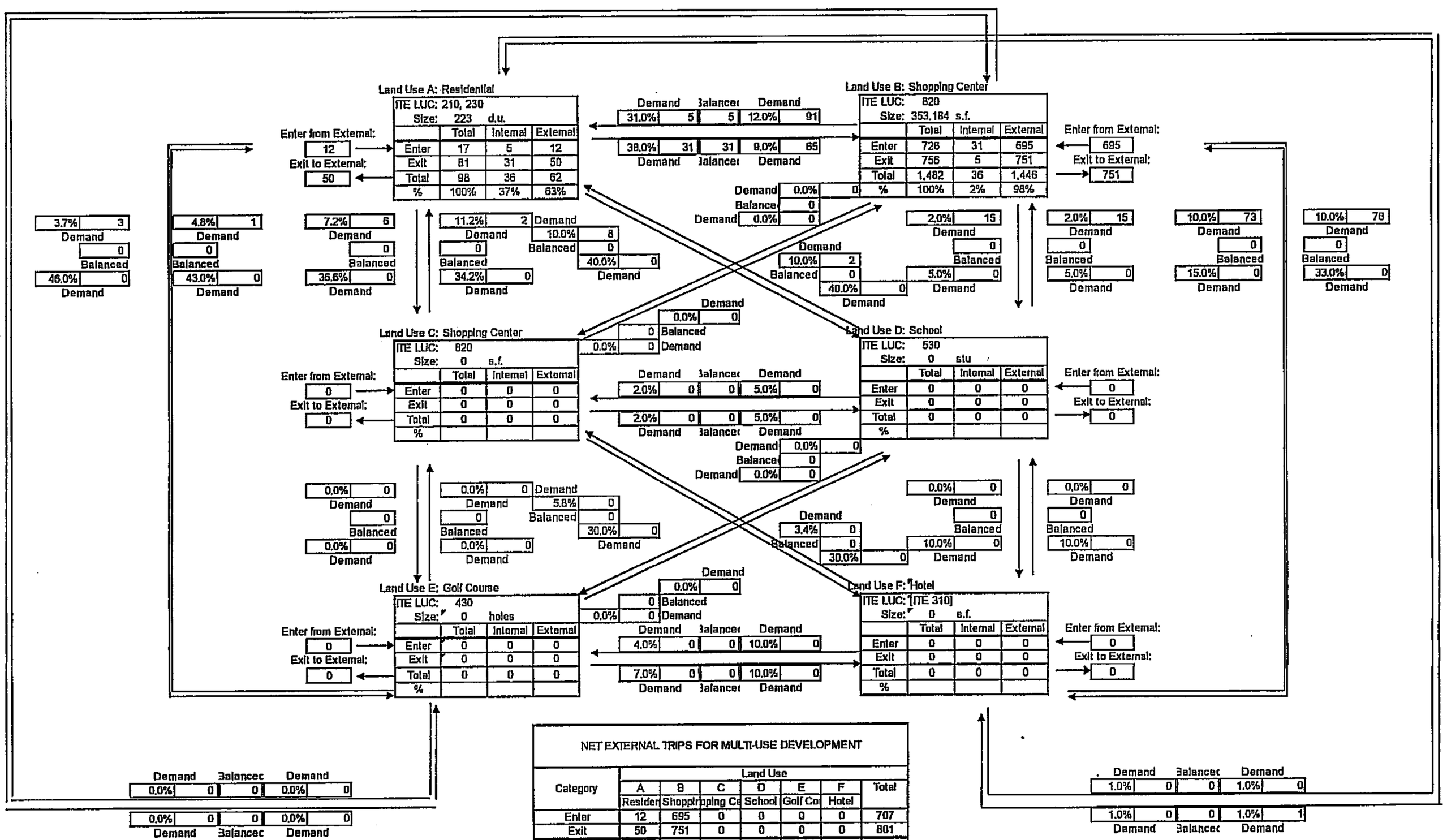
ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET

Analysis Period: PM X, AM ____.
Analyst: MEP
Date: 8/31/2011

Project Number: 002005 Task Number: ____
Project Name: Peacock Parcel
Scenario: PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category	Land Use A Residen	B Shoppi	C Shopping Ce	D School	E Golf Co	F Hotel	Total
Enter	12	695	0	0	0	0	707
Exit	50	751	0	0	0	0	801
Total	62	1,446	0	0	0	0	1,508
Single Use Trip Gen Estimat	98	1,482	0	0	0	0	1,580
	36.73%	2.43%	0.00%	0.00%	0.00%	0.00%	

Internal Capture = 4.56%

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APPENDIX C

PROPOSED USE AND TRIP GENERATION

PEACOCK PARCEL

Proposed Maximum Uses per the City of Port St. Lucie Comprehensive Plan

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed								
Shopping Center	28,671 s.f.	3,015	74	45	29	275	135	140
Single-Family Residential	188 d.u	1,859	141	35	106	185	117	68
Multi-family	47 d.u	408	27	5	22	44	29	15
Golf Course	18 holes	643	40	32	8	50	23	27
	Subtotal	*5,925*	*282*	*117*	*165*	*554*	*304*	*250*
Internal Capture	Daily / PM							
Shopping Center (286k)	10.5% / 10.5%	318	7	4	3	29	12	17
Residential	17.0% / 17.0%	386	17	10	7	39	24	15
Golf Course	20.0% / 20.0%	129	10	3	7	10	3	7
	Subtotal *14.1%*	*834*	*24*	*14*	*10*	*78*	*39*	*39*
Pass-by								
Shopping Center	25.0%		17	9	8	62	31	31
	Subtotal	*663*	*17*	*9*	*8*	*62*	*31*	*31*
	Driveway Volume	5,091	258	103	155	476	265	211
	Net New External Trips	**4,428**	**241**	**94**	**147**	**414**	**234**	**180**

Note: Trip generation was calculated using the following data (ITE 8th Edition):

Daily Traffic

Shopping Center	[ITE 820]	=	Ln(T) = 0.65*Ln(X/1000)+5.83
Single-Family Residential	[ITE 210]	=	Ln(T) = 0.92*Ln(X)+2.71
Multi-family	[ITE 220]	=	T = 6.06(X) + 123.56
Golf Course	[ITE 430]	=	T = 35.74 trips per hole

AM Peak Hour Traffic

Shopping Center	[ITE 820]	=	Ln(T) = 0.59*Ln(X/1000)+2.32 (61% in, 39% out)
Single-Family Residential	[ITE 210]	=	T = 0.70 (X) + 9.74 (25% in, 75% out)
Multi-family	[ITE 220]	=	T = 0.49(X) + 3.73; (20% in, 80% out)
Golf Course	[ITE 430]	=	T = 2.23 (X) (79% in, 21% out)

PM Peak Hour Traffic

Shopping Center	[ITE 820]	=	Ln(T) = 0.67*Ln(X/1000)+3.37 (49% in, 51% out)
Single-Family Residential	[ITE 210]	=	Ln(T) = 0.90*Ln(X)+0.51 (63% in, 37% out)
Multi-family	[ITE 220]	=	T = 0.55(X) + 17.65; (65% in, 35% out)
Golf Course	[ITE 430]	=	T = 2.78 (X) (45% in, 55% out)

Pass By Rate

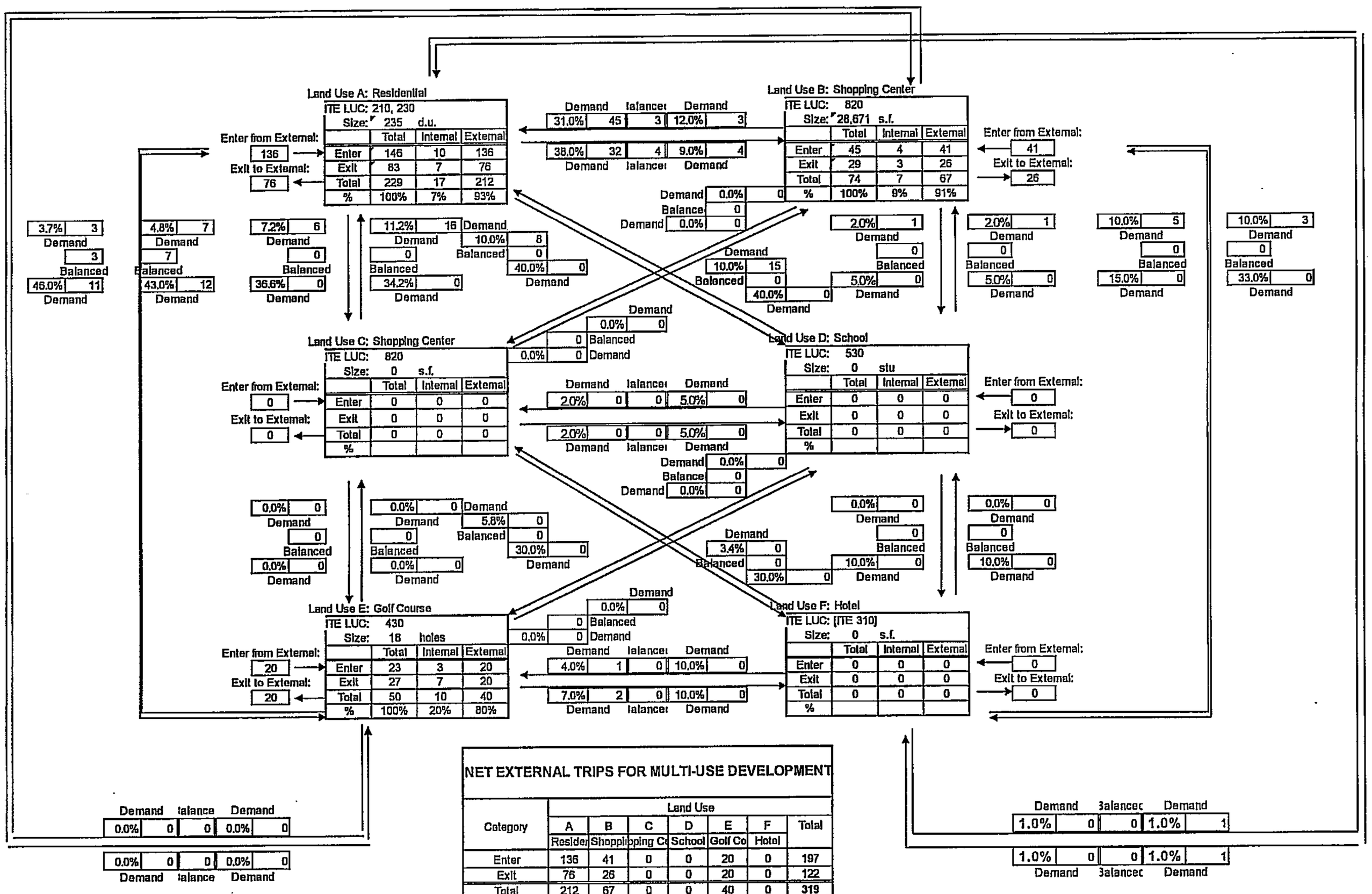
Shopping Center	[ITE 820]	=	less of 25% or ITE's pass-by rate equation

1 Internal Capture percentage is different for AM, PM periods. See internal capture sheets for the estimated internal trips for each development. Daily internal capture and pass-by capture based on PM peak hour.

ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET

Analysis Period: PM____, AM__X__.
Analyst: MEP
Date: 8/31/2011

Project Number: 002005 Task Number:____
Project Name: Peacock Parcel
Scenario: AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category	Land Use A Residen	B Shopping Co	C	D School	E Golf Co	F Hotel	Total
Enter	136	41	0	0	20	0	197
Exit	76	26	0	0	20	0	122
Total	212	67	0	0	40	0	319
Single Use Trip Gen Estimat	229	74	0	0	50	0	353
	7.4%	9.5%	0.0%	0.0%	20.0%	0.0%	

Internal Capture = 9.63%

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ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET

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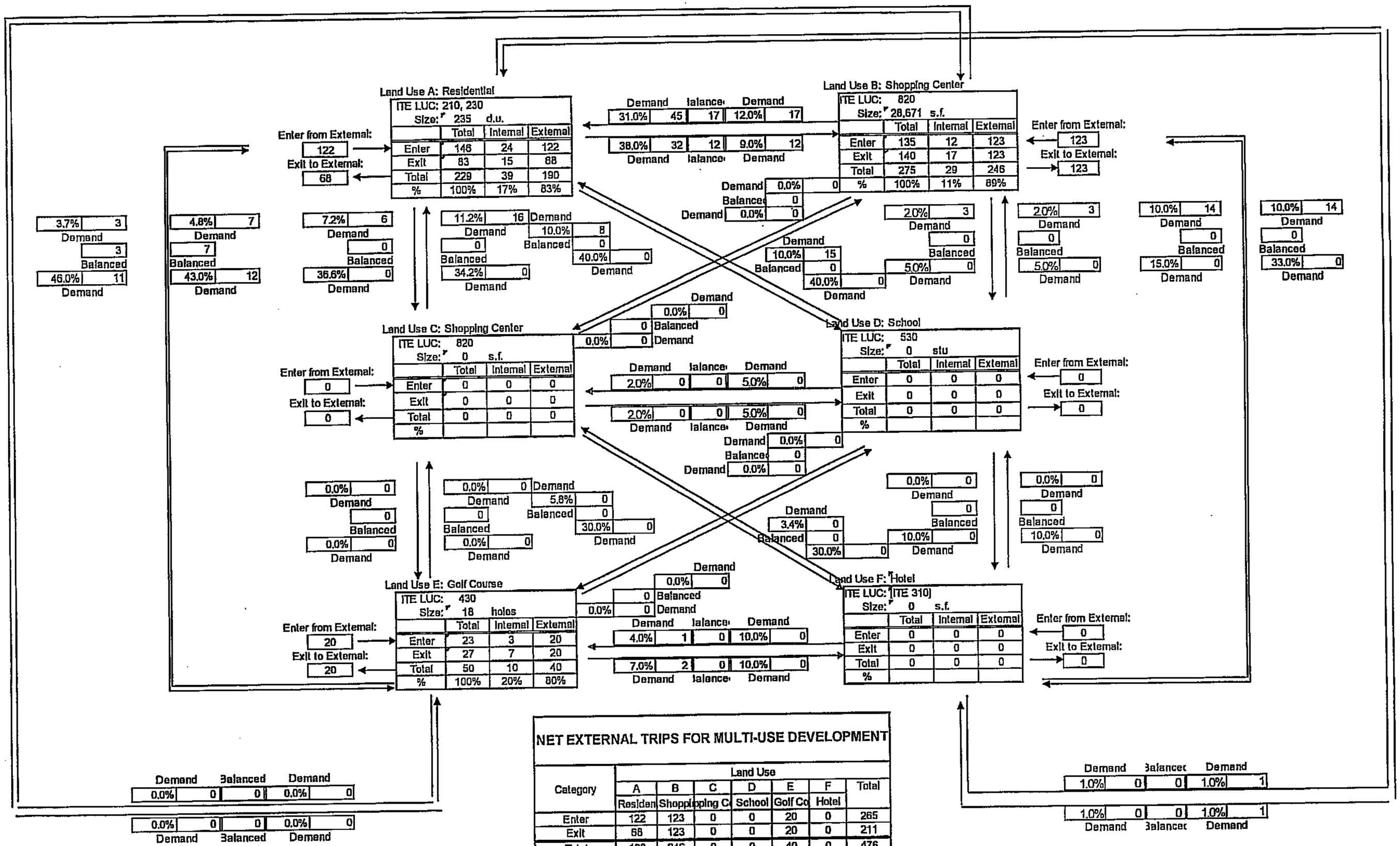
Analyst: MEP
Date: 8/31/2011

Project Number: 002005 **Task Number:**____
Project Name: Peacock Parcel
Scenario: PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category	Land Use A Residen	B Shopping C	C Shopping C	D School	E Golf Co	F Hotel	Total
Enter	122	123	0	0	20	0	265
Exit	68	123	0	0	20	0	211
Total	190	246	0	0	40	0	476
Single Use Trip Gen Estimat	229	275	0	0	50	0	554
	17.0%	10.5%	0.0%	0.0%	20.0%	0.0%	

Internal Capture = 14.1%

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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3032678 03/28/2007 at 12:20 PM
OR BOOK 2787 PAGE 2226 - 2246 Doc Type: EASMT
RECORDING: $180.00
D DOC STAMP COLLECTION: $0.70

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 27 day of March, 2007, by Reserve Homes Ltd., L.P. whose mailing address is 1601 Forum Place, Suite 805, West Palm Beach, FL 33401 ("Grantor") to the South Florida Water Management District ("Grantee") with third party enforcement rights to the U.S. Army Corps of Engineers ("Corps"). As used herein, the term Grantor shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term Grantee shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in St. Lucie County, Florida, and more specifically described in Exhibit A attached hereto and incorporated herein ("Property"); and

WHEREAS, the Grantor desires to construct the project known as VERANO at a site in St. Lucie County, which is subject to the regulatory jurisdiction of South Florida Water Management District ("District"); and

WHEREAS, District Permit No. 56-00674-S and Army Corps Permit No. SAJ-1994-820 authorizes certain activities which affect surface waters in or of the State of Florida; and

WHEREAS, this Permit requires that the Grantor preserve and/or mitigate wetlands under the District's jurisdiction; and

WHEREAS, the specific conservation values of the Property are documented as part of the Conservation Area Management Plan ("Management Plan") pertaining to the Property, dated May 12, 2006, as approved by the District and the Florida Fish and Wildlife Conservation Commission ("Commission"). A copy of the Management Plan is attached hereto as Exhibit B and incorporated by reference; and

WHEREAS, the Grantor intends that the conservation values of the Property be preserved and managed in perpetuity in accordance with the Commission's Gopher Tortoise Relocation Permit conditions, the Management Plan, the District's Permit conditions and the terms and conditions of this conservation easement; and

WHEREAS, the Grantor has developed and proposed as part of the District's Permit conditions, the Commission's Gopher Tortoise Relocation Permit conditions, and the Management Plan a conservation tract and maintenance buffer involving preservation of certain wetland and/or upland systems on the Property; and

RETURN TO:

Gunster, Yoakley & Stewart, P.A.
800 S.E. Monterey Commons Boulevard
Suite 200
Stuart, Florida 34996
ATT: VR

JUL 13 2006

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual conservation easement as defined in Section 704.06, Florida Statutes (2005), over the Property, which includes third party enforcement rights for the Corps.

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the Grantee upon the Property which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals: The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. Purpose: It is the purpose of this Conservation Easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife consistent with the Permit and the Management Plan. Those wetland and/or upland areas included in the Conservation Easement which are to be enhanced or created pursuant to the Permit and the Management Plan shall be retained and maintained in the enhanced or created conditions required by the Permit and the Management Plan.

To carry out this purpose, the following rights are conveyed to Grantee and the Corps by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

3. Prohibited Uses: Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements or other activities described herein, which are permitted or required by the Permit or the Management Plan, the following activities are prohibited in or on the Conservation Easement:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

JUL 13 2006

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District approved maintenance plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural or enhanced condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. Passive Recreational Facilities: Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and that are not inconsistent with any District rule, criteria, the Permit, the Management Plan and the intent and purposes of this Conservation Easement. Passive recreational uses that are not contrary to the purpose of this Conservation Easement may be permitted upon written approval by the District.

a. The Grantor may conduct limited land clearing for the purpose of constructing such pervious facilities as docks, boardwalks or mulched walking trails.

b. The construction and use of the approved passive recreational facilities shall be subject to the following conditions:

i. Grantor shall minimize and avoid, to the fullest extent possible, impact to any wetland or upland buffer areas within the conservation easement area and shall avoid materially diverting the direction of the natural surface water flow in such area;

JUL 13 2006

ii. Such facilities and improvements shall be constructed and maintained utilizing Best Management Practices;

iii. This Conservation Easement shall not constitute permit authorization for the construction and operation of the passive recreational facilities. Any such work shall be subject to all applicable federal, state, District or local permitting requirements.

5. No Dedication: No right of access by the general public to any portion of the Property is conveyed by this Conservation Easement.

6. Grantee's and the Corps Liability: Neither the Grantee or the Corps shall be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.

7. Property Taxes: Grantor shall keep the payment of taxes and assessments on the Easement Parcel current and shall not allow any lien on the Easement Parcel superior to this Easement. In the event Grantor fails to extinguish or obtain a subordination of such lien, in addition to any other remedy, the Grantee may, but shall not be obligated to, elect to pay the lien on behalf of the Grantor and Grantor shall reimburse Grantee for the amount paid by the Grantee, together with Grantee's reasonable attorney's fees and costs, with interest at the maximum rate allowed by law, no later than thirty days after such payment. In the event the Grantor does not so reimburse the Grantee, the debt owed to Grantee shall constitute a lien against the Easement Parcel which shall automatically relate back to the recording date of this Easement. Grantee may forclose this lien on the Easement Parcel in the manner provided for mortgages on real property.

8. Third Party Enforcement Rights: The Corps shall have third party enforcement rights of the terms, provisions and restrictions of this Conservation Easement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee or the Corps, and any forbearance on behalf of Grantee or the Corps to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's or the Corps' rights hereunder.

9. Assignment: Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. Severability: If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

JUL 13 2006

11. Written Notice: All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

12. Modifications: Any amendments or modifications to the terms, conditions, restrictions, or purpose of this Conservation Easement, or any release or termination thereof, shall be subject to prior review and written approval by the Corps. The Corps shall be provided no less than 90 days advanced notice in the manner described herein of any such amendment, modification, termination or release. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto and the Corps or their heirs, assigns or successors-in-interest, which shall be filed in the public records in St. Lucie County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purpose imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to convey this conservation easement; and that it hereby fully warrants and defends the title to the Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Reserve Homes, Ltd., L.P., has hereunto set its authorized hand this 27th day of March, 2007.

Signed, sealed and delivered in our presence as witness:

/ _____

Print Name: / Scott G. Morton

/ Nicole E. Angelakos

Print Name: / Nicole E. Angelakos

JUL 13 2006

By: Reserve Homes Ltd., L.P. a Delaware Limited Partnership
By: Kolter Property Development, LLC, a Delaware Limited Liability Company, its General Partner

Print Name: John C. Csapo
Title: Vice-President

STATE OF FLORIDA

) ss:

COUNTY OF PALM BEACH

On this 27th day of March, 2007, 2006, before me, the undersigned notary public, personally appeared John C. Csapo, personally known to me to be the person who subscribed to the foregoing instrument and did not take an oath, as the Vice President, of Kolter Property Development LLC., a Delaware Limited Liability Company, and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Nicole E. Angelakos
Print Name: Nicole E. Angelakos

My Commission Expires:
3/23/2008

NICOLE E. ANGELAKOS
Comm# DD0295071
Expires 3/23/2008
Bonded thru (800)432-4254
Florida Notary Asan., Inc

South Florida Water Management District
Legal Form Approved:
Date: July, 2001

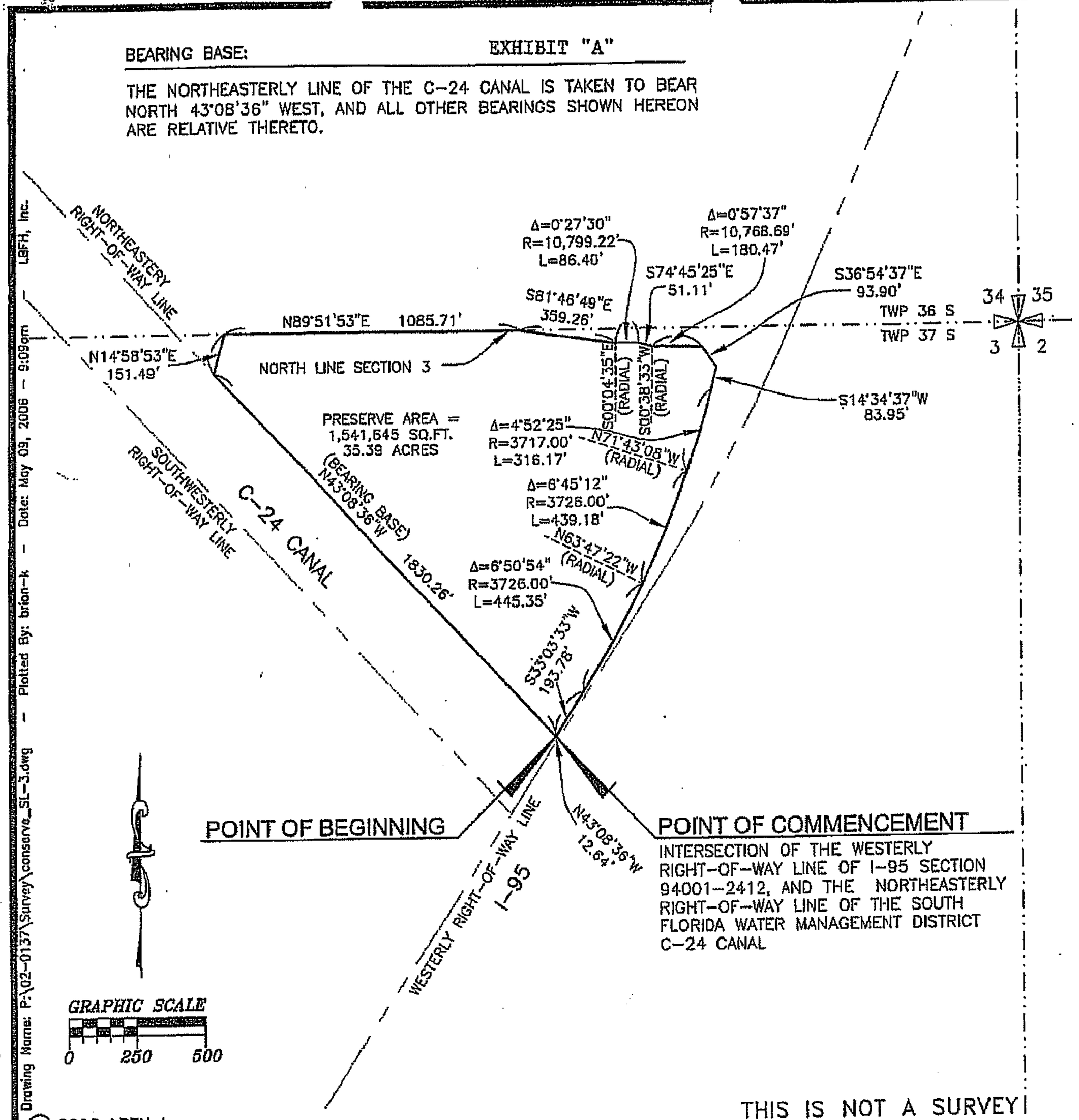
JUL 13 2006

02-0137

BEARING BASE:

THE NORTHEASTERLY LINE OF THE C-24 CANAL IS TAKEN TO BEAR NORTH 43°08'36" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

EXHIBIT "A"



THIS IS NOT A SURVEY!

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SURVEYOR AND MAPPER'S SIGNATURE

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

BRIAN C. KIERNAN, PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA NO. 6101

CONSERVATION EASEMENT SKETCH & DESCRIPTION FOR RESERVE HOMES LTD., L.P.

5/8/06, BOUNDARY AND DESCRIPTION
5/4/06, BOUNDARY AND DESCRIPTION
2/3/05, BOUNDARY AND DESCRIPTION
1/31/05, BOUNDARY AND DESCRIPTION

LBFH INC.
CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
"Partners For Results, Value By Design"
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(772) 286-3883 Fax: (772) 286-3925
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Scale: 1"=500	REVISIONS: 1/11/05, BOUNDARY AND DESCRIPTION		
Sheet 1 of 2	Field Book: N/A	Page: N/A	Field: N/A
Computed: phb	Date 12-01-04	FILE NO. conserve_SL-3.dwg	Project No. 02-0137
Checked: bk			

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Drawing Name: P:\02-0137\Survey\conserve_SL-3.dwg - Plotted By: brian-k - Date: May 09, 2006 9:09am

LEGAL DESCRIPTION

A PARCEL OF LAND LYING OVER AND ACROSS A PORTION OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, SECTION 94001-2412 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24; THENCE NORTH 43°08'36" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.64 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 43°08'36" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1830.26 FEET; THENCE NORTH 14°58'53" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 151.49 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 3; THENCE SOUTH 89°51'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1085.71 FEET; THENCE SOUTH 81°46'49" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 359.26 FEET TO A POINT ON A NON-TANGENT CURVE THROUGH WHICH A RADIAL LINE BEARS SOUTH 00°04'35" EAST, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 10,799.22 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°27'30", AN ARC DISTANCE OF 86.40 FEET; THENCE SOUTH 74°45'25" EAST, A DISTANCE OF 51.11 FEET TO A POINT ON A NON-TANGENT CURVE THROUGH WHICH A RADIAL LINE BEARS SOUTH 00°38'33" WEST, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 10,768.69 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°57'37", AN ARC DISTANCE OF 180.47 FEET; THENCE SOUTH 36°54'37" EAST, A DISTANCE OF 93.90 FEET; THENCE SOUTH 14°34'37" WEST, A DISTANCE OF 83.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,717.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°52'25", AN ARC DISTANCE OF 316.17 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE THROUGH WHICH A RADIAL LINE BEARS NORTH 71°43'08" WEST, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,726.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°45'12", AN ARC DISTANCE OF 439.18 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, THROUGH WHICH A RADIAL LINE BEARS NORTH 63°47'22"WEST, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,726.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°50'54", AN ARC DISTANCE OF 445.35 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 33°03'33" WEST, A DISTANCE OF 193.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.39 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

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PROJECT NAME:

CONSERVATION EASEMENT SKETCH & DESCRIPTION FOR RESERVE HOMES LTD., L.P.

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Scale: NTS	REVISIONS:			
Sheet 2 of 2	Field Book: N/A	Page: N/A	Field: N/A	
Computed: phb	Date 12-01-04	FILE NO. conserve_SL-3.dwg	Project No. 02-0137	
Checked: bk				

Exhibit B

CONSERVATION AREA MANAGEMENT PLAN

for:

VERANO

Reserve Homes Ltd., L.P.

Section 3, Township 37S, Range 39E

November 10, 2006

Prepared by:

Peter J. Krinsky, C.E.P., Environmental Planner
1672 SW Sandtrap Crescent
Palm City, Florida 34990
772-220-4039

Exhibit B
November 10, 2006

Conservation Area Management Plan (CAMP)
in accordance with
The Development Order for VERANO
(formerly known as Montage Reserve / PGA Village)

General Overview

• VERANO will comply with the 25% upland preservation set aside requirement of the City of Port St. Lucie Code Section 157.39, Required Preservation of Habitat. It is proposed to preserve ±29.23 acres (above the required ±17.77 acres) of native upland habitat in accordance with these requirements, as part of an overall 35.39 acre upland/wetland preserve area. Refer to *Sheet 1* (Location Plan), and *Sheet 2* (Environmental Site Plan), attached to the Conservation Area Management Plan. Details for management, maintenance and monitoring of these lands are contained within the plan.

• Compliance with any future permitting requirements of the Florida Fish and Wildlife Conservation Commission (FFWCC) for relocation of Gopher Tortoise to the recipient preserve area (35.39 acres) as depicted on *Sheets 1 and 2* will be undertaken. Management and maintenance provisions are provided for this species, as contained within.

• In the event that it is determined that any additional representative of a state or federally listed plant or animal species is resident on the designated preserve area, or otherwise is significantly dependent upon the project site, VERANO will cease all activities which might negatively affect that individual population and immediately notify City of Port St. Lucie. VERANO will provide proper protection to the satisfaction of City of Port St. Lucie, which may include relocation offsite, provided such sites exist, in consultation with applicable environmental agencies.

• VERANO will preserve and enhance the 6.16 acres of wetlands proposed for preservation on *Sheet* 2, to the extent required by South Florida Water Management District and the US Army Corps of Engineers, as part of the overall 35.39 acre upland/wetland preserve. Details of these proposed activities for management, maintenance and monitoring are contained within.

• VERANO will preserve (and create where necessary) an average 50' or greater buffer zone of native upland vegetation around all preserved wetlands (W3-W7), as indicated on *Sheet 2*. The buffer zones shall include canopy and sub canopy where existing, and ground cover of native upland species. The upland buffers shall be designed to be consistent with the buffer requirements of SFWMD and City of Port St. Lucie. The upland buffers are to be maintained according to the details provided within this CAMP.

• VERANO will remove all the Brazilian pepper known to exist within the conservation area, and any other nuisance and invasive exotic vegetation (not known to exist at this time) from the proposed preserve area, such as Melaleuca, Australian pine, Old World climbing fern, downy rose-myrtle, and exotic vegetation listed by the Florida Exotic Pest Plant Council or the City of

Port St. Lucie. Removal shall be in a manner that avoids seed dispersal by any of these species. There will be no planting of these species on site. Methods and a schedule for the removal of exotic and nuisance species are contained within for approval by the City. The entire site, including the wetland and upland conservation areas discussed within, shall be maintained free of these species in perpetuity.

Conceptual Preserve Area Management Plan

The project will contain a 35.39 acre on site, upland/wetland preserve area (*Sheets 1 and 2*). Of the total, ±29.23 acres will be uplands preservation and enhancement, much of which is existing undisturbed better quality pine flatwoods. Portions of these areas are a ±1.51 acre oak/cabbage palm hammock, and a large area of uplands enhancement to highly disturbed areas dominated by Brazilian pepper (southwestern portions of the preserve), which also includes attention to a directly contiguous portion of on site C-24 spoil area containing some native vegetation, however, also infested with Brazilian pepper. Preservation and enhancement of 6.16 acres of existing wetland, including removal of nuisance or exotic vegetation, will also be undertaken where necessary.

While not extensive in the wetland interiors, nuisance and any exotic vegetation will be removed from wetlands and their buffers, with emphasis on certain edges of W-5 through W-7.

Uplands enhancement will entail removal of extensive exotics (mainly Brazilian Pepper) and seeding of a ground cover conducive to tortoise habitation (on-site spoil areas only). The initial program for exotics removal was completed effective March 30, 2006. The preserve is a proposed recipient site for tortoise relocation. A permit was issued by the Florida Fish and Wildlife Conservation Commission with considerations to the Deed of Conservation Easement. Proposed vegetation for upland enhancement will include natural recruitment of native species within the preserve interior and any wetland buffers. Bahia sp. grass seeding for on-site areas contiguous to and within the C-24 spoil and berm, currently dominated by Brazilian Pepper, is not to be considered mitigation by the SFWMD. Emphasis will also be on the wire grass ground cover to be maintained in a mosaic fashion among the palmetto community in order to provide enhanced sustenance to the proposed tortoise colony in conjunction with the Bahia sp. seeding of spoil berms. Palmetto will be maintained for tortoise habitation in a program as necessary to prevent overgrowth by various methods to include prescription burn (as amenable to surrounding conditions) and periodic mechanical habitat management (mowing - only if necessary), in select locations. A prescription, low intensity backburn was conducted by the State Division of Forestry during the winter (February) of 2006.

These areas will be monitored for success criteria including,, tortoise activity, 80% aerial coverage of designated enhancement areas within 2 years, and continued ongoing exotics maintenance, to be reported per annual maintenance and monitoring requirements. A 5-year reporting plan is included, and will be submitted annually as approved within the CAMP contained herein, also to include a maintenance and monitoring schedule in consideration of planning, permitting, and construction timetables according to all final permits from the

responsible agencies.

In Florida, gopher tortoises are protected as a Species of Special Concern at this time. Under Florida law, no person may take, possess, transport or sell a Species of Special Concern. No land clearing or construction will occur until all tortoise burrows which are to be impacted by the project are relocated to the designated Section 3 upland conservation area by permit. A certified environmental professional will supervise any clearing in the donor areas with tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated following guidelines set forth below. Tortoise burrows may be bucket trapped or excavated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated into the subject conservation area for the project away from any clearing activities. Once the tortoise(s) have been safely relocated to the preserve area and restrained by safety fencing, equipment, operation can resume.

All gopher tortoise relocation efforts will include trapping of any other possible listed endemic species that may inhabit the burrow. Additional endemic species might include, but are not limited to, the Florida mouse (Peromyscus floridana), gopher frog (Rana aerolata) and Eastern indigo snake (Drymarchon corias couperi). All relocations shall be carried out by an environmental professional licensed for gopher tortoise relocations.

Preserve Area Maintenance Activities Plan

• Legal description and Easement Consideration

In compliance with ERP permit conditions and the possiblity for potential tortoise preserve, and in consideration of City requirements, the conservation area will be provided with a sketch and legal description for the on site wetland/upland preserve. This documentation currently exists in signed and final form. The Deed of Conservation Easement will be recorded upon permit approvals in accordance with City and State requirements, schedules and conditions.

• Preserve Area Uses

No development within the natural portions of the preserve area will be considered, however, passive uses such as nature trails, bird-watching, picnicking, hiking and other nondestructive uses of these areas which do not affect the hydrology or vegetative cover of the preserve may be considered during future planning.

Prohibited and restricted activities in the preserve area easement (where native vegetation currently exists) include, but are not limited to, construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including recreational vehicle and off road vehicle use; permanent irrigation, trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

• Construction Activities

Construction vehicles or equipment will be prohibited within the naturally vegetated areas. Contractors responsible for site work will be informed of the significance of preserve area protection prior to commencing construction activity.

All runoff from adjacent construction areas will be point discharged to ensure protection of the preserves from impacted drainage. During clearing, grading, and construction of contiguous development, best management practices will be incorporated for controlling erosion and turbidity in runoff. All wetland and upland preserve areas adjacent to the limits of construction will be isolated by turbidity screens including silt fences, hay bales, etc. These containment devices will be staked in place, routinely inspected and properly maintained. They will remain in place until all construction is complete and all associated side slopes have been adequately stabilized by use of seed and mulch techniques. Project management will be responsible for explaining the significance of these barriers to all construction personnel prior to any activity. The turbidity control devices will be used as necessary so that turbidity levels on site do not exceed state water quality standards. Construction operations will be accomplished during dry

periods if possible, to minimize runoff and to allow sediment stabilization. Grading, seeding and mulching will be completed as soon as possible. Drainage facilities incorporated during the project will be periodically checked and maintained to keep swales and culverts free of obstructions.

• Fire and Prescription Burns

Fire is an essential part of a conservation area management program. Xeric flatwoods is a fire-maintained association, therefore exclusion of fire from this habitat will result in a successional change toward a more hammock-like community. While the preserve area does not contain scrub, it does contain flatwoods somewhat more xeric in nature due to the regional effects of the C-24. Relatively open areas with some exposed ground within the a dry flatwoods community are usually inhabited by gopher tortoise and perhaps other related species. These areas may quickly become overgrown with palmetto and succeeding plant species if left unattended. Fire as a management tool is more beneficial than other mechanical or chemical management techniques. Fire reduces the amount of ground litter (therefore reducing the chances of a catastrophic wild fire), enhances the germination of adapted species, and rapidly makes available nutrients tied up in plant materials. It is generally the most cost-effective and ecologically sound method of maintaining gopher tortoise habitat. Regular burns should be conducted by the Division of Forestry on a routine, 3-5 year rotational basis, at least rotated among small patches within the preserve to reduce the threat of excessive smoke and uncontrolled fire in areas surrounded by development. An effective lawn barrier (firebreak) should be designed around the preserve area for fire protection to any surrounding infrastructure and development and as a buffer for the preserve. Controlled burns will result in gopher tortoise and other scrub species populations with greater local densities to meet the objectives of species conservation.

• Upland Exotics and Nuisance Vegetation Control

Isolated exotic vegetation noted in any location within the interior heart of the designated conservation area, should be manually removed, during construction. Manual removal would include a fresh cut to grade, with tree body removed and disposed, and immediately treated with an appropriate herbicide by an application of *Garlon 4*, *Pathfinder* or concentrated *Round-Up*. The herbicide should be applied as an immediate and direct application to each remaining stump cut to ground level. All chemicals should be approved by the Florida Department of Agriculture for this use and supervised by a licensed herbicide applicator. The chemicals should be used according to labeled instructions and discarded properly off site.

It should be noted that certain peripheral locations on and off site were disturbed during the development of the C-24 and Interstate 95. As a result, Brazilian Pepper often colonized in the areas disturbed for these facilities. In this case, where manual removal is not practical, exotics such as Brazilian Pepper should be removed by heavy equipment in peripheral and spoil areas without damage to any native vegetation within the preserve.

It is recommended that periodic monitoring and maintenance of exotics be undertaken in accordance with this plan in order to minimize efforts involved with removal. Vegetative and domestic debris, including garbage, trash and mulch should not be permitted in the preserve areas. All upland preserves will be maintained exotics free (≤1%) of listed vegetation. Nuisance vegetation will not exceed 5% of the total vegetation coverage in any one area. Maintenance of these areas will be conducted in perpetuity.

• Wetland Exotics and Nuisance Vegetation Control

Nuisance and exotic vegetation noted in any of the isolated wetland preserves designated for enhancement (W3-W7) will be manually removed, if possible, during construction. This may be by methods such as "hand pulling" of cattails in W7, or by herbicide spray.

Where herbicides are employed, exotics such as Brazilian Pepper, should be fresh cut, with tree body removed and disposed, and immediately treated with an application of an appropriate herbicide including *Garlon 4*, *Pathfinder* or concentrated *Round-Up;* or if the trunk is submerged by the use of *Rodeo*. The herbicide should be applied as an immediate and direct application to each remaining stump cut to ground level. All chemicals should be approved by the Florida Department of Agriculture for this use and supervised by a licensed herbicide applicator. The chemicals should be used according to labeled instructions and discarded properly off site. It is recommended that periodic monitoring and maintenance of exotics be undertaken in accordance with this plan in order to minimize efforts involved with removal. Vegetative and domestic debris, including garbage, trash and mulch should not be permitted in the preserve areas. All wetland preserves will be maintained exotics free (≤1%) of listed vegetation. Nuisance vegetation will not exceed 5% of the total vegetation coverage in any one area. Maintenance of these areas will be conducted in perpetuity.

• Structure Installation

A structure is proposed for installation at natural grade within a select location of the upland preserve. While it is doubtful that these facilities are necessary for maintaining historical conditions,
this facility is proposed for installation and relief should an extremely significant event occur.

Silt fencing will be installed along all sides of the disturbed upland area and along any wetland edge in contiguous areas of the structure location during construction to prevent water quality impacts within possible adjacent wetland areas. Prior to the commencement of construction, the installation of silt fencing will be inspected by agency compliance staff as necessary.

Any disturbance to upland areas will be regraded to the original topographic contour, and replanting will be undertaken with native vegetation typical of the surrounding area. The density of planting will be sufficient to attain an eighty percent coverage and survival of desirable upland vegetation by the end of the second year of monitoring. The replanted upland area will be

monitored as part of the overall wetland and upland preserve monitoring program.

• Miscellaneous Preserve Area Considerations

The use of native species in landscaping any parcel areas outside the preserve area limits will be encouraged. Signs posted at entry points to the preserve will provide notice regarding the preserve's value as a resource. A sample of possible proposed signage is attached to the back of this plan. Some pathways currently exist within the preserve area. Where possible the same footprint of these areas will be used for proposed interpretive pathways and trails if implemented. Animal control will be encouraged to prevent pets and feral animals from encroaching into the preserve. Homeowners will be informed of their responsibilities regarding pets and interaction with preserve areas.

Preserve Area Monitoring Plan and Reporting Schedule

General Preserve Area Monitoring Plan:

Sheet 1 illustrates the general location of the upland / wetland preserve within the limits of the VERANO project. As noted, it sits west of I-95, south of the Section 3 line, and northeast of the C-24 Canal. *Sheet 2* contains a plan view monitoring plan of the 35.39 acre conservation area. This schematic indicates proposed sampling transects, points and photo stations. It should be noted that transects have been designated as indicated in order to facilitate the sampling and recording efforts, but as importantly to capture data in areas more subject to spacial and temporal variability. It was determined that localized sampling stations be strategically placed in order to capture the existing condition of quality habitats, restoration areas, and vegetative interfaces, as the main objective of this program is to determine variability or deteriorating conditions which might require additional maintenance relative to tortoise habitation, restoration efforts, and upland and wetland quality maintenance. Special emphasis will be given to tortoise activity including the canvassing of any active burrows noted during routine monitoring and general management activities.

Monitoring Program:

• Baseline (initial) Survey:

Baseline conditions will be documented within approximately six months to one year of the issuance of the final City DO, FFWCC tortoise relocation permit , and conceptual ERP permits for VERANO. A qualitative and quantitative survey of the naturally existing upland and wetland vegetation in the preserve area will be undertaken and recorded at each of the proposed sampling stations (including % cover of existing species within a given area - one square meter). The sampling points will be utilized for baseline, semi-annual monitoring and annual monitoring. All information will be included in the annual monitoring reports to be submitted once per year. A baseline photo portfolio will be developed for each station, with subsequent photos to be included in each annual monitoring report for comparative purposes.

• Semi-Annual Monitoring and Annual Reports:

Annual monitoring will begin within 6 months of the issuance of an approved construction modification for the first phase of development, and construction has commenced. Continued monitoring will be conducted semi-annually at the end of the wet-season in October/November and at the end of the dry season in April/May for a five year period. Annual reports will be submitted within one month following the spring sampling. Reports will be due June 30th, as indicated in the schedule below. The reports will document qualitative and quantitative vegetational variability and % cover of existing species within a given area (one square meter) for each sampling point. Issues and recommendations, or modifications to improve success, will also be discussed as necessary.

• Fixed Point Panoramic Photographs:

Locations for fixed point panoramic photos are indicated on *Sheet 2* at each of the sampling transects. Photos will provide physical documentation of the current condition of the conservation area sampling points, including any changes that may be occurring. The photo portfolio will be assembled and submitted to the respective agencies to document existing baseline reference conditions and future annual status. These photos will be taken during each semi-annual monitoring. A portfolio will be prepared and submitted with each written annual report.

• Staff Gauges:

Staff gauges will be placed appropriately and surveyed into each wetland area. The equipment will be read and recorded weekly at the start of the annual monitoring. The gauges will be set to NGVD and will be documented accordingly. Water levels will be included and recorded with the annual monitoring reports as a weekly table for the year.

• Reporting Professional:

Upland and wetland monitoring will be provided by a qualified biologist with the knowledge of wetlands ecology, hydrology and wildlife.

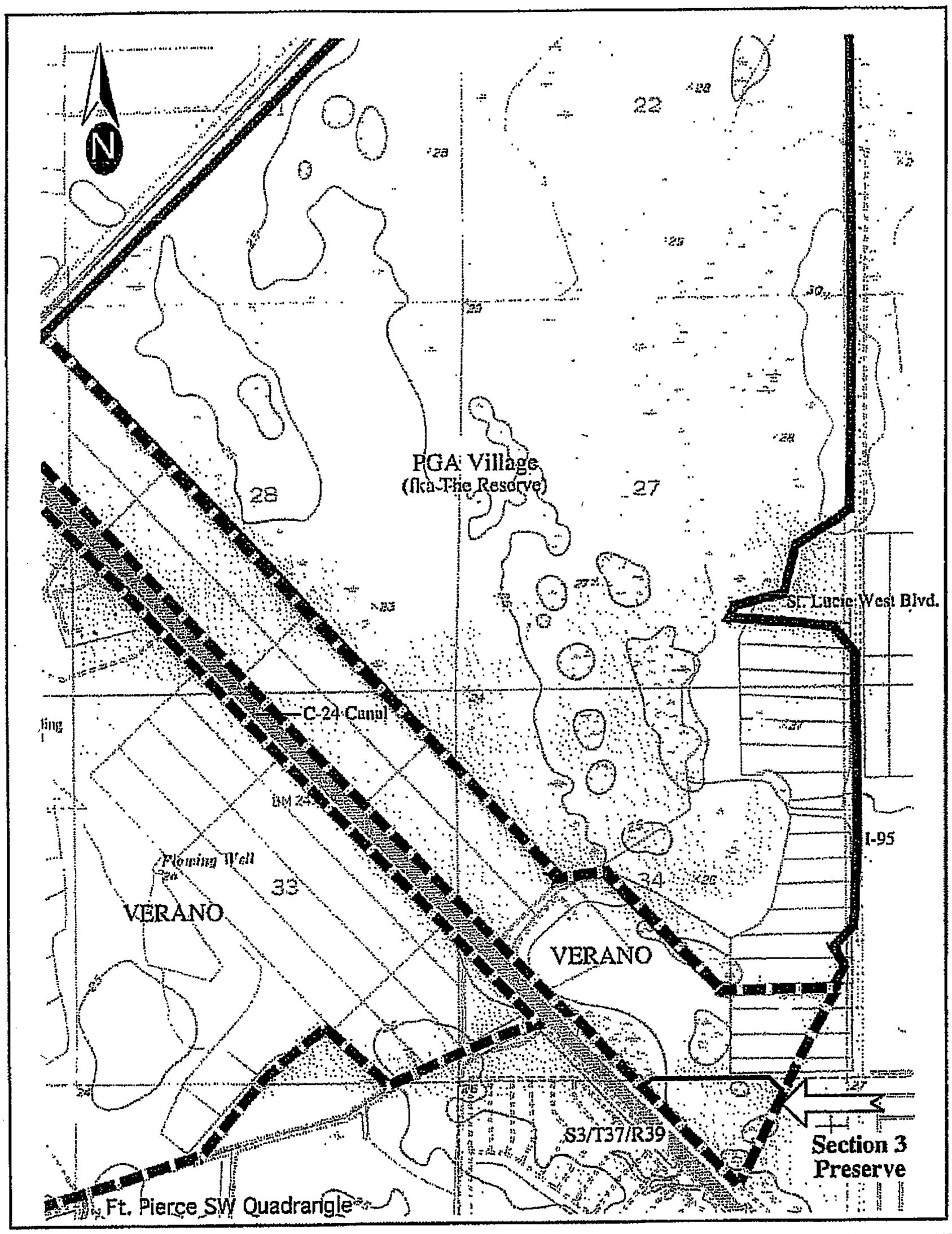
Reporting Schedule:

The following schedule has been designed in accordance and pursuant to the conditions and requirements of the Development Order, and the Environmental Resource Permit (ERP) for VERANO:

Estimated Completion Date	Report
June 30th, 2006	Baseline Monitoring Report with Photo Station Portfolio
Mar. 31st, 2006	Completion of Prescription Burn
Mar. 31st, 2006	Completion of Exotics Removal
June 30th, 2007	First Annual Monitoring Report
June 30th, 2008	Second Annual Monitoring Report
June 30th, 2009	Third Annual Monitoring Report
June 30th, 2010	Fourth Annual Monitoring Report
June 30th, 2011	Fifth Annual Monitoring Report

Verano

City of Port St. Lucie, Florida



Location Plan

Reserve Homes Limited, L.P.

Section 3 - Conservation Area Management Plan

City of Port St. Lucie, Florida

Peter J. Krinsky, C.E.P., Environmental Planner

SITE ASSESSMENT • ENVIRONMENTAL PLANNING • GOVERNMENT PERMITTING

1672 SW Sandtrap Crescent, Palm City, Florida 34990 (772) 220-4039

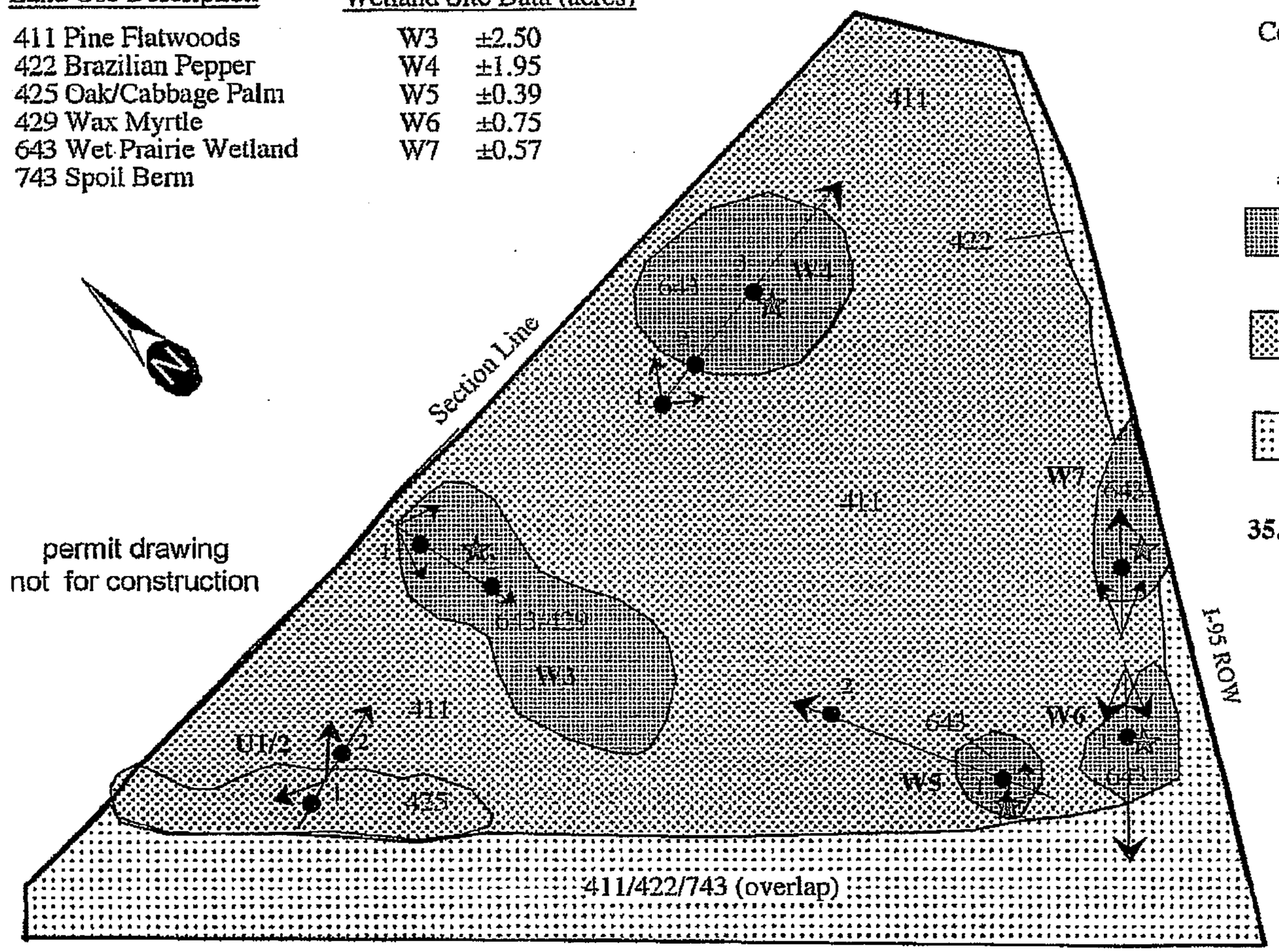
By:	Date:	Scale:	Job No:	Sheet:
PJK	4/24/06	1"=±2000'	RHL	Sheet 1

Verano

Section 3 Preserve

Conservation Area Management and Compliance Monitoring Program

Land Use Description	Wetland Site Data (acres)	
411 Pine Flatwoods	W3	±2.50
422 Brazilian Pepper	W4	±1.95
425 Oak/Cabbage Palm	W5	±0.39
429 Wax Myrtle	W6	±0.75
643 Wet Prairie Wetland	W7	±0.57
743 Spoil Berm		



Legend

Wetland Preserves (6.16 acres)

Upland Preserves (±29.23 acres)

Upland Preserve Area Enhanced

35.39 acres on-site easement total

On-Site Preserve Limits

Sampling Point # 1 — Transect # W3

Transect with sampling point and photo station

Staff Guage Placement ★

Notes:

For sampling point locations (ie., W3-1) refer to the attached table for GPS coordinates

Preserve Configuration is approximate. Refer to easement sketch and legal description attached.

Verano
Reserve Homes Limited, LP
Section 3 Preserve Compliance Monitoring Program

Peter J. Krinsky, C.E.P., Environmental Planner
SITE ASSESSMENT • ENVIRONMENTAL PLANNING • GOVERNMENT PERMITTING
1672 SW Sandtrap Crescent, Palm City, Florida 34990 (772) 220-4039

By: PJK	Sheet: Sheet 2	Date: 8/25/06
Scale: 1"=±300'	Job: RHL	Revised:

	A	B	C	D	E	F	G	H	I
1	**Compliance Monitoring - GPS Sampling Waypoints for the VERANO SECTION 3 Wetland/Upland Transects**								
2									
3	Transect No.		GPS Waypoint - Coordinates						
4	Sampling Pt.		Longitude	Latitude					
5									
6	Upland 1/2								
7	SP 1		W080°25.405	N 27°17.588'	(southwest)				
8	SP 2		W080°25.405	N 27°17.588'	(northwest)				
9									
10	Wetland 3								
11	SP 1		W080°25.351	N 27°17.634'					
12	SP 2		W080°25.351	N 27°17.603'					
13									
14	Wetland 4								
15	SP1		W080°25.290	N 27°17.599'					
16	SP2		W080°25.254	N 27°17.605'					
17	SP 3		W080°25.236	N 27°17.608'					
18									
19	Wetland 5								
20	SP 1		W080°25.275	N 27°17.478'					
21	SP 2		W080°25.264	N 27°17.541'					
22									
23	Wetland 6								
24	SP 1		W080°25.234	N 27°17.458'					
25									
26	Wetland 7								
27	SP 1		W080°25.216	N 27°17.488'					
28									
29									
30	Source: Peter J. Krinsky, CEP, Environmental Planner . . . . . April 2006								

N
W E
S

1 inch = 300 feet

0 37.575 150 225 300
Feet

Map Document:
(F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment\)
8/30/2011 -- 1:30:00 PM

Proposed Parcel Dedication
Reserve Industrial Park
City of Port Saint Lucie, FL

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Note:
Location and configuration of all development parcels, lakes, open space and golf shown for illustrative purposes only.

Configuration of Wetlands and Upland Preserves are conceptual and will be fully delineated during the permitting process.

Up to a 400 unit recreational vehicle use development shall be allowed as part of a future PUD zoning approval utilizing the trade off matrix included as part of the approved development order.

✳ *48 acre school site to be provided adjacent to North-South "A" roadway and Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.*

** *5-8 acre institutional / civic site may be provided contiguous to any approved access point from Crosstown Parkway or North-South "A" roadway.*

Legend

- *Wetlands **
- *Upland Buffers/Preservation Areas**
- *Proposed Lakes*
- *Proposed Golf*
- *Proposed Resort/Clubhouse/Commercial/ Multi-Family/Residential (Mixed Use Area)*
- *Proposed Open Space*
- *Proposed Rec Areas/Parks*
- *Proposed DRI Buffer*
- *Proposed Residential*
- *Proposed Commercial Areas*
- *Proposed School / Institutional Site*
- *Proposed 50 Acre Public Park Site*
- *Proposed Industrial Site/Billboard*

500' Buffer
Railroad
Glades Cut-off Road
C-24 Canal
12' Emergency Access
Reserve Blvd
The Reserve DRI
Centre Drive
Commerce
City of Port St. Lucie (St. Lucie West)
FPL Easement
500' Buffer
Future Public Right-of-Way for North-South "A" Roadway
F
G
D
A
Central Mixed Use Area
L
H
K
C
J
E
B
I
M
Central Mixed Use Area
Out Parcel (Not part of DRI)
Future 135' R/W for Crosstown Parkway

Verano
Preliminary Master Plan Map H
Exhibit 'B'
Map Amendment
9.16.2011
REV. 10.14.2011

1600 0 800 1600

Cotleur & Hearing

Landscape Architects I Land Planners I Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

Verano NOPC
DRI Condition 6.A.

Proposed Condition Language

6.A. As an alternative to providing additional upland preservation on the Peacock Parcel being added to the Verano DRI, the city acknowledges that the developer has previously exceeded the 25% upland preservation requirement of the City of Port St Lucie Code Section 157.39 (Upland Preservation) for the Verano DRI. The existing Verano Conservation Area Management Plan and conservation easement includes a surplus 11.4 acres of protected upland habitat beyond what was required for the original Verano development order.

In addition to the original conservation area, developer shall donate to the city of Port St Lucie an additional 22. 86 acres of land located within the City's jurisdictional portion of the Reserve DRI. The additional lands are currently comprised of 14.86 acres of OSR land use and 8 acres of CG land use. The 22.86 acres may be used by the City for open space preservation or other public purposes.