

RESOLUTION NO. 12-R28

A RESOLUTION APPROVING AND ACCEPTING VERANO PUD NO. 1 PLAT NO.9 (P11-090) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, ON THE REQUEST OF VERANO DEVELOPMENT, LLC OF FLORIDA; AUTHORIZING THE MAYOR AND CITY CLERK TO COUNTERSIGN SAID PLAT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by Verano Development, LLC, to approve and accept the final plat titled Verano PUD 1, Plat No. 9, with construction plans, within the City of Port St. Lucie, Florida; and

WHEREAS, there are private roads, drainage, and utility facilities, to be constructed within the platted area by the developer; and

WHEREAS, a performance guarantee covering the cost of the improvements has been submitted to the City; and

WHEREAS, the plat conforms to Section 156, Port St. Lucie City Code, and meets all State requirements for such plats; and

WHEREAS, the Site Plan Review Committee, on August 10, 2011, recommended approval of the construction drawings and final plat (P11-090); and

WHEREAS, the Planning and Zoning Board, on September 6, 2011, recommended approval of the preliminary and final plat (P11-090); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the final plat titled Verano PUD No. 1 Plat No. 9 (P11-090), within the City of Port St. Lucie, Florida, said plat being offered

RESOLUTION NO. 12-R28

by Verano Development, LLC as owners and title holders of said property and as prepared by Wilbur F. Divine, P.S.M. as designated on the attached said Plat.

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said plat so it may be properly recorded in the public records of St. Lucie County, Florida.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 12th day of March, 2012.

CITY COUNCIL
CITY OF PORT ST. LUCIE

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 SPECIAL

DATE: MARCH 12, 2012

ORDINANCE RESOLUTION MOTION PUBLIC HEARING

ITEM: P11-090 VERANO PUD NO. 1 PLAT NO. 9
FINAL SUBDIVISION PLAT APPLICATION

RECOMMENDED ACTION:

On September 6, 2011, the Planning and Zoning Board unanimously voted to recommend approval of this final subdivision plat application.

EXHIBITS:

- A. Staff Report
 - B. Support Materials
-

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

Through this subdivision application, Verano is creating a total of 94 residential lots, while extending Visconti Way west to provide access for these lots.

The applicant has already completed all underground work (utility lines and water and sewer), curbs and gutters, and the first layer of asphalt. The applicant has submitted a bond for the second layer of asphalt, street signs and stripping, street lights and trees.

Engineer's estimate for bond is added to the end of the staff report.

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

None.



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

TO: PLANNING AND ZONING BOARD - MEETING OF SEPTEMBER 6, 2011

FROM: JOHN FINIZIO, PLANNER (f)

RE: FINAL SUBDIVISION PLAT APPLICATION PROJECT NO. P11-090
VERANO PUD PLAT NO. 9

DATE: AUGUST 25, 2011

APPLICANT: Cotleur & Hearing, Inc. The authorization letter is attached to the staff report.

OWNER: Verano Development, LLC.

LOCATION: North of the C-24 Canal, West of Interstate 95, East of Glades Cut-Off Road, and South of the Reserve in unincorporated St. Lucie County.

LEGAL DESCRIPTION: The legal description is attached as Exhibit A.

SIZE: 22.060 acres.

EXISTING ZONING: PUD (Planned Unit Development), Verano PUD 1.

EXISTING USE: Currently vacant land.

SURROUNDING USES: North = Unincorporated St. Lucie County, the Reserve golf course and associated residential buildings. South = PUD Zoning, Verano PUD No. 1, Plat No. 8 and Plat No. 2, Water Management Tract "A", vacant land. East = PUD Zoning, Verano PUD No. 1 Plat No. 1, Water Management Tract "E", vacant land. West = PUD Zoning, Verano PUD No. 1, Plat No. 2 with platted residential lots, currently vacant.

PROPOSED PROJECT: Through this subdivision application, Verano is creating a total of 94 residential lots, while extending Visconti Way west to provide access for these lots.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: Sewer/water will be provided by the City of Port St. Lucie Utilities. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

Transportation: The staff review indicates that this project will generate approximately 982 daily vehicle trips (ITE, Land Use Code 210, Single Family Detached Housing) on the roads adjacent to the project (Visconti Way, and Ambrose Way). Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8th Edition".

This project should not have an adverse effect on transportation level of service for the adjacent roadways. Roadway level of service and traffic conditions within Verano are monitored through the Verano (PGA Village) Development of Regional Impact (DRI).

Parks/Open Space: The Development Order for the Verano DRI required: "No later than two years from the effective date of this resolution, the Developer shall submit a subdivision plat that includes dedication of at minimum 50 contiguous acres of property to the City of Port St. Lucie to be used as an active park site. This property shall contain no more than 2.5 acres of wetlands and be 95% usable land. The Developer may consider off-site donation or mitigation."

A preliminary subdivision plat for the 50 acre park site was submitted by the developer on July 16, 2008. The subdivision plat was reviewed at SPRC on August 13, 2008, where it was approved with the condition that dedication issues be resolved prior to proceeding to City Council. These conditions were never resolved and consequently, the application has expired. To meet the condition of the Development Order, this park site still needs to be subdivided and dedicated to the City.

Schools: Per Policy 2.4.2 (8): Exemptions of the City of Port St. Lucie Comprehensive Plan, developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005 or had filed application for development approval prior to May 1, 2005 are exempt from school concurrency. As this DRI received development orders prior to July 1, 2005, it is exempt from school concurrency.

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

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

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

Environmental: Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order. As outlined in the Development Order the developer 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. The area that encompasses Verano PUD 1 is devoid of any upland habitat. To satisfy this requirement of the DRI, the developer has indicated that a 68 acre parcel, consisting of pine flatlands, wax myrtles, and oak/cabbage palms will be set aside to satisfy this condition of the development order. This vegetated parcel is within the Verano DRI, but outside the boundaries of the Verano PUD 1.

Other: This project has also been reviewed for consistency with the Verano (PGA Village) DRI for all Development Order requirements. There are no outstanding conditions that would prevent this project from moving forward.

With the approval of the preliminary plat (P11-019, Verano PUD 1 Plat No. 9 Preliminary Subdivision Plat Application approved by City Council on June 27, 2011), the applicant has completed all underground work (utility lines and water and sewer), curbs and gutters, and the first layer of asphalt. The applicant has submitted a bond for the second layer of asphalt, street signs and stripping, street lights and trees.

Related Projects:

P11-019 – Verano PUD 1 – Plat #9 Preliminary Subdivision Plat Application. This application created a total of 94 residential lots, while extending Visconti Way west to provide access to these lots. This application was presented to the Planning and Zoning Board as a Preliminary and Final Subdivision Plat Application at their May 3, 2011 Board meeting. However the application was changed to a preliminary plat at the applicant's request. This application was approved by City Council on June 27, 2011.

P10-071 – Verano PUD 1 PUD Amendment No. 6. This amendment amended Exhibits 6B to match the list of Permitted, Accessory and Special Exception uses that may be located within the commercially classified area, and 6C to clarify restrictions of use in the Light Industrial land use areas. This amendment was approved by City Council on October 11, 2010.

P10-029 – Verano PUD Master Sign Program Amendment – This project made some minor amendment to the already established master sign program for the residential areas.

P10-07 Verano Development/PSL Commercial Holdings DRI NOPC. This NOPC was the forth amendment to the existing Development Order and proposed amends to the project phasing plan, build Out Dates, and Expiration dates. It also provided for a re-calculation of the trigger date for the six laning of the St. Lucie West/Reserve Blvd. and I 95 interchange area. This project was approved on June 14, 2010

P08-162 – Verano PUD Master Sign Program/Residential – This project established the master sign program throughout the Verano DRI area. This project was approved by City Council on March 9, 2009.

P06-426 Verano PUD 1, Phase 2, Plat No. 2. This project created roadways, the parcel for the community center and residential lots. This project was approved by City Council on May 29, 2007.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, City Subdivision Code: The Site Plan Review Committee reviewed the request on August 10, 2011and recommended approval.

SITE LOCATION



**SUBJECT
PROPERTY**

CROSSTOWN PKWY

I-95

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

SUBDIVISION PLAT
VERANO PLAT 9

PZ2011.DWG

DATE: 7/28/2011

APPLICATION NUMBER:

P11-090

CADD FILE NAME:

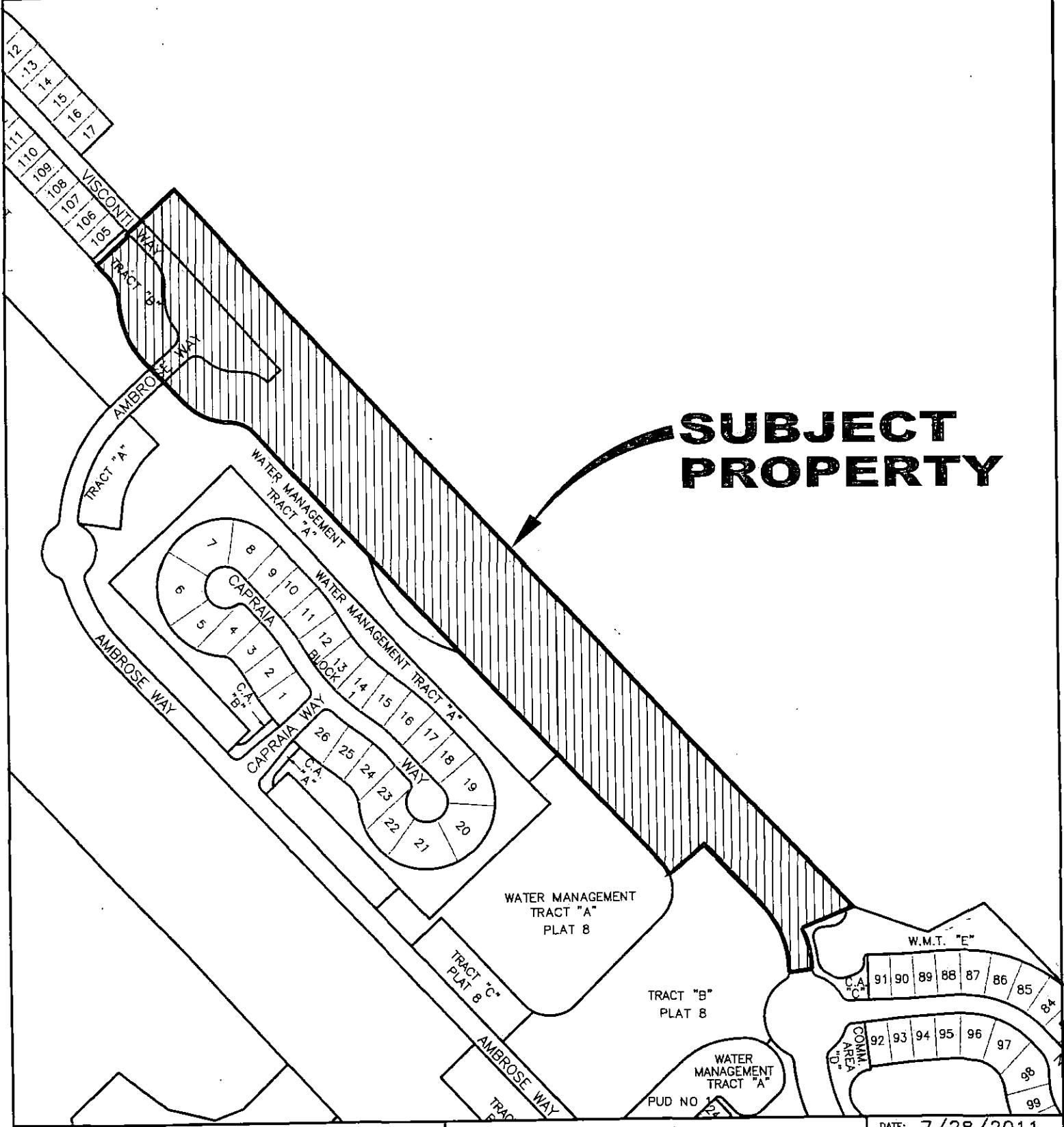
P11-090L

SCALE: 1"=.5 MI



SITE LOCATION

SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

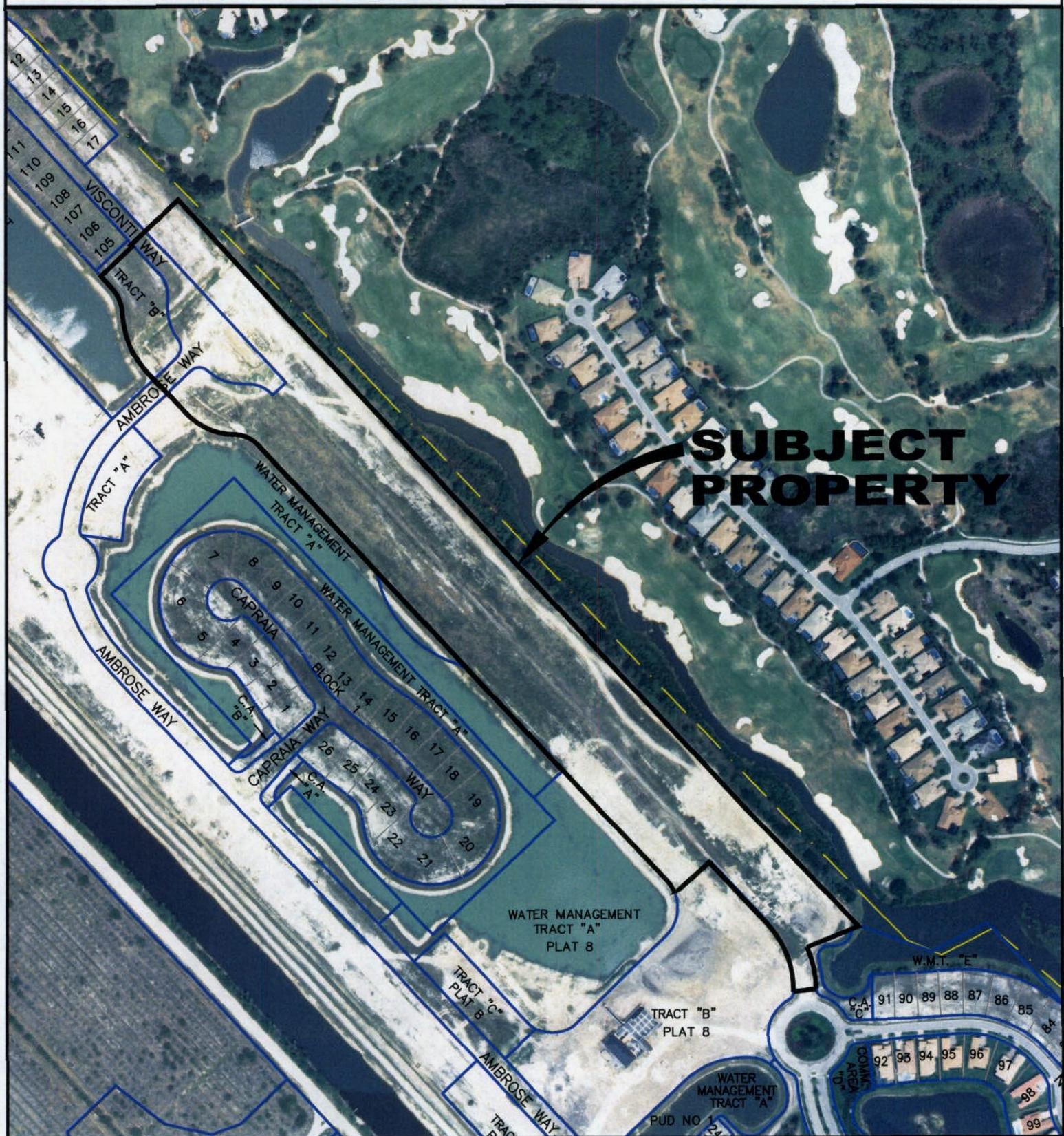
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SUBDIVISION PLAT
VERANO PLAT 9

DATE: 7/28/2011
APPLICATION NUMBER:
P11-090
CADD FILE NAME:
P11-090M
SCALE: 1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

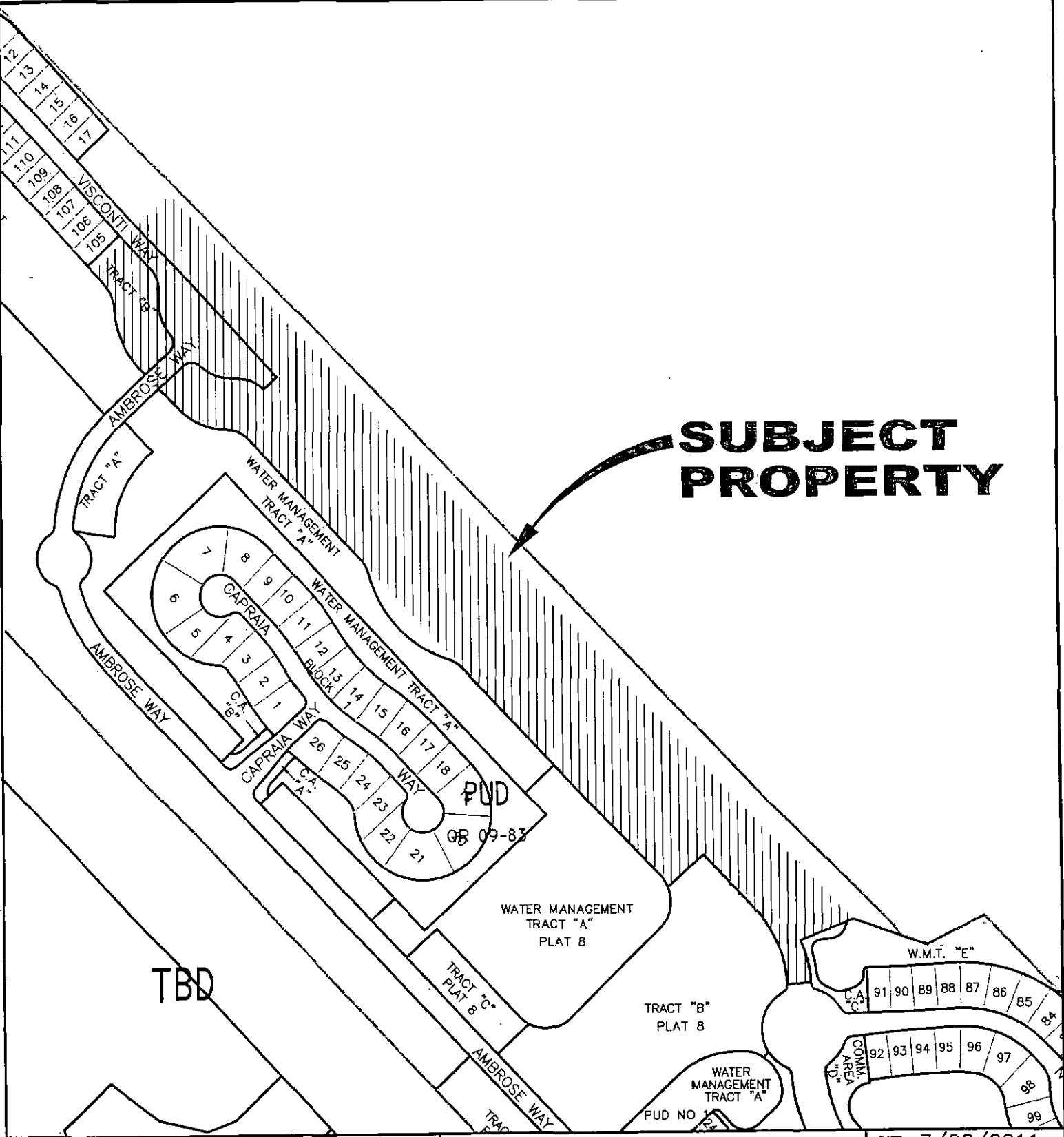
PZ2011.DWG

SUBDIVISION PLAT
VERANO PLAT 9

AERIAL JAN 2009

DATE: 7/28/2011
APPLICATION NUMBER:
P11-090
CADD FILE NAME:
P11-090A
SCALE: 1"=400'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SUBDIVISION PLAT
VERANO PLAT 9

DATE: 7/28/2011
APPLICATION NUMBER: P11-090
CADD FILE NAME: P11-090M
SCALE: 1"=400'

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5212 FAX: (772)871-5124

P&Z File No. 11-090
Fee (Nonrefundable) \$ 3,595.00
Receipt # 111831

PROJECT NAME: Verano PUD - Plat 9 (Final)

LEGAL DESCRIPTION: (See Attached)

LOCATION OF PROJECT SITE: Project is located on the north side of CrossTown Parkway, just west of I-95

PROPERTY TAX I.D. NUMBER: 3334-223-0001-000-7, 3333-100-0000-000-9, 3328-803-0010-000-4, 3328-803-0001-000-8

CIRCLE ONE: PRELIMINARY FINAL PRELIMINARY & FINAL

PROPOSED USE: Single Family Residential

GROSS SQ. FT. OF STRUCTURE(S): N/A

NUMBER OF DWELLING UNITS & DENSITY

FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: Water & Sewer – City of PSL, Power – FPL, Phone and CATV – Hometown Cable

GROSS ACREAGE & SQ. FT. OF SITE: 960.928 Sq Ft / 22.060 Ac.

FUTURE LAND USE DESIGNATION: RGC ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: Verano Development, LLC c/o Robert Fromm

NAME, ADDRESS, TELEPHONE & FAX NO. 701 S. Olive Avenue, West Palm Beach, FL 33401

PH: 772-429-3505 FAX: 772-429-3525

RECEIVED

APPLICANT OR AGENT OF OWNER: Don Hearing/Tod Mowery, Cotleur & Hearing, Inc.

NAME, ADDRESS, TELEPHONE & FAX NO. 1934 Commerce Lane, Jupiter FL 33458

PH: 561-747-6336 FAX: 561-747-1377

JUL 20 2011

CITY OF PORT ST. LUCIE, FL

PROJECT ARCHITECT/ENGINEER: Bob Lawson, Arcadis-US, Inc.

(FIRM, ENGINEER OF RECORD 2081 Vista Parkway, West Palm Beach, FL 33411

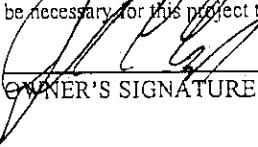
FLORIDA REGISTRATION NO., CONTACT Engineering: Robert W. Lawson, P.E. No. 26640; Plat: Wilbur F. Divine, P.S.M., No. 4190

PERSON, ADDRESS, PHONE & FAX NO.) PH: 561-697-7000, FAX: 561-697-7751

- I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

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


OWNER'S SIGNATURE

John C. Capo MANAGER 7/18/11
HAND PRINT NAME TITLE DATE



May 20, 2010

City of Port St. Lucie
Planning and Zoning Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing, Inc and its staff to act as agents for the Verano project in PGA, located at Crosstown Parkway and I-95 in the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plat and other similarly related modification applications.

Should you have any questions, please feel free to contact me at (772.468.4703)

Sincerely,

A handwritten signature in black ink that reads "Robert Fromm".

Robert Fromm
Verano Development LLC

State of Florida
St. Lucie County

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 20th day of May, 2010 by Mr. Robert Fromm, who is personally known to me.

A handwritten signature in black ink that reads "Lynne Moore".

NOTARY PUBLIC

SEAL

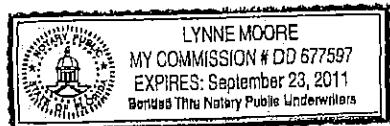


Exhibit A – Verano Plat 9 (Final)

LAND DESCRIPTION:

A PORTION OF TRACT "B", CARDUCCI WAY AND FRASCATI DRIVE, VERANO P.U.D. 1, PLAT NO. 2, ACCORDING THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 18 THROUGH 24 AND A PORTION OF TRACT "B", VERANO P.U.D. NO. 1, PLAT NO. 8 ACCORDING THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 10 THROUGH 12 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID TRACT "B", VERANO P.U.D. 1, PLAT NO. 8, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 354.41 FEET THE RADIUS POINT OF SAID CURVE BEARS SOUTH $88^{\circ}06'00''$ WEST; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B", AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $24^{\circ}54'11''$, A DISTANCE OF 154.04 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 320.00 FEET THE RADIUS POINT OF SAID CURVE BEARS SOUTH $60^{\circ}42'54''$ WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}51'26''$, A DISTANCE OF 77.39 FEET TO A POINT OF TANGENCY; THENCE NORTH $43^{\circ}08'32''$ WEST, A DISTANCE OF 251.49 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT "B"; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH $46^{\circ}51'28''$ WEST, A DISTANCE OF 139.38 FEET TO A POINT ON THE NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT "A" OF SAID VERANO P.U.D. NO. 1, PLAT NO. 8 AND VERANO P.U.D. 1, PLAT NO. 2 AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 121.71 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $69^{\circ}18'01''$ WEST; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID VERANO P.U.D. NO. 1, PLAT NO. 8 AND VERANO P.U.D. 1, PLAT NO. 2, THROUGH THE FOLLOWING FIVE (5) COURSES AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $22^{\circ}26'33''$, A DISTANCE OF 47.67 FEET TO A POINT OF TANGENCY; THENCE NORTH $43^{\circ}08'32''$ WEST, A DISTANCE OF 1,803.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $46^{\circ}29'35''$, A DISTANCE OF 81.15 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 205.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $46^{\circ}29'35''$, A DISTANCE OF 166.35 FEET TO A POINT OF TANGENCY; THENCE NORTH $43^{\circ}08'32''$ WEST, A DISTANCE OF 82.74 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID CARDUCCI WAY; THENCE NORTH $43^{\circ}21'50''$ WEST, A DISTANCE OF 58.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT "B" OF SAID VERANO P.U.D. 1, PLAT NO. 2; THENCE ALONG THE NORTHEASTERLY LINE OF SAID WATER MANAGEMENT TRACT "B" THROUGH THE FOLLOWING FOUR (4) COURSES, NORTH $43^{\circ}08'32''$ WEST, A DISTANCE OF 23.65 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 285.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $40^{\circ}06'33''$, A DISTANCE OF 199.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $40^{\circ}06'33''$, A DISTANCE OF 84.00 FEET TO A POINT OF TANGENCY; THENCE NORTH $43^{\circ}08'32''$ WEST, A DISTANCE OF 49.83 FEET; THENCE NORTH $46^{\circ}51'28''$ EAST, A DISTANCE OF 130.16 FEET; THENCE NORTH $43^{\circ}08'32''$ WEST, A DISTANCE OF 5.77 FEET; THENCE NORTH $46^{\circ}51'28''$ EAST, A DISTANCE OF 195.00 FEET TO A POINT THE NORTHEASTERLY LINE OF PARCEL 4, AS RECORDED IN OFFICIAL RECORDS BOOK 2502, PAGE 1008 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,

FLORIDA; THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH $43^{\circ}08'32''$ EAST, A DISTANCE OF 3,002.24 FEET TO A POINT ON THE NORTHERLY LINE OF VERANO, P.U.D. NO. 1 BEING A REPLAT OF MONTAGE, P.U.D. NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THOUGHT THE FOLLOWING THREE (3) COURSES, SOUTH $67^{\circ}21'53''$ WEST, A DISTANCE OF 166.91 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 353.23 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $66^{\circ}54'50''$ WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $20^{\circ}59'00''$, A DISTANCE OF 129.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH $82^{\circ}35'40''$ WEST, A DISTANCE OF 69.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.060 ACRES, MORE OR LESS.

Prepared by and return to:

Paul K. Hines, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive
Suite 500E
West Palm Beach, FL 33401

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 28th day of FEBRUARY, 2006, by and between Reserve Homes, Ltd., L.P., a Delaware limited partnership, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantor") and Verano Development LLC, a Delaware limited liability company, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its successors and assigns forever, the following described real property (the "Property"), situated in St. Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO:

1. Real estate taxes and assessments for the year 2006 and subsequent years.
2. Restrictions, reservations, limitations, easements of record, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting said property, if any.

TO HAVE AND TO HOLD the said Property in fee simple forever, together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor warrants the title to said Property and will defend the same against the lawful claims of any persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Allison Barra
Print Name: Allison Barra

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

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

By: Michael Clarke
Michael Clarke, Manager

Vera Russell

Print Name: Vera Russell

STATE OF FLORIDA

COUNTY OF PALM BEACH

)
s.s.

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

(NOTARIAL SEAL)



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

EXHIBIT "A"

WESTERN GROVE
TRACT ONE

PARCEL 1

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

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run South 44°46'01" West along said Southeasterly right-of-way line of the Florida East Coast Railway Co., a distance of 5069.40 feet to the West line of said Section 29; thence South 04°13'20" East, along said West line, a distance of 258.80 feet to the Northeast corner of said Section 31; thence South 89°40'25" West, along the North line of said Section 31, a distance of 312.03 feet to the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence South 44°46'01" West, along said right-of-way line, a distance of 728.74 feet to the POINT OF BEGINNING; Thence, departing said right-of-way line, South 45°07'48" East, a distance of 3688.39 feet; thence South 34°54'59" East, a distance of 4767.41 feet to the northerly top of bank of the O.L. Peacock Canal; Thence along the northerly top of bank of said O.L. Peacock Canal South 74°05'51" West, a distance of 4714.77 feet; thence North 89°58'45" West, a distance of 5308.96 feet East right-of-way line of State Road S-609 as shown on the Florida Department of Transportation right-of-way map dated 11/5/64 and revised January 1965; Thence along said right-of-way line North 00°01'15" East, a distance of 2906.07 feet to the intersection with the South line of said Section 31; thence continue along said easterly right-of-way, North 00°08'55" West, a distance of 156.88 feet to the intersection with the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence North 44°46'01" East, along said Southeasterly right-of-way line of the Florida East Coast Railway Co. a distance of 6673.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPT Being a parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East and Sections 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows: COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°30'39" East, a distance of 50.98 feet to the POINT OF BEGINNING; Thence North 61°20'02" West, a distance of 1685.86 feet; Thence North 58°57'12" West, a distance of 127.57 feet; Thence North 49°19'49" West, a distance of 93.34 feet; Thence North 32°18'49" West, a distance of 178.91 feet; Thence North 25°32'27" West, a distance of 184.36 feet; Thence North 06°00'43" West, a distance of 118.58 feet; Thence North 22°50'28" East, a distance of 467.15 feet; Thence North 31°22'11" East, a distance of 93.05 feet; Thence North 40°40'44" East, a distance of 1124.23 feet; Thence North 44°11'03" East, a distance of 181.77 feet; Thence North 52°20'18" East, a distance of 81.27 feet; Thence South 48°56'38" East, a distance of 3272.46 feet; Thence South 09°19'30" West, a distance of 329.60 feet; Thence South 74°14'21" West, a distance of 1658.09 feet; Thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

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

COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°50'39" East, a distance of 50.98 feet to the POINT OF BEGINNING;

thence North 61°20'02" West, a distance of 1685.86 feet;
thence North 58°57'12" West, a distance of 127.57 feet;
thence North 49°19'49" West, a distance of 93.34 feet;
thence North 32°18'49" West, a distance of 178.91 feet;
thence North 25°32'27" West, a distance of 184.36 feet;
thence North 06°00'43" West, a distance of 118.58 feet;
thence North 22°50'28" East, a distance of 467.15 feet;
thence North 31°22'11" East, a distance of 93.05 feet;
thence North 40°40'44" East, a distance of 1124.23 feet;
thence North 44°11'03" East, a distance of 181.77 feet;
thence North 52°20'18" East, a distance of 81.27 feet;
thence South 48°56'38" East, a distance of 3272.46 feet;
thence South 09°19'30" West, a distance of 329.60 feet;
thence South 74°14'21" West, a distance of 1658.09 feet;
thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THAT CERTAIN FLORIDA POWER AND LIGHT COMPANY EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 14°45'25" WEST, ALONG SAID EAST LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 789.36 FEET; THENCE CONTINUE NORTH 01°58'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 235.96 FEET; THENCE NORTH 74°05'51" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 1124.39 FEET; THENCE SOUTH 15°54'09" EAST, A DISTANCE OF 1181.91 FEET TO SAID NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548; SAID POINT

EXHIBIT "A"PARCEL 1 (continued)

BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22,918.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH $09^{\circ}37'34''$ WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}01'14''$, A DISTANCE OF 1208.23 FEET TO THE POINT OF BEGINNING. (Commercial Parcel in Western Grove)

AND LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 4, 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. "FORT PIERCE CUT-OFF" AS SHOWN ON PAGES V. 3D/6 AND V. 3D/7, DATED FEBRUARY 1, 1950 WITH TRACT CORRECT REVISION DATED 4/28/67 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24; THENCE RUN SOUTH $44^{\circ}46'01''$ WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. 5069.40 FEET TO THE WEST LINE OF SECTION 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH $04^{\circ}13'20''$ EAST ALONG SAID WEST LINE 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH $89^{\circ}40'25''$ WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 312.03 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO.; THENCE SOUTH $44^{\circ}46'01''$ WEST, ALONG SAID RIGHT-OF-WAY LINE 7402.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JANUARY 1965; THENCE SOUTH $00^{\circ}08'55''$ EAST ALONG SAID RIGHT-OF-WAY LINE 156.89 FEET; THENCE SOUTH $00^{\circ}01'15''$ WEST ALONG SAID RIGHT-OF-WAY LINE 2756.07 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN THENCE SOUTH $89^{\circ}58'45''$ EAST 2278.50 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 22918.00 FEET, THROUGH A CENTRAL ANGLE OF $16^{\circ}00'49''$, FOR AN ARC DISTANCE OF 6405.36 FEET, THE CHORD OF SAID ARC BEING NORTH $82^{\circ}00'50''$ EAST 6384.50 FEET; THENCE NORTH $74^{\circ}00'26''$ EAST 3830.74 FEET; THENCE SOUTH $38^{\circ}44'47''$ WEST 258.82 FEET; THENCE SOUTH $74^{\circ}00'26''$ WEST 1625.09 FEET; THENCE SOUTH $34^{\circ}54'59''$ WEST 16.17 FEET; THENCE SOUTH $74^{\circ}35'02''$ WEST 625.46 FEET; THENCE SOUTH $74^{\circ}05'51''$ WEST 4614.88 FEET; THENCE NORTH $89^{\circ}58'45''$ WEST 5508.95 FEET TO SAID RIGHT-OF-WAY OF STATE ROAD S-609; THENCE NORTH $00^{\circ}01'15''$ EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 TO THE POINT OF BEGINNING. (West Virginia Extension)

EXHIBIT "A"

PARCEL 1 (continued)

TRACT THREE

An easement for the benefit of Parcel 1 as created by Drainage and Irrigation Easement between Tradition Development Company, LLC and Reserve Homes, Ltd., L.P. dated June 30, 2003 recorded in Official Records Book 1745, Page 1913, of the Public Records of St. Lucie County, Florida over the lands described as the "Grantor Parcel" in said Drainage and Irrigation Easement, subject to the terms, provisions and conditions set forth in said instrument.

COPY

COPY

EXHIBIT "A"

Parcel 2

EGAN PARCEL

GROVE 1:

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

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

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

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

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

GROVE 2:

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

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

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

EXHIBIT "A"

Parcel 2 (Continued)

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

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

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

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

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

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

EGAN PARCEL

TRACT 2 GROVE 2:

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

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

EXHIBIT "A"

Parcel 2 (Continued)

described parcel.

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

EASEMENT NO. 1:

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

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

EASEMENT NO. 2:

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

On the northeast by the ingress and egress easement from Gatlin Boulevard to said "Grove 2"; on the Northwest by the southerly toe of slope of the spoil bank south of the "O.L. Peacock Canal"; on the southwest by the 20.00 feet wide ingress and egress easement from "Grove 1" to "Grove 3", on the southeast by a line 30.00 feet southeasterly of, as measured at right angles, and parallel with the aforesaid northwest boundary.

EXHIBIT "A"

DUDA PARCEL

PARCEL 3

A parcel of land lying in Sections 28, 29, 31, 32 and 33 Township 36 South, Range 39 East, and Sections 4 and 5, Township 37 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run S $44^{\circ}46'02''$ W, a distance of 4809.54 feet to the Northwesterly corner of lands described in Official Record Book 477, Page 560, Public Records, St. Lucie County, Florida and the POINT OF BEGINNING; thence South $43^{\circ}25'41''$ East, along the westerly line of said lands, a distance of 3309.86 feet to the Southwesterly corner of the aforesaid lands; thence North $35^{\circ}05'51''$ East, along the Southerly line of the aforesaid lands, a distance of 4892.60 feet to the Southwesterly right-of-way line of the aforesaid South Florida Water Management Districts C-24 Canal; along the aforesaid Southwesterly Right-of-Way Line South $43^{\circ}08'38''$ East, a distance of 2327.32 feet to the Northern most point of Grove 2 as described in Official Record Book 477, Page 560, Public Records, St. Lucie County, Florida; thence departing the aforesaid Southwesterly right-of-way line of the C-24 Canal South $46^{\circ}52'25''$ West, along the Northwesterly line of the aforesaid Grove 2, a distance of 2151.65 feet thence South $43^{\circ}12'50''$ East, along the Southwesterly line of Grove 2, a distance of 4647.83 feet to the intersection with the Northerly line of those lands described in Official Record Book 658, Page 110, Public Records, St. Lucie County, Florida, thence South $51^{\circ}16'22''$ West, along said Northerly line, a distance of 950.05 feet to the intersection with the Northerly line of the Peacock Cemetery Parcel as described in Official Records Book 369, Page 1166, Public Records, St. Lucie County, Florida; thence along said Northerly and Westerly line of said Cemetery parcel, the following courses and distances: South $45^{\circ}15'13''$ West, a distance of 400.02 feet; thence South $38^{\circ}44'44''$ West, a distance of 1227.76 feet; thence South $27^{\circ}11'26''$ East, a distance of 67.85 feet to the Northerly top of bank of O.L. Peacock Canal; thence along the northerly top of bank of said O.L. Peacock Canal, the following courses and distances:

South $75^{\circ}29'17''$ West, a distance of 65.34 feet;
 Thence South $72^{\circ}49'14''$ West, a distance of 56.76 feet;
 Thence South $74^{\circ}47'53''$ West, a distance of 186.47 feet;
 Thence South $74^{\circ}19'03''$ West, a distance of 254.27 feet;
 Thence South $73^{\circ}21'27''$ West, a distance of 169.47 feet;
 Thence South $74^{\circ}55'09''$ West, a distance of 277.14 feet;
 Thence South $73^{\circ}51'40''$ West, a distance of 276.70 feet;
 Thence South $70^{\circ}57'21''$ West, a distance of 154.19 feet;
 Thence South $74^{\circ}10'23''$ West, a distance of 128.57 feet;
 Thence South $72^{\circ}03'14''$ West, a distance of 107.48 feet;
 Thence South $78^{\circ}34'38''$ West, a distance of 102.69 feet;
 Thence South $75^{\circ}04'05''$ West, a distance of 194.77 feet;
 Thence South $72^{\circ}33'58''$ West, a distance of 75.48 feet;
 Thence South $75^{\circ}55'30''$ West, a distance of 157.24 feet;
 Thence South $71^{\circ}39'51''$ West, a distance of 59.39 feet;

Thence North $34^{\circ}54'59''$ West, departing said top of bank, a distance of 4760.96 feet; thence North $45^{\circ}07'48''$ West, a distance of 3688.37 feet; thence North $44^{\circ}46'02''$ East, a distance of 728.76 feet to the intersection with the South line of Section 30, Township 36 South, Range 39 East, St. Lucie County, Florida; thence North $89^{\circ}40'25''$ East, along said South line, a distance of 312.01 feet to the Southeast corner of said Section 30;

EXHIBIT "A"

PARCEL 3 (continued)

thence North 04°13'20" West, along the East line of said Section 30, a distance of 258.80 feet to the Southeasterly Right-of-Way line of the aforesaid Florida East Coast Railway; thence North 44°46'02" East, along said Southeasterly Right-of-Way line, a distance of 259.86 feet to the POINT OF BEGINNING.

COPY

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PARCEL 4EXHIBIT "A"

UNRECORDED MONTAGE PLATS NORTH OF C-24 CANAL

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

Begin at the intersection of the southeasterly right-of-way line of the Florida East Coast Railroad and the northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North $44^{\circ}45'38''$ East, along said southeasterly right-of-way line, a distance of 1,221.80 feet to the easterly prolongation of the southerly line of Sabal Creek, Phase II, according to the plat thereof, as recorded in Plat Book 24, Pages 1, 1A, 1B and 1C, Public Records of St. Lucie County, Florida; thence South $43^{\circ}34'29''$ East, departing said right-of-way line, along the said southerly prolongation and the south line of the aforementioned plat and the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, a distance of 5,340.48 feet; thence continuing along the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, South $43^{\circ}09'01''$ East, a distance of 1,026.26 feet to the southeast corner of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida; thence North $45^{\circ}11'03''$ East, along the east line of said plat, a distance of 0.99 feet; thence South $43^{\circ}08'40''$ East, departing said east line, a distance of 52.97 feet; thence South $43^{\circ}09'00''$ East, a distance of 331.07 feet; thence South $43^{\circ}08'32''$ East, a distance of 3671.33 feet; thence South $72^{\circ}42'41''$ East, a distance of 217.77 feet to the northwesterly line of that certain parcel of land described in Special Warranty Deed, as recorded in Official Records Book 1572, Page 1222, Public Records of St. Lucie County, Florida; thence North $61^{\circ}51'31''$ East, along said northwesterly line, a distance of 188.61 feet to the northerly corner of said certain parcel of land; thence South $43^{\circ}08'30''$ East, along the northeasterly line and easterly prolongation of said certain parcel of land, a distance of 2361.96 feet to the north line of that certain parcel of land described in Official Records Book 1547, Page 490, Public Records of St. Lucie County, Florida; said point being parallel with and 1024.10 feet northerly of, as measured at right angles to the south line of said Section 34; thence North $89^{\circ}52'17''$ East, along said north line and parallel line, a distance of 1211.13 feet to a point on a non-tangent curve, concave to the northwest, having a radius of 2060.00 feet, the radius point of which bears North $50^{\circ}24'45''$ West; thence southwesterly, departing said north line and parallel line, along the arc of said curve through a central angle of $03^{\circ}00'41''$, a distance of 108.27 feet to the point of tangency; thence South $42^{\circ}35'56''$ West, a distance of 556.01 feet to the point of curvature of a curve concave to the northwest, having a radius of 776.00 feet; thence southwesterly along the arc of said curve through a central angle of $07^{\circ}36'31''$, a distance of 103.05 feet to the point of compound curvature of a curve concave to the northwest, having a radius of 1639.50 feet; thence southwesterly along the arc of said curve through a central angle of $19^{\circ}59'18''$, a distance of 571.96 feet; thence South $89^{\circ}56'01''$ West, a distance of 1531.40 feet to said northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North $43^{\circ}08'36''$ West, along said right-of-way line, a distance of 12,679.36 feet to the point of beginning.

EXHIBIT "A"

PARCEL 4 (continued)

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

COPY

COPY

COPY

EXHIBIT "A"

PARCEL 5

RECORDED MONTAGE PLAT

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

COPY

COPY

COPY



CITY OF PORT ST. LUCIE
Engineering Department
Accredited Agency – American Public Works Association

"A City for All Ages"

MEMORANDUM

To: Pam Hakim – Senior Assistant City Attorney

Thru: Roxanne Chesser, P.E. – Civil Engineer *Rmc*

From: Clyde Cuffy – Project Coordinator *cc*

Re: Verano PUD, Plat No. 9 (P11-019, P11-090)
Review of Engineer's Estimate for Bond

Date: January 24, 2012

The Engineering Department has reviewed the construction drawings and the estimate of probable cost for Verano PUD, Plat No. 9 prepared by Arcadis US, Inc. dated January 17, 2012. As indicated in the Engineer's letter, all underground utilities and storm drainage have been constructed along with curbs and the first lift of asphalt. Based upon this review, it appears that the estimate is an accurate representation of the construction costs required to install the remaining infrastructure improvements including the second lift of asphalt, sidewalks, striping/signage and certification of the water and sewer system.

The total construction cost estimate is for \$272,503.00. Per City Code 156.059, a surety in the amount of \$327,003.60 (120%) is recommended for this project.

Attachment:

Engineer's Cost Estimate

C: Patricia R. Roebling, P.E. – City Engineer
Kim Graham, P.E. – Assistant City Engineer
Laney Southerly, P.E. – Utility Systems
John Finizio – Planning and Zoning
Robert Lawson, P.W. – Arcadis US, Inc. (fax: 561-697-7751)
Bob Fromm - Kolter Signature Homes, LLC (fax: 772-429-3525)



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JAN 18 2012

CITY OF PSL
ENGINEERING

ARCADIS U.S., Inc.
2081 Vista Parkway
Suite 200
West Palm Beach
Florida 33411
Tel 561 697 7000
Fax 561 697 7751
www.arcadis-us.com

Mr. Clyde Cuffy
City of Port St Lucie
Engineering Department
Building B
121 S.W. Port St Lucie Boulevard
Port St Lucie, FL 34984

INFRASTRUCTURE

Subject:
Verano PUD Plat 9

Date:
January 17, 2012

Dear Mr. Cuffy:

Attached please find one signed and sealed engineer's estimate indicating the required improvements that remain to be completed.

To date, all underground wet utility lines including water, sewer, and storm drainage have been completed. Although the sanitary sewer pump station wet well has been installed, the mechanical components of the station are not complete. Conduit for use by other dry utilities has also been installed.

First lift of asphalt has been placed leaving only common area sidewalks, final lift asphalt, and signing and striping to be completed relative to roadway improvements.

As allowed by the City of Port St Lucie subdivision ordinance, the developer requests that he be allowed to post a subdivision bond or other form of surety in the amount of the estimate and have the record plat recorded

Contact:
Robert Lawson, P.E.

Phone:
561-697-7002 Direct

Email:
rlawson@arcadis-us.com

Our ref:
WF883000

Florida License Numbers

Engineering
EB00007917

Geology
GB564

Surveying
LB7062

Sincerely,
ARCADIS U.S., Inc.

Robert W. Lawson, P.E.
Vice President

Copies:
Bob Fromm

Imagine the result

ENGINEER'S SUBDIVISION BONDING ESTIMATE

REMAINING IMPROVEMENTS

VERANO PUD 1 - PLAT 9

PSL PROJECT NUMBER P11-019

ITEM	DESCRIPTION	QUANT.	UNIT	UNIT PRICE	AMOUNT
1	3/4" Asphalt	11,435	SY	\$ 5.00	\$ 57,175.00
2	5' Sidewalk	360	SY	\$ 23.05	\$ 8,298.00
3	Striping/Signage	1	LS	\$ 5,000.00	\$ 5,000.00
4	Lift Station	1	LS	\$200,000.00	\$ 200,000.00
5	LS Driveway	70	SY	\$ 29.00	\$ 2,030.00
Subtotal					\$ 272,503.00
120% Bonding Total					\$ 327,003.60

PREPARED BY:

ARCADIS US, INC.

2081 VISTA PARKWAY, SUITE 200
WEST PALM BEACH, FL 33411

ROBERT W. LAWSON, P.E.
FLORIDA REG. NO. 26640

1/17/12

MEMORANDUM

TO: KAREN PHILLIPS, CITY CLERK
FROM: PAM E. BOOKER, SENIOR ASSISTANT CITY ATTORNEY
DATE: MARCH 5, 2012
SUBJECT: VERANO PUD-PLAT 9 – BOND NO. 1059390

Attached please find original Bond No. 1059390 for Verano PUD, Plat No. 9, for filing with your office. This Bond is approved as to form and sufficiency. Should you have any questions, please contact me at 873-6225

PB/lw

C. Clyde Cuffy, Project Manager, Engineering Department
John Finizio, Planning and Zoning



CITY OF PORT ST. LUCIE
Engineering Department
Accredited Agency – American Public Works Association

"A City for All Ages"

MEMORANDUM

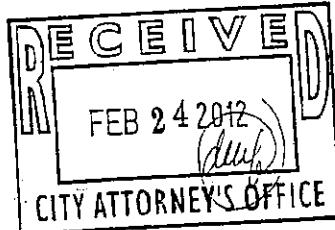
To: Pam Hakim – Senior Assistant City Attorney

Thru: Roxanne Chesser, P.E. – Civil Engineer *[Signature]*

From: Clyde Cuffy – Project Coordinator *[Signature]*

Re: Verano PUD, Plat No. 9 (P11-019, P11-090)
Review of Engineer's Estimate for Bond
Revised Bond Estimate

Date: February 22, 2012



Please disregard Engineering's previous memorandum dated January 24, 2012 for the recommended subdivision bond amount that was listed. The amount listed did not include the provision for street trees and roadway lighting as required by the City's Land Development Regulations.

The Engineering Department has reviewed the construction drawings and the revised estimate of probable cost for Verano PUD, Plat No. 9 prepared by Arcadis US, Inc. dated February 6, 2012. Underground utilities, storm drainage, curb & gutter and the first lift of asphalt have been constructed. Utilities Systems Department has provided verification for the improvements pertaining to the water and sewer facilities. The Engineer's estimate is for all remaining improvements as per City Code Section 156.059 with the exception of street lighting which will be installed by Florida Power and Light (FPL) per an agreement between the Verano Property Owners Association and FPL. Based upon this review, it appears that the estimate is an accurate representation of the construction costs required to complete the remaining infrastructure improvements including the second lift of asphalt, sidewalks, striping/signage, street trees, lift station driveway and certification of the lift station.

The total construction cost estimate is for \$290,103.00. Per City Code 156.059, a surety in the amount of \$348,123.60 (120%) is recommended for this project.

Attachments:

- 1) Engineer's Cost Estimate
- 2) Correspondence from Utilities Systems
- 3) Street Lighting Agreement
- 4) Subdivision Bond (Original)

C: Patricia R. Roebling, P.E. – City Engineer
Kim Graham, P.E. – Assistant City Engineer
Laney Southerly, P.E. – Utility Systems
John Finizio – Planning and Zoning
Robert Lawson, P.W. – Arcadis US, Inc. (fax: 561-697-7751)
Bob Fromm - Kolter Signature Homes, LLC (fax: 772-429-3525)

SUBDIVISION BOND

Bond No. 1059390

KNOW ALL MEN BY THESE PRESENTS, THAT WE Verano Development LLC, located at 701 South Olive Ave., Suite 104, West Palm Beach, FL 33401, as Principal, and Lexon Insurance Company, 10002 Shelbyville Road, Suite 100, Louisville, KY 40223, authorized to do business in the State of Florida, as Surety, are held and firmly bound unto City of Port St. Lucie as Obligee, in the penal sum of Three Hundred Forty-Eight Thousand One Hundred Twenty-Three and 60/100 (\$348,123.60) DOLLARS, lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents;

WHEREAS, Verano Development LLC has agreed to construct in Verano Plat 9 the following improvements: the improvements detailed in the construction plans for Verano Plat 9 as approved by the Obligee

NOW, THEREFORE, the condition of the above obligation is such, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, This instrument has been executed by the duly authorized representative of the Principal and the Surety.

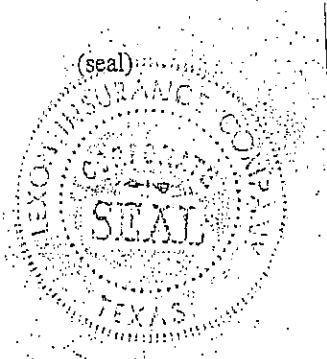
Signed, sealed and dated this 10th day of February, 2012.

Verano Development LLC
By: THE KESTER GROUP LLC, MANAGER
By: H. H. Stein
By: Herbststein, Manager

Original Bond
to be filed
with City
Clerk

Lexon Insurance Company

By: Jackie C. Koestel
Jackie C. Koestel, Attorney-in-Fact



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FEB 15 2012
ENGINEERING

POWER OF ATTORNEY

LX - 107127

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Brook T. Smith, Kathy Hobbs, Raymond M. Hundley, Jason D. Cromwell, James H. Martin, Sandra F. Harper, ****

Myrtie F. Henry, Virginia E. Woolridge, Deborah Neichter, Jill Kemp, Jackie C. Knechtel, Sheryon Quinn, Dawson West, Bonnie J. Wortham, Amy Meredith, Lynnette Long *****

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-in-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,500,000.00, Two-million five hundred thousand dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 21st day of September, 2009.

LEXON INSURANCE COMPANY

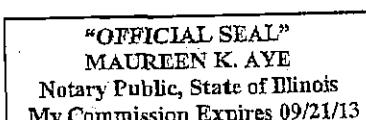


BY _____

David E. Campbell
President

ACKNOWLEDGEMENT

On this 21st day of September, 2009, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



Maureen K. Aye
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 10th Day of February, 2012.



Philip G. Lauer
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

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Infrastructure, buildings, environment, communications

FEB 13 2012

CITY OF PSL
ENGINEERING

ARCADIS US Inc.
2081 Vista Parkway
West Palm Beach
Florida 33411
Tel 561 697 7000
Fax 561 697 7751

Transmittal Letter

To:
City of Port St. Lucie Engineering
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

Copies:
Robert Lawson, P.E.

Mr. Clyde Cuffy

INFRASTRUCTURE DIVISION

From:
Dennis K. Horton
Construction Manager

Date:
February 13, 2012

Subject:
Verano P.U.D.1 – Plat 9

ARCADIS Project No.:
WF 003601.0001-C

We are sending you:
 Attached

Under Separate Cover Via _____ the Following Items:

- | | | | |
|--|----------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Plans | <input type="checkbox"/> Specifications | <input type="checkbox"/> Change Order |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Samples | <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Reports |
| <input type="checkbox"/> Other: _____ | | | |

Copies	Date	Drawing No.	Rev.	Description	Action*
1	2-13-12			Signed and sealed Engineer's Bonding Estimate	

Action*

- | | | |
|---|--|--|
| <input type="checkbox"/> A Approved | <input type="checkbox"/> CR Correct and Resubmit | <input type="checkbox"/> Resubmit _____ Copies |
| <input type="checkbox"/> AN Approved As Noted | <input type="checkbox"/> F File | <input type="checkbox"/> Return _____ Copies |
| <input type="checkbox"/> AS As Requested | <input type="checkbox"/> FA For Approval | <input type="checkbox"/> Review and Comment |
| <input type="checkbox"/> Other: _____ | | |

Mailing Method

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> U.S. Postal Service 1 st Class | <input checked="" type="checkbox"/> Courier/Hand Delivery | <input type="checkbox"/> FedEx Priority Overnight | <input type="checkbox"/> FedEx 2-Day Delivery |
| | <input type="checkbox"/> | | |
| <input type="checkbox"/> Certified/Registered Mail | <input type="checkbox"/> United Postal Service (UPS) | <input type="checkbox"/> FedEx Standard Overnight | <input type="checkbox"/> FedEx Economy |
| <input type="checkbox"/> Other: _____ | | | |

Comments _____

Received by: _____

Page:
1/1

ENGINEER'S SUBDIVISION BONDING ESTIMATE

REMAINING IMPROVEMENTS

VERANO PUD 1 - PLAT 9

PSL PROJECT NUMBER P11-019

ITEM	DESCRIPTION	QUANT.	UNIT	UNIT PRICE	AMOUNT
1	3/4" Asphalt	11,435	SY	\$ 5.00	\$ 57,175.00
2	5' Sidewalk	360	SY	\$ 23.05	\$ 8,298.00
3	Striping/Signage	1	LS	\$ 5,000.00	\$ 5,000.00
4	Lift Station	1	LS	\$200,000.00	\$ 200,000.00
5	LS Driveway	70	SY	\$ 29.00	\$ 2,030.00
6	Street Trees	110	EA	\$ 160.00	\$ 17,600.00
Subtotal					\$ 290,103.00
120% Bonding Total					\$ 348,123.60

Note: Street Lights are being provided by FPL through Agreement with HOA

PREPARED BY:

ABCAUTSINS, INC.

1084 VISTA PARKWAY, SUITE 200
WEST PALM BEACH, FL 33411

ROBERT W. LAWSON, P.E.
FLORIDA REG. NO. 26640

Clyde Cuffy

From: Laney Southerly
Sent: Tuesday, January 24, 2012 10:48 AM
To: Clyde Cuffy
Cc: Steve Harnage
Subject: RE: Verano PUD - Plat 9 Bonding Estimate

Steve says that he agrees that all work other than what is listed is completed per the approved plans.

From: Clyde Cuffy
Sent: Tuesday, January 24, 2012 9:19 AM
To: Laney Southerly
Subject: FW: Verano PUD - Plat 9 Bonding Estimate

Laney,

Kolter Development wants to setup a subdivision bond for Verano Plat No. 9 in order to get the plat recorded. Based on our inspections it appears the underground facilities have been installed however please verify that the attached engineers cost estimate is satisfactory for completing all the required utilities as shown on the construction drawings.

Thanks

Clyde A. Cuffy
Project Coordinator

*City of Port St. Lucie - Engineering Department
121 S.W. Port St. Lucie Blvd. • Port St. Lucie, FL 34984
(p) 772-871-7643 • (f) 772-871-5289 • ccuffy@cityofpsl.com*

From: Lawson, Bob [mailto:Bob.Lawson@arcadis-us.com]
Sent: Thursday, January 12, 2012 1:04 PM
To: Clyde Cuffy
Cc: Robert Fromm
Subject: Verano PUD - Plat 9 Bonding Estimate

Please find attached the bonding estimate that we would like to have approved for Verano Plat 9: I have reduced the quantity for sidewalk to only those walks that are adjacent to open space and correspond to the areas shown on the approved plans.

We are currently scheduled to put first lift asphalt down tomorrow and Monday so this estimate should accurately reflect the work left to complete once the first lift is down.

Please review and let me know if it acceptable and how many signed and sealed copies you will need.

Thanks

Robert W. Lawson, PE
Senior Project Manager

ARCADIS-US, Inc.
2081 Vista Parkway
West Palm Beach, FL 33411
Ph. 561-697-7000
Ph. 561-697-7002 (Direct)
Cell 561-371-1811
Fax. 561-697-7751

email: rlawson@arcadis-us.com

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FPL

FPL Account Number: 03789-23502
FPL Work Order Number: 4135774

STREET LIGHTING AGREEMENT

44-02839

In accordance with the following terms and conditions, VERANO PROPERTY OWNERS ASSOCIATION (hereinafter called the Customer), requests on this 15 day of October, 2011, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of street lighting facilities at (general boundaries) SW VISCONTI WAY & SW CARDUCCI WAY, located in PORT ST. LUCIE/ST. LUCIE, Florida.
(city/county)

- (a) Installation and/or removal of FPL-owned facilities described as follows:

Poles Installed		Poles Removed	
Pole Type	# Installed	Pole Type	# Removed
FBRGLS	30		

<u>Conductors Installed</u>	<u>Conductors Removed</u>
1223 Feet not Under Paving	Feet not Under Paving
Feet Under Paving	Feet Under Paving

- (b) Modification to existing facilities other than described above (explain fully): NONE

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FBI AGREES.

1. To install or modify the street lighting facilities described and identified above (hereinafter called the Street Lighting System), furnish to the Customer the electric energy necessary for the operation of the Street Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective street lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive street lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a contribution in the amount of \$0.00 prior to FPL's initiating the requested installation or modification.
 3. To purchase from FPL all of the electric energy used for the operation of the Street Lighting System.
 4. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective street lighting rate schedule on file at the FPSC or any successive street lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
 5. To provide access, final grading and, when requested, good and sufficient easements, suitable construction drawings showing the location of existing and proposed structures, identification of all non-FPL underground facilities within or near pole or trench locations, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Street Lighting System.
 6. To perform any clearing, compacting, removal of stumps or other obstructions that conflict with construction, and drainage of rights-of-way or easements required by FPL to accommodate the street lighting facilities.

IT IS MUTUALLY AGREED THAT:

7. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional street lighting agreement delineating the modifications to be accomplished. Modification of FPL street lighting facilities is defined as the following:
 - a. the addition of street lighting facilities;
 - b. the removal of street lighting facilities; and
 - c. the removal of street lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.Modifications will be subject to the costs identified in FPL's currently effective street lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.
8. FPL will, at the request of the Customer, relocate the street lighting facilities covered by this agreement, if provided sufficient right-of-ways or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL street lighting facilities. Payment shall be made by the Customer in advance of any relocation.
9. FPL may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
10. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
11. In the event street lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates as approved by the FPSC) plus removal cost.
12. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
13. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
14. This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
15. This Agreement shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and FPL.
16. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

VERANO PROPERTY OWNERS ASSOCIATION
Customer (Print or type name of Organization)

By:

Adrienne

Signature (Authorized Representative)

VERANO PROPERTY OWNERS ASSOCIATION

(Print or type name)

Title: BOARD MEMBER/OFFICER

FLORIDA POWER & LIGHT COMPANY

By:

Delbert Lynn

(Signature)

DELBERT LYNN
(Print or type name)

Title: CUSTOMER PROJECT MANAGER

VERANO, P.U.D. NO. 1, PLAT NO. 9

BEING A REPEAT OF A PORTION OF TRACT "B" CARDUCCI MAY AND FRASCATI DRIVE, VERNANO P.U.D. 1, PLAT NO. 2, ACCORDING THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 18 THROUGH 24, AND A PORTION OF TRACT "B", VERNANO P.U.D. NO. 1, PLAT NO. 33 ACCORDING THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 10 THROUGH 12 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 33 AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, FLORIDA.

MANAGE 305

JANUARY, 2014

LEGEND:

SCALE:

SCALE: 1" = 40'

**THIS INSTRUMENT PREPARED BY
F. DIVINE, P.S.M., STATE OF FLORIDA
WILBUR F. DIVINE, P.S.M., STATE OF FLORIDA
ARCADIS U.S. INC. LB 7062
ENGINEERS PLANNERS SURVEYORS
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411**

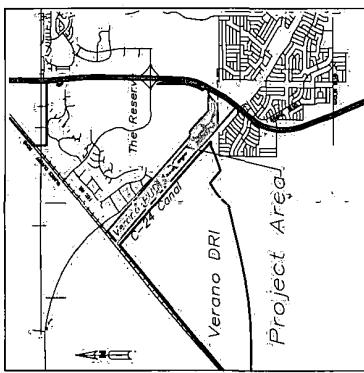
KEY MAP
NOT TO SCALE
CITY OF PORT ST LUCIE PROJECT NO. P11-0090
SHEET 3 OF 4
100' MGR. INCISIONS

6

WATER AND SEWER IMPROVEMENT PLANS
FOR

VERANO P.U.D. 1, PLAT NO. 9

DEVELOPER:
VERANO DEVELOPMENT, LLC
9700 RESERVE BLVD.
PORT ST. LUCIE, FL 34988
PHONE: 772-467-2299



LOCATION MAP
SHEET NO. 1 OF 1
REVISION DATE: 10/10/2011
PREPARED BY:

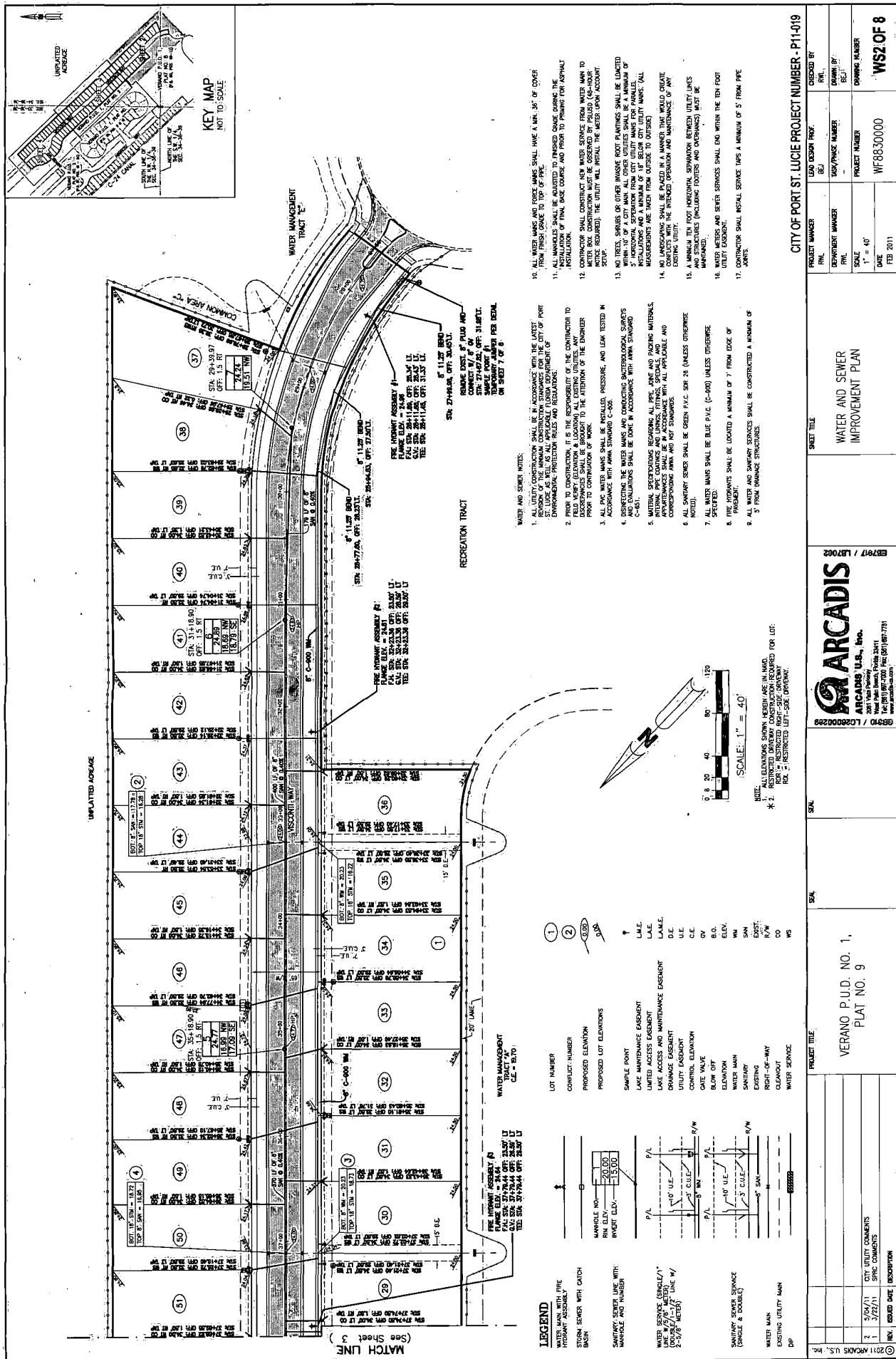
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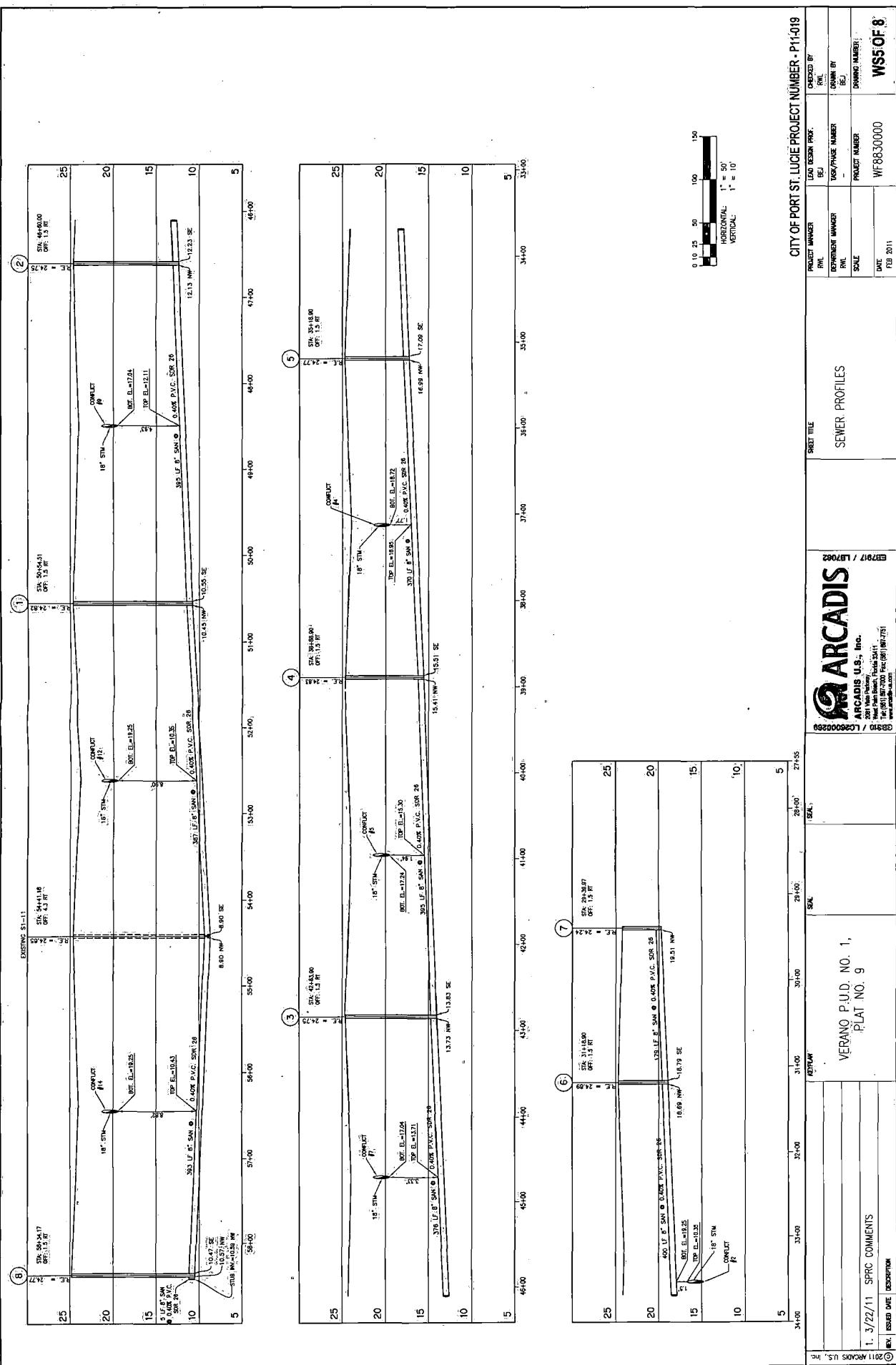
ARCADIS U.S., Inc.

2081 Vista Parkway, Suite 200, West Palm Beach, Florida 33411
Tel: (561) 697-7000 Fax: (561) 697-7751 www.arcadis-us.com
EB 7917 / LB 7062

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	COVER SHEET
2-4	WATER AND SEWER IMPROVEMENT PLAN
5	SEWER PROFILES
6-8	WATER AND SEWER DETAILS
OFF 1-3	OFFSITE PLAT 2 WATER AND SEWERIMAN PLAN

SEAL	SEAL	ROBERT W. LARSON, P.E. FL. REG. # 28640
DATE:	SCALE:	10/10/2011 N.I.S.
TEC:	COMMITTEE MEMBER:	10/10/2011 RNL
PROJECT MANAGER:	CREATED BY:	10/10/2011 BGL
INC:	DESIGN PROF:	10/10/2011 CGL
TYPE/CLASS NUMBER:	DRAWN BY:	10/10/2011 BGL
CODE:	PROJECT NUMBER:	10/10/2011 DRAWING NUMBER:
	WF883000	WF883000
	WS1 OF 8	

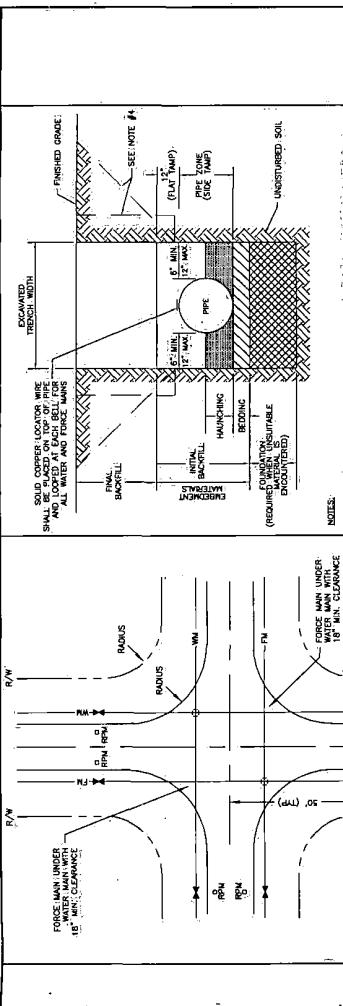
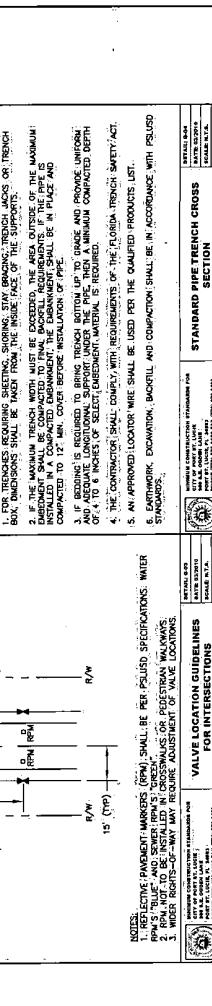
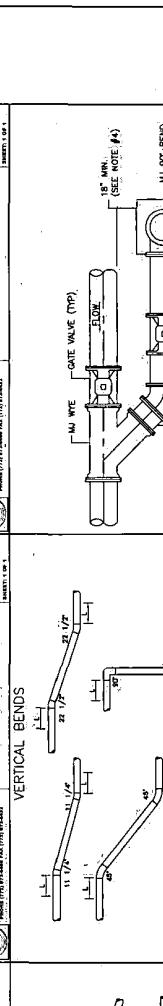
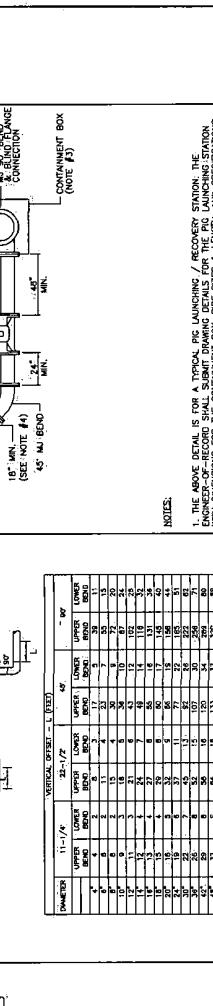
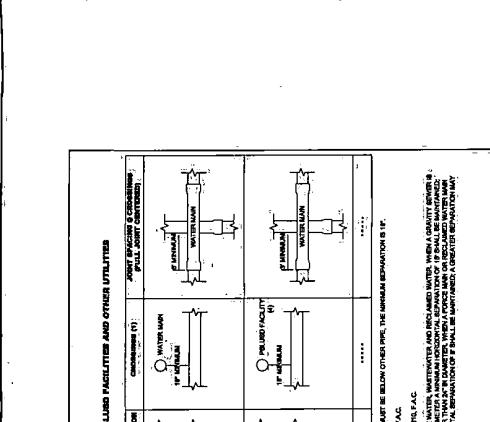
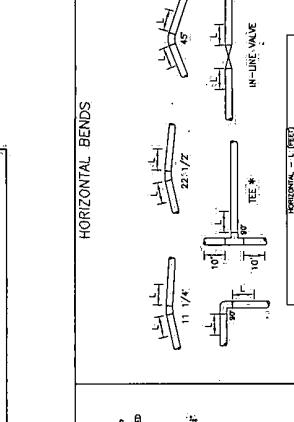
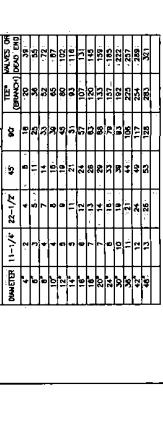
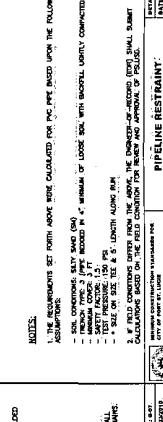
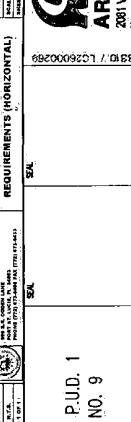




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ARCADIS U.S., INC.
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Seattle, Washington 98101
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WS5 OF 8

 <p>NOTES:</p> <ol style="list-style-type: none"> 1. FOR TRENCHES REQUIRING SHEETING, SHORING, STAY BRACING, TRENCH JACKS OR TRENCH BOX, DRAWDOWNS SHALL BE LAID FROM THE INSIDE FACE OF THE SUPPORTS. 2. IF THE MAXIMUM TRENCH WIDTH WILL EXCEED 12' FEET, THE AREA OUTSIDE OF THE MAXIMUM TRENCH WIDTH SHALL BE SUPPORTED BY STAYS, BRACERS, ETC. AND THE DRAWDOWNS SHALL BE LAID FROM THE INSIDE FACE OF THE SUPPORTS. 3. IF TRENCH IS REQUIRED TO BRING TRENCH BOTTOM UP TO GRADE AND PROVIDE UNIFORM GROUND, ADDITIONAL SUPPORT UNDER THE PIPE IS RECOMMENDED. 4. IF PAVING IS PLANNED, USE COMPACTOR WITH REQUIREMENTS OF THE FLORIDA TRAFFIC SAFETY ACT. 5. AN APPROVED LOCATOR WIRE SHALL BE USED FOR THE QUALIFIED PRODUCTS LIST. <p>6. EARTHWORK, DOWHILLING, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH FGUDS STANDARDS.</p>	 <p>NOTES:</p> <ol style="list-style-type: none"> 1. REFLECTIVE PAVEMENT MARKERS (TPM) SHALL BE PER FGUDS SPECIFICATIONS. WATER MAINS, SEWER LINES, AND OTHER UTILITIES ARE NOT TO BE LOCATED ON PAVEMENT MARKERS. 2. PAVEMENT MARKERS SHALL NOT BE LOCATED ON SIDEWALKS OR PEDESTRIAN WALKWAYS. 3. WATER RIGHTS OF WAY MAY REQUIRE ADJUSTMENT OF VALVE LOCATIONS. 	 <p>NOTES:</p> <ol style="list-style-type: none"> 1. REFLECTIVE PAVEMENT MARKERS (TPM) SHALL BE PER FGUDS SPECIFICATIONS. WATER MAINS, SEWER LINES, AND OTHER UTILITIES ARE NOT TO BE LOCATED ON PAVEMENT MARKERS. 2. PAVEMENT MARKERS SHALL NOT BE LOCATED ON SIDEWALKS OR PEDESTRIAN WALKWAYS. 3. WATER RIGHTS OF WAY MAY REQUIRE ADJUSTMENT OF VALVE LOCATIONS. 	 <p>NOTES:</p> <p>THE ABOVE DETAIL IS FOR A TYPICAL PIC LAUNCHING / RECOVERY STATION. THE ENGINEER-OF-RECORD SHALL SUBMIT DRAWINGS DETAILS FOR THE PIC LAUNCHING STATION WHICH DIMENSIONS FOR THE CONTAINMENT BOX, PIPE SIZES & LENGTH, AND SPECIFICATIONS FOR ALL CONCRETE AND IRON WORK.</p> <ol style="list-style-type: none"> 1. PIC RECOVERY STATION WILL BE REVERSE TO TOW. 2. CONTAINMENT BOX SIZE VARIES TO ALLOW ACCESSIBILITY TO BOLTS OF PLUG. 3. VARIES WITH MAN. SIZE IN ORDER TO OFFSET CONTAINMENT BOX FROM MAIN LINE. 4. VARIES WITH MAN. SIZE COVER SHALL BE COVERED WITH 6 INCHES OF STONE OVER FILTER FABRIC.
 <p>NOTES:</p> <p>THE REQUIREMENTS SET FORTH ABOVE ARE CALCULATED FOR PIC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS:</p> <ol style="list-style-type: none"> 1. REQUIREMENT SET FORTH ABOVE WILL BE APPLIED TO ALL PIPING SYSTEMS. 2. REQUIREMENT SET FORTH ABOVE WILL BE APPLIED TO ALL PIPING SYSTEMS. 3. REQUIREMENT SET FORTH ABOVE WILL BE APPLIED TO ALL PIPING SYSTEMS. 4. REQUIREMENT SET FORTH ABOVE WILL BE APPLIED TO ALL PIPING SYSTEMS. 5. REQUIREMENT SET FORTH ABOVE WILL BE APPLIED TO ALL PIPING SYSTEMS. 	 <p>NOTES:</p> <p>THE REQUIREMENTS SET FORTH ABOVE ARE CALCULATED FOR PIC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS:</p> <ol style="list-style-type: none"> 1. REQUIREMENT SET FORTH ABOVE WILL BE APPLIED TO ALL PIPING SYSTEMS. 2. REQUIREMENT SET FORTH ABOVE WILL BE APPLIED TO ALL PIPING SYSTEMS. 3. REQUIREMENT SET FORTH ABOVE WILL BE APPLIED TO ALL PIPING SYSTEMS. 4. REQUIREMENT SET FORTH ABOVE WILL BE APPLIED TO ALL PIPING SYSTEMS. 5. REQUIREMENT SET FORTH ABOVE WILL BE APPLIED TO ALL PIPING SYSTEMS. 	 <p>NOTES:</p> <p>1. WHEN TOP OF OPERATING NUT IS DEPRESSED TWO (2) INCHES, A HIGH STRENGTH STEEL EXTENSION WELD BE ADDED TO THE TOP OF THE VALVE BOX. THIS EXTENSION WELD MUST SWEEP FROM ONE SIDE TO THE OTHER AND BE 180° BELOW PIPING GROOVE.</p> <p>2. VALVE BODY ALIGNMENT DEVICE SHALL BE PROVIDED TO ELIMINATE SHIFTING OF THE VALVE BOX AGAINST THE OPERATING NUT.</p> <p>3. VALVE BODY ALIGNMENT DEVICE SHALL BE USED IN ALL AREAS.</p> <p>4. COLOCATE PIVOT PIPE SHALL BE USED TO CENTER THE VALVE BOX IN THE BORE HOLE.</p> <p>5. VALVE BODY ALIGNMENT DEVICE SHALL BE USED IN ALL AREAS.</p> <p>6. THE TOP SIX (6) INCHES OF THE VALVE BOX COULD BE PAINTED OR COATED FOR RELATED WATER WORKS.</p> <p>7. COLOCATE PIVOT PIPE SHALL BE PROVIDED SO THAT OPERATING NUT AND VALVE BOX ARE LOCATED ON THE SAME SIDE OF THE VALVE BOX.</p> <p>8. COLOCATE PIVOT PIPE SHALL BE PROVIDED SO THAT OPERATING NUT AND VALVE BOX SHALL BE LOCATED ON THE SAME SIDE OF THE VALVE BOX.</p> <p>9. COLOCATE PIVOT PIPE SHALL BE PROVIDED SO THAT OPERATING NUT AND VALVE BOX SHALL BE LOCATED ON THE SAME SIDE OF THE VALVE BOX.</p>	
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<p>VERANO P.U.D. 1 PLAT NO. 9</p>		<p>1. 3/22/11 SRPC COMMENTS</p>	
<p>RE. ISSUED DATE: 03/22/2011</p>			

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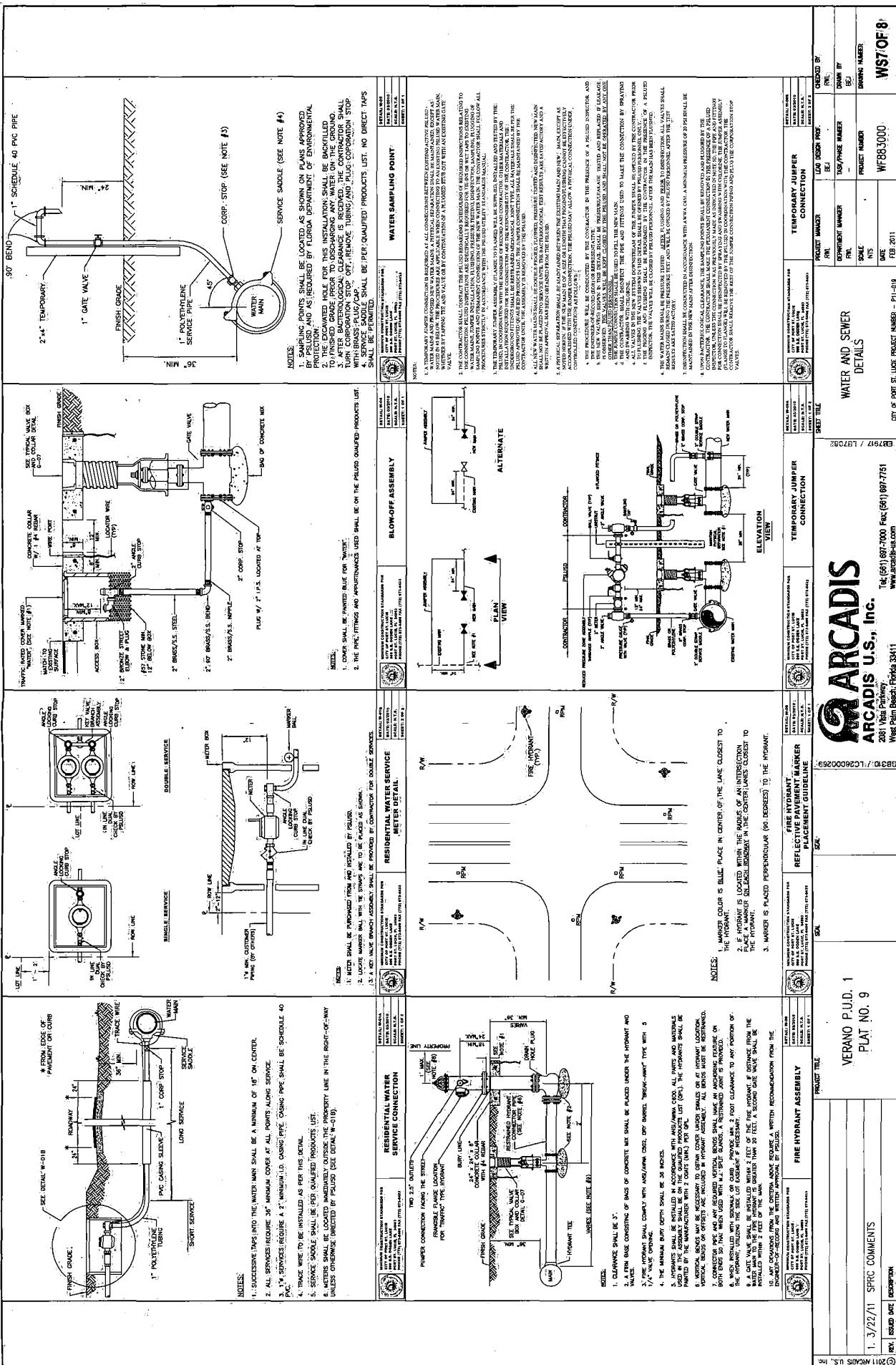
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6920009201 / DIS90

WS6 OF 8

Architect: RIEGO, GUS Techn. Design: TUES, 11 APR 2012 Drawing: 6920009201 Rev: 1055000 Date: 10-APR-2012 Drawing Type: AUTOCAD DWG File Name: 6920009201.dwg Project Name: VERANO PUD 1 Plat No: 9

Page 1 of 1



<p>PLAN VIEW</p> <p>PIPE SIZE / INVERT ELEV.</p>		<p>NOTES:</p> <p>1. THE ENGINEER OF RECORD SHALL SUBMIT TO PSUD THE SHOP DRAWINGS FOR THE PIPING, RISERS, PIPE, RISER, TEE ETC., AND THE NUMBER OF DEGREES BETWEEN APIES.</p> <p>2. MANHOLE INTERIOR SHALL BE LINER UTILIZING A CORROSION BARRIER SYSTEM ON THE QUALIFIED PRODUCTS LIST (QPL).</p> <p>3. MANHOLE EXTERIOR SHALL BE COATED WITH A PRIMER AND TWO COATS OF A WATER BASED EPOXY 3-5 MILS EACH PER THE PSUD'S SPECIFICATION. APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.</p>		<p>NOTES:</p> <p>1. THE ENGINEER OF RECORD SHALL SUBMIT TO PSUD THE SHOP DRAWINGS FOR THE PIPING, RISERS, PIPE, RISER, TEE ETC., AND THE NUMBER OF DEGREES BETWEEN APIES.</p> <p>2. MANHOLE INTERIOR SHALL BE LINER UTILIZING A CORROSION BARRIER SYSTEM ON THE QUALIFIED PRODUCTS LIST (QPL).</p> <p>3. MANHOLE EXTERIOR SHALL BE COATED WITH A PRIMER AND TWO COATS OF A WATER BASED EPOXY 3-5 MILS EACH PER THE PSUD'S SPECIFICATION. APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.</p>	
<p>STANDARD PRECAST MANHOLE (DPQ)</p> <p>NOTES:</p> <p>1. PLATED APPROVED READING MATERIAL SHALL BE USED FOR DRAUGHT BACK FILL.</p> <p>2. ALL MATERIALS ARE TO BE PER PLATED APPROVED QUALEED PRODUCT LIST.</p> <p>3. LOCATE MANHOLE WITH STOPS TO BE ATTACHED TO FLOOR.</p>		<p>DOUBLE SERVICE TYPICAL</p> <p>NOTES:</p> <p>1. PLATED APPROVED READING MATERIAL SHALL BE USED FOR DRAUGHT BACK FILL.</p> <p>2. ALL MATERIALS ARE TO BE PER PLATED APPROVED QUALEED PRODUCT LIST.</p> <p>3. LOCATE MANHOLE WITH STOPS TO BE ATTACHED TO FLOOR.</p>		<p>SINGLE SERVICE TYPICAL</p> <p>NOTES:</p> <p>1. PLATED APPROVED READING MATERIAL SHALL BE USED FOR DRAUGHT BACK FILL.</p> <p>2. ALL MATERIALS ARE TO BE PER PLATED APPROVED QUALEED PRODUCT LIST.</p> <p>3. LOCATE MANHOLE WITH STOPS TO BE ATTACHED TO FLOOR.</p>	
<p>INVERT FLOW CHANNELS FOR MANHOLES</p> <p>NOTES:</p> <p>1. AN ACCESS BOX AND COVER ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.</p> <p>2. CLAMPS ASSSEMBLY SHALL BE INSTALLED AT A MAXIMUM 70' INTERVALS AND AT TERMINAL POINT OF PLATE SEAMS.</p> <p>3. MARKER BALL SHALL BE STRAPPED TO THE ELBOW.</p>		<p>SANITARY SEWER LATERAL (SHALLOW)</p> <p>NOTES:</p> <p>1. SANITARY SEWER LATERAL SHALL BE 6" IN DIAMETER.</p> <p>2. ALL MATERIALS ARE TO BE PER PLATED APPROVED QUALEED PRODUCT LIST.</p> <p>3. THE DRAUGHT BACK FILL SHALL CONSIST OF THE PROPOSED PLANNING STUDY Elevation FOR THE DRAUGHT BACK FILL IN ACCORDANCE WITH THE QUALIFIED MANHOLE MANUFACTURER'S DESIGN, WHICH SHALL BE MANUFACTURED AS REQUIRED IN THE QUALIFIED STANDARDS MANUAL.</p>		<p>NOTES:</p> <p>1. PLATED APPROVED READING MATERIAL SHALL BE USED FOR DRAUGHT BACK FILL.</p> <p>2. ALL MATERIALS ARE TO BE PER PLATED APPROVED QUALEED PRODUCT LIST.</p> <p>3. LOCATE MANHOLE WITH STOPS TO BE ATTACHED TO FLOOR.</p>	
<p>MATERIALS</p> <p>MANHOLE JOINT SEALANT</p> <p>NOTES:</p> <p>APPROVED JOINT SEALANTS ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.</p>		<p>MATERIALS</p> <p>MANHOLE JOINT SEALANT</p> <p>NOTES:</p> <p>APPROVED JOINT SEALANTS ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.</p>		<p>NOTES:</p> <p>1. MANHOLE JOINT SEALANT JOINTS SHALL BE STRAPPED TO THE ELBOW.</p> <p>2. CLAMPS ASSSEMBLY SHALL BE INSTALLED AT A MAXIMUM 70' INTERVALS AND AT TERMINAL POINT OF PLATE SEAMS.</p> <p>3. MARKER BALL SHALL BE STRAPPED TO THE ELBOW.</p>	
<p>PROJECT TITLE</p> <p>VERANO PUD, 1</p> <p>PLAT NO. 9</p>		<p>PROJECT TITLE</p> <p>MANHOLE IN/EWELL JOINT DETAIL</p>		<p>PROJECT TITLE</p> <p>SANITARY SEWER CLEAROUT</p>	

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West Palm Beach, Florida 33411
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EB7971 / EB7985

EB7985

VERANO PUD, 1
PLAT NO. 9

EB7985
RECEIVED BY:
DRAWN BY:
DRAWN DATE:
DRAWN NUMBER:
DRAWING NUMBER:
DRAWING NAME:
DRAWING DESCRIPTION:
REV. NO.:
ISSUED DATE: 3/27/11
SPRC COMMENTS:

WSS OF 8
WPS OF 6

WPS OF 6

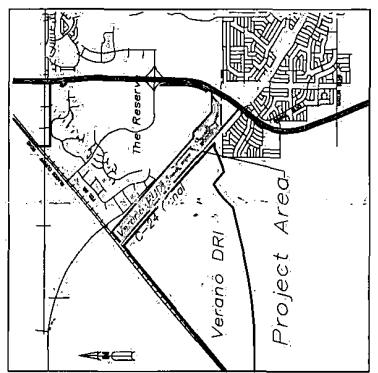
6

PAVING, GRADING, AND DRAINAGE PLANS
FOR

VERANO P.U.D. 1, PLAT NO. 9

DEVELOPER:
VERANO DEVELOPMENT, LLC
8701 REEFVIEW BLVD.
PORT ST. LUCIE, FL 34986
PHONE: 772-467-1299

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	COVER SHEET
2-4	PAVING, GRADING, AND DRAINAGE PLAN
5-7	PAVING, GRADING, AND DRAINAGE DETAILS
8-9	SIGNING AND MARKING PLAN
10	STORMWATER POLLUTION PREVENTION PLAN



LOCATION MAP
REC. SHEA & TOWN, S.P. INC., R.F.
PREPARED BY:

COVER SHEET

SEAL

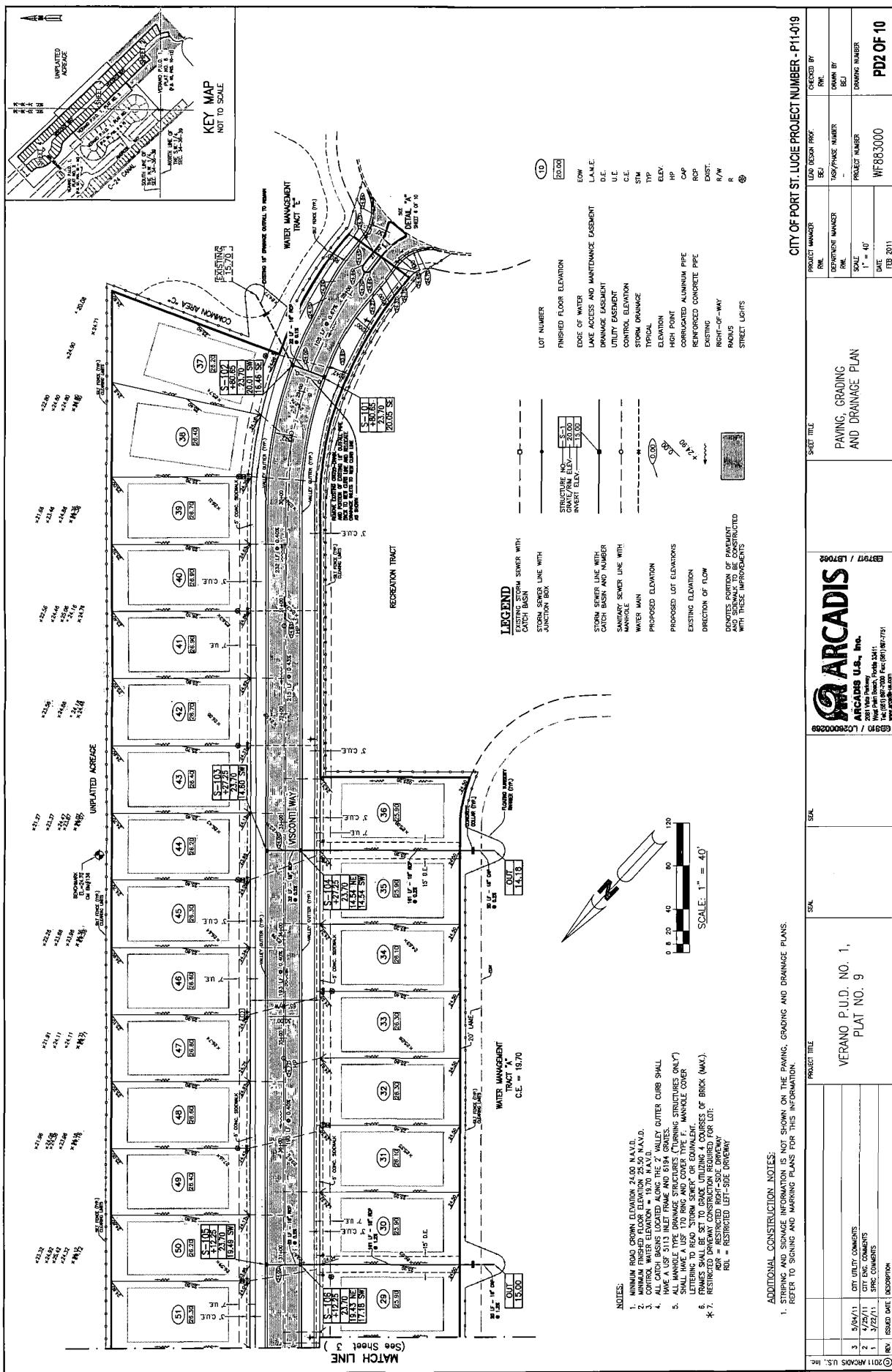


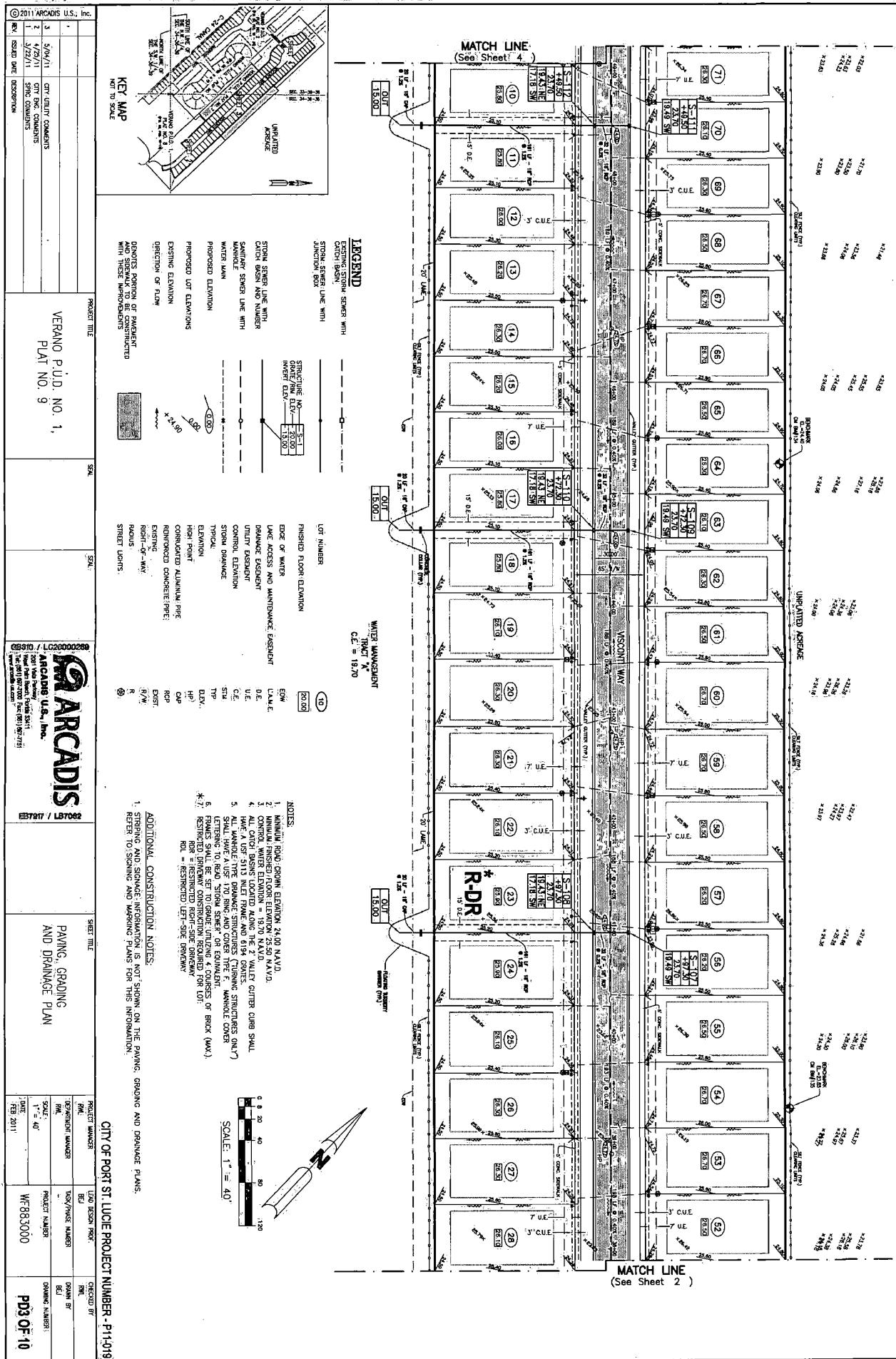
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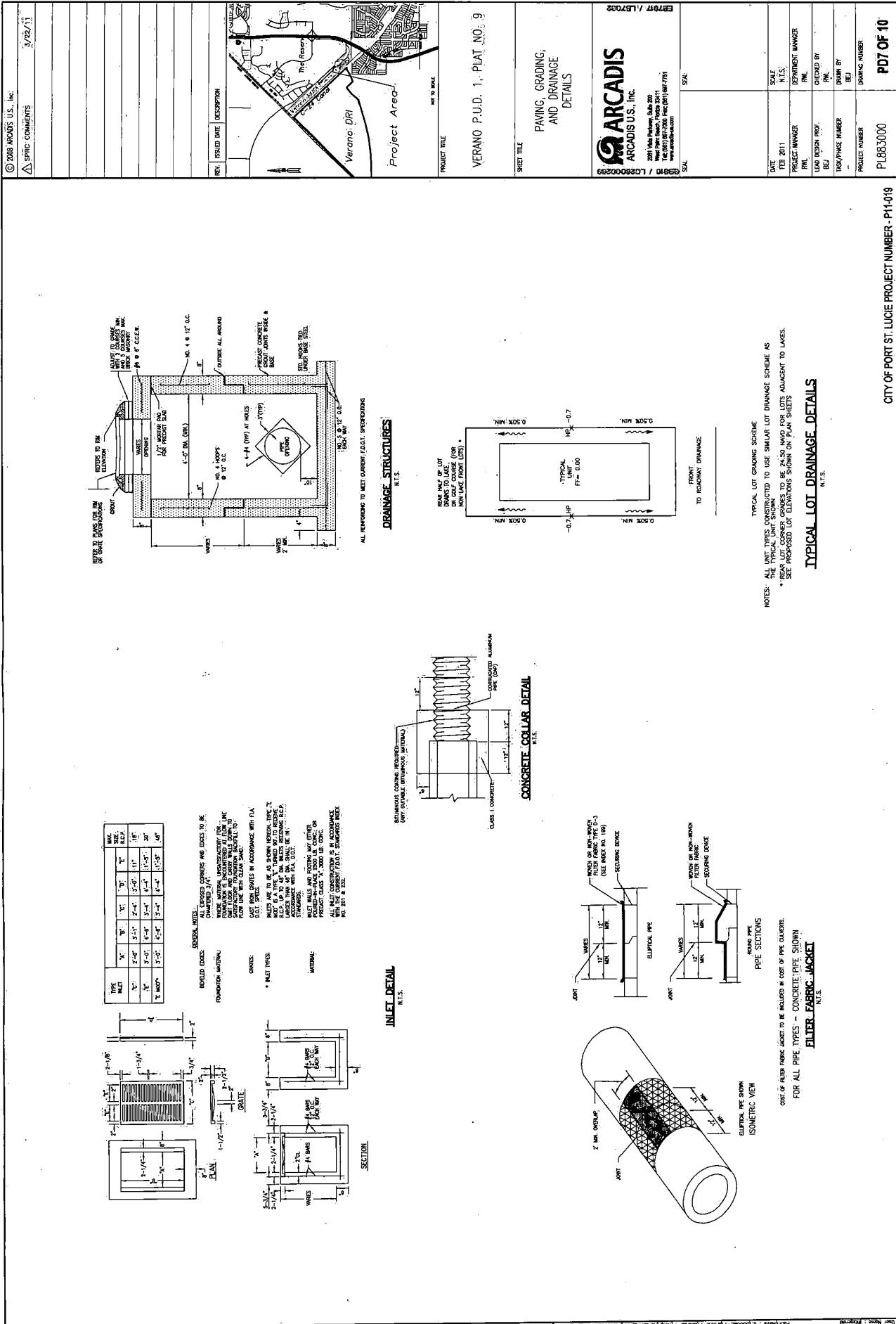
2081 Vista Parkway, Suite 200, West Palm Beach, Florida 33411
Tel: (561) 697-7000 Fax: (561) 697-7751 www.arcadis-us.com
EB 7917 / LB 7062

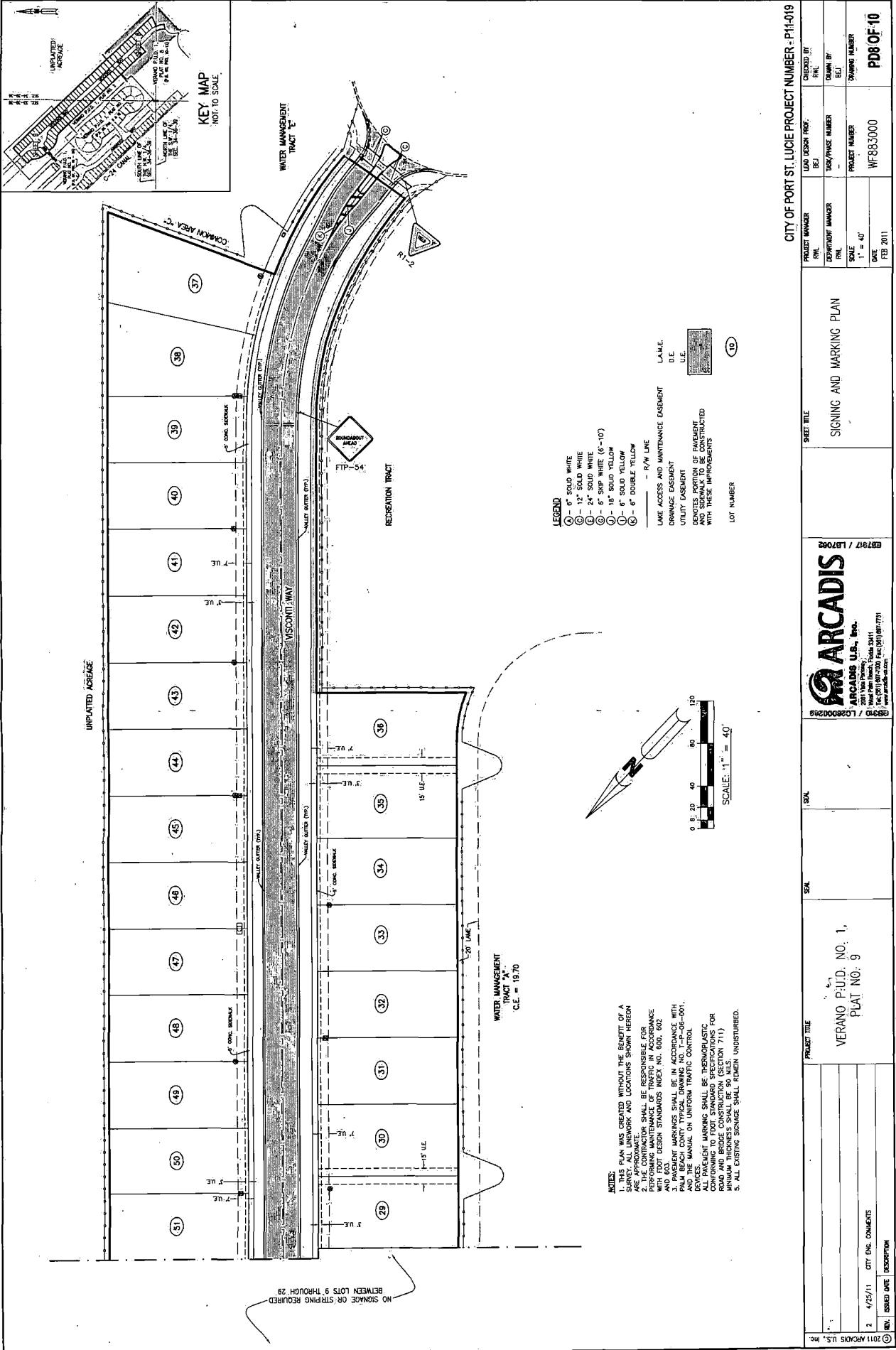
SHEET TITLE	
COVER SHEET	
SEAL	SEAL

DATE	SCALE
11/21/2011	N.T.S.
RNL	DEPENDENT DRAWER
LEAD DESIGN PROF.	CHECKED BY
RGL	DRAWN BY
TRAIL/PIPE NUMBER	OCOP
PROJECT NUMBER	DRAWING NUMBER
WF863300	WF863300
	PD 1 OF 10









I. SITE DESCRIPTION	
A. Construction Activity	
The project is approximately 22.1 acres in size and is being developed for the construction of single family residences, driveways, roadways and related site work and underground utilities.	
Construction activity will include clearing and grubbing of approximately 23.0 acres of the site and the installation of underground storm water drainage, potable water systems, sanitary sewer systems, seepage proving and miscellaneous items associated with the overall project.	
B. Major Soil Disturbance Activities	
The major soil disturbing activities will include clearing and grubbing and trenching for the installation of underground storm water drainage, potable water systems, sanitary sewer systems, seepage proving, and miscellaneous items associated with the overall project.	
C. Total Area to be Disturbed	
The total area to be disturbed by excavation, grading and other activities is approximately 23.0 degrees.	
D. Runoff Coefficients	
The project area is presently undeveloped. The runoff coefficients before, during and after construction are as follows:	
	C = 0.39 C = 0.7
Before Construction: Undisturbed Uplands During Construction: All Ground Disturbed	
E. Site Map	
Included with the plans are copies of the Paving, Grading and Draining Plans depicting the following:	
1. Project Location 2. Construction Location 3. Major Drainage Facility and Control Structures 4. Building Lots	
Note that these plans depict the limits of work for the overall project, the points of stormwater discharge and areas to be disturbed during construction.	
F. Recieving Waters	
The receiving body for stormwater runoff is the SWMAD C-24 Canal located along the project area, southern boundary, stormwater discharge is from SWMAD C-24 Canal.	
G. Site Plan	
Included with the plans are copies of the Paving, Grading and Draining Plans depicting the following:	
1. Project Location 2. Construction Location 3. Major Drainage Facility and Control Structures 4. Building Lots	
Note that these plans depict the limits of work for the overall project, the points of stormwater discharge and areas to be disturbed during construction.	
H. CONTROLS	
Narrative: The measures of soil disturbance activities and implementation of controls and measures are as follows for the general construction operation:	
Clearing and grubbing: As soon as possible following clearing of the perimeter of the site, all vegetation within the limits of work, stormwater control measures and erosion control devices to contain unlined soils within the construction area. These controls will be temporary and will be removed following the final stabilization of the disturbed soils.	
Excavation and Control: Excavation for underground utilities will occur within the limits of the fibed soil. Limitations of construction and project boundaries will be graded to control all spoil resulting from earth moving operations or removal of existing structures, temporary control will be installed as necessary for the control of the excavation to prevent erosion of un-stabilized material and will be maintained until the final stabilization of these areas is completed.	
Trenching, Trenching: For the installation of underground facilities will be limited to the finished project area. Trenches will be excavated and backfilled on a continuous basis at each undergound facility location, and will be stabilized with additional soil and erosion control measures. Where the top of the trench is above ground surface, the trench will be covered with a protective cover. Erosion control measures will be installed along the limits of the work and prior to the use of excavated retention slopes for backfilling in the area of the work. All berms and dikes subject to erosion will be stabilized or controlled to remove them from the area of the work.	
Grading: Grading for the project will be completed prior to the start of construction. Land leveling and grading will be limited to the area of the proposed project. Final products will be controlled to remove them from the area of the project.	
Soil Removal: All material removed from the site will be used on the site. Soil removed from the site will be placed in the same area as the original source.	
Hauling and Transportation: All material removed from the site will be transported off site in accordance with applicable state and local regulations.	
I. Other Controls	
1. Waste disposal: The developer, general contractor, and sub-contractors shall use best available methods to reduce the amount of waste generated on the site. All wastes shall be disposed of by the contractor in accordance with FIFPA, the Health Department, and EPA's standard practices. No liquid or dredged materials including building and construction materials shall be disposed of, discharged or dumped onto roads or streams.	
2. Offsite vehicle tracking: Loaded haul trucks shall be covered with tarps/poly. Excess dirt material, on the roads, shall be removed immediately, haulings on unpaved surfaces shall be monitored to insure that roads are not damaged or disturbed. Contractors shall be required to use materials and equipment necessary to include dirt and control measures.	
3. Sanitary facilities: The contractor shall provide portable, sanitary, rest room facilities, for employees at the project area. These facilities shall be located on site and shall be maintained in accordance with state regulations.	
4. Fertilizers and pesticides: Fertilizer levels will be limited to a maximum of 100 lbs per acre. Pesticides are not anticipated for this project. Fertilizers are not anticipated for this project.	
B. Approved Site and Local Plans:	
The project will undergo environmental impact analysis and review by the City of Port St. Lucie. This environmental impact analysis will be submitted to the City of Port St. Lucie. The environmental impact analysis will be reviewed and approved by the City of Port St. Lucie. The measures and controls outlined herein will be implemented by the contractor during construction. These measures and controls will provide the necessary pollution prevention and sedimentation control during construction.	
Included with this plan is a certification indicating that the pollution prevention plan has been prepared to comply with the requirements of the stormwater management permit for this project.	
III. MAINTENANCE	
The contractor will be responsible for maintenance and inspection of the site during the term of the contract and for the removal of all debris from the site upon termination of the contract. The contractor shall review the project and all erosion and sedimentation controls on a daily basis and make any changes or modifications as necessary to maintain and monitor the existing procedures and sedimentation controls.	
A. Project Review or daily	
B. Provide and maintain Rain gauge onsite. (If not applicable in the area) to record rainfall data.	
C. Remove sediment accumulation from the site and contain sediments within rock bags, mulch, mulch bags and sediment bags and prevent sediments from bare spots and washouts.	
D. Remove disturbed practice on a high grade and maintain a slope that is stable and contains no loose soil. Built up embankments shall be removed from all banks, hay bales and filter cloth and shall be replaced as necessary. Sediment shall be removed from all tanks, hay bales and filter cloths and shall be replaced as necessary whenever they have served their usefulness.	
E. An inspection and maintenance report shall be completed weekly and within 24 hours of a rainfall event.	
F. If the contractor is granted a day for permits for discharge of stormwater from the site during the construction period, it shall be required to maintain a log of all discharges and measure volume of wastewater runoff from the site and report to the City of Port St. Lucie on a daily basis and controls and measures reported on necessary to maintain acceptable water quality and discharge volumes in accordance with the state permits.	
G. INVESTIGATIONS	
Qualified personnel of the developer and/or architect shall be present on site to inspect any action taken by the contractor and shall be notified if any action is taken that may affect the project site.	
Dust control, underdrain facility and building conditions, when necessary, will be determined by the developer and facilities shall be kept clean and dry and free from debris.	
Disturbed areas and areas used for storage of materials exposed to precipitation shall be insituated for minimum time period necessary, except for short-term storage of materials and equipment necessary for the conduct of the work. Stormwater runoff from site areas during construction shall be observed to ensure that they are operating correctly. Inspections and maintenance reports shall be completed at least every week and following a rainfall event of 1/25 inches or greater (as attached form). These forms shall be submitted to the City of Port St. Lucie 3 days following the date of the site assembly.	
V. NON-STORMWATER DISCHARGES	
Detention for underground facilities and buildings, when necessary, will be determined by the developer and facilities Any discharge from the site area will be directed to the receiving facility prior to entering the receiving facility.	
Extreme conditions: Any discharge from the site area will be directed to the receiving facility prior to entering the receiving facility.	
VI. INLET PROTECTION	
A. Inlet Protection	
Inlets shall be protected from surface water runoff by filter fabric wrapped around the inlet.	
B. Stormwater Management	
Construction activities will include the liquidation of underground piping and construction of roadway.	
Upon completion of the project, stormwater runoff will be directed to the water management trapezoidal drainage area and a drainage structure will be constructed within the drainage area.	
Temporary erosion control practices will be implemented during construction on temporary controls. These will consist of the following:	
a. Berms and dikes for containment of runoff and for deterring accidents.	
b. Silt fences to permanent controls.	
c. Temporary berms and dikes for containing runoff within the existing land as well as the SWMAD C-24 Canal.	
d. Temporary berms and dikes for containing runoff within the existing land as well as the SWMAD C-24 Canal.	
Temporary erosion control will be implemented prior to the delivery of construction and permanent facilities.	
e. The project will be designed for earthworks to 7' (7'-0") above ground level. Soil from below 7' (7'-0") feet will be removed and discarded.	
f. The project will be designed for earthworks to 7' (7'-0") above ground level. Soil from below 7' (7'-0") feet will be removed and discarded.	

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△ SPRC COMMENTS

3/22/11

STORMWATER POLLUTION PREVENTION PLAN

VERANO PLAT NO. 9

INSPECTION AND MAINTAINACE REPORT FORM

This form is to be completed every 10 days and within 3 hours of a rainfall event of 1/25 inches or greater. Copies of these forms shall be retained for a period of three years.

DATE _____

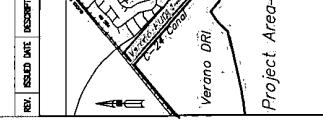
CONTRACTOR: _____

OWNER'S REPRESENTATIVE: _____

DESIGNER: _____

PERMIT HOLDER: _____

PERMIT NUMBER: _____



REF. NO.: _____

ISSUED DATE: _____

DESCRIPTION: _____

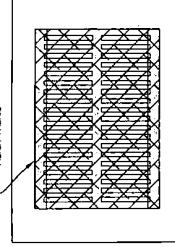
PROJECT AREA: _____

VERANO PLAT NO. 9

PROJECT TIME: _____

SHEET TITLE: _____

ARCADIS
ARCADIS U.S., Inc.
LOC#60002692
VERANO PUD, 1, PLAT NO. 9
STORMWATER POLLUTION
PREVENTION PLAN



N.T.S.

ANCHOR

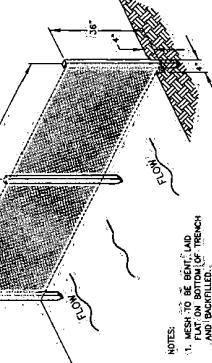
NOTE: TURBIDITY BARRIER NEEDED AT STORM DRAIN OUTfalls

STORM DRAINE

OUTLET

EDGE OF WATER

BOTTOM EDGE OF LINE



N.T.S.

NOTES:

1. MESH TO BE BENT/LAID FLAT ON BOTTOM OF TRENCH AND COVERED WITH FILTER FABRIC
2. FILTER FABRIC (70% MESH) IS LAID ON THE GROUND
3. FILTER FABRIC IS LAID ON THE GROUND

FILTER FABRIC SILT FENCE DETAIL.

N.T.S.

P.D10.OF10
WFB33000

CITY OF PORT ST. LUCIE PROJECT NUMBER - P1019



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Hearing**

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VERANO

