

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL     

DATE: MARCH 26, 2012

ORDINANCE      RESOLUTION      MOTION X PUBLIC HEARING     

ITEM: P11-111 Verano PUD – Model Row  
Minor Residential Site Plan Application

RECOMMENDED ACTION:

On September 14, 2011, the Site Plan Review Committee unanimously voted to recommend approval of this site plan application.

EXHIBITS:

- A. Staff Report
- B. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

Designate lots 30 through 36 of Plat No. 9, for a sales center and a corresponding model homes. The model home center will be adjacent to the model row parking lot, which was approved with project P11-018, Verano PUD – Talavera Parking Modification Site Plan Amendment.

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING DATE: 02/09/2012



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

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**TO:** CITY COUNCIL - MEETING OF MARCH 26, 2012  
**FROM:** JOHN FINIZIO, PLANNER 1.7  
**RE:** MINOR SITE PLAN APPLICATION (PROJECT NO. P11-111)  
VERANO PUD - MODEL ROW  
**DATE:** MARCH 13, 2012

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**APPLICANT:** Don Hearing/Tod Mowery, Cotleur and Hearing, Inc.

**OWNER:** Verano Development, LLC

**LOCATION:** Within the Verano PUD 1, the model row will be located northwest of the intersection of Visconti Way and Nuova Way.

**LEGAL DESCRIPTION:** 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. For a more detail legal description please reference the staff report.

**SIZE:** The site plan consists of seven (7) residential lots for a total of 1.36 acres, or 59,118 square feet.

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

**EXISTING USE:** Currently vacant land.

**SURROUNDING USES:** North = PUD Zoning, Verano PUD No. 1, Plat No. 9, with residential lots, currently vacant. South = PUD Zoning, Verano PUD No. 1, Plat No. 8, Water Management Tract "A", currently vacant land. East = PUD Zoning, Verano PUD 1, Plat No. 8, Tract "B", with an existing recreation building (clubhouse). West = PUD Zoning, Verano PUD No. 1, Plat No. 9 with platted residential lots, currently vacant.

**PROPOSED PROJECT:** Designate lots 30 though 36 of Plat No. 9, for a sales center and corresponding model homes. The model home center will be adjacent to the model row parking lot, which was approved with project P11-018, Verano PUD - Talavera Parking Modification Site Plan Amendment.

## **IMPACTS AND FINDINGS**

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

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

**Transportation:** The staff review indicates that this project will generate approximately 144 daily vehicle trips (ITE, Land Use Code 715, Single Tenant Office Building) on the road adjacent to the project (Visconti Way). Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8<sup>th</sup> Edition".

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

**Parks/Open Space:** This site is located within the Verano (PGA Village) DRI, as outlined in the Development Order for the Verano DRI. Condition #57 states "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 Site Plan Review Committee on August 13, 2008, where it was approved with the condition that dedication issues be resolved prior to proceeding to City Council. These conditions were never resolved and consequently, the application has expired. To meet the intent of this condition, this park site still needs to be subdivided and dedicated to the City.

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

**Solid Waste:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. Since the site plan is for model homes, a dumpster (12' x 25') enclosure is not being provided.

**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 approved Development Order. As outlined in this 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.

**Architectural Design Standards:** This project consists of only residential structures on RGC (Residential Golf Course) Land Use, and therefore is not covered under the Citywide Design Standards.

**Related Projects:**

P11-090 – Verano PUD Plat No. 9 Final Subdivision Plat Application. This application finalized the 94 residential lots created by the preliminary plat, as well as extending Visconti Way west to provide access to these lots. This application was approved by City Council on February 13, 2012.

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.

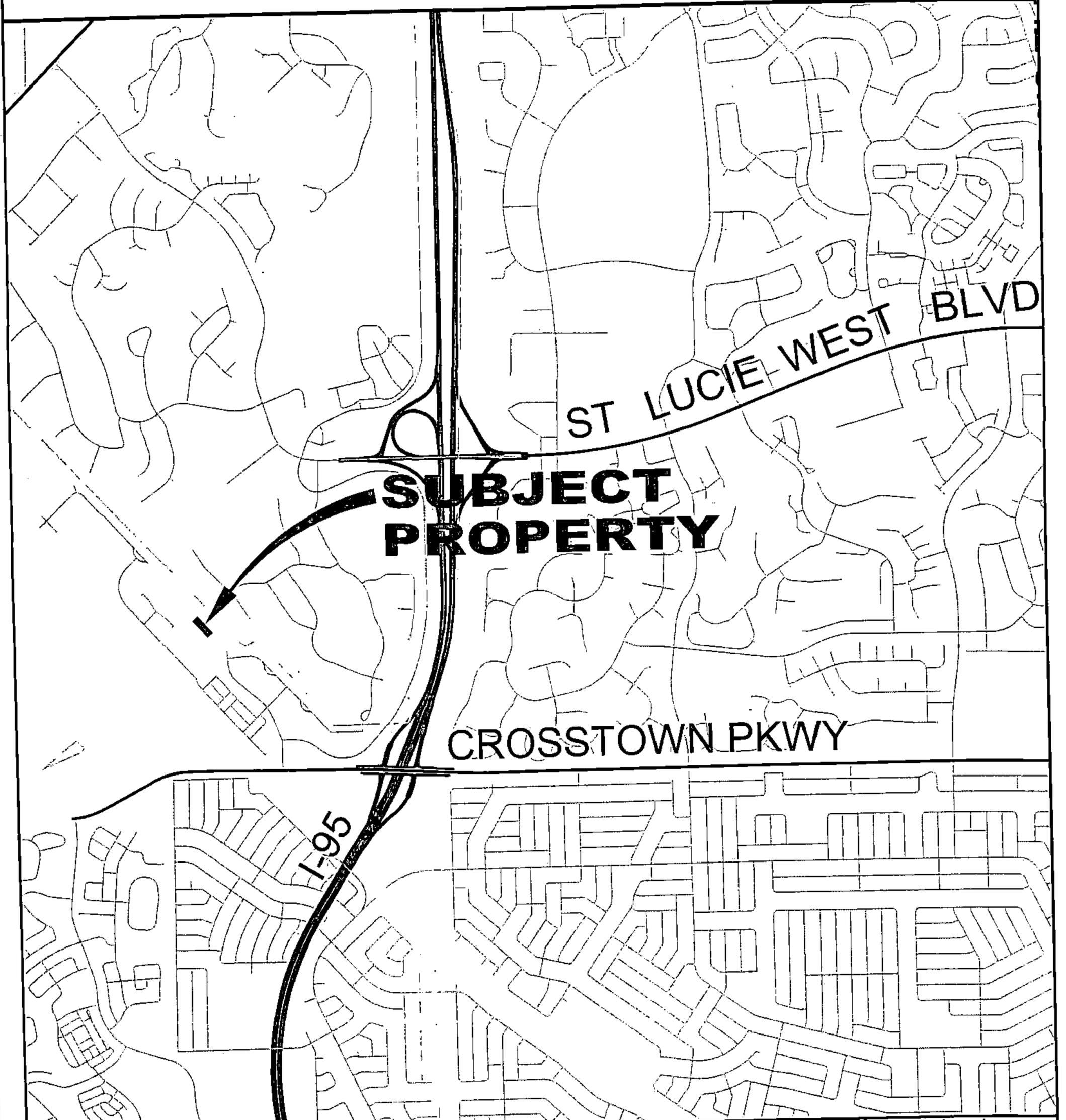
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**STAFF RECOMMENDATION:**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.

The Site Plan Review Committee reviewed the request on August 10, 2011 and recommended approval.

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW

LOTS 30-36  
VERANO PLAT 9

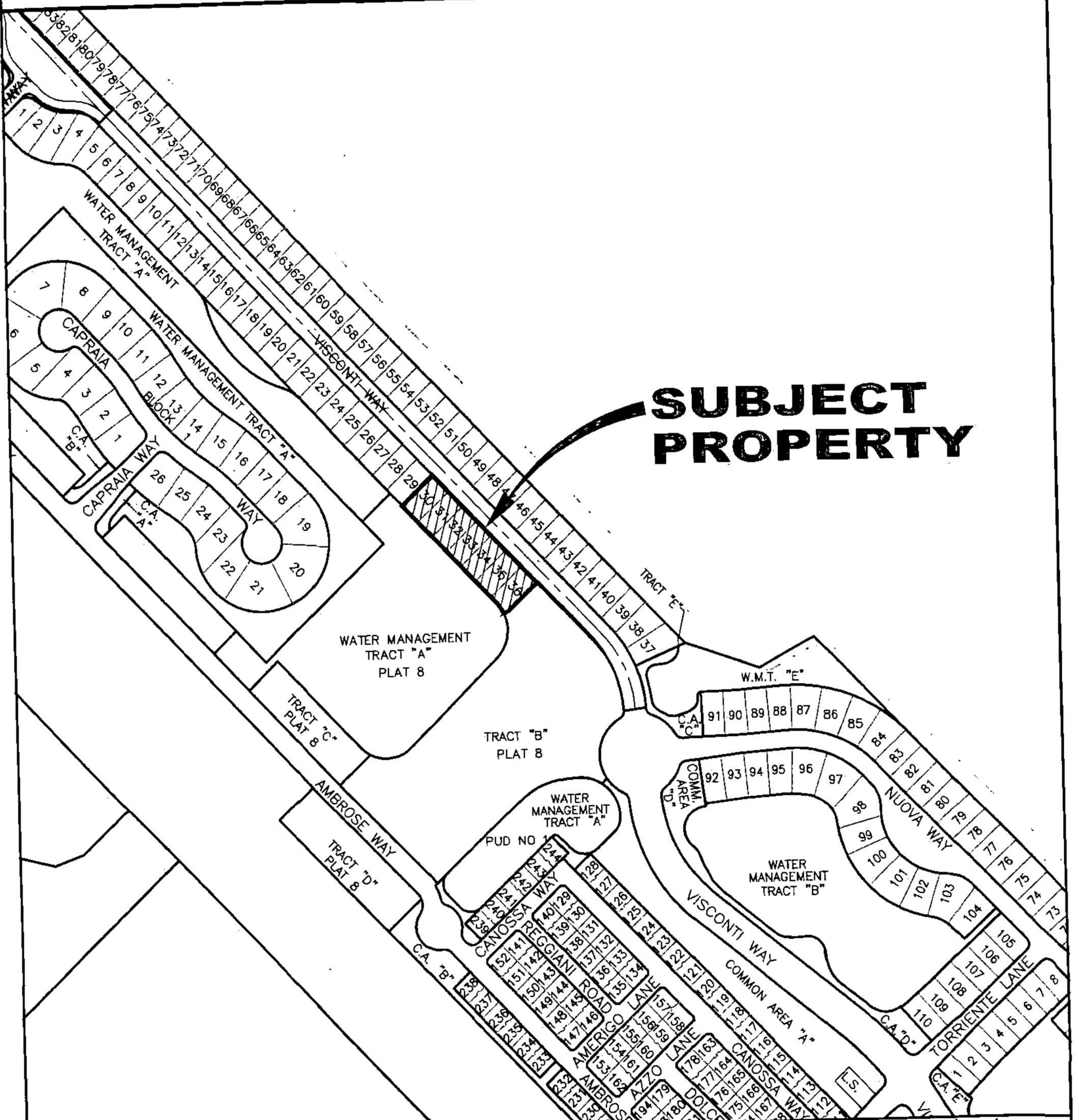
DATE: 8/23/2011

APPLICATION NUMBER:  
P11-111

CADD FILE NAME:  
P11-111L

SCALE: 1" = .5 MI

# SITE LOCATION



**SUBJECT  
PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
LOTS 30-36  
VERANO PLAT 9

DATE: 8/23/2011

APPLICATION NUMBER:  
P11-111

CADD FILE NAME:  
P11-111M

SCALE: 1" = 400'

# SITE LOCATION



**SUBJECT  
PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW

LOTS 30-36

VERANO PLAT 9

AERIAL JAN 2009

DATE: 8/23/2011

APPLICATION NUMBER:

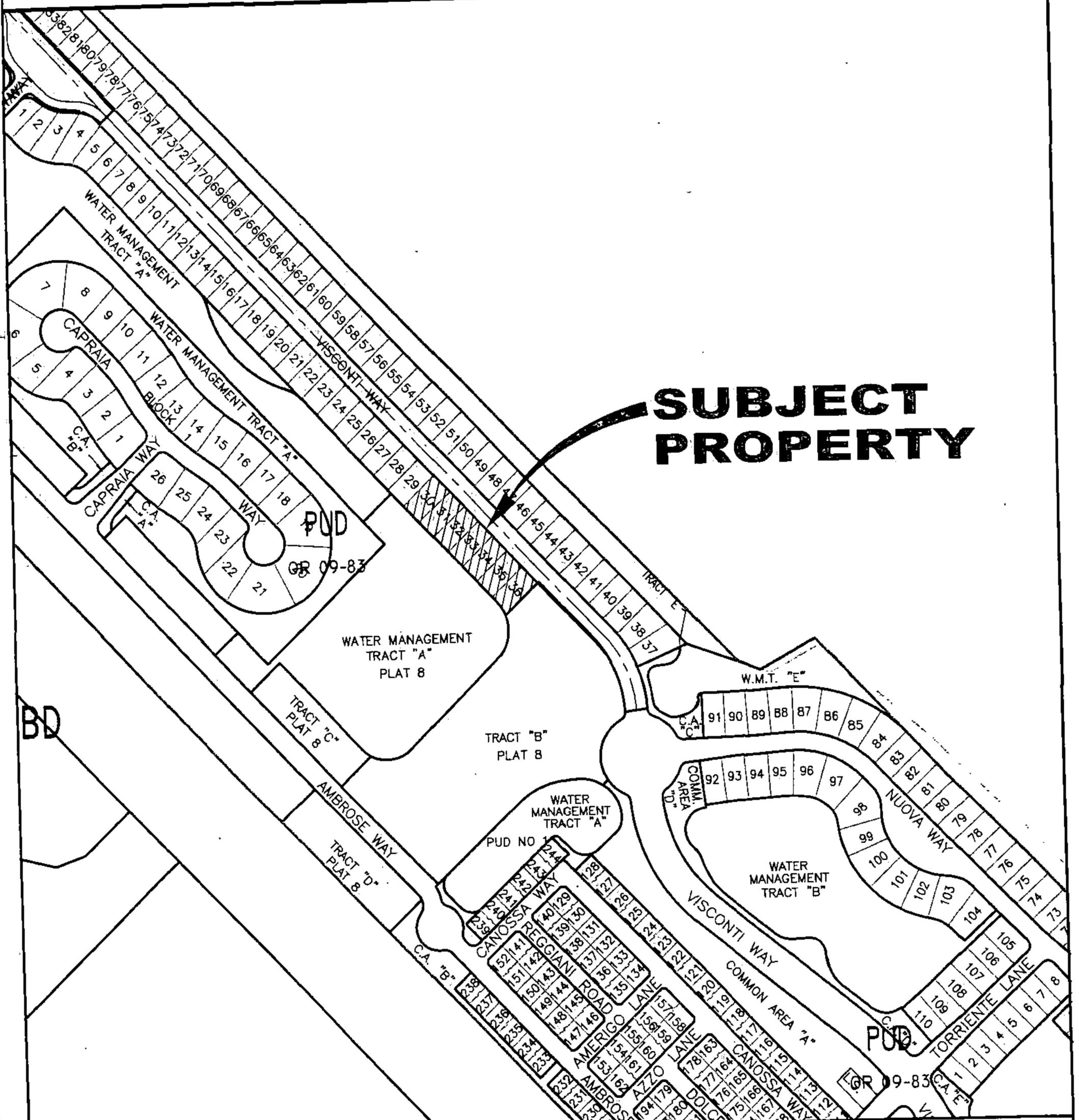
P11-111

CADD FILE NAME:

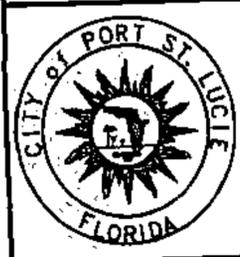
P11-111A

SCALE: 1"=200'

# EXISTING ZONING



**SUBJECT PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

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

SITE PLAN REVIEW  
LOTS 30-36  
VERANO PLAT 9

DATE: 8/23/2011  
APPLICATION NUMBER:  
P11-111  
CADD FILE NAME:  
P11-111M  
SCALE: 1"=400'

**APPLICATION FOR SITE PLAN REVIEW**

**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. P11-111  
Fees (Nonrefundable) \$ 710.00 Arch.: \$ \_\_\_\_\_  
Receipt #'s: 11243

PROJECT NAME: Verano PUD - Model Row

LEGAL DESCRIPTION: (See Attached)

LOCATION OF PROJECT SITE: Within Verano PUD, just northwest of intersection of Visconti Way & Nuova Way

PROPERTY TAX I.D. NUMBER: 3334-223-0001-000-7

STATEMENT DESCRIBING IN DETAIL: Develop a model row on lots 30-36 of Plat No. 9, adjacent to the model row parking lot approved with P11-018. Amendment includes the development of a temporary sales trap fence and temporary meandering sidewalk on these model lots. No lighting to be provided.

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Model Row

GROSS SQ. FT. OF STRUCTURE (S): N/A **RECEIVED** **AUG 17 2011**

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: 7 homes **PLANNING DEPARTMENT**  
**CITY OF PORT ST. LUCIE**

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

GROSS ACREAGE & SQ. FT. OF SITE: 1.36 ac / 59,118 sf \*\*ESTIMATED NO. EMPLOYEES: \_\_\_\_\_

FUTURE LAND USE DESIGNATION: RGC ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: Verano Development, LLC c/o Robert Fromm  
Name, Address, Telephone & Fax No.: 701 S. Olive Avenue, West Palm Beach, FL 33401  
PH: 772-429-3505 FAX: 772-429-3525

APPLICANT OR AGENT OF OWNER: Don Hearing/Tod Mowery, Cottleur & Hearing, Inc  
Name, Address, Telephone & Fax No.: 1934 Commerce Lane, Jupiter FL 33458  
PH: 561-747-6336 FAX: 561-747-1377

PROJECT ARCHITECT/ENGINEER: Bob Lawson, Arcadis-US, Inc.  
(Firm, Engineer Of Record, Florida Registration No., Contact Person, Address, Phone & Fax No.) 2081 Vista Parkway, West Palm Beach, FL 33411  
Robert W. Lawson, P.E. No. 26640; Wilbur F. Divine, P.S.M., No. 4190  
PH: 561-697-7000, FAX: 561-697-7751

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.

- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

**\*When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

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

TOD  
OWNER'S SIGNATURE

TOD MOWERY  
HAND PRINT NAME

Cottleur & Hearing  
AGENT  
TITLE

8-17-11  
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 cursive script that reads 'Robert Fromm'.

Robert Fromm  
Verano Development LLC

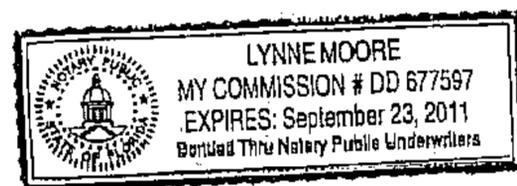
State of Florida  
St. Lucie County

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

A handwritten signature in cursive script that reads 'Lynne Moore'.

NOTARY PUBLIC

SEAL



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 28<sup>th</sup> 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  
My Commission DD289533  
Expires February 10, 2008

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

EXHIBIT "A"

PARCEL 1

WESTERN GROVE

TRACT ONE

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

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run South 44°46'01" West along said Southeasterly right-of-way line of the Florida East Coast Railway Co., a distance of 5069.40 feet to the West line of said Section 29; thence South 04°13'20" East, along said West line, a distance of 258.80 feet to the Northeast corner of said Section 31; thence South 89°40'25" West, along the North line of said Section 31, a distance of 312.03 feet to the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence South 44°46'01" West, along said right-of-way line, a distance of 728.74 feet to the POINT OF BEGINNING; Thence, departing said right-of-way line, South 45°07'48" East, a distance of 3688.39 feet; thence South 34°54'59" East, a distance of 4767.41 feet to the northerly top of bank of the O.L. Peacock Canal; Thence along the northerly top of bank of said O.L. Peacock Canal South 74°05'51" West, a distance of 4714.77 feet; thence North 89°58'45" West, a distance of 5508.96 feet East right-of-way line of State Road S-609 as shown on the Florida Department of Transportation right-of-way map dated 11/5/64 and revised January 1965; Thence along said right-of-way line North 00°01'15" East, a distance of 2906.07 feet to the intersection with the South line of said Section 31; thence continue along said easterly right-of-way, North 00°08'55" West, a distance of 156.88 feet to the intersection with the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence North 44°46'01" East, along said Southeasterly right-of-way line of the Florida East Coast Railway Co. a distance of 6673.84 feet to the POINT OF BEGINNING.

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

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

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

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

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

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

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

EXHIBIT "A"PARCEL 1 (continued)

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

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

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

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

EXHIBIT "A"

PARCEL 1 (continued)

TRACT THREE

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

COPY

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EXHIBIT "A"

Parcel 2

EGAN PARCEL

GROVE 1:

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

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

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

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

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

GROVE 2:

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

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

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

EXHIBIT "A"

Parcel 2 (Continued)

seconds W, along said right of way a distance of 4812.17 feet; thence S 46 degrees 52 minutes 25 seconds W a distance of 2151.65 feet; thence S 43 degrees 12 minutes 50 seconds E a distance of 4647.83 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 aforescribed northwest boundary.

COPY

EXHIBIT "A"

PARCEL 3

DUDA PARCEL

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

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

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

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

EXHIBIT "A"

PARCEL 3 (continued)

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

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EXHIBIT "A"PARCEL 4UNRECORDED MONTAGE PLATS NORTH OF C-24 CANAL

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

Begin at the intersection of the southeasterly right-of-way line of the Florida East Coast Railroad and the northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North  $44^{\circ}45'38''$  East, along said southeasterly right-of-way line, a distance of 1,221.80 feet to the easterly prolongation of the southerly line of Sabal Creek, Phase II, according to the plat thereof, as recorded in Plat Book 24, Pages 1, 1A, 1B and 1C, Public Records of St. Lucie County, Florida; thence South  $43^{\circ}34'29''$  East, departing said right-of-way line, along the said southerly prolongation and the south line of the aforementioned plat and the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, a distance of 5,340.48 feet; thence continuing along the southerly line of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida, South  $43^{\circ}09'01''$  East, a distance of 1,026.26 feet to the southeast corner of Sabal Creek, Phase IV, according to the plat thereof, as recorded in Plat Book 24, Pages 17 and 17A, Public Records of St. Lucie County, Florida; thence North  $45^{\circ}11'03''$  East, along the east line of said plat, a distance of 0.99 feet; thence South  $43^{\circ}08'40''$  East, departing said east line, a distance of 52.97 feet; thence South  $43^{\circ}09'00''$  East, a distance of 331.07 feet; thence South  $43^{\circ}08'32''$  East, a distance of 3671.33 feet; thence South  $72^{\circ}42'41''$  East, a distance of 217.77 feet to the northwesterly line of that certain parcel of land described in Special Warranty Deed, as recorded in Official Records Book 1577, Page 1222, Public Records of St. Lucie County, Florida; thence North  $61^{\circ}51'31''$  East, along said northwesterly line, a distance of 188.61 feet to the northerly corner of said certain parcel of land; thence South  $43^{\circ}08'30''$  East, along the northeasterly line and easterly prolongation of said certain parcel of land, a distance of 2361.96 feet to the north line of that certain parcel of land described in Official Records Book 1547, Page 490, Public Records of St. Lucie County, Florida; said point being parallel with and 1024.10 feet northerly of, as measured at right angles to the south line of said Section 34; thence North  $89^{\circ}52'17''$  East, along said north line and parallel line, a distance of 1211.13 feet to a point on a non-tangent curve, concave to the northwest, having a radius of 2060.00 feet, the radius point of which bears North  $50^{\circ}24'45''$  West; thence southwesterly, departing said north line and parallel line, along the arc of said curve through a central angle of  $03^{\circ}00'41''$ , a distance of 108.27 feet to the point of tangency; thence South  $42^{\circ}35'56''$  West, a distance of 556.01 feet to the point of curvature of a curve concave to the northwest, having a radius of 776.00 feet; thence southwesterly along the arc of said curve through a central angle of  $07^{\circ}36'31''$ , a distance of 103.05 feet to the point of compound curvature of a curve concave to the northwest, having a radius of 1639.50 feet; thence southwesterly along the arc of said curve through a central angle of  $19^{\circ}59'18''$ , a distance of 571.96 feet; thence South  $89^{\circ}56'01''$  West, a distance of 1531.40 feet to said northeasterly right-of-way line of South Florida Water Management District Canal No. C-24; thence North  $43^{\circ}08'36''$  West, along said right-of-way line, a distance of 12,679.36 feet to the point of beginning.

EXHIBIT "A"

PARCEL 4 (continued)

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

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EXHIBIT "A"

PARCEL 5

RECORDED MONTAGE PLAT

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

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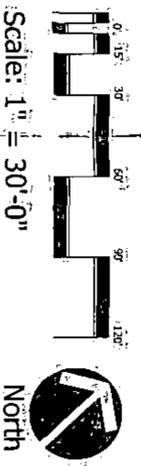
**Colteur & Hearing**  
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 Lic# LC-0000238

# VERANO MODEL ROW

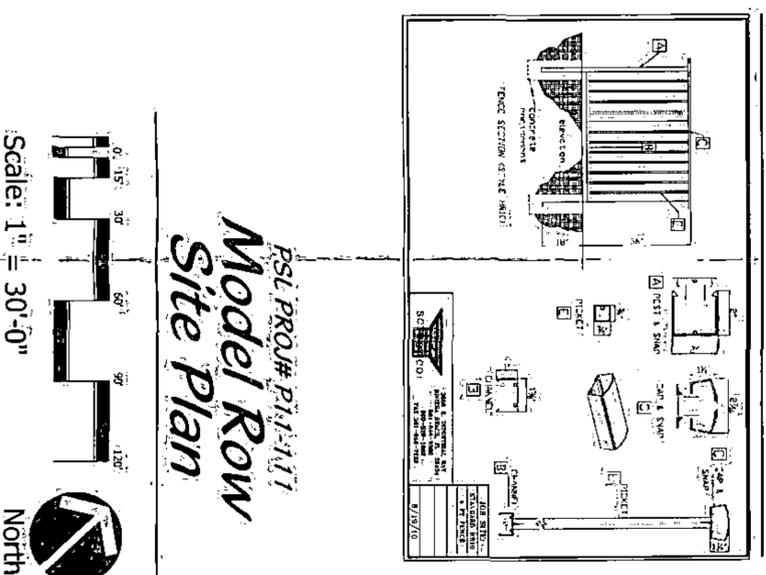
Port Saint Lucie, Florida

## PSL PROJ# P11-111 Model Row Site Plan



DESIGNED	DATE
DRAWN	DATE
APPROVED	DATE
JOB NUMBER	DATE
DATE	DATE
REVISIONS	DATE
1	01-27-12
2	01-27-12

SHEET 1 OF 1



### SITE DATA

EXISTING ZONING	PUD
EXISTING LAND USE	R9C
TOTAL SITE AREA	SF 59,118 AC 1.36

### BUILDING CALCULATIONS

LOT 30 - COLLINA	AC SF 2.83	TOTAL SF 3,894
SUB-TOTAL	2.83	3,894
LOT 31 - BELLAGERA	2.83	3,473
LOT 32 - FLORENZA	2.85	2,848
LOT 33 - ALISSA	2.84	2,144
LOT 34 - ISABELLA	1.80	2,448
LOT 35 - GIORDANIA	1,900	2,222
SUB-TOTAL	19,248	17,892
TOTAL	16,371	21,516

### PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	ACRES 0.71	PERCENT 43.5%
RES. LOTS OPEN SPACE ESTIMATED	4.71	28.5%
IMPERVIOUS	ACRES 11.95	74.5%
DRIVEWAYS	0.48	30.4%
BUILDING COVER	6.41	41.7%
SUB-TOTAL	1.58	100%
TOTAL	15	PROVIDED 23

### PARKING CALCULATIONS

SALES OFFICE (230 REQUIRED), 15 REQUIRED, PROVIDED 23

### LEGAL DESCRIPTION

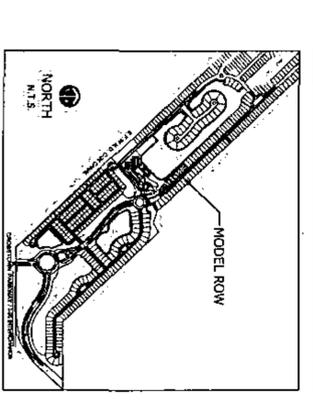
A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 28 SOUTH, RANGE 28 EAST, CITY OF PORT SAINT LUCIE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF WATER MANAGEMENT TRACT 'A', VERANO PUD NO. 1, PLAT NO. 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80 PAGES 10, THROUGH 12 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHEASTERNLY LINE OF SAID WATER MANAGEMENT TRACT 'A', SOUTH 43°08'32" EAST, A DISTANCE OF 33.70 FEET TO THE POINT OF BEGINNING OF HEREN DESCRIBED PARCEL OF LAND; THENCE NORTH 48°51'28" EAST, A DISTANCE OF 130.18 FEET TO A POINT ON A LINE 130.18 FEET NORTHEASTLY OF AND PARALLEL WITH THE NORTHEASTERNLY LINE OF SAID WATER MANAGEMENT TRACT 'A'; THENCE SOUTH 43°08'32" WEST, A DISTANCE OF 139.38 FEET TO POINT ON THE NORTHEASTERNLY LINE OF SAID WATER MANAGEMENT TRACT 'A' AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 121.71 FEET; THE RADIIUS POINT OF SAID CURVE BEARS SOUTH 69°18'01" WEST; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERNLY LINE OF SAID WATER MANAGEMENT TRACT 'A', THROUGH THE FOLLOWING TWO (2) COURSES AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'53", A DISTANCE OF 47.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°08'32" WEST, A DISTANCE OF 406.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.367 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERNLY LINE OF SAID WATER MANAGEMENT TRACT 'A', SAID LINE BEARING NORTH 43°08'32" WEST AND ALL OTHER BEARINGS BEING RELATIVE THERE TO.



### DRAINAGE STATEMENT

THE MODEL ROW WILL USE THE DRAINAGE SYSTEM THAT WAS DESIGNED AND APPROVED PER PSL PROJECT NO P11-018. THE PROPOSED MODEL ROWS DO NOT AFFECT DRAINAGE AS PREVIOUSLY APPROVED.

### TRAFFIC STATEMENT

THE PROPOSED MODEL ROW WILL NOT IMPACT TRAFFIC APPROVED PER PSL PROJECT NO P11-018.

### GENERAL NOTES

THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIALTY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.

NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE PLACED WITHIN 5' OF ANY PSLUSO WATER METER OR CLEANOUT.

NO TREE SHALL BE PLACED WITHIN 10' OF ANY PSLUSO FACILITY.

ALL PRIMARY STRUCTURES AND ACCESSORY USES WILL MAINTAIN THE REQUIRED SETBACKS AS OBTAINED IN THE APPROVED PUD DOCUMENT.

