



**Cotleur &
Hearing**

Landscape Architects | Land Planners | Environmental Consultants

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

Comprehensive Plan Amendment Application

Parcel ID # 3333 344 00010006

**Peacock Parcel
Port St. Lucie, Florida**

Prepare by:

Donaldson E. Hearing, ASLA LEED® AP

Cotleur & Hearing, Inc.

Prepared for:

The Kolter Group, LLC

September 2011
CH 091204.01



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Hearing

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September 14, 2011

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

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

Dear Daniel:

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

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

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

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

Sincerely yours,
Cotleur & Hearing, Inc.

A handwritten signature in black ink, appearing to read 'Donaldson E. Hearing', with a stylized flourish at the end.

Donaldson E. Hearing, ASLA, LEED®AP
Principal

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



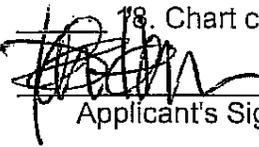
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COMPREHENSIVE PLAN AMENDMENT CHECKLIST

The following materials are required for a complete analysis of the application. Much of this material will be forwarded to the Planning and Zoning Board, City Council, and Department of Community Affairs. Please provide material that can be copied in black and white on standard sized paper. Please note that the information must address St. Lucie County if appropriate and must consider maximum utilization of the property unless an appropriate condition is agreed to as part of the application.

- 1. Completed application and fee.
- n/a 2. Completed rezoning application and fee (optional).
- 3. Written description of area subject to application.
- 4. Copy of deed(s).
- 5. Justification for land use amendment.
- 6. List and map of adjacent future land use map classifications located to the north, south, east, and west.
- 7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).
- 8. List of adjacent existing zoning categories located to the north, south, east, and west.
- 9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.
- 10. Map and description of the location, type, and area of wetlands located on site. (An Environmental Assessment Report is required for all large scale future land use map amendments.)
- 11. Map and description of the location, type and area of existing vegetation using Florida Land Use and Cover Classification System (FLUCAS) categories. (An Environmental Assessment Report is required for all large scale future land use map amendments.)
- 12. Traffic analysis.
- n/a 13. Market study (for commercial categories only).
- 14. Capacity analysis, location, and service description for the following public services: sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency services, police, education.
- 15. Location map with major streets clearly identified.
- 16. Existing future land use map.
- 17. Proposed future land use map.
- 18. Chart comparing the areas of existing and proposed future land uses.


Applicant's Signature

9.2.11
Date

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

FOR OFFICE USE ONLY

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

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

PRIMARY CONTACT EMAIL ADDRESS: dhearing@cotleur-hearing.com

PROPERTY OWNER

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

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

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

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

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

AGENT OF OWNER (if any)

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

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

PROPERTY INFORMATION

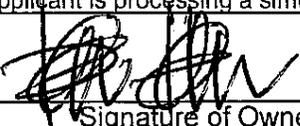
Boundary Description See Exhibit A
(attach map)

Property Tax I.D. Number 333 344 00010006

Current Land Use CG, RM and OS Proposed Land Use Residential Golf Course (RGC)

Current Zoning CG, RM and OS Acreage of Property 46.94

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



Signature of Owner

DONALDSON HEARING

Hand Print Name

9.2.2011

Date

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

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

2. Completed rezoning application and fee (optional)

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

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

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

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

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

THENCE NORTH 43°58'20"WEST A DISTANCE OF 214.57 FEET; THENCE SOUTH 51°16'22"WEST A DISTANCE OF 950.06 FEET; THENCE SOUTH 45°15'13"WEST A DISTANCE OF 400.02 FEET; THENCE SOUTH 38°44'44"WEST A DISTANCE OF 1227.76 FEET; THENCE SOUTH 27°11'26"EAST A DISTANCE OF 57.24 FEET; THENCE NORTH 74°54'36"EAST A DISTANCE OF 1079.51 FEET; THENCE NORTH 76°11'52"EAST A DISTANCE OF 819.19 FEET; THENCE NORTH 62°44'35"EAST A DISTANCE OF 967.89 FEET; THENCE NORTH 43°58'20"WEST A DISTANCE OF 1125.91 FEET TO THE POINT OF BEGINNING.

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

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

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

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

Written description of area subject to application.

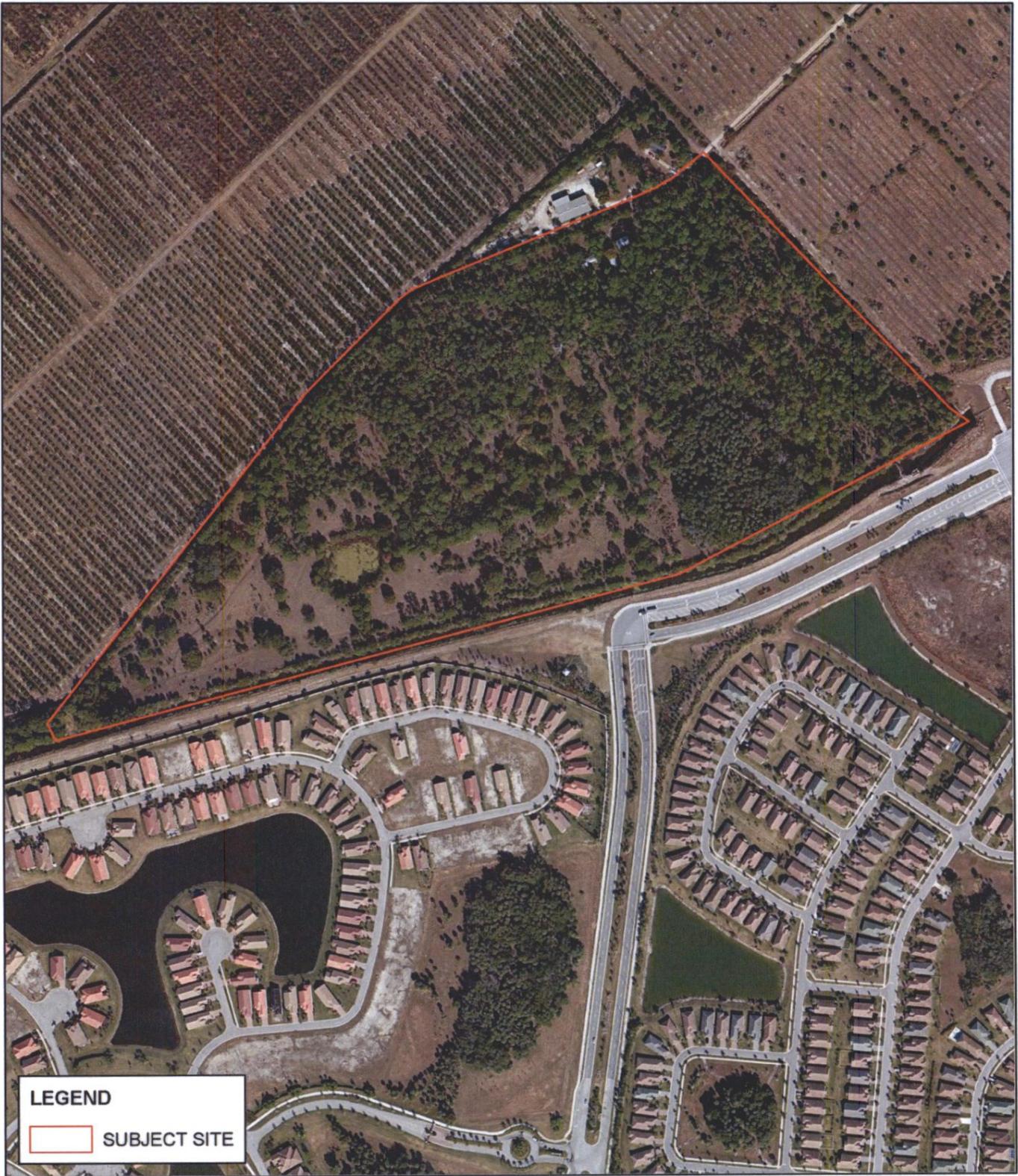
The property is a 46.94 acre parcel land that abuts the north boundary of Tradition DRI and the south and west boundary of the Verano DRI. In 2006 the land use designation was changed from St. Lucie County Agricultural (AG-5) to City of Port St. Lucie Commercial General (CG-20.27 Ac.), Residential Multi-Family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

4. Copy of deed(s)

(Attached)

Aerial Peacock site

(Next page)



LEGEND

 **SUBJECT SITE**



1 inch = 400 feet

0 100 200 400 600 800 Feet

*Aerial Map
Peacock Parcel*

City of Port Saint Lucie, FL



**Cotleur &
Hearing**

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561.747.6336 • 561.747.1377

Map Document:
(F:\ArcMap_Projects\09-1204.01 Verano DRI Amendment)\
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5. Justification for land use amendment.

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

v. Justification for Land Use Amendment - Policy Support

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

Objective 1.1.3: Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standard which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, and Capital improvements Element of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.1.3.1: The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required.

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

Policy 1.1.3.3: Potable water: All new and existing development shall be required to connect to a public water system or a private central water system regulated by the City's Utility Department.

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

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

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

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

planning principals; minimal natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.

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

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

Additional Justification - Statement of Compatibility

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

1. - *Single and Multi-Family/All Planning Areas, 100 gallons/capita/day.*
2. - *Commercial, 125 gallons per day per 1000 square feet*

Development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required.

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

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

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

North: Vacant Residential Golf Course Community (RGC)

also 2.87 acres of St. Lucie County AG-5 land use with existing building.

South: Drainage ROW and Tradition New Community Development (NCD) with vacant platted lots.

East: Vacant Residential Golf Course Community (RGC)

West: Vacant Residential Golf Course Community (RGC)

See Current Future Land Use Map (next page)

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

North: Vacant one single family home.

South: Drainage ROW Single family home development with some vacant platted lots.

East: Vacant

West: Vacant

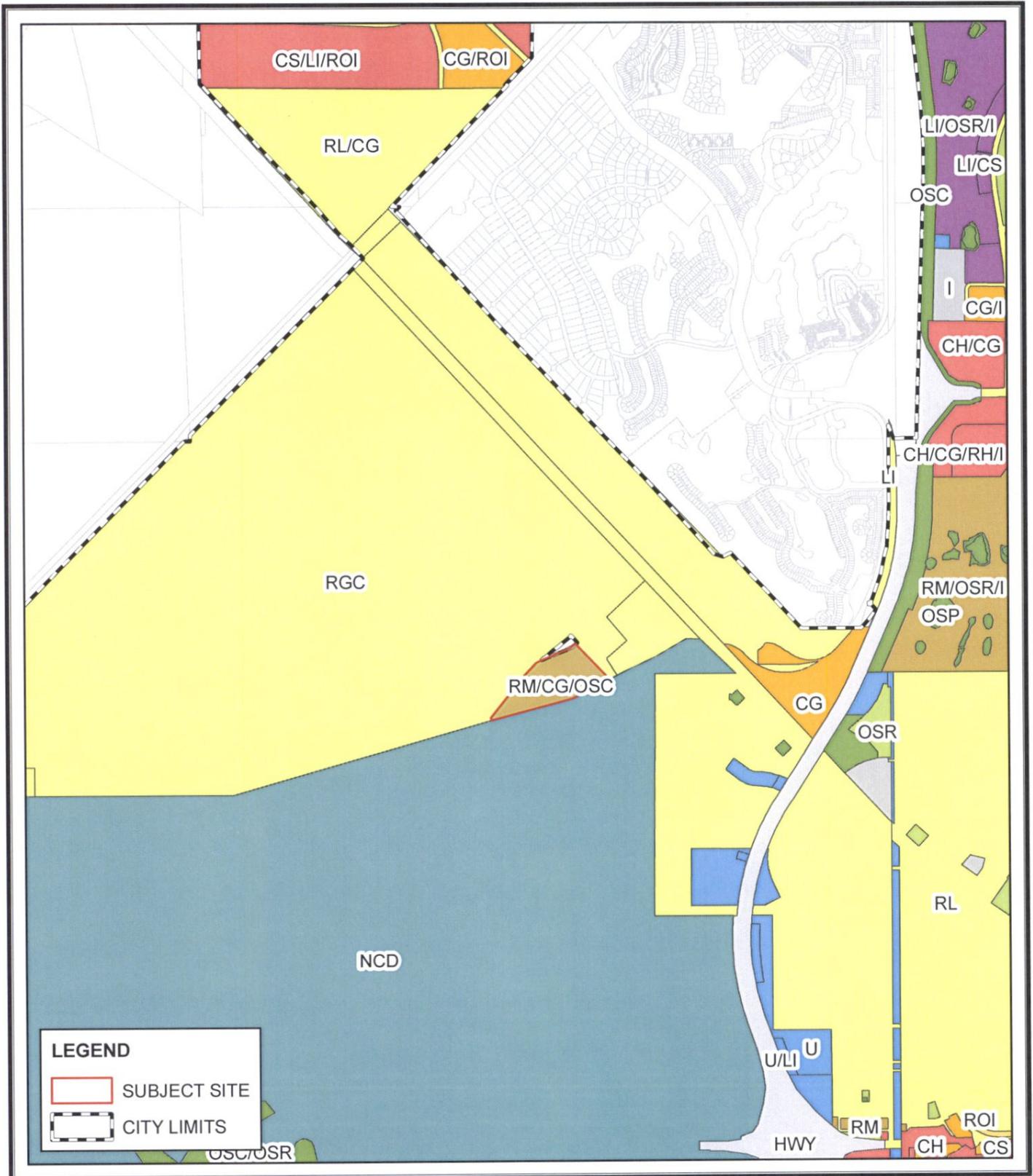
8. List of adjacent existing zoning categories located to the north, south east and west.

North: St Lucie County AG-5 zoning and zoning to be determined (TBD) (Future PUD).

South: MPUD (Master Planned Unit Development).

East: To be determined (TBD)(Future PUD).

West: To be determined (TBD)(Future PUD).



LEGEND

 SUBJECT SITE

 CITY LIMITS



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

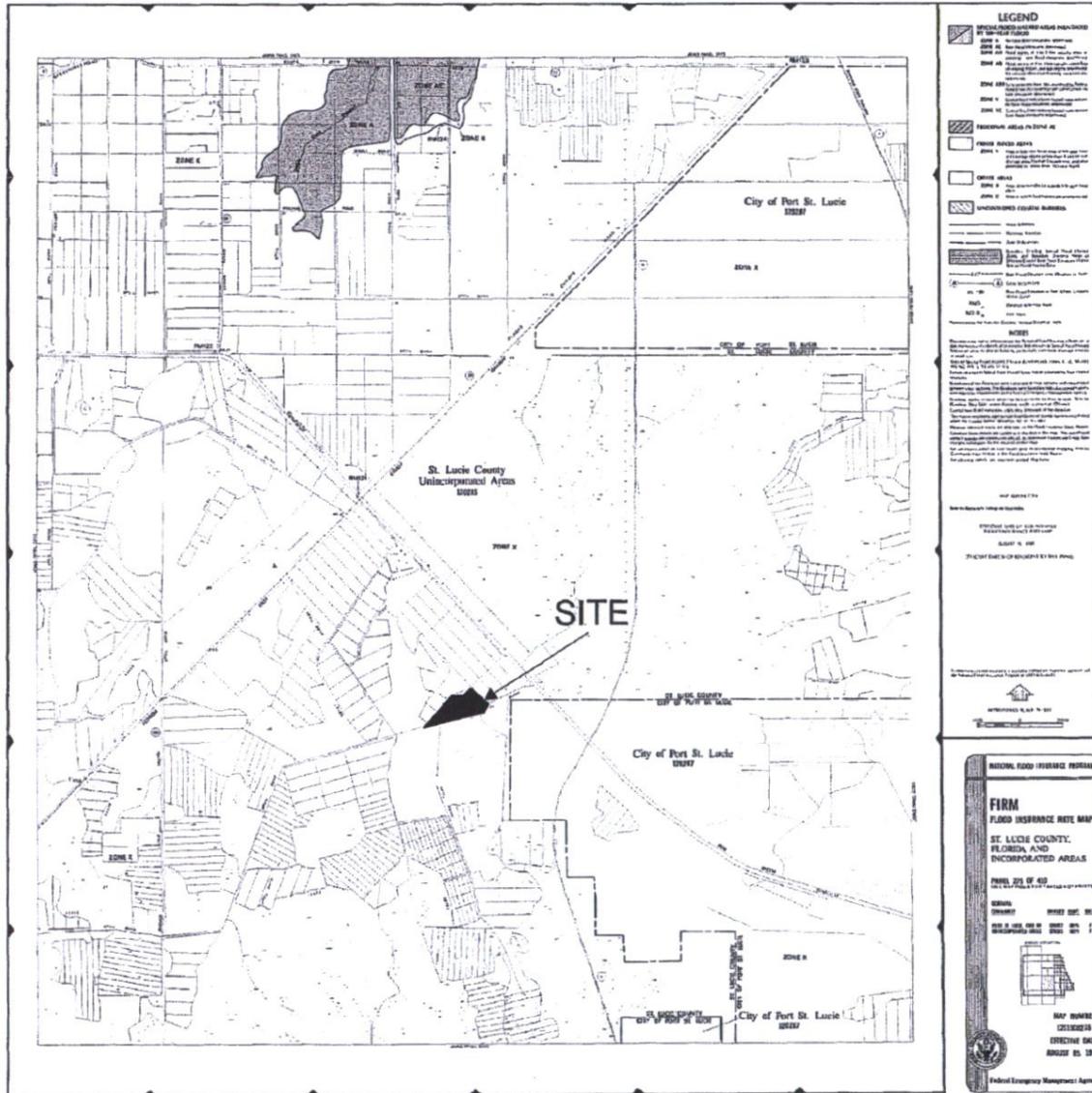


**Cotleur &
 Hearing**

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

9. Map and area of site included in FEMA flood plain and 100 and 500 year flood categories with map panel number. See map and area of site included with FEMA flood plain designation and categories depicting the flood zone and panel number on the next page.

FEMA Flood Map



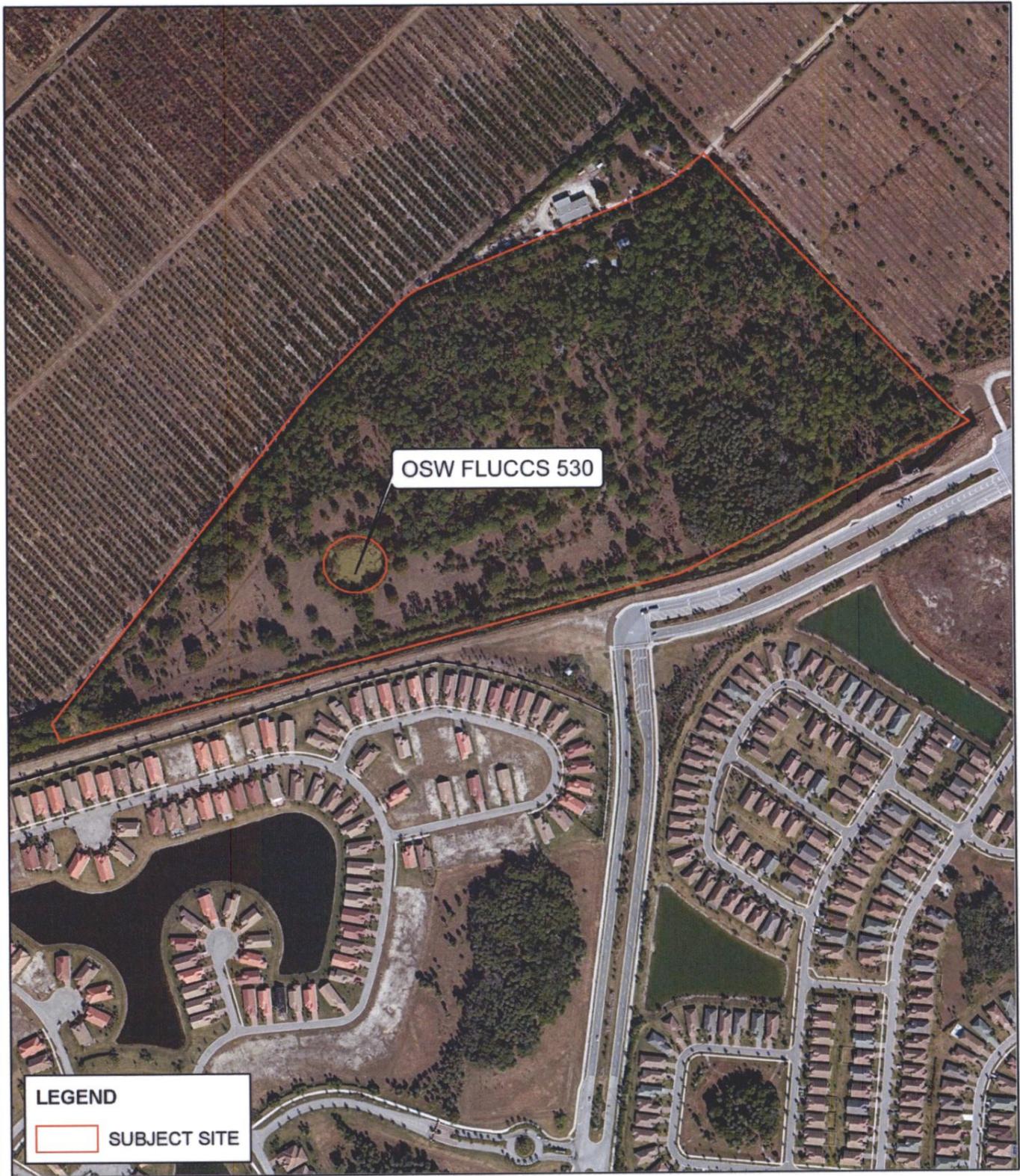
MAP NO. 12111CO275F
 FLOOD ZONE X
 PAGE 275 OF 410

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

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

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

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



1 inch = 400 feet



Wetland Map
Peacock Parcel

City of Port Saint Lucie, FL



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

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

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

12-21



Legend:

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

Notes:

Florida Land Use Code and Classification System
 Limits are approximate

Environmental Assessment
 Vegetation Map
 for
 Peacock Fruit and Cattle Corp.

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

By: PJK
 Scale: 1" = ± 500'

Sheet: Sheet 1
 Job: Koltter Corp

Date: 1/26/06
 Revised:

nb

PETER J. KRINSKY, C.E.P. ENVIRONMENTAL PLANNER

1672 SW SANDTRAP CRESCENT • PALM CITY, FLORIDA 34990 • (772) 220-4039

peterkrinsky@comcast.net

January 30, 2006

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

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

Gentlemen:

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

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

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

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

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

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

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

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

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

Sincerely,

Peter J. Krinsky

PJK/pk

Enclosure

cc:

Scott Morton, Kolter Corp.

Steve Ball, Land Planning Systems, Inc.

Edward Defini, Land Planning Systems, Inc.

12. Traffic Analysis

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

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

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

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

Table 1. Peacock Parcel Trip and Use Comparison

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

13. Market Study

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

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

14. Capacity analysis, location and service description for the following public services: sanitary sewer, public water, solid waste, drainage recreation, fire and emergency services, police, education.

Water & Sewer Services:

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

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

Table 1. Water and Sewer Demand

POTABLE WATER AND SEWER DEMAND

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

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

FLOW RATES AND ASSUMPTIONS

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

Note: 250 gallons per day = 1 ERC

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

POTABLE WATER AND SEWER DEMAND (EXISTING)

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

POTABLE WATER AND SEWER DEMAND (PROPOSED)

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

POTABLE WATER AND SEWER DEMAND (CHANGE)

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

Table 2. Water and Sewer Demand

POTABLE WATER AND SEWER DEMAND

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

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

FLOW RATES AND ASSUMPTIONS

| <u>Land Use</u> | Port St. Lucie | Port St. Lucie |
|---------------------------------------|----------------|--|
| | ERC | Potable Water Flow Rates (GPD/type) |
| Single Family Residential Unit (SFRU) | 1 ERC | 250 gallon/day/unit |
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| Retail, Service (sf)* | 0.0025 ERC | 0.625 gallon/day/sf |
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| High School (students) | 0.0847 ERC | 21.175 gallon/day/student |
| Golf Course Buildings | 0.0025 ERC | 0.625 gallon/day/sf |

Note: 250 gallons per day = 1 ERC

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

POTABLE WATER AND SEWER DEMAND (EXISTING)

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

POTABLE WATER AND SEWER DEMAND (PROPOSED)

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

POTABLE WATER AND SEWER DEMAND (CHANGE)

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

Table 3. Solid Waste Demand

SOLID WASTE GENERATION RATES AND ASSUMPTIONS

| | |
|--|------------------------------|
| Land Use | Waste Generation Rate |
| Residential = | 6.03 lb./day/unit |
| Hotel = | 2 lb./day/room |
| Retail = | 0.025 lb./day/sf |
| Institutional = | 0.6 lb./person/day |
| Density of waste (lb/yd ³) | |
| = | 186.8 |

EXISTING CONDITION

SOLID WASTE GENERATION (CY/DAY)

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

PROPOSED CONDITION

SOLID WASTE GENERATION (CY/DAY)

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

SOLID WASTE DEMAND (CHANGE)

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

Drainage

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

Fire and Emergency Services

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

Police

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

Schools

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

(See the services maps on the next pages.)



LEGEND

SUBJECT SITE



1 inch equals 1 miles



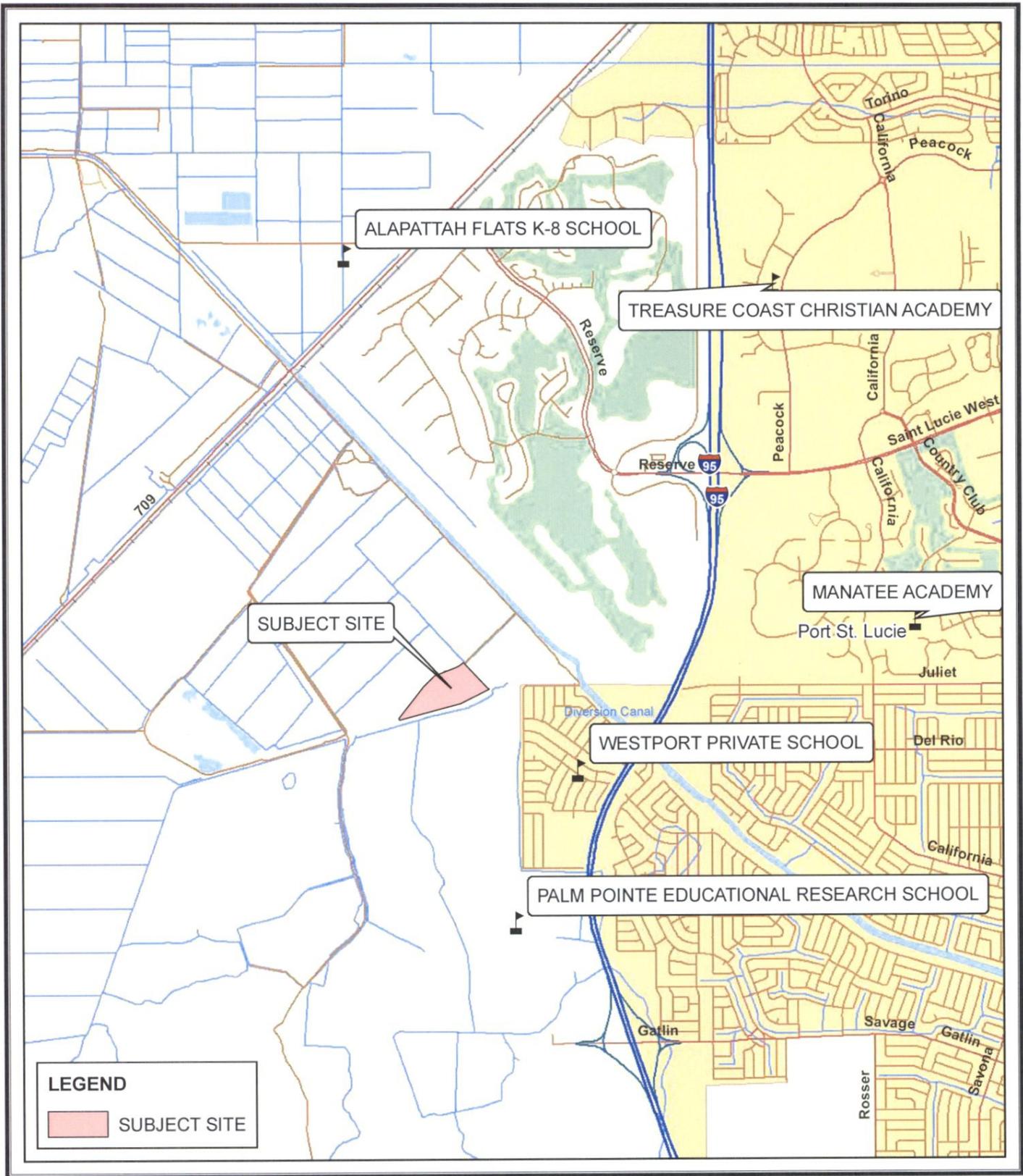
Emergency Services
Peacock Parcel
 City of Port Saint Lucie, FL



Cotleur & Hearing

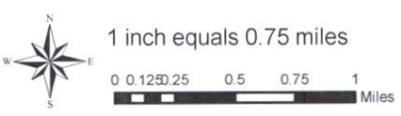
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377

Map Document:
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LEGEND

SUBJECT SITE



Schools
Peacock Parcel
 City of Port Saint Lucie, FL

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

15. Location map with streets clearly identified

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

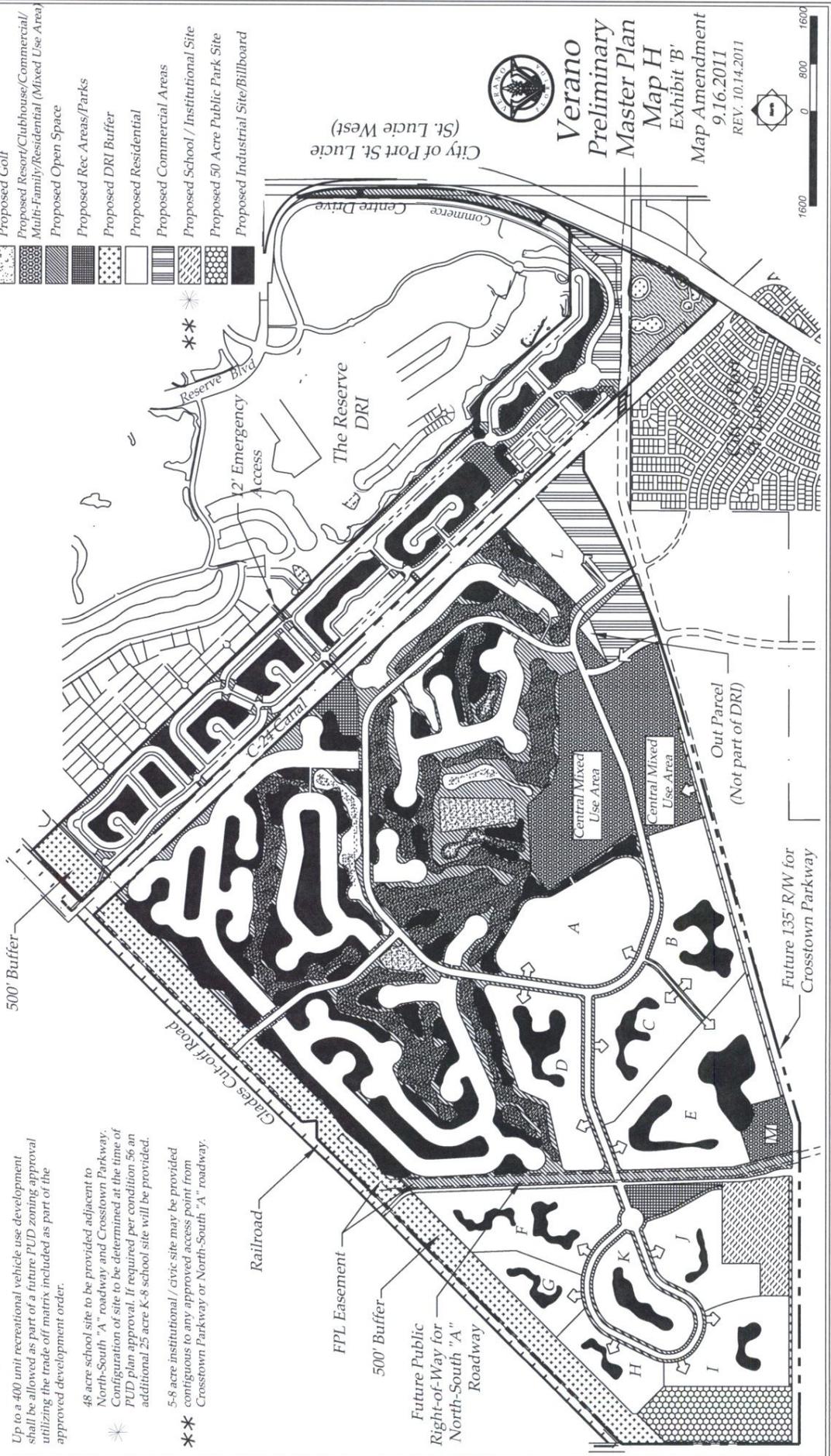
A copy of the Verano DRI master plan (Map H) is also provided on the next page. As suggested in 2006 the applicant is now requesting through a simultaneous NOPC to incorporate the proposed property into the boundary of the Verano DRI which is a logical and compact integration of property.

Legend

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

Note:
 Location and configuration of all development parcels, lakes, open space and golf shown for illustrative purposes only.
 Configuration of Wetlands and Upland Preserves are conceptual and will be fully delineated during the permitting process.

Up to a 400 unit recreational vehicle use development shall be allowed as part of a future PUD zoning approval utilizing the trade off matrix included as part of the approved development order.
 * 48 acre school site to be provided adjacent to North-South "A" roadway and Crosstown Parkway. Configuration of site to be determined at the time of PUD plan approval. If required per condition 5e an additional 25 acre K-8 school site will be provided.
 ** 5-8 acre institutional / civic site may be provided contiguous to any approved access point from Crosstown Parkway or North-South "A" roadway.

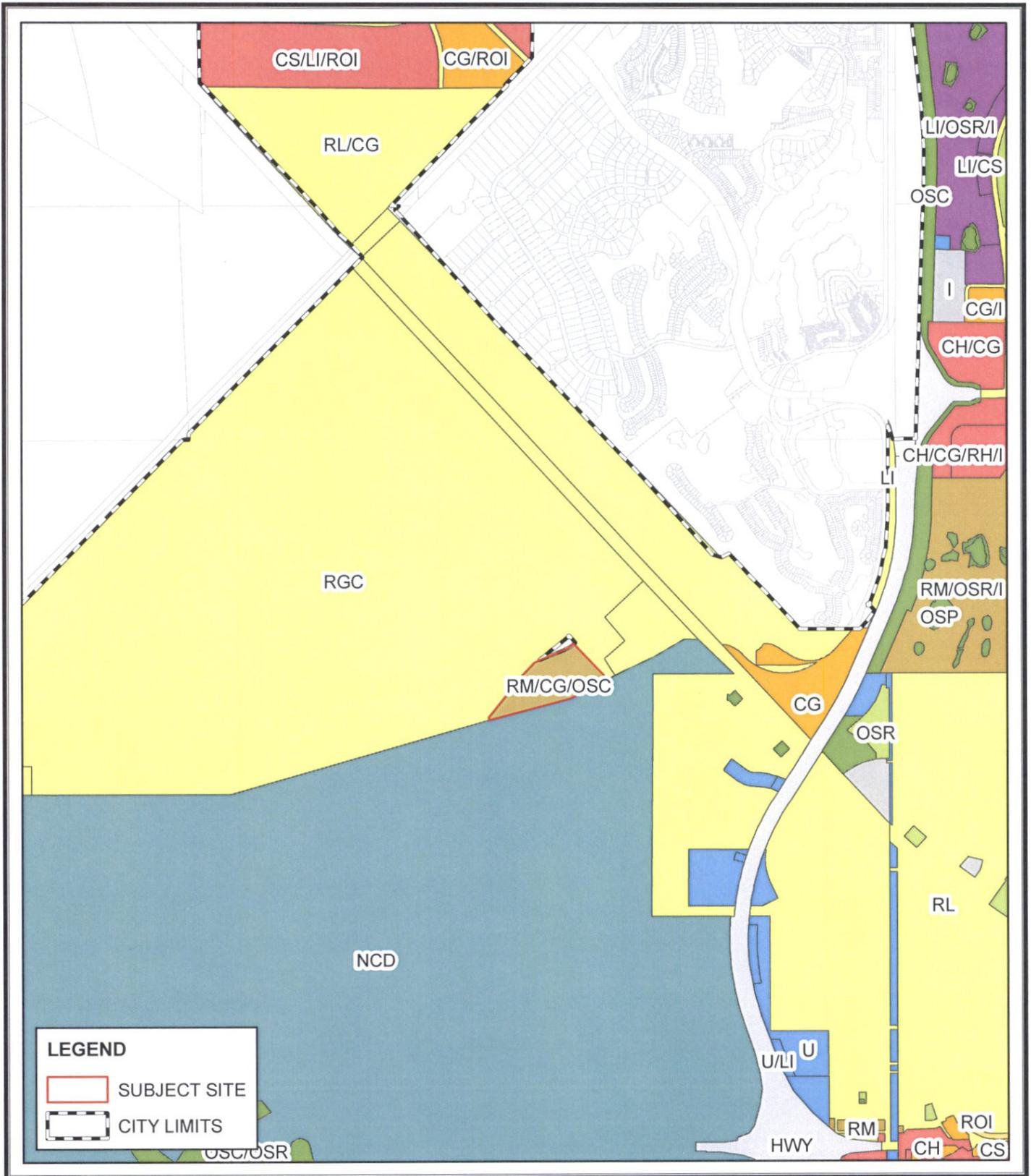


City of Port St. Lucie
 (St. Lucie West)
Verano
 Preliminary
 Master Plan
 Map H
 Exhibit 'B'
 Map Amendment
 9.16.2011
 REV. 10.14.2011



16. Existing future land use map

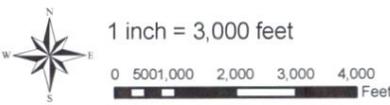
See "Current Future Land Use Map" on next page.



LEGEND

 SUBJECT SITE

 CITY LIMITS



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

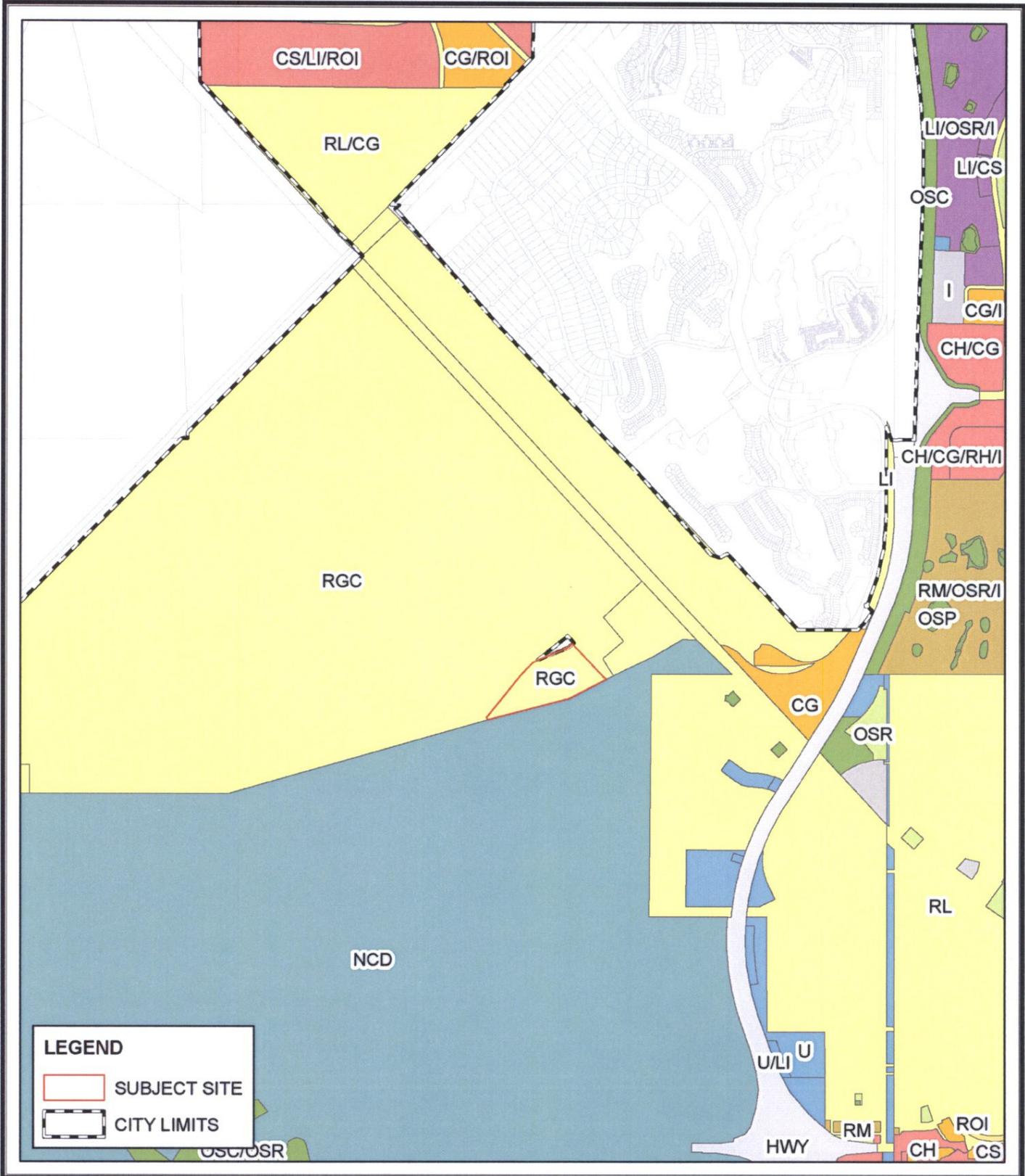


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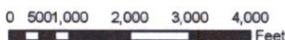
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17. Proposed future land use map

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



1 inch = 3,000 feet



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



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

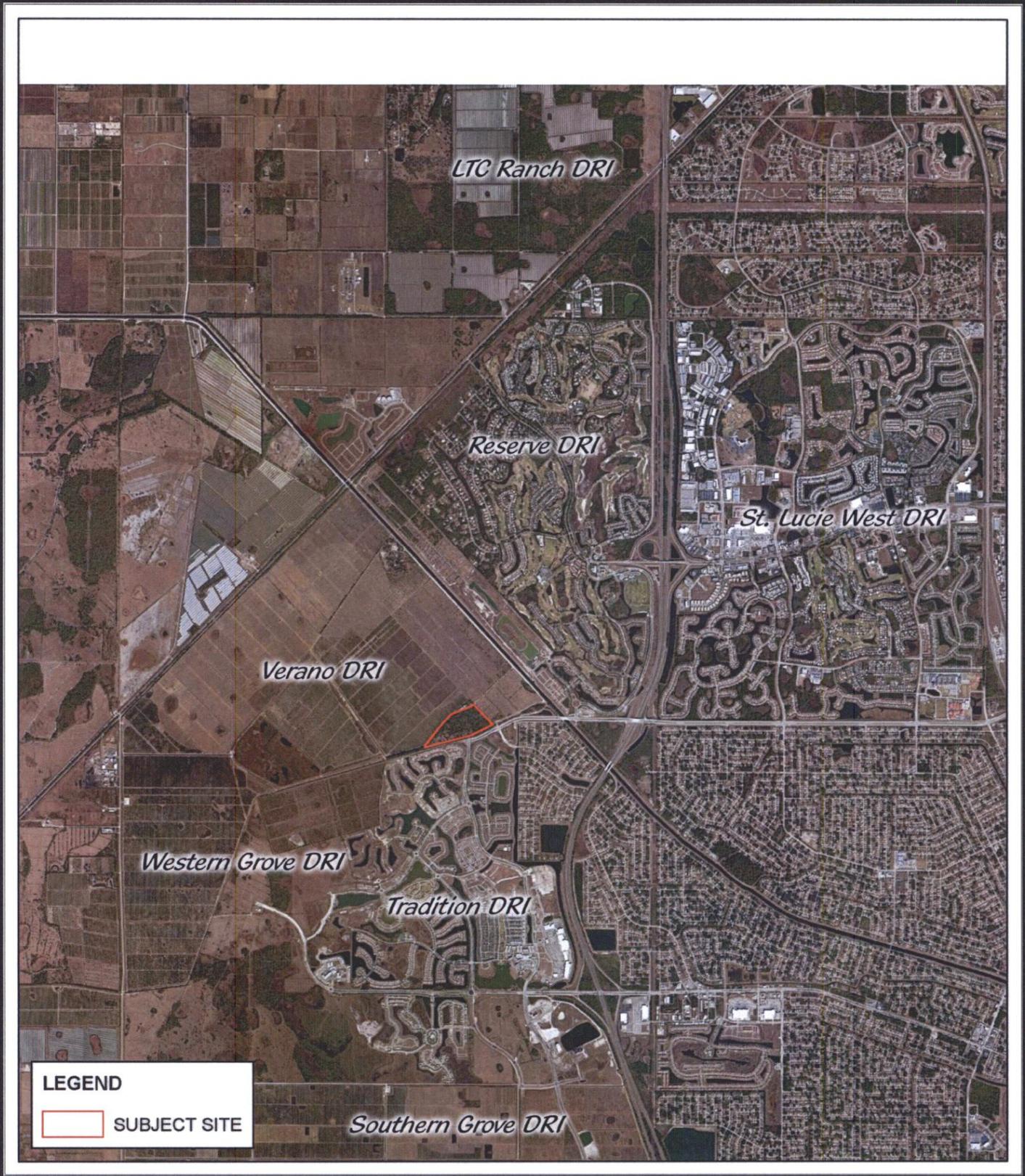
Table 5: Existing and Proposed Land Uses

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

Adjacent Major Developments Map

Existing Zoning Map

(Next pages)

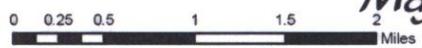


LEGEND

 SUBJECT SITE



1 inch equals 1 miles



*Adjacent
Major Developments
Peacock Parcel*

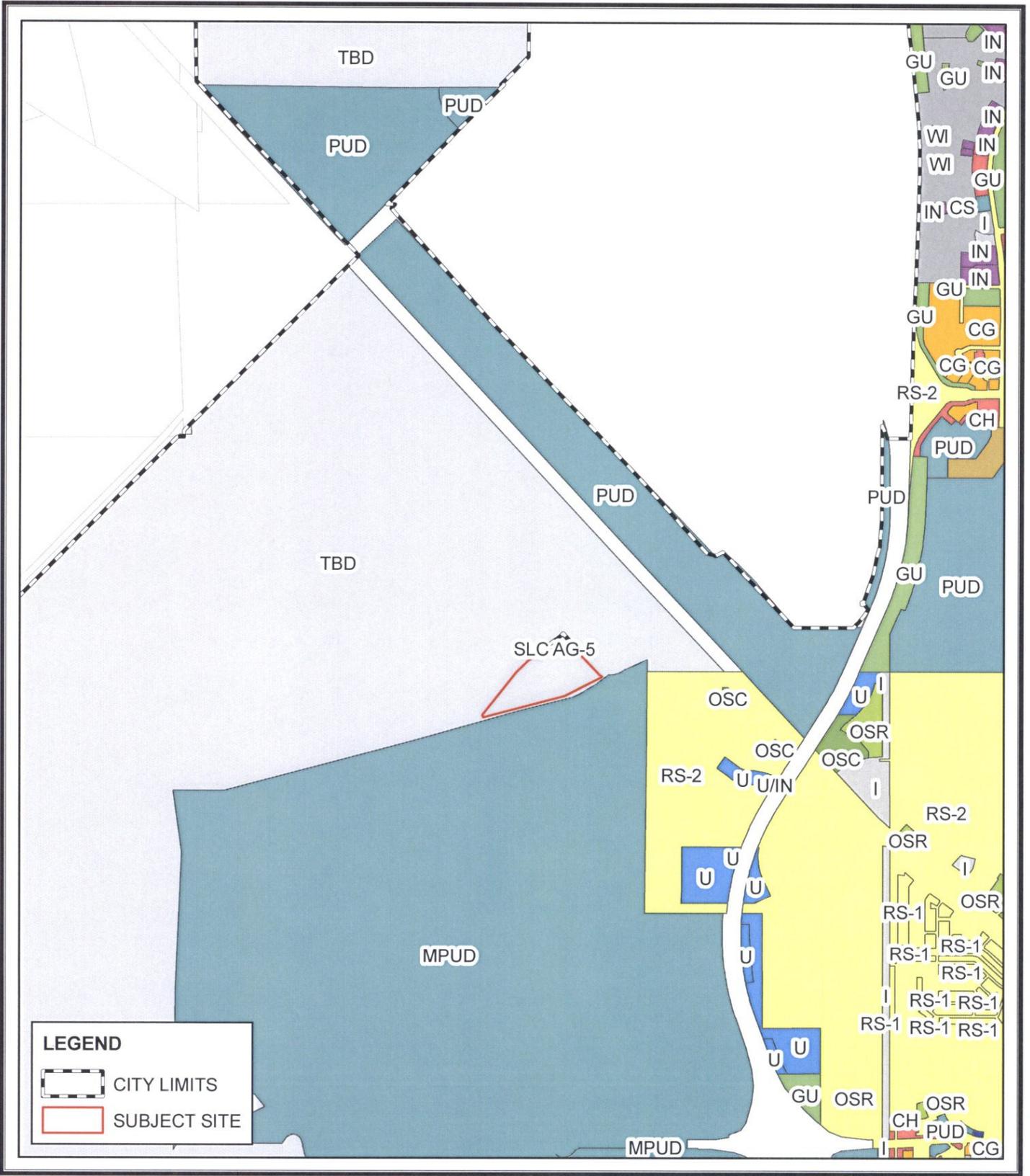
City of Port Saint Lucie, FL



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Map Document:
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LEGEND

-  CITY LIMITS
-  SUBJECT SITE



1 inch = 3,000 feet



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*Zoning Map
 Peacock Parcel
 City of Port Saint Lucie, FL*



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 Hearing**

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EXHIBIT "A"

LAND DESCRIPTION:

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

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

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

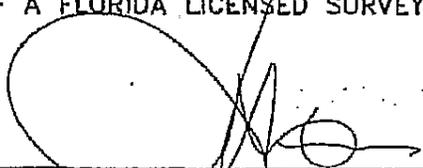
THENCE NORTH 43°58'20"WEST A DISTANCE OF 214.57 FEET; THENCE SOUTH 51°16'22"WEST A DISTANCE OF 950.06 FEET; THENCE SOUTH 45°15'13"WEST A DISTANCE OF 400.02 FEET; THENCE SOUTH 38°44'44"WEST A DISTANCE OF 1227.76 FEET; THENCE SOUTH 27°11'26"EAST A DISTANCE OF 57.24 FEET; THENCE NORTH 74°54'36"EAST A DISTANCE OF 1079.51 FEET; THENCE NORTH 76°11'52"EAST A DISTANCE OF 819.19 FEET; THENCE NORTH 62°44'35"EAST A DISTANCE OF 967.89 FEET; THENCE NORTH 43°58'20"WEST A DISTANCE OF 1125.91 FEET TO THE POINT OF BEGINNING.

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

DESCRIPTION CONTINUED ON SHEET 2 OF 4

CERTIFICATION:

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


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

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

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

| | | | | |
|--|--|---------------------------|---------------------------------|------------------------------|
|  ARCADIS U.S., Inc. 2081 Vista Parkway West Palm Beach, Florida 33411 Tel: (561) 697-7000 Fax: (561) 697-7751 www.arcadis-us.com | PROJECT MANAGER WFD | DEPARTMENT MANAGER RHL | SCALE: | CHECKED BY WFD |
| | SHEET TITLE SKETCH OF DESCRIPTION VERANO P.U.D. PEACOCK CEMETERY PARCEL | | DATE: 08-30-11 | DRAWN BY JAF |
| | SHEET 1 OF 4 | | PROJECT NUMBER WP101302.0001 | DRAWING NUMBER PL858-SD06 |
| | LB 7082 | | | |

24-27

EXHIBIT "A"

DESCRIPTION CONTINUED FROM SHEET 1 OF 4

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

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

CONTAINING 46.86 ACRES, MORE OR LESS.

| | | | | | |
|---------------------------|---|--|------------------------------|----------------------------|------------------------------|
| © 2011 ARCADIS U.S., Inc. |  ARCADIS U.S., Inc. 2081 Viela Parkway West Palm Beach, Florida 33411 Tel: (561) 697-7000 Fax: (561) 697-7751 www.arcadis-us.com | PROJECT MANAGER W.F.D. | DEPARTMENT MANAGER W.F.D. | SCALE: | CHECKED BY W.F.D. |
| | | SHEET TITLE SKETCH OF DESCRIPTION VERANO P.U.D. PEACOCK CEMETERY PARCEL SHEET 2 OF 4 | | DATE: 08-30-11 | DRAWN BY J.A.F. |
| | | | | PROJECT NUMBER PL883055 | DRAWING NUMBER PL883-SD06 |

EXHIBIT "A"
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THIS IS NOT A SURVEY!

LEGEND:

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

S02°40'10"E
 4.30'
 R=130.00'
 Δ=49°30'25"
 L=112.33'

S46°50'15"W
 2041.23'

AS SHOWN ON THE R/W MAP OF CANAL C-24
 S.F.W.M.D. CANAL C-24
 11-25-58 AND REVISED 2-23-59.
 2992.80'

VERANO MASTER PLAT
 (P.B. 57, PGS. 25 - 32)

SEC. 33,
 TWP. 36 S, RGE. 39 E

SEC. 34,
 TWP. 36 S, RGE. 39 E

MATCH LINE SEE SHEET 4 OF 4

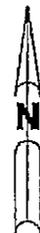
SOUTHWESTERLY R/W
 LINE THE S.F.W.M.D.
 C-24 CANAL
 UNPLATTED ACREAGE
 SEC. 34, TWP. 36 S, RGE. 39 E

33 34
 4 3
 SOUTH LINE OF
 SECTION 34-36-39

P.O.C.
 INTERSECTION OF THE
 SOUTH LINE OF SECTION
 34-36-39 AND THE
 SOUTHWESTERLY R/W
 LINE THE S.F.W.M.D.
 C-24 CANAL

UNPLATTED ACREAGE
 SEC. 4, TWP. 36 S, RGE. 39 E

UNPLATTED ACREAGE
 SEC. 3, TWP. 36 S, RGE. 39 E



SCALE: 1"=400'

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 West Palm Beach, Florida 33411

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 www.arcadis-us.com

LB 7082

| | |
|--|---------------------------|
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| SHEET TITLE SKETCH OF DESCRIPTION VERANO P.U.D. PEACOCK CEMETERY PARCEL SHEET 3 OF 4 | |

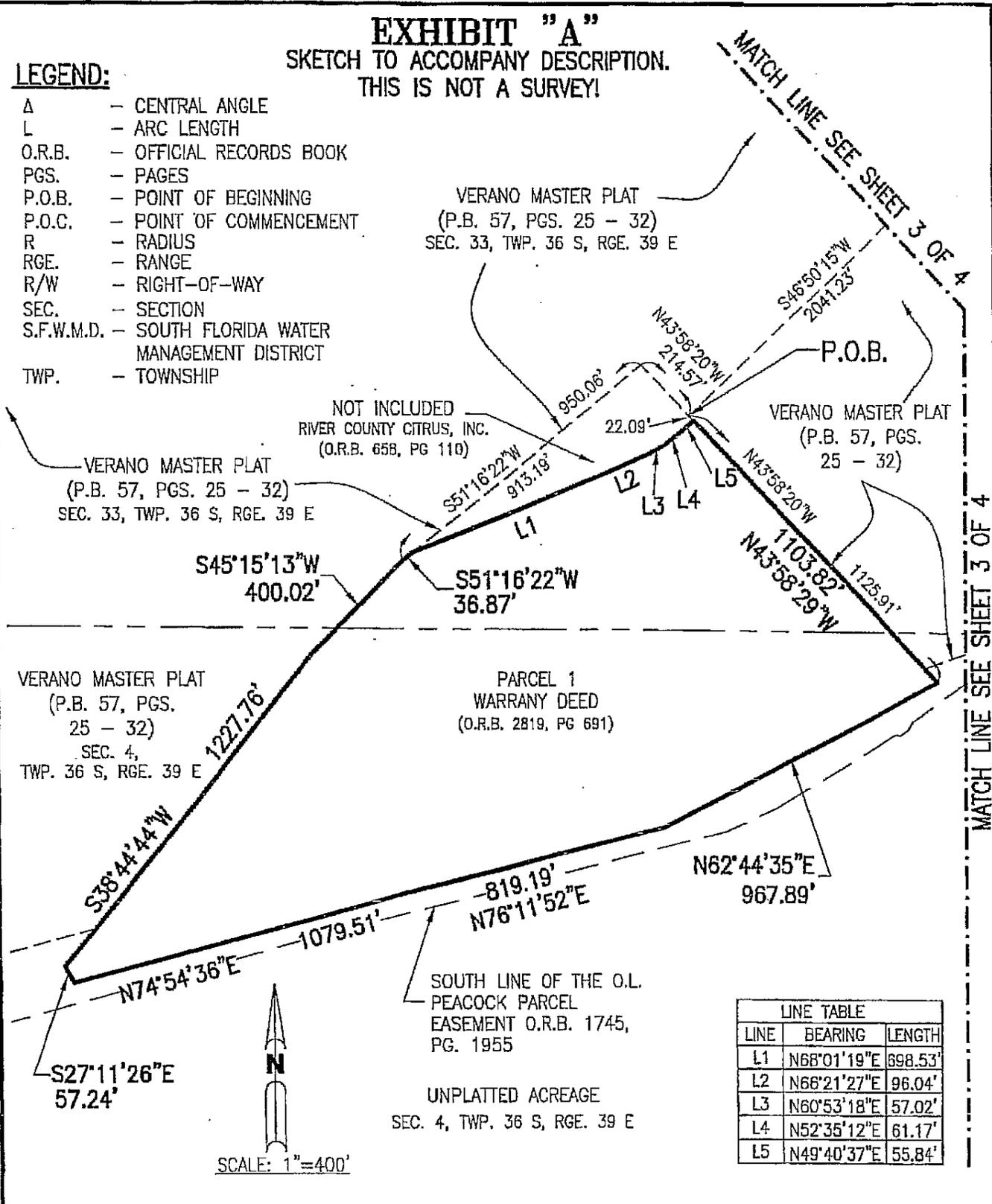
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|----------------------------|------------------------------|
| SCALE: 1"= 400' | CHECKED BY WFD |
| DATE 08-30-11 | DRAWN BY JAF |
| PROJECT NUMBER PL883055 | DRAWING NUMBER PL858-SD06 |

EXHIBIT "A"

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- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- RGE. - RANGE
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- S.F.W.M.D. - SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- TWP. - TOWNSHIP



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N68°01'19"E | 898.53' |
| L2 | N66°21'27"E | 96.04' |
| L3 | N60°53'18"E | 57.02' |
| L4 | N52°35'12"E | 61.17' |
| L5 | N49°40'37"E | 55.84' |

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 2081 Vista Parkway
 West Palm Beach, Florida 33411

PROJECT MANAGER
WFD

DEPARTMENT MANAGER
RWL

SCALE:
1" = 400'

CHECKED BY
WFD

DATE:
08-30-11

DRAWN BY
JAF

PROJECT NUMBER
PL883055

DRAWING NUMBER
PL858-SD06

LB 7082

SHEET TITLE
SKETCH OF DESCRIPTION
VERANO P.U.D.
PEACOCK CEMETERY PARCEL
SHEET 4 OF 4

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ORDINANCE 06-75

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO INCLUDE A LARGE SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR PEACOCK FRUIT AND CATTLE (P06-029), TO CHANGE THE FUTURE LAND USE DESIGNATION FROM ST. LUCIE COUNTY AG-5 (AGRICULTURAL) TO CITY OF PORT ST. LUCIE FUTURE LAND USE DESIGNATIONS OF RM (MEDIUM DENSITY RESIDENTIAL), CG (GENERAL COMMERCIAL), AND OSC (OPEN SPACE CONSERVATION) FOR A PARCEL LOCATED NORTH OF THE TRADITION DRI, APPROXIMATELY 1.5 MILES WEST OF INTERSTATE 95, AND LEGALLY DESCRIBED AS EXHIBIT "A"; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a Comprehensive Plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

WHEREAS, the City of Port St. Lucie has received an application from Peacock Fruit and Cattle (P06-029) for a large scale amendment to amend the future land use map of the City of Port St. Lucie Comprehensive Plan, in accordance with Section 163.3187 (1) (c), Florida Statutes, to change approximately 47 acres of property legally described as Exhibit "A" from the future land use designation of AG-5 (St. Lucie County Agricultural) to City of Port St. Lucie future land use designations of RM (Medium Density Residential) 20.27 acres, CG (General Commercial) 20.27 acres, and OSC (Open Space Conservation) 6.40 acres; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174 et seq., Florida

11-32

ORDINANCE 06-75

Statutes, and having held a public hearing thereon, has considered this proposed amendment (P06-029) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

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

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

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

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

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

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

ORDINANCE 06-75

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

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

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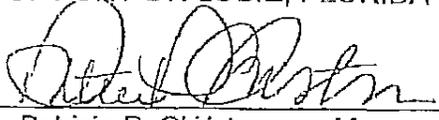
ORDINANCE 06-75

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

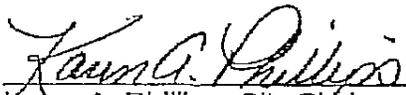


CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: 
Patricia P. Christensen, Mayor

ATTEST:


Karen A. Phillips, City Clerk

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

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

ORDINANCE 06-75

Exhibit "A"

33 36 39/04 37 39 FROM INT OF S LI OF 34 36 39 AND SWLY R/W LI OF CANAL C24,
RUN N 43 DEG 08 MIN 38 SEC W ALG SD R/W 2992.80 FT TO PT, TH S 02 DEG 40 MIN
10 SEC E 4.30 FT TO CURVE CONC TO NW R 130 FT, TH SWLY ALG ARC OF SD
CURVE 112.33 FT, THROUGH ANG OF 49 DEG 30 MIN 25 SEC, TH S 46 DEG 50 MIN
15 SEC W 2041.23 FT TO POB OF FOL DESC CEMETERY PARCEL: TH N 43 DEG 58
MIN 20 SEC W 214.57 FT, TH S 51 DEG 16 MIN 22 SEC W 950.06 FT, TH S 45 DEG 15
MIN 13 SEC W 400.02 FT, TH S 38 DEG 44 MIN 44 SEC W 1227.76 FT, TH S 27 DEG 11
MIN 26 SEC E 57.24 FT, TH N 74 DEG 54 MIN 36 SEC E 1079.51 FT, TH N 76 DEG 11
MIN 52 SEC E 819.19 FT, TH N 62 DEG 44 MIN 35 SEC E 967.89 FT, TH N 43 DEG 58
MIN 20 SEC W 1125.91 FT TO POB-LESS AS IN OR 658-110-(46.94 AC)

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

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

COPY

WARRANTY DEED

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

WITNESSETH:

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

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

SUBJECT TO real estate taxes and assessments for the year 2007 and subsequent years, not yet due and payable, restrictions, reservations, limitations, easements of record, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting said property, if any.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

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

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

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

Kawana Y. Pinckney
Name: Kawana Y. Pinckney

COPY
PEACOCK FRUIT & CATTLE CORPORATION, a Florida corporation
By: [Signature]
O.L. Peacock, Jr., President

Kareemah T. Dennis
Name: Kareemah T. Dennis

STATE OF SOUTH CAROLINA)
COUNTY OF Beaufort) ss:

COPY
THE FOREGOING INSTRUMENT, was acknowledged before me this 17th day of April, 2007, by O.L. Peacock, Jr., President of PEACOCK FRUIT & CATTLE CORPORATION, a Florida corporation, on behalf of said corporation, who: is personally known to me or [] has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Public - State of South Carolina
Printed Name: Crysti Zimmer
My Commission Expires: Sept 5, 2010

COPY

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

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

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

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

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

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

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

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

PARCEL 2:

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

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

Commence at the point of intersection of South line of Section 34, Township 36 South, Range 39 East, and the Southwesterly right-of-way line of South Florida Management District Canal C-24 as shown on the right-of-way map for Canal C-24, checked dated November 25, 1958 and revised February 23, 1959; thence North 43 deg 08' 38" West, along said right-of-way, a distance of 2992.80 feet to a point which is the point of beginning of said centerline; thence South 02 deg 40' 10" East a distance of 4.30 feet to the beginning of a curve concave to the Northwest, having a radius of 130.00 feet; thence Southwesterly along the arc of said curve a distance of 112.33 feet, through an angle of 49 deg 30' 25"; thence South 46 deg 50' 15" West a distance of 2041.23 feet to the Northeasterly boundary of said Parcel 1 and the POINT OF TERMINATION of easement.

COPY



Engineering & Planning, Inc.

10795 SW Civic Lane • Port Saint Lucie • Florida • 34987

(772) 345-1948 • www.mackenzieengineeringinc.com

To: Scott Morton
Bob Fromm

From: Shaun G. MacKenzie, P.E.

Date: August 31, 2011

Re: Peacock Parcel

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

Water and Sewer

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

Solid Waste

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

Drainage

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

Table 1. Water and Sewer Demand

POTABLE WATER AND SEWER DEMAND

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

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

FLOW RATES AND ASSUMPTIONS

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

Note: 250 gallons per day = 1 ERC

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

POTABLE WATER AND SEWER DEMAND (EXISTING)

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

POTABLE WATER AND SEWER DEMAND (PROPOSED)

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

POTABLE WATER AND SEWER DEMAND (CHANGE)

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

Table 2. Solid Waste Demand

SOLID WASTE GENERATION RATES AND ASSUMPTIONS

| | |
|--|------------------------------|
| Land Use | Waste Generation Rate |
| Residential = | 6.03 lb./day/unit |
| Hotel = | 2 lb./day/room |
| Retail = | 0.025 lb./day/sf |
| Institutional = | 0.6 lb./person/day |
| Density of waste (lb/yd ³) | |
| = | 186.8 |

EXISTING CONDITION

SOLID WASTE GENERATION (CY/DAY)

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

PROPOSED CONDITION

SOLID WASTE GENERATION (CY/DAY)

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

SOLID WASTE DEMAND (CHANGE)

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

Schools

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

Table 3. School Demand

STUDENT GENERATION RATES AND ASSUMPTIONS

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

**EXISTING CONDITION
STUDENT GENERATION**

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

**PROPOSED CONDITION
STUDENT GENERATION**

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

STUDENT DEMAND (CHANGE)

| Demand | Students |
|---------------|--------------------|
| Existing | 47 Students |
| Proposed | 86 Students |
| Change | 39 Students |

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

COMPREHENSIVE PLAN AMENDMENT
TRAFFIC IMPACT ANALYSIS

Peacock Property
Port St. Lucie, FL

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

Prepared by:

 MacKenzie
Engineering & Planning, Inc.

10795 SW Civic Lane
Port St. Lucie, FL 34987
(772) 345-1948

EXECUTIVE SUMMARY

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

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

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

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

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INTRODUCTION

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

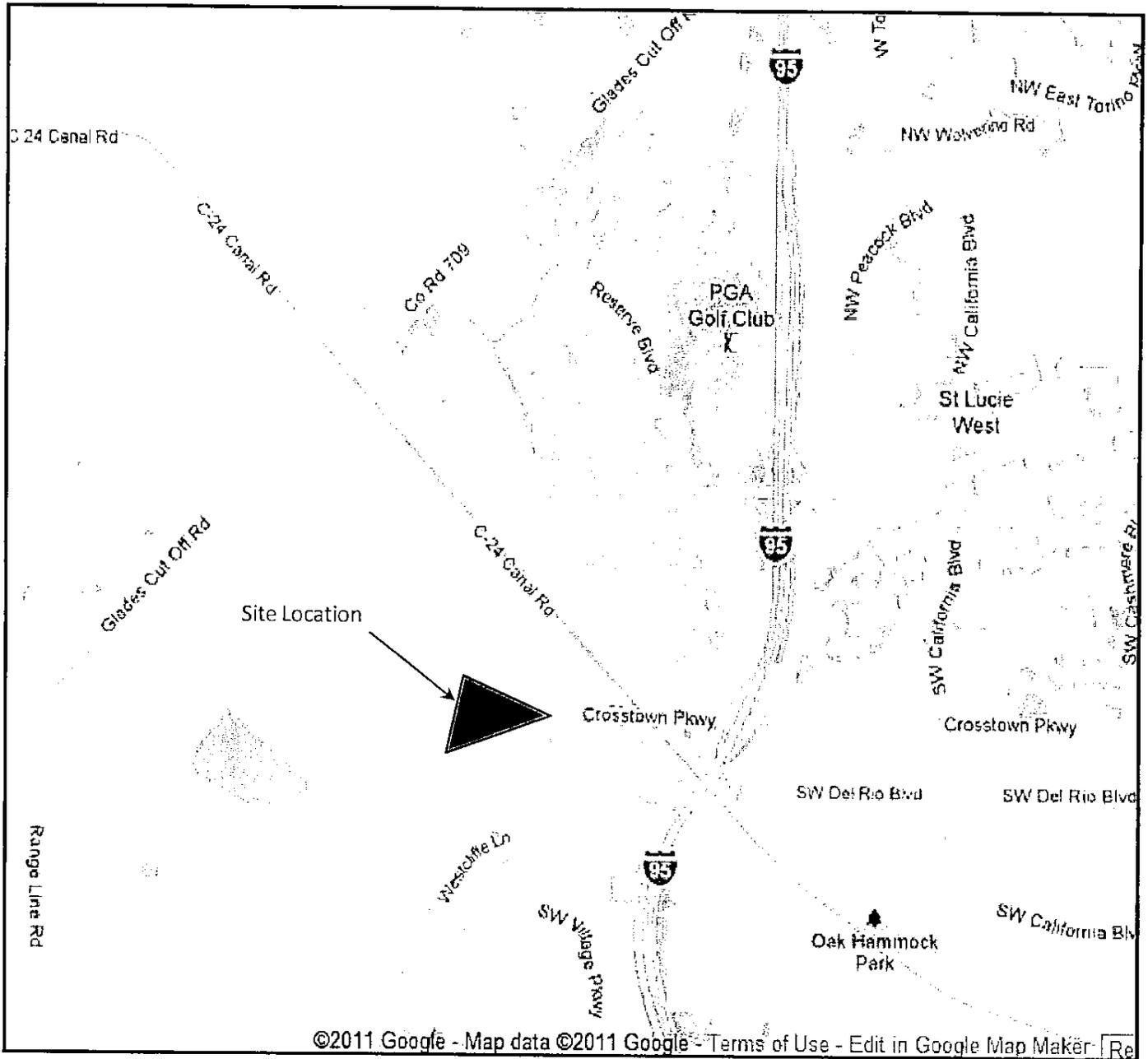
- 20.27 acres of commercial general (CG)
- 20.27 acres of residential medium (RM)
- 6.4 acres of open space/conservation (OSC)

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

- 3333-344-0001-000-6

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

Figure 1. Site Location Map



INVENTORY AND PLANNING DATA

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

PROPERTY TRAFFIC

Traffic Generation

Existing Site

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

Proposed Site

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

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

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

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

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

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

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

Table 1. Peacock Parcel Trip and Use Comparison

**Peacock Parcel
Existing and Proposed Use Comparison**

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

CONCLUSION

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

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

APPENDICES

- A. RGC description
- B. Trip Generation Potential of Existing Future Land Use
- C. Trip Generation Potential of the Proposed Future Land Use

APPENDIX A

RESIDENTIAL GOLF COURSE (RGC) DESCRIPTION

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

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

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

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

APPENDIX B

EXISTING USE AND TRIP GENERATION

PEACOCK PARCEL Existing Future Land Use

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

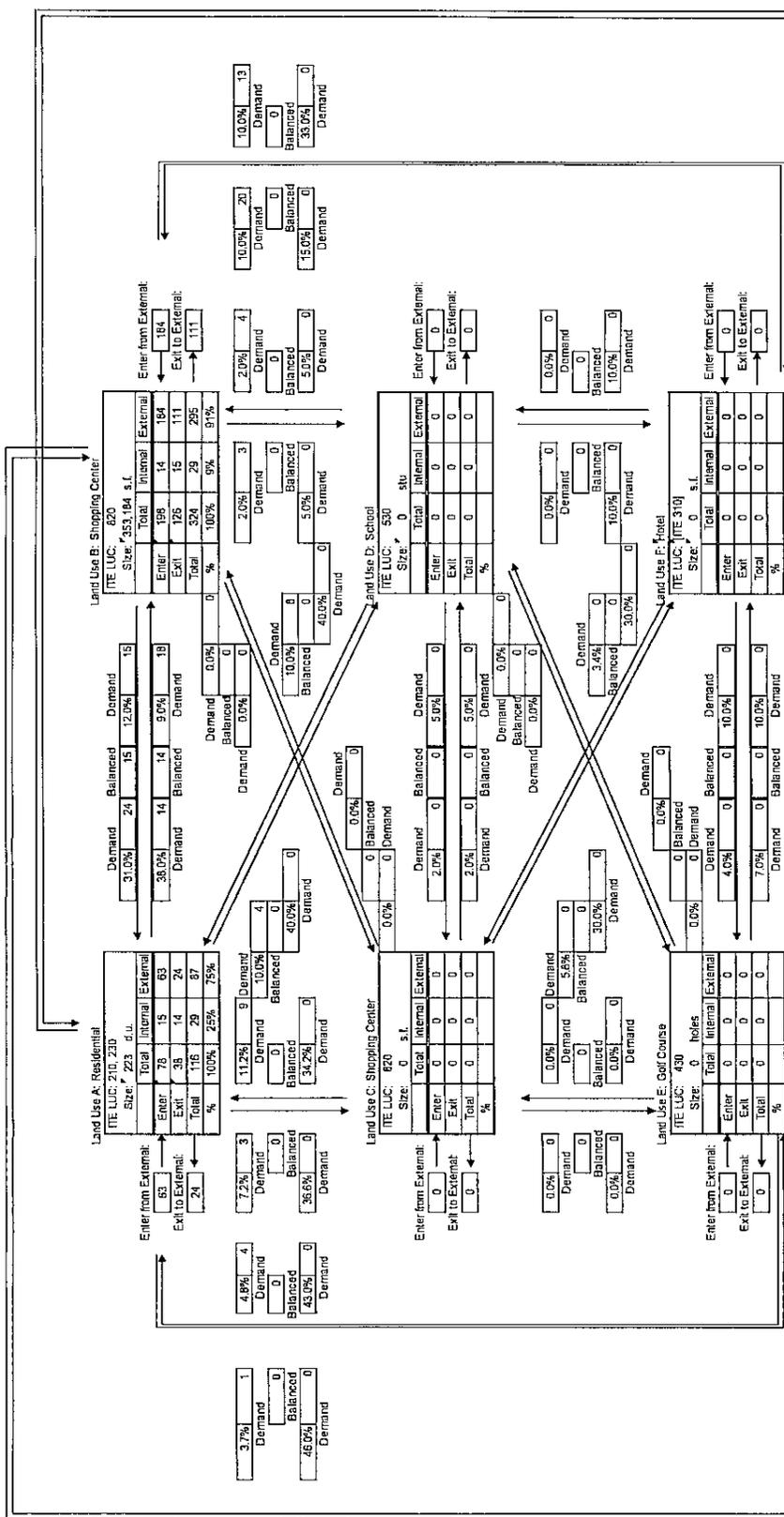
Note: Trip generation was calculated using the following data (ITE 8th Edition):

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

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

ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET

Analysis Period: PM 4:00 AM - 5:00 PM Task Number: 002005
 Project Name: Peacock Parcel
 Analyst: MEP Scenario: AM Peak Hour

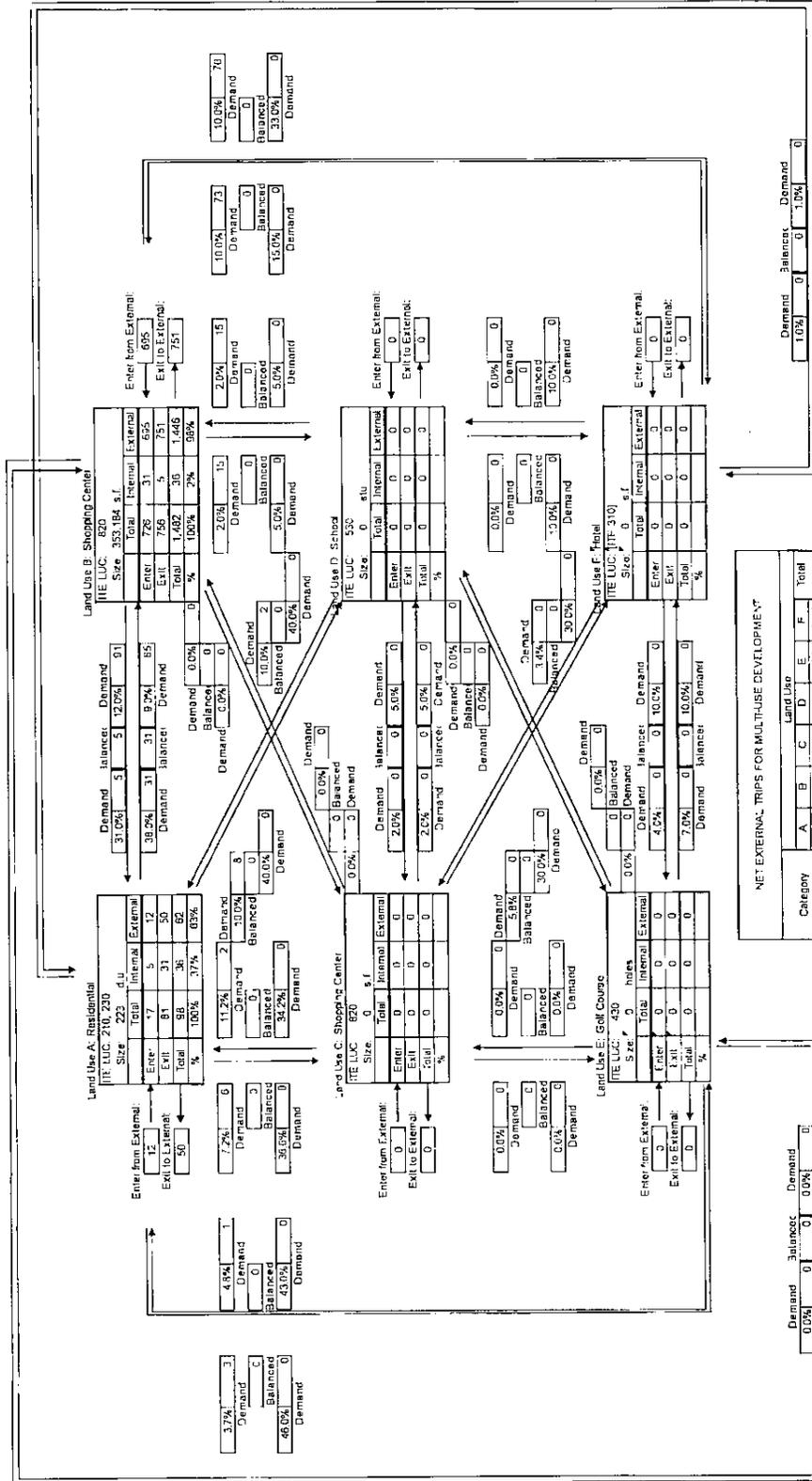


NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

| Category | Land Use | | | | | | Total |
|-----------------------|----------|-------|-------|-------|-------|-------|--------|
| | A | B | C | D | E | F | |
| Rest/Ent/Shopping Ctr | 63 | 184 | 0 | 0 | 0 | 0 | 247 |
| School | 24 | 111 | 0 | 0 | 0 | 0 | 135 |
| Golf Course | 87 | 295 | 0 | 0 | 0 | 0 | 382 |
| Hotel | 115 | 324 | 0 | 0 | 0 | 0 | 440 |
| Single Use | 25.00% | 8.95% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Trip Gen Estimate | 115 | 324 | 0 | 0 | 0 | 0 | 440 |
| Internal Capture = | | | | | | | 13.15% |

ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET

Analysis Period: PM, X, AM
 Project Number: 002005
 Analyst: MEP
 Scenario: PM Peak Hour
 Date: 03/17/11
 Task Number:



NET EXTERNAL TRIPS FOR MULTIPLE DEVELOPMENT

| Category | Land Use | | | | Total |
|---------------------|----------|-------|-------|-------|-------|
| | A | B | C | D | |
| Enter | 12 | 1,855 | 0 | 0 | 1,867 |
| Exit | 50 | 75 | 0 | 0 | 125 |
| Total | 62 | 1,446 | 0 | 0 | 1,508 |
| Single Use | 0 | 0 | 0 | 0 | 0 |
| Trips Gen. External | 0 | 1,446 | 0 | 0 | 1,446 |
| Trips Gen. Internal | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 1,446 | 0 | 0 | 1,446 |
| Interna Capture | 38.73% | 2.43% | 0.00% | 0.00% | 0.00% |

APPENDIX C

PROPOSED USE AND TRIP GENERATION

PEACOCK PARCEL

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

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

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

Daily Traffic

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

AM Peak Hour Traffic

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

PM Peak Hour Traffic

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

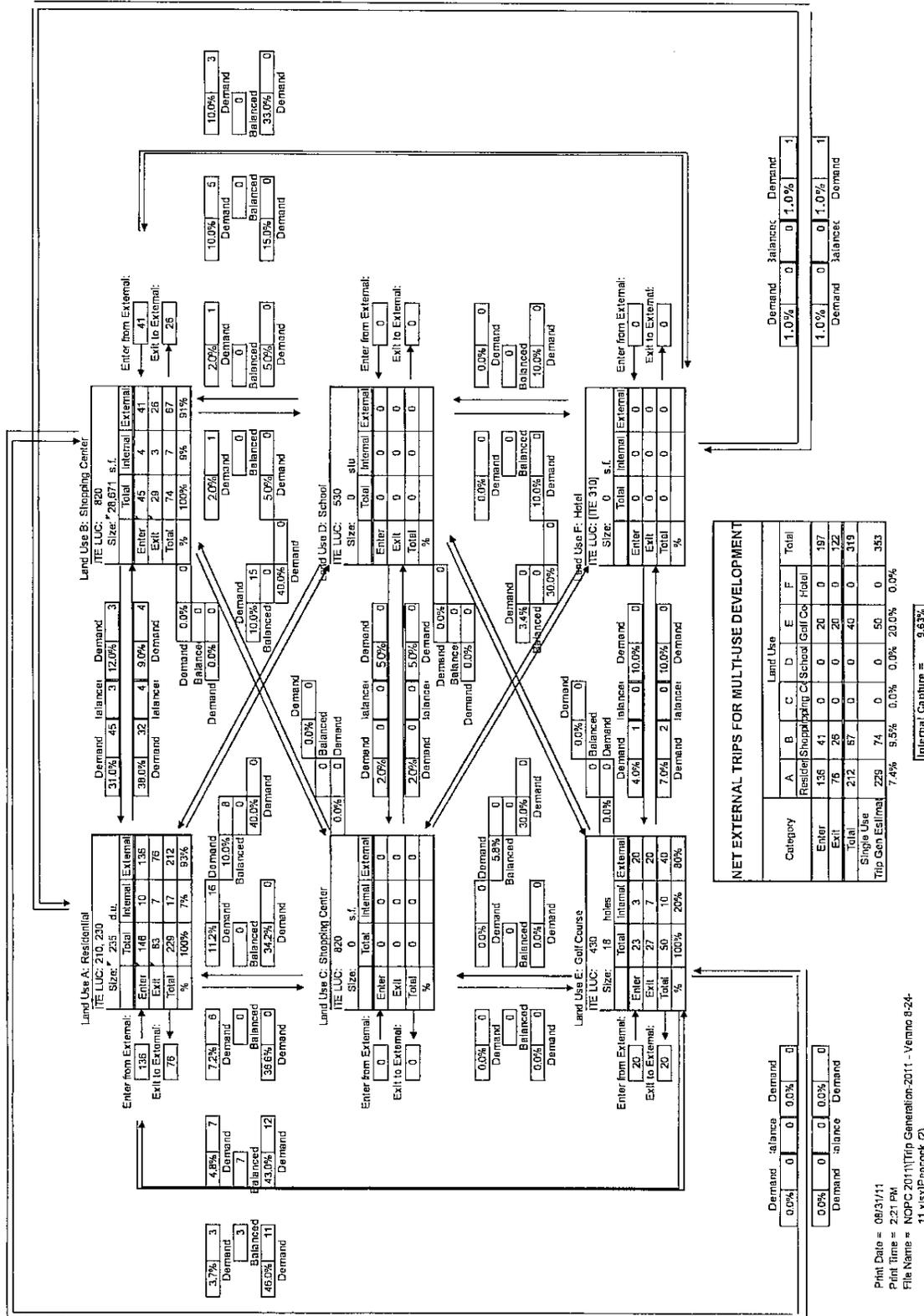
Pass By Rate

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

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

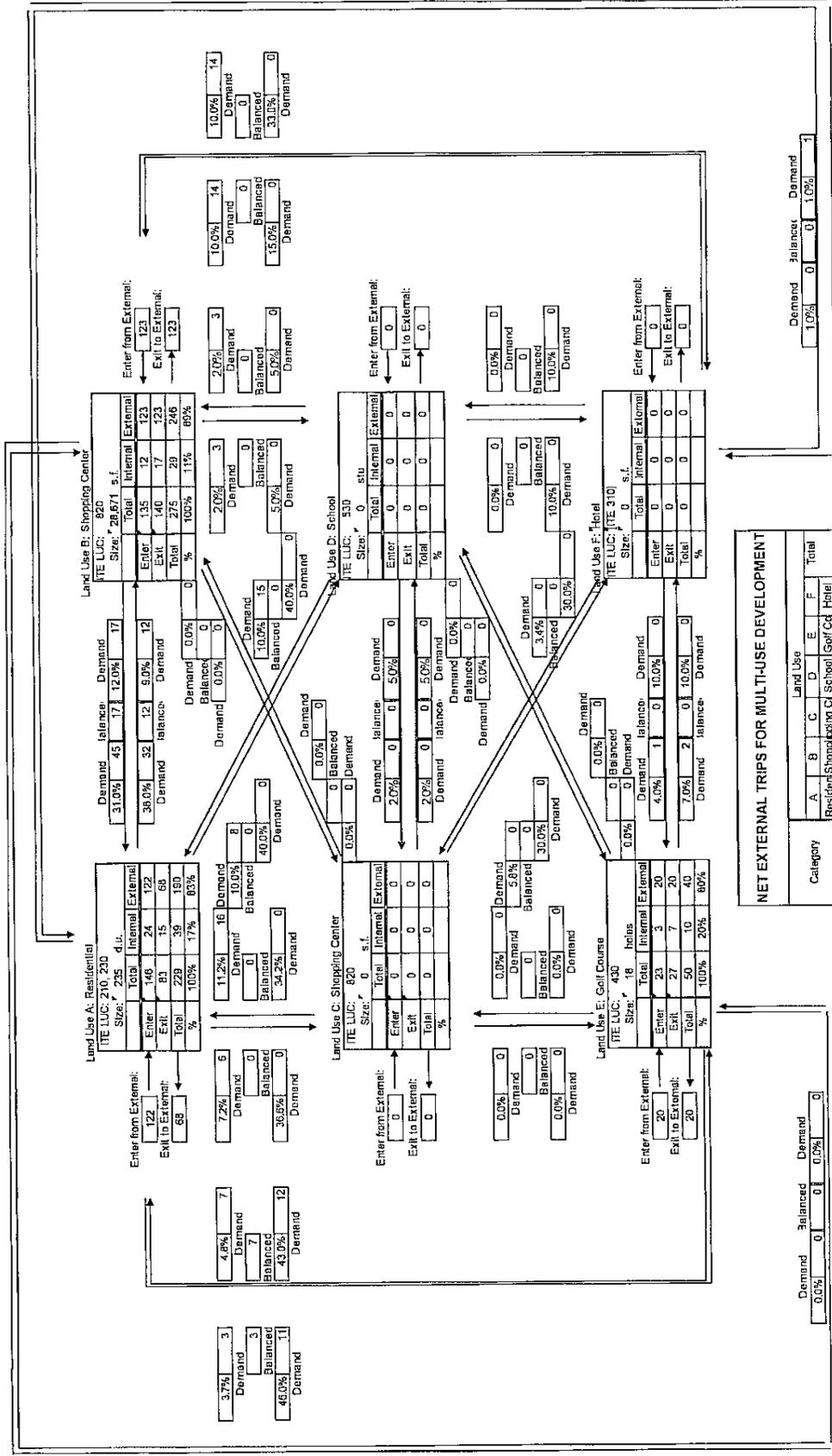
ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET

Analysis Period: PM AM X Task Number: _____
 Project Number: 002005 Project Name: Peacock Parcel
 Analyst: MEP Scenario: AM Peak Hour
 Date: 9/21/2011



ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET

Analysis Period: PM, X, AM
 Project Number: 002005
 Analyst: MEP
 Scenario: PM Peak Hour
 Task Number:
 Date: 8/31/2011



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

| Category | Land Use | | | | | Total |
|-----------------------|----------|-------|------|------|-------|-------|
| | A | B | C | D | E | |
| Resident Shopping Ctr | 122 | 123 | 0 | 0 | 20 | 265 |
| Enter | 122 | 123 | 0 | 0 | 20 | 211 |
| Exit | 88 | 123 | 0 | 0 | 40 | 251 |
| Total | 180 | 246 | 0 | 0 | 60 | 476 |
| Single Use | 0 | 0 | 0 | 0 | 50 | 50 |
| Trip Gen Estimat. | 229 | 275 | 0 | 0 | 50 | 554 |
| | 17.0% | 10.5% | 0.0% | 0.0% | 20.0% | 0.0% |

Internal Capture = 14.1%

Print Date = 08/31/11
 Print Time = 2:21 PM
 File Name = C:\Users\Shaun\Desktop\Jobs\002 - Kulier\02005 - Verano NCPD
 2011\Trip Generation-2011 - Verano 8-24-11.xlsx\Feecock (2)

DEED OF CONSERVATION EASEMENT

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

WITNESSETH

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

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

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

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

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

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

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

RETURN TO:

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

JUL 13 2006

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

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

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

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

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

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

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

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

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

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

JUL 13 2006

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

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

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

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

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

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

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

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

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

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

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

JUL 13 2006

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

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

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

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

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

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

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

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

JUL 13 2006

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

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

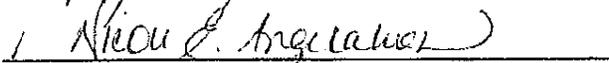
TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purpose imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

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

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

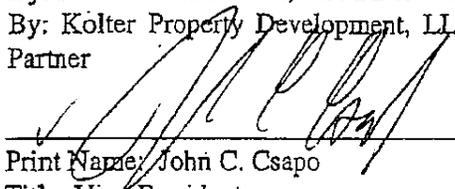
Signed, sealed and delivered in our presence as witness:


Print Name: ✓ SCOTT G. MARTIN


Print Name: ✓ NICOLE E. ANGELOKOS

JUL 13 2006

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



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

STATE OF FLORIDA

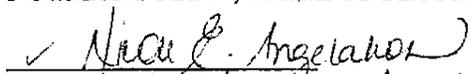
) ss:

COUNTY OF PALM BEACH

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

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

NOTARY PUBLIC, STATE OF FLORIDA


Print Name: Nicole E. Angelakos

My Commission Expires: 3/23/2008



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

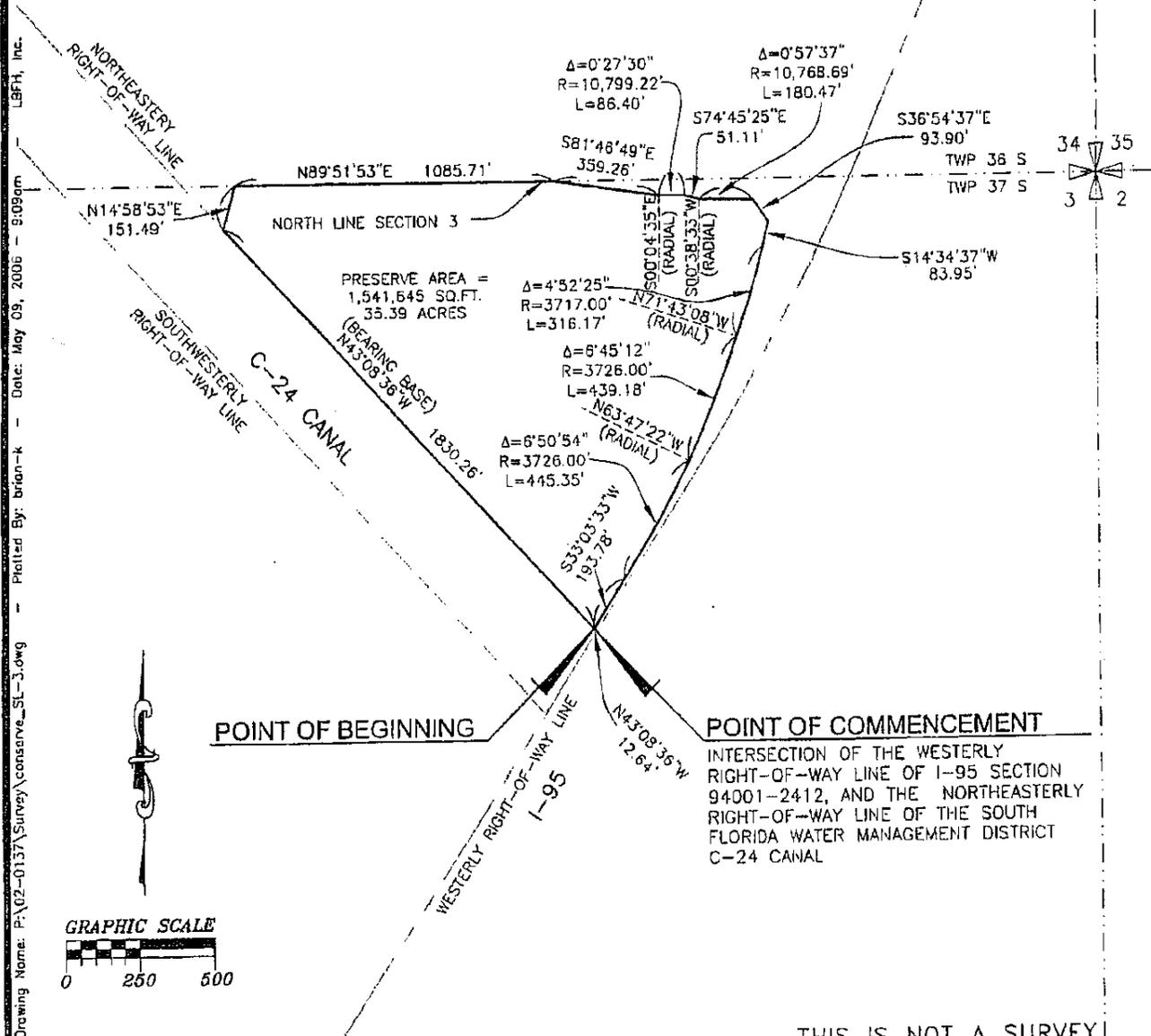
JUL 13 2006

02-0137

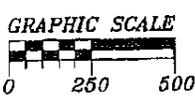
BEARING BASE:

EXHIBIT "A"

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



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



POINT OF BEGINNING

POINT OF COMMENCEMENT

INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF I-95 SECTION 94001-2412, AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-24 CANAL

THIS IS NOT A SURVEY!

© 2006 LBFH Inc.

SURVEYOR AND MAPPER'S SIGNATURE

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

[Signature]

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

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

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



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| | | | |
|---------------|--|-----------------------------|----------------------|
| Scale: 1"=500 | REVISIONS: 1/11/05, BOUNDARY AND DESCRIPTION | | |
| Sheet 1 of 2 | Field Book: N/A | Page: N/A | Field: N/A |
| Computed: phb | Date: 12-01-04 | FILE NO.: conserve_SL-3.dwg | Project No.: 02-0137 |
| Checked: bk | | | |

P:\02-0137\Survey\conserv_sl-3.dwg, Layout1, 5/9/2006 9:09:37 AM, brian-k, LBFH Inc.

LEGAL DESCRIPTION

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

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

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

CONTAINING 35.39 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

PROJECT NAME:
**CONSERVATION EASEMENT
 SKETCH & DESCRIPTION
 FOR
 RESERVE HOMES LTD., L.P.**



**CONSULTING CIVIL ENGINEERS,
 SURVEYORS & MAPPERS**
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 Value By Design"*

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 (772) 286-3883 Fax: (772) 286-3925
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| | | | |
|---------------|-----------------|-------------------|-------------|
| Scale: NTS | REVISIONS: | | |
| Sheet 2 of 2 | Field Book: N/A | Page: N/A | Field: N/A |
| Computed: phb | Date | FILE NO. | Project No. |
| Checked: bk | 12-01-04 | conserve_sl-3.dwg | 02-0137 |

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Exhibit B
**CONSERVATION AREA
MANAGEMENT PLAN**

for:

VERANO

Reserve Homes Ltd., L.P.
Section 3, Township 37S, Range 39E

November 10, 2006

Prepared by:

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

Exhibit B
November 10, 2006

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

General Overview

- VERANO will comply with the 25% upland preservation set aside requirement of the City of Port St. Lucie Code Section 157.39, Required Preservation of Habitat. It is proposed to preserve ±29.23 acres (above the required ±17.77 acres) of native upland habitat in accordance with these requirements, as part of an overall 35.39 acre upland/wetland preserve area. Refer to *Sheet 1* (Location Plan), and *Sheet 2* (Environmental Site Plan), attached to the Conservation Area Management Plan. Details for management, maintenance and monitoring of these lands are contained within the plan.
- Compliance with any future permitting requirements of the Florida Fish and Wildlife Conservation Commission (FFWCC) for relocation of Gopher Tortoise to the recipient preserve area (35.39 acres) as depicted on *Sheets 1 and 2* will be undertaken. Management and maintenance provisions are provided for this species, as contained within.
- In the event that it is determined that any additional representative of a state or federally listed plant or animal species is resident on the designated preserve area, or otherwise is significantly dependent upon the project site, VERANO will cease all activities which might negatively affect that individual population and immediately notify City of Port St. Lucie. VERANO will provide proper protection to the satisfaction of City of Port St. Lucie, which may include relocation offsite, provided such sites exist, in consultation with applicable environmental agencies.
- VERANO will preserve and enhance the 6.16 acres of wetlands proposed for preservation on *Sheet 2*, to the extent required by South Florida Water Management District and the US Army Corps of Engineers, as part of the overall 35.39 acre upland/wetland preserve. Details of these proposed activities for management, maintenance and monitoring are contained within.
- VERANO will preserve (and create where necessary) an average 50' or greater buffer zone of native upland vegetation around all preserved wetlands (W3-W7), as indicated on *Sheet 2*. The buffer zones shall include canopy and sub canopy where existing, and ground cover of native upland species. The upland buffers shall be designed to be consistent with the buffer requirements of SFWMD and City of Port St. Lucie. The upland buffers are to be maintained according to the details provided within this CAMP.
- VERANO will remove all the Brazilian pepper known to exist within the conservation area, and any other nuisance and invasive exotic vegetation (not known to exist at this time) from the proposed preserve area, such as Melaleuca, Australian pine, Old World climbing fern, downy rose-myrtle, and exotic vegetation listed by the Florida Exotic Pest Plant Council or the City of

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

Conceptual Preserve Area Management Plan

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

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

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

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

responsible agencies.

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

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

Preserve Area Maintenance Activities Plan

• Legal description and Easement Consideration

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

• Preserve Area Uses

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

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

• Construction Activities

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

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

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

• Fire and Prescription Burns

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

• Upland Exotics and Nuisance Vegetation Control

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

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

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

• Wetland Exotics and Nuisance Vegetation Control

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

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

• Structure Installation

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

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

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

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

- Miscellaneous Preserve Area Considerations

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

Preserve Area Monitoring Plan and Reporting Schedule

General Preserve Area Monitoring Plan:

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

Monitoring Program:

• Baseline (initial) Survey:

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

• Semi-Annual Monitoring and Annual Reports:

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

• Fixed Point Panoramic Photographs:

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

• Staff Gauges:

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

• Reporting Professional:

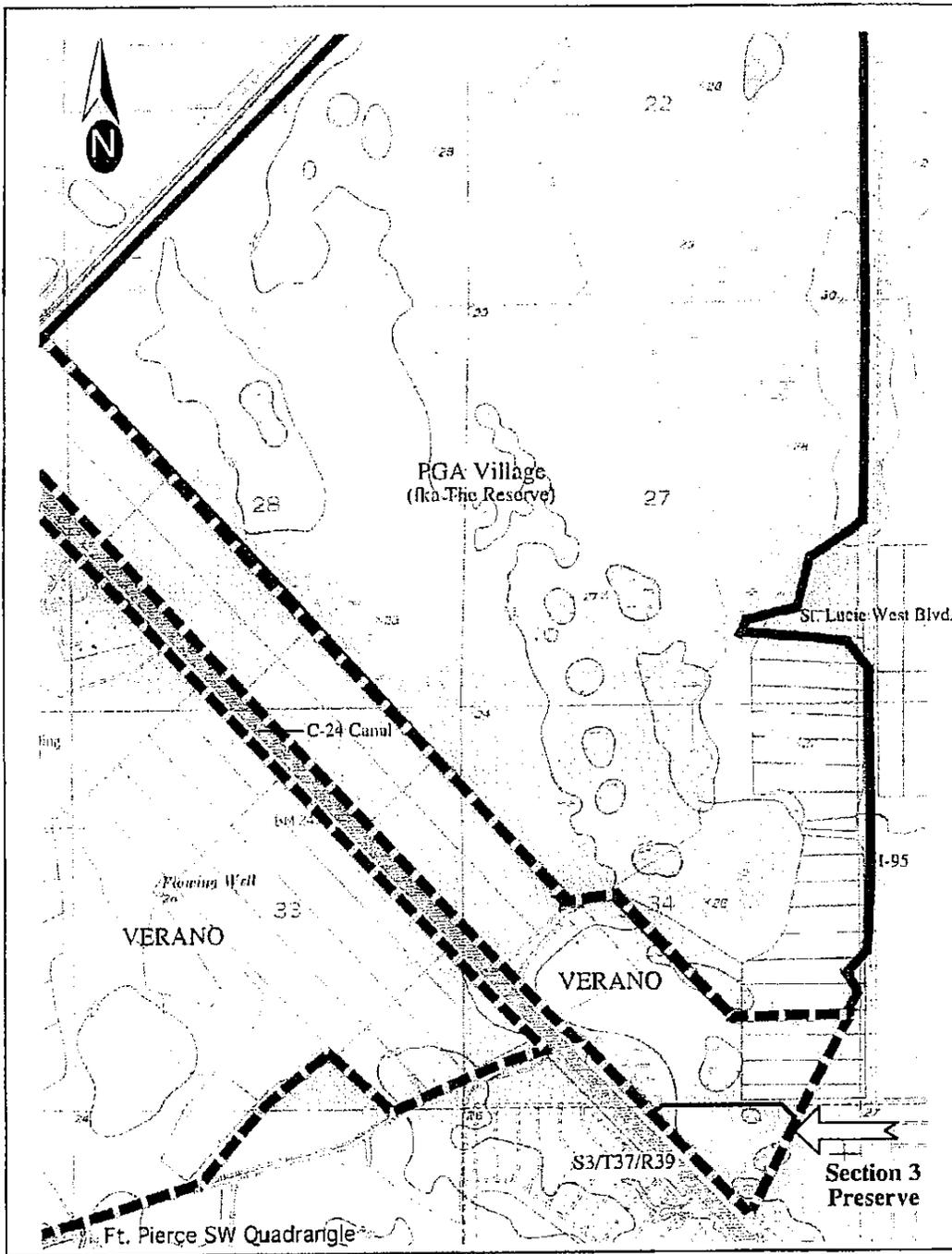
Upland and wetland monitoring will be provided by a qualified biologist with the knowledge of wetlands ecology, hydrology and wildlife.

Reporting Schedule:

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

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

Verano
City of Port St. Lucie, Florida



Location Plan
Reserve Homes Limited, L.P.
Section 3 - Conservation Area Management Plan
City of Port St. Lucie, Florida

| | | | | |
|--|---------|-----------|---------|---------|
| Peter J. Krinsky, C.E.P., Environmental Planner SITE ASSESSMENT • ENVIRONMENTAL PLANNING • GOVERNMENT PERMITTING 1672 SW Sandtrap Crescent, Palm City, Florida 34990 (772) 220-4000 | | | | |
| By: | Date: | Scale: | Job No: | Sheet: |
| PJK | 4/24/06 | 1"=±2000' | RHL | Sheet 1 |

Verano

Section 3 Preserve

Conservation Area Management and Compliance Monitoring Program

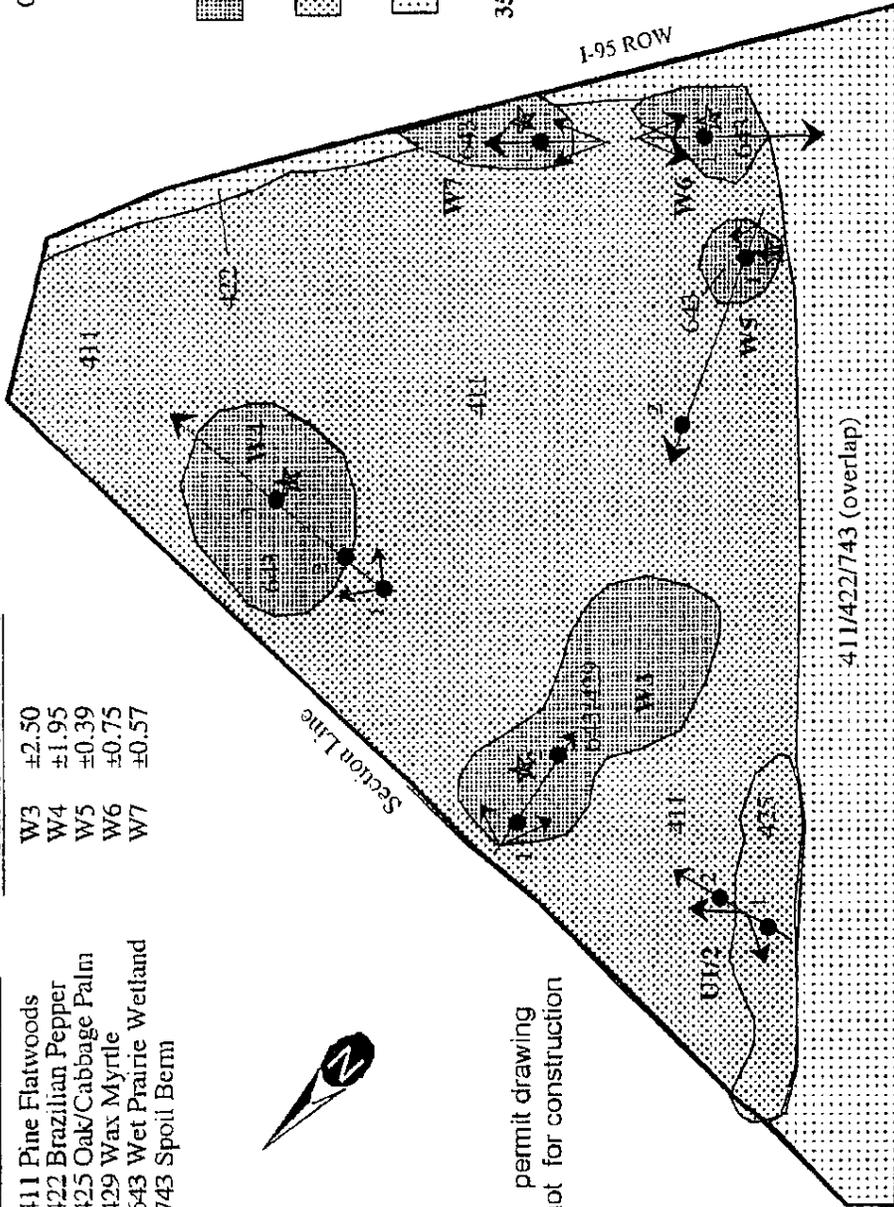
Wetland Site Data (acres)

| | |
|----|-------|
| W3 | ±2.50 |
| W4 | ±1.95 |
| W5 | ±0.39 |
| W6 | ±0.75 |
| W7 | ±0.57 |

| | |
|-----|---------------------|
| 411 | Pine Flatwoods |
| 422 | Brazilian Pepper |
| 425 | Oak/Cabbage Palm |
| 429 | Wax Myrtle |
| 643 | Wet Prairie Wetland |
| 743 | Spoil Berm |



permit drawing
not for construction

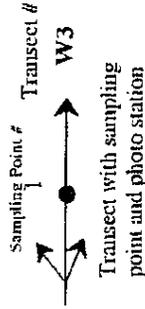


Legend

- Wetland Preserves (6.16 acres)
- Upland Preserves (±29.23 acres)
- Upland Preserve Area Enhanced

35.39 acres on-site easement total

On-Site Preserve Limits



Staff Gauge Placement ★

C-24 ROW

Notes:

For sampling point locations (i.e., W3-1) refer to the attached table for GPS coordinates. Preserve Configuration is approximate. Refer to easement sketch and legal description attached.

Verano
Reserve Homes Limited, LP

Section 3 Preserve Compliance Monitoring Program

Peter J. Krinsky, C.E.P., Environmental Planner
SITE ASSESSMENT • ENVIRONMENTAL PLANNING • GOVERNMENT PERMITTING
1672 SW Sandring Crescent, Palm City, Florida 32909 (772) 210-4049

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

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

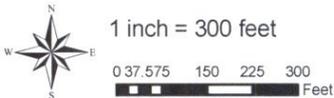


14.86 AC
FLU: OSR

8 AC
FLU: CS

Proposed lands to be dedicated to the City of Port St. Lucie Verano DRI

LEGEND
 Subject Site 22.86 AC



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



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

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

Legend

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

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

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

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

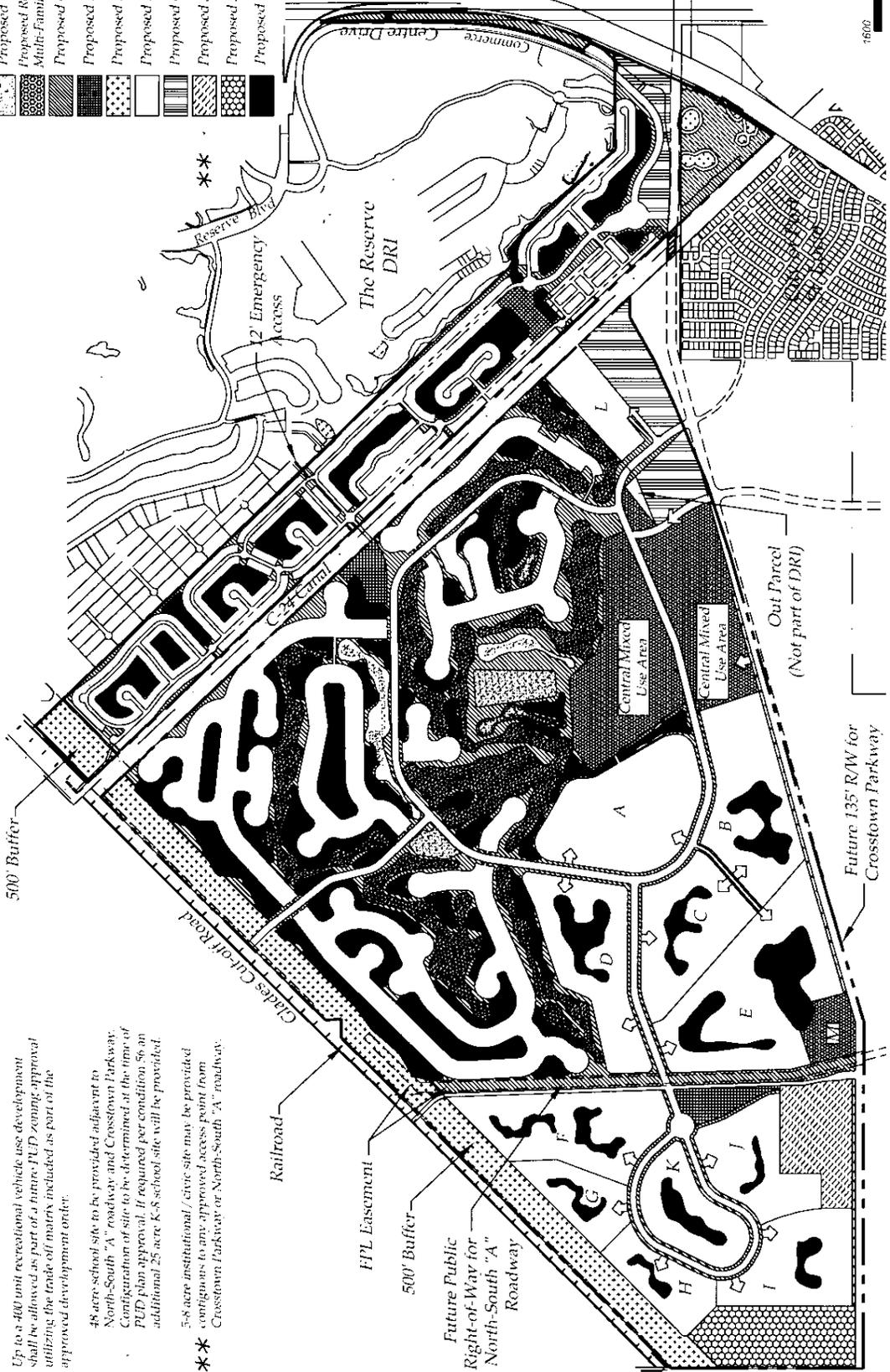
48 acre school site to be provided adjacent to North-South "A" roadway and Crosstown Parkway. Configuration of site to be determined at the time of PLD plan approval. If required per condition 56 an additional 25 acre K-8 school site will be provided.

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

**

City of Port St. Lucie
(St. Lucie West)

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





Verano NOPC
DRI Condition 6.A.

Proposed Condition Language

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

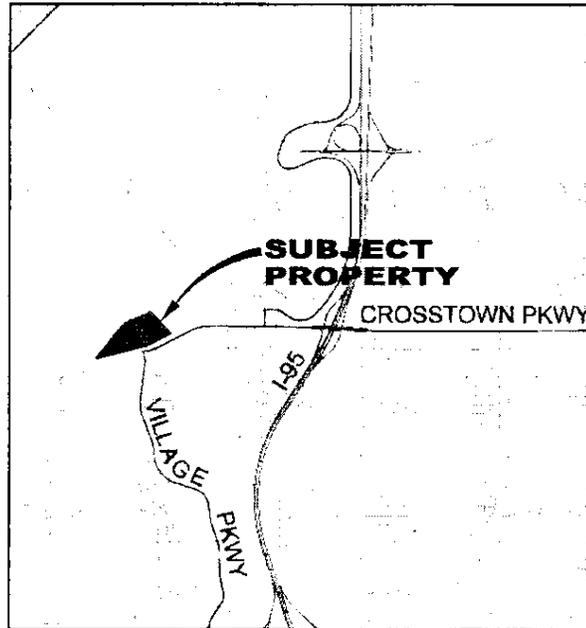
In addition to the original conservation area, developer shall donate to the city of Port St Lucie an additional 22.86 acres of land located within the City's jurisdictional portion of the Reserve DRI. The additional lands are currently comprised of 14.86 acres of OSR land use and 8 acres of CG land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

September 2011
CH 091204.01

NOTICE OF COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING

THE CITY OF PORT ST. LUCIE proposes to amend its Comprehensive Plan with changes to the Future Land Use Map (Ordinance No. 11-82) as shown in this advertisement listed below. The CITY COUNCIL of the CITY OF PORT ST. LUCIE will hold a PUBLIC HEARING on this item on Monday, **November 28, 2011** at 7:00 P.M. in the CITY COUNCIL CHAMBERS in the City Hall Building "A,"

P11-124 KOLTER GROUP/PEACOCK PROPERTY – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT. A request to amend the future land use designation from CG (General Commercial), RM (Medium-Density Residential) and OSC (Open Space Conservation) to RGC (Residential Golf Course). **Location:** The property is located west of Interstate 95, east of Range Line Road and north of the intersection of Village Parkway and Crosstown Parkway. **Legal Description:** A parcel of land in Section 33, Township 36 South, Range 39 East, and Section 4, Township 37 South, Range 39 East.



In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at 772-871-5157 for assistance.

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.