



This instrument prepared by (and return to):
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Building B, 2nd Floor
Port St. Lucie, FL 34984 -5042

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4899756 07/26/2021 02:02:12 PM
OR BOOK 4654 PAGE 2640 - 2648 Doc Type: AGR
RECORDING: \$78.00

Model Home Builder's At Risk Permit Acknowledgement

Contractor/Qualifier: VERANO DEVELOPMENT LLC
(Printed name of company or person applying for permit, "Applicant")
561-682-9500 X 1524 R.MOSHER@KOLTER.COM
Phone # Email Address
Legal Description: 1 TO 18 POD A-PLAT # 7-
Lots Block Plat Name
Subdivision Name: VERANO SOUTH PUD I - POD A- PLAT No. 7
Street Address: SEE ATTACHED PLAT AND ADDRESSES

WHEREAS, the above referenced plat has been recorded in Plat Book 89,
Page(s) 23 TO 26 of the official records of St. Lucie County; and

WHEREAS, model home(s) ("Model Home") shall mean and unoccupied dwelling constructed upon a lot zoned for residential use with the lot under the ownership of one or more builders and used for display and sales purposes as provided in City Code Chapter 163 and the development conditions, as applicable; and

WHEREAS, Applicant has requested a building permit for the above referenced Model Home property; and

WHEREAS, certain infrastructure improvements ("Improvements") necessary to serve the above referenced property have not been completed; and

WHEREAS, access to the subject lot may be restricted until the Improvements are completed, including access by emergency vehicles; and

WHEREAS, Applicant acknowledges that Applicant's negligence, or negligence on the part of any of the Applicant's sub-contractors, to exercise every reasonable precaution possible to protect the integrity of Improvements will cause Applicant's current and future At Risk Permit privileges to be revoked; and

WHEREAS, a nonrefundable processing fee is submitted herewith; and

WHEREAS, infrastructure bonds were previously submitted and accepted by the City;

NOW, THEREFORE, Applicant hereby acknowledges:

1. The above recitals are true and correct and are incorporated herein by this reference.

2. Applicant hereby agrees to hold City, its agents, employees and affiliates, harmless from any and all manner of actions, causes of action, suits, damages, judgments, executions, claims for personal injury or property damage, demands or losses of any kind whatsoever, in law or in equity, which may arise as a result of Applicant's commencement of construction prior to the completion of the Improvements, including, but not limited to, losses from the loss of workmanship and materials due to fire or other disasters whether manmade or natural, and/or losses due to delays in obtaining a final certificate of occupancy resulting in part or all from the failure to complete some or all of the Improvements.
3. Applicant agrees that the proposed Model Home shall be in the location and quantity as shown on the approved Site Plan.
4. Applicant shall have submitted a Model Home Application package with a separate fee to the Planning & Zoning Department and been approved.
5. Applicant acknowledges that a water meter will not be installed for the subject property until the City of Port St. Lucie Utility Systems Department (PSLUSD) has issued a Letter of Acceptance.
6. Applicant shall be responsible for the cost of any damages to City facilities occurring because of the issuance of building permits pursuant to this Acknowledgement for one year after the issuance of a Certificate of Completion (CC). The City will submit an itemized statement to the Applicant immediately after the damages are recognized.
7. Applicant agrees to remove any subcontractor or contractor on the project who is determined by the City to be negligent in regards to the Improvements on site and who continues to damage or destroy the Improvements which jeopardize the health, safety and welfare of the citizens.
8. Best Management Practices to maintain positive drainage and meet NPDES requirements shall be in place, inspected and accepted by the Public Works Department (PWD).
9. Applicant agrees to immediately cease construction of the home and construction-related activities upon the City, as specified by Code or this document, provides a notice to cease work.
10. Applicant shall not sell, lease, or transfer ownership of the Model Home in any manner until a Certificate of Completion (CC) has been issued by the Building Department (BD). The BD shall not issue the CC unless the Applicant first obtains the USD's Letter of Acceptance for the water and sewer improvements.
11. In the event Improvements are not completed within 12 months of the start of construction, Applicant shall be deemed in default and the City may avail itself of all rights, power, remedies, benefits, and privileges available at law and in equity, including but not limited to, enforcing its rights under the bond(s) provided by the Applicant prior to plat recordation.

12. Applicant shall record this "*Model Home Builder's At Risk Permit Acknowledgement*" form in the Public Records of St. Lucie County, Florida, at their own expense and provide a copy of the same to the City.
13. A bond, letter of credit, cashier's check or other such approved surety representing 120% of the cost to remove and restore areas, and facilities exclusively used for the model home (i.e., parking lots, fences, sidewalk, etc), shall be submitted by the Applicant, approved by the City, and held by the City to ensure completion of the work. The value of the surety shall be based upon a cost estimate that is signed and sealed by an engineer registered in Florida. The surety shall include 120% of the cost to remove the houses if the plat has not been recorded.
14. Applicant shall complete and submit an application consisting of the *Model Home Builder's At Risk Permit Acknowledgement* form, a site plan showing the location of the model home, and a non-refundable fee of \$500.00 to the Public Works Department (PWD) per model home.
15. PWD will process and forward the application to the Utility Systems Department (USD). The USD will review and return a copy of the application to the applicant. The application will be reviewed and returned to the applicant within five business days of receipt.
16. Applicant shall record the approved *Model Home Builder's At Risk Permit Acknowledgement* form in the Public Records of St. Lucie County, Florida, at the applicant's expense.
17. To request a building permit for the model home, the applicant shall provide the following items to the PWD:
 - Copy of the recorded *Model Home Builder's At Risk Permit Acknowledgement* form.
 - Plot plan survey showing the location of the model home in accordance with PWD requirements.
 - Plot plan review fee.
 - Applicant will be notified to pick-up approved packet and take to the Building Department (BD).
18. BD, PWD, and USD will conduct inspections of the model home (as applicable) during the construction.
19. Upon completion model home, the applicant shall request a Certificate of Completion (CC) for the model home from the BD.
20. BD, PWD, and USD will inspect the infrastructure, review inspection results and verify that the construction was completed in accordance with approved plans and permits. After all departments find that the project is in compliance, a Certificate of Completion (CC) will be issued by the BD.

IN WITNESS WHEREOF, Applicant has executed this Acknowledgment on the date indicated below.

RYAN J. OSHER
For Applicant By: (printed name)

[Signature]
Signature

7/23/21
Date

STATE OF FLORIDA

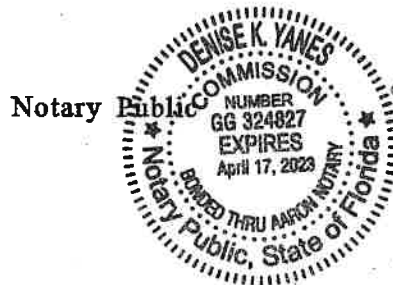
County of: Palm Beach

The foregoing instrument was acknowledged before me this

23 day of July, 20 21

Ryan Mosher of Verano Development LLC

Said person ☒ is personally known to me, or ☐ produced other identification, to wit:



[Signature]
Signature

Denise Yanes

Print Name

For City Use:

Public Works Department

☐ Fee Submitted ☐ Request Approved ☐ Request Denied

Comments:

Printed Name

Signature

Date

Utility Systems Department

☐ Fee Submitted ☐ Request Approved ☐ Request Denied

Comments:

Printed Name

Signature

Date

Effective Date: 4/1/2019



ZIP CODE BOUNDARY: 34987

VERANO SOUTH PUD 1 POD A PLAT NO.7

10/14/20

Prepared by Addressing

VERANO SOUTH P.U.D. 1 - POD A - PLAT NO. 7
BRING A REPORT OF ALL OF RECREATIONAL TRACT SEC. 37 AND ALL OF WATER ADJACENT TRACT SEC. 17
VERANO SOUTH P.U.D. 1 - POD A - PLAT NO. 1 ACCORDING TO THE PLAT THEREON AS RECORDED
IN PLAT BOOK 77, PAGES 27 THROUGH 34 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTIONS 38 AND 39, TOWNSHIP 36 SOUTH, RANGE 37 EAST
ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, the undersigned, Clerk of the County of St. Lucie, Florida, do hereby certify that the within and foregoing plat of land, together with the plat of the same, have been duly recorded in the Public Records of St. Lucie County, Florida, in accordance with the provisions of the Statutes of the State of Florida, and that the same are now a part of the public lands of the State of Florida.

Witness my hand and the seal of the County of St. Lucie, Florida, this 1st day of May, 1964.

Robert E. Fanning
Clerk of the County of St. Lucie, Florida

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

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NORTHERNERS COMMENT

STATE OF FLORIDA
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TITLE CERTIFICATION

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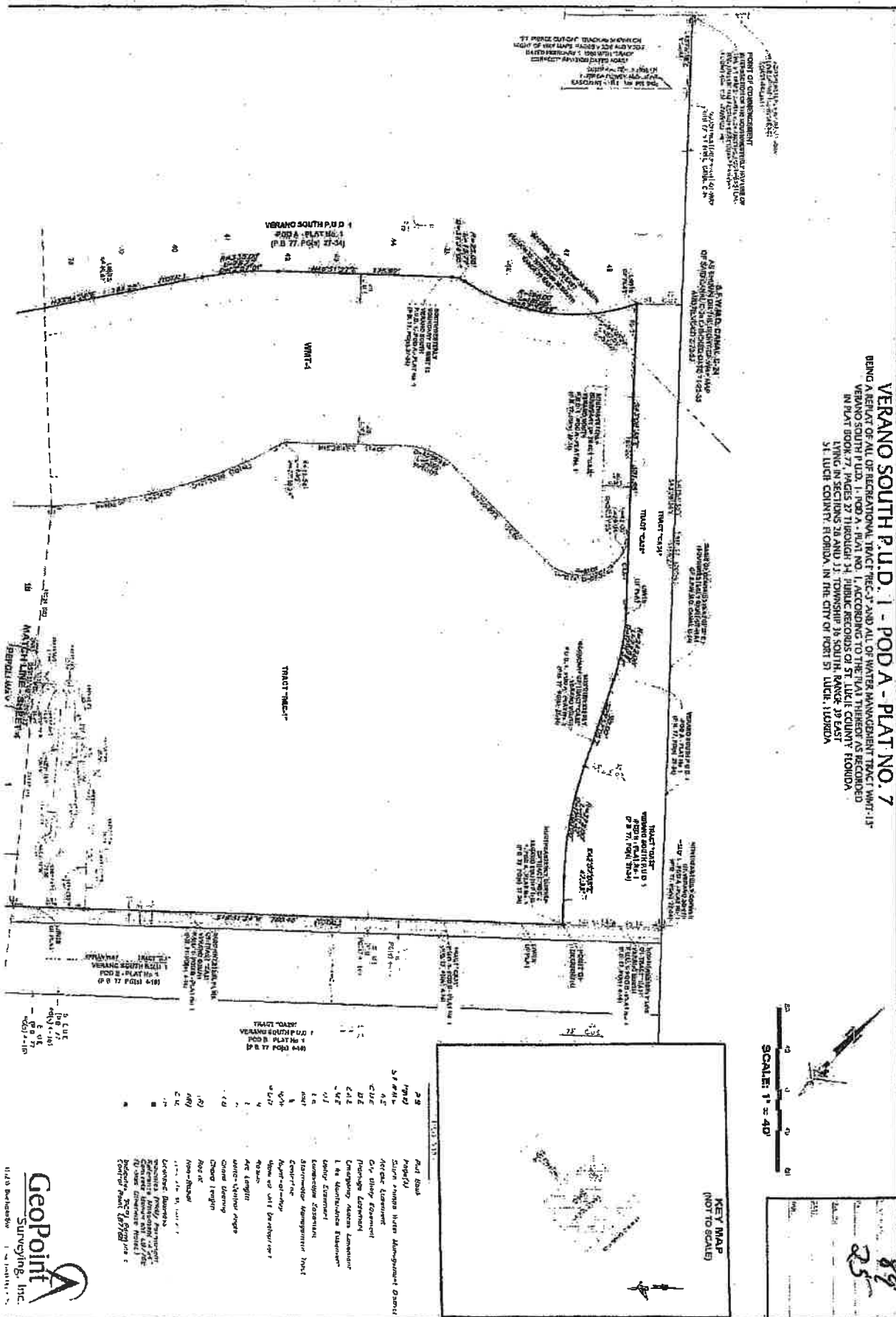
APPROVAL OF CITY COUNCIL

I, the undersigned, Clerk of the County of St. Lucie, Florida, do hereby certify that the within and foregoing plat of land, together with the plat of the same, have been duly recorded in the Public Records of St. Lucie County, Florida, in accordance with the provisions of the Statutes of the State of Florida, and that the same are now a part of the public lands of the State of Florida.

CERTIFICATION OF APPROVAL, CLERK OF THE COUNTY CLERK

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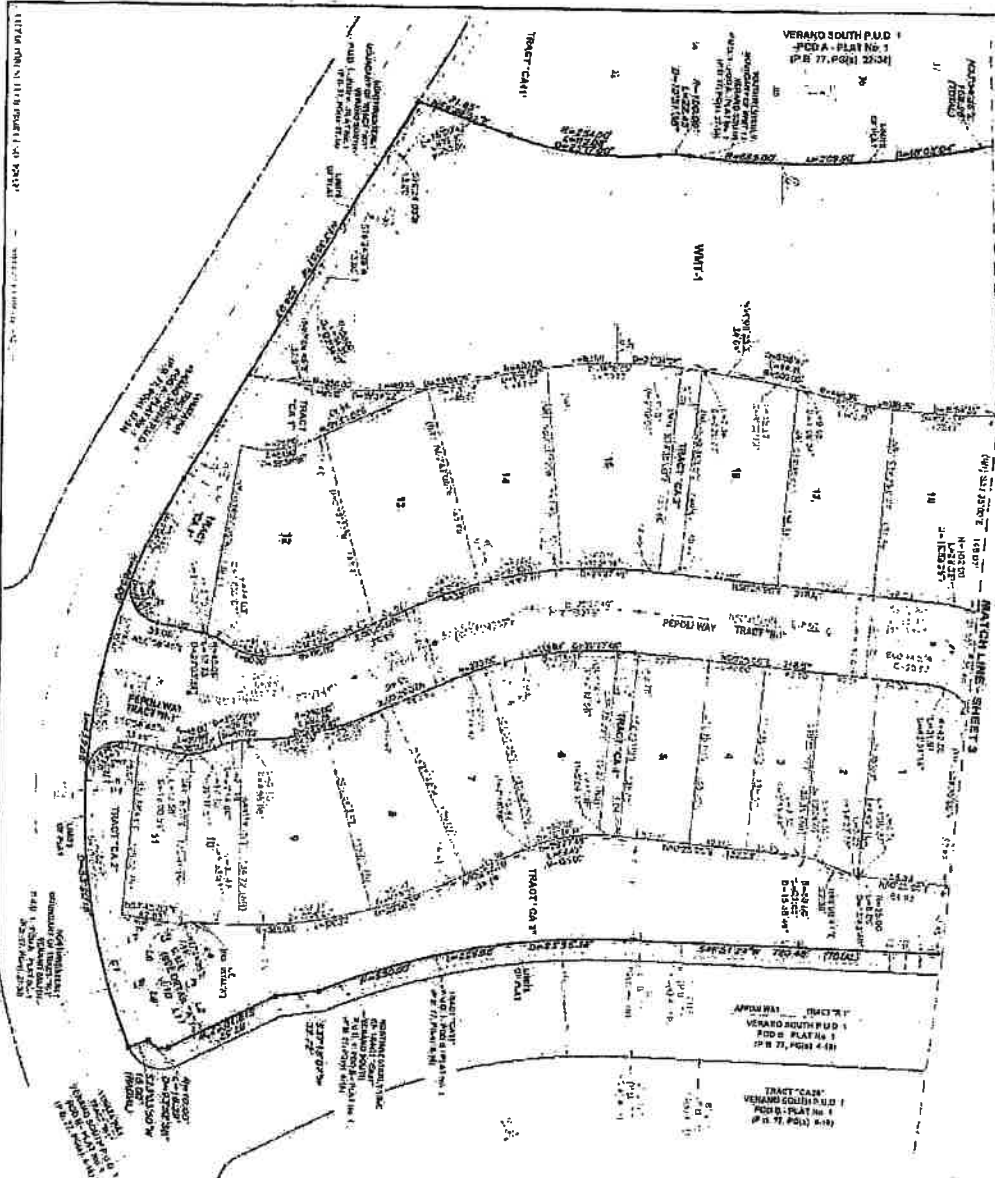
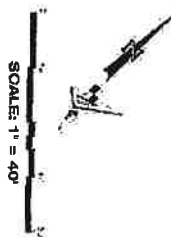
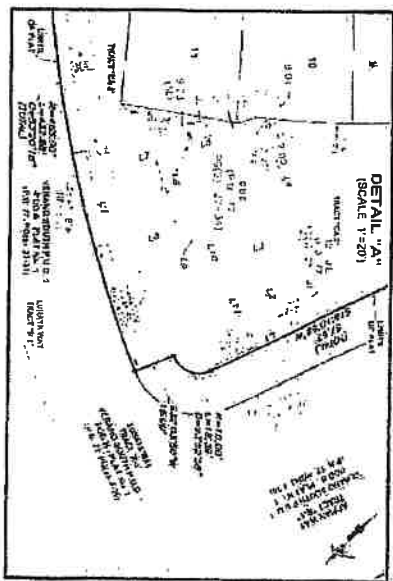
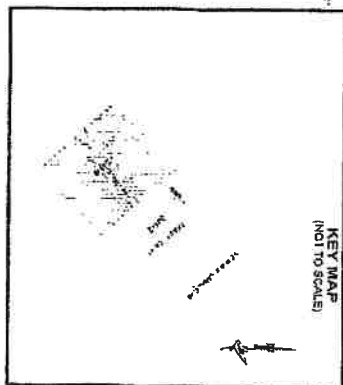
[illegible]

Figure 1 shows two sample data tables. The left table is titled "LINE DATA TABLE" and contains 4 columns: "LINE", "ITEM", "QTY", and "UNIT PRICE". The right table is titled "LINE DATA TABLE" and contains 4 columns: "LINE", "ITEM", "QTY", and "UNIT PRICE".