

Exhibit A

Presented to:
City of Port St. Lucie Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

PLANNED UNIT DEVELOPMENT APPLICATION

Exhibit 'A'

GATLIN COMMONS

For

Gatlin Group Holdings II, LLC
2539 SW Greenwich Way
Palm City, FL 34990
(PSL Project No P24-097)

July 2004 (P03-489)
~~Amended April 11, 2005 (P05-011)~~
~~Amended August 8, 2005 (P05-119)~~
~~Amended August 14, 2006 (P06-079)~~
~~Amended March 17, 2010 (10-028)~~
~~Amended April 20, 2016~~
~~Amended April 5, 2017~~
~~Amended August 2, 2017~~
~~Amended August 7, 2019~~
Amended June 27, 2024

Prepared by:
~~*Engineering, Design & Construction, Inc. Landscape Design Associates*~~
~~*10250 SW Village Parkway 25110 NW 182nd Ave*~~
~~*Port St. Lucie, FL 34987 High Springs, FL 32643*~~

City of Port St. Lucie Project No: P24-097

GATLIN COMMONS RAC – AMENDMENT NO. 9

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PROJECT PROFESSIONALS

DEVELOPER:

Gatlin Group Holdings II, LLC

Hal Dodt

~~2539 SW Greenwich Way~~

11232 SW Village Ct, #204

~~Palm City, FL 34990~~

Port St. Lucie, FL 34987

~~(772) 781-5805~~

(772) 631-3703

~~(772) 781-5807 facsimile~~

SURVEYING & ENGINEERING:

Engineering Design & Construction, Inc

Contact: R.J. Kennedy

1449 Commerce

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

(772) 462-2455

PLANNING:

Landscape Design Associates

Contact: Sabine Marcks

25110 NW 182nd Ave

High Springs, FL 32643

(772) 971-6060

LEGAL REPRESENTATION:

Richard B Warren, PA

1555 Palm Beach Lakes Blvd, Suite 1006

West Palm Beach, FL 33401

(561) 681-9494

(561) 681-9436 Facsimile

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INTRODUCTION

Gatlin Commons is an upscale, mixed-use development designed to incorporate a synergy of luxury residential, retail and professional office components. The project provides the cornerstone to the gateway to the City of Port St. Lucie along Gatlin Boulevard.

The property received a designation of a Regional Activity Center (RAC) through the Department of Community Affairs. This allows for a fifty percent increase in DRI thresholds, with the total uses being described in Exhibit 5.

The site consists of 124.59 acres located south of Gatlin Boulevard and west of Rosser Boulevard at the western entrance to Port St. Lucie. The owners of the property have spent millions of dollars constructing improvements to benefit not only the property but all of western Port St. Lucie. Those improvements include the widening of Gatlin Boulevard to six lanes, the construction of Kensington Street south of Gatlin, the installation of water and sewer lines west of Rosser Boulevard and south of Gatlin Boulevard and the creation of a master stormwater system to benefit both the property and surrounding lands under separate ownership.

The previous owners of the site provided mitigation for all on-site wetland encroachment, and the proposed project will not impact any additional wetlands. The wetland mitigation plan for the property, and all permits related thereto, are included within the attached application submittal package.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a Planned Unit Development (“PUD”). The format will follow the outline presented in the PUD Zoning District Standards and Application requirements of the City Code.

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LIST OF PROPOSED CHANGES TO PUD

This amendment to the originally approved PUD document was filed to allow for the following changes:

1. Change parking requirement for Medical Office from 5 spaces per 1,000 gross square feet to 1 space per 200 square feet for buildings under 30,000 square feet, 1 space per 250 square feet for buildings 30,000 square feet or greater.

EXHIBIT 1
APPLICATION FOR PUD MODIFICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
(561) 871-5212 Fax (561) 871-5124

FOR OFFICE USE ONLY:

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

For use only if property is zoned PUD and does not have approved concept plan. Application fee: \$1,800, plus \$10 for each acre or portion thereof. Fee is nonrefundable unless application is withdrawn prior to Planning & Zoning Board meeting. **Attach two copies of proof of ownership (i.e., warranty deed, affidavit).**

PROPERTY OWNER:

Name: Gatlin Group Holdings II, LLC
Address: 11232 SW Village Court
Port St. Lucie, FL 34987
Telephone: (772) 631-3703

AGENT OF OWNER (if any):

Name: Landscape Design Associates, LLC
Address: 25110 NW 182nd Ave
High Springs, FL 32643
Telephone: (772) 971-6060

Legal description and location of property (attach sketch and/or survey):

Plat of Gatlin Commons PUD.

Parcel I.D. Number: 4314-100-0001-000-0



Signature of Applicant

6.27.24

Date

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.

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EXHIBIT 2

P.U.D. APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed P.U.D. is attached as Exhibit 3.
2. Gatlin Commons is a proposed upscale, mixed-use development to provide commercial, residential, and office components centered around a state-of-the-art medical center.
3. The Conceptual Master Plan for Gatlin Commons is attached as Exhibit 9 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibit 5. Proposed development uses are shown in Exhibit 6.
5. This development is within the corporate limits of Port St. Lucie with underlying land uses to support the intended uses.
6. The following data reflects the number of average daily trips (ADT) the Gatlin Commons project will generate: Trip Generation Rate Per I.T.E. Manual, 10th Edition

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EXHIBIT 3

June 28, 2024

Mrs. Mary Savage-Durham
Director of Planning and Zoning
CITY OF PORT ST. LUCIE
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: PUD REZONING APPLICATION / GATLIN COMMONS

Dear Mrs. Savage-Durham:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. The following entities are the owner of record of the subject property, pursuant to Corrective Special Warranty Deed recorded in Official Records Book 1775, Page 1884, Public Records of St. Lucie County, Florida, and copies of which are attached to this application.

Gatlin Group Holdings II, LLC 2539 SW Greenwich Way <u>11232 SW Village Ct. #204</u> Palm City, FL 34990 Port St. Lucie, FL 34987 Phone: (772) 781-5805 <u>(772) 631-3703</u> Fax: (772) 781-5807	Prime Homes at Portofino Court, LTD., CO Larry Abbo 21218 Saint Andrews Boulevard, #510 Boca Raton, FL 33433 Phone: (954) 392-8788 Fax: (954) 392-8748	Wal-Mart Stores East, Inc. 2001 S. E. 10th Street Bentonville, AR 72716-0550
Sams East Inc. 2001 S. E. 10th Street Bentonville, AR 72716-0550	Seacoast, Inc. PO Box 9012, Stuart, FL 34995 Phone: (772) 221-2724 Fax: (772) 221-2855	Bank of America Attn: CW Supplier Support 13510 Ballantyne Cope Pl NC2-109-06-5 Charlotte, NC 28277
McDonald's USA, LLC 2610 Sheridan Street Hollywood, FL 33020	Edgewood Investment Partners 7307 NW 122 nd Avenue Parkland, FL 33076	Gatlin Venture, LLC 1760 N Jog Road, Suite 150 West Palm Beach, FL 33411
Buckhart Holdings, LLC 5332 SW Orchid Bay Drive Palm City, FL 34990	Jetson's Appliance 4145 S US 1 Fort Pierce, FL 34982	<u>Portofino Isles CDD</u> <u>5385 Nob Hill Rd</u> <u>Sunrise, FL 33351</u>

All property owners are members of the GATLIN COMMONS PROPERTY OWNERS ASSOCIATION, INC.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,
GATLIN COMMONS PROPERTY OWNERS ASSOCIATION, INC



Harold Dodt
President

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EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of Gatlin Commons 124.59 acres, exceeding the 2-acre minimum for the establishment of a P.U.D. within the City of Port St. Lucie.
2. Gatlin Commons is located on the southwest corner of Gatlin Boulevard and Rosser Boulevard, just east of the intersection of I-95 and Gatlin Boulevard within the City of Port St. Lucie. Access to the property will be from a main entrance/exit on the south side of Gatlin Boulevard and from an additional entrance/exit on the west side of Rosser Boulevard. An existing signalized median opening at the Gatlin Boulevard entrance at Import Drive will provide full traffic turning movements for all vehicular traffic. Additional right-in/right-out access points will be provided, as depicted on the Conceptual Master Plan attached as Exhibit 9.
3. Gatlin Commons P.U.D. will have stormwater management provided by a master stormwater management system operated by the Portofino Isles Community Development District. The master stormwater system will be constructed and operated pursuant to South Florida Water Management District Environmental Resource Permit No. 56-0332-S-13, a copy of which is attached to this application as Exhibit 13.

Gatlin Commons P.U.D. will be supplied with water and wastewater services by the City of Port St. Lucie Utility Systems Department and will abide by and comply with all applicable City Ordinances, policies, specifications and regulatory agencies governing such service. Furthermore, the P.U.D. will accept reclaimed water for irrigation from the Port St. Lucie utility system when it becomes available to the property.

4. The physical characteristics of Gatlin Commons P.U.D. can be described as approximately 124.59 acres of cleared / semi-cleared pine forest. The scattered on-site wetlands have been removed pursuant to the South Florida Water Management District permit, a copy of which is attached to this application as Exhibit 13.
5. This P.U.D. application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan.
6. The exact building footprint, parking lot and internal driveway configurations, along with other detailed site improvements, will be defined and established when Final Development Plan and Construction Plan approval is sought for each parcel within the PUD.

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EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE

124.59 acres

II. WETLANDS IMPACTS

Please see attached Wetlands Mitigation Agreement and South Florida Water Management District Environmental Resource Permit No. 56-0332-S-13, attached hereto as Exhibit 13.

III. DEVELOPMENT AREA

Total Use Area Retail	600,000 square feet
Total Use Area Office	450,000 square feet
Total Use Area Hospital	100 Beds
Total Dwelling Units	1,500 dwelling units

The land use categories set forth above represent cumulative entitlements that are below the multi-use threshold for Developments of Regional Impact, pursuant to Section 380.0651, Florida Statutes. There may be substitution of uses as long as these substitutions, cumulatively, do not exceed the multi-use DRI threshold.

IV. NATIVE HABITAT

The site originally contained 31.08 acres of wetland, 2.3 acres of disturbed lands and 91.21 acres of cleared and semi-cleared pine flatwoods. The on-site wetlands have previously been impacted and mitigated for pursuant to South Florida Water Management District Environmental Resource Permit No. 56-0332-S.

Parcel 18 through 20 of this PUD, as well as the 17.84-acre water management tract, were already included into the Portofino Isles PUD with regard to native habitat preservation. The Portofino Isles PUD includes 2.85 acres set aside for native habitat preservation in connection with Parcel 6 and the water management tract.

In addition to the 2.85 acres of preservation related to Parcel 18 through 20 and the water management tract, the developer proposes to preserve and maintain an additional 2.40 acres of native upland buffers along Gatlin Boulevard, which leaves a balance of 11.17 acres to be mitigated pursuant to the City's off-site mitigation policy set forth in Section 157.39(B) of the City's Land Development Regulations.

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Total Site Area:	124.59 acres
Wetlands:	31.08 acres
Impacted Areas:	2.3 acres
Total Upland Area:	91.21 acres

Areas already included in the Portofino Isles PUD:

Parcel 18 through 20:	7.7 acres
Water Management Tract	17.84 acres
Total:	25.54 acres

Required Mitigation:

Uplands	91.21 acres
- <u>Portofino Isles PUD</u>	<u>25.54 acres</u>
Total:	65.67 x 0.25 = 16.42 acres

Preservation provided on site:	2.40 acres
<u>Preservation credit from Portofino Isles PUD</u>	<u>2.85 acres</u>
Total:	5.25 acres

Additional Mitigation required: **11.17 ac x 1.5 = 16.75 acres**

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The additional mitigation will be accomplished either through the purchase of off-site mitigation lands or by paying into the City of Port St. Lucie Conservation Trust Fund. If the developer opts to contribute to the Trust Fund, the payment will become due at time a Final Development Plan Application for each parcel within the PUD is approved by the City Council and all applicable appeal periods, if any, have expired. The developer of each parcel will be responsible for providing either off-site mitigation or payment into the Trust Fund, at a ratio of approximately 1 mitigation acre per every 7 acres within the developer's parcel, as follows:

Parcel 1:	3.57 acres of mitigation
Parcel 2:	2.50 acres of mitigation
Parcel 3:	5.00 acres of mitigation
Parcel 4:	2.91 acres of mitigation
Parcel 5:	0.25 acres of mitigation
Parcel 6:	0.09 acres of mitigation
Parcel 7:	0.18 acres of mitigation
Parcel 8:	0.19 acres of mitigation
Parcel 9:	0.21 acres of mitigation
Lot 10:	0.15 acres of mitigation
Lot 11:	0.14 acres of mitigation
Lot 12:	0.18 acres of mitigation
Parcel 12:	0.14 acres of mitigation
Parcel 16:	0.20 acres of mitigation
Parcel 18:	0.18 acres of mitigation
Parcel 19:	0.44 acres of mitigation
Parcel 20:	0.12 acres of mitigation
<u>Parcel 21</u>	<u>0.08 acres of mitigation</u>
Total	16.75 acres

V. PROPOSED DENSITY

All residential units are to be located on property with an ROI (Residential Office Institutional) Future Land Use designation (55.45 acres). The residential density within the property designated ROI is not to exceed a maximum of 11 dwelling units per acre. For commercial and office land uses, a maximum of 80 percent of the site can be impervious, and a maximum of 40 percent of total site area can be covered by structures.

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EXHIBIT 6

PROPOSED DEVELOPMENT STANDARDS

A. PURPOSE:

The purpose of this PUD is to establish an area of integrated and compatible land uses and services. The following standards shall be met in developing the PUD.

B. PERMITTED PRINCIPAL USES

1. Commercial Service

A. Retail sales and services, including drive-through services as long such drive-through services are located within 1,000 feet of Gatlin Boulevard

B. Wholesale establishment

C. Medical offices

D. Sales of a combination of both new and used motor vehicles manufactured by major national or international companies, including vehicle services and repair facilities.

E. Professional offices

F. Theaters

G. Restaurants/eateries with outside dining permitted, including drive-through establishments as long as such drive-through services are located within 1,000 feet of Gatlin Boulevard.

H. Recreational facility

I. Clubs, lodges or convention centers

J. Public utilities

K. Hospitals and medical centers w/ helicopter landing pad; ambulance/emergency vehicle parking and other related accessory uses

L. Hotels

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- M. Flag poles of 80 feet in height with a flag of 20 feet by 30 feet
- N. Car washes, except for free-standing, self-service car washes
- O. Veterinary clinics and hospitals, including internal kennels associated with treatment of animals but not including for-rent boarding facilities
- P. Daycare centers, including 24-hour operation
- Q. Adult care centers, including 24-hour operation
- R. Horticultural nurseries and garden supply sales, but not for the growing of plants in-ground
- S. Retail convenience stores
- T. Gasoline sale / services stations
- U. Retail sales of alcoholic beverages for on and off-premises
- V. Laundry or dry-cleaning establishments
- W. Equipment rental business
- X. Grocery stores, including pharmacies and bakeries
- Y. Semi-public facility or use
- Z. Mini Storage/Light Warehousing with Manufacturing (Note: Site Plan for item AA to provide Landscape Buffer Strip and 6' opaque fence along all property lines that do not provide frontage for office space)
- AA. Sign Company
- BB. Recording Studio
- CC. Enclosed assembly Area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110, City of Port Lucie Land Development Code.
- DD. Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year in accordance with Chapter 110, City of Port St. Lucie Land development Code.
- EE. Medical Marijuana Dispensing Facilities as set forth in Chapter 120, City of Port St. Lucie Land Development Code.

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FF. Pharmacy

GG. Schools (public, private or parochial) or technical or vocational schools

HH. Cabinet Shop

II. Contactor's Shop

JJ. Trade Shop (roofing, plumbing, electrical and the like)

2. Light Industrial/Residential Office Institutional

A. Multi-family residential dwellings

B. Parks or playgrounds

C. Civic or cultural facilities

D. Townhouse dwellings

E. Offices

F. Clubs or lodges

G. Day care centers, including 24-hour operation

H. Adult care centers, including 24-hour operation

I. Assisted Living Facility (ALF)

(Note: An ALF use cannot be converted to Section 8 or HUD housing)

C. NON- PERMITTED USES

1. Adult entertainment establishments

2. Kennels

3. Bingo halls

4. Truck stops

5. Free-standing self-service car washes (unless associated with vehicular repair or dealership)

6. Travel trailer parks or camp grounds

7. Mobile homes

8. Billboard signs

9. Horticultural nurseries where plants are grown in-ground

10. Wireless communication antennas and towers, as set forth in § 158.213

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11. Recreational Vehicle Park

12. Disposal and recycling Facility for construction and demolition debris

13. Indoor Shooting Facility

D. SPECIAL EXCEPTION USES

1. Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure; provided, however, that only one such residence may be approved for each business and required land area
2. Church or other place of worship
3. Commercial Driving School
4. Gymnastic School

E. PARKING REQUIRED

1. All retail establishments shall provide for one (1) parking space per 250 gross square feet of building.
2. All office space is to provide one (1) parking space per 250 gross square feet of building.
3. All residential development is to provide 1.5 parking spaces per dwelling unit for 1 bedroom units and 2 parking spaces for 2 and more bedroom units.
4. All hospital/medical center space will provide 3 parking spaces per hospital bed.
5. All Medical office space will provide ~~5 parking spaces per 1,000 gross square feet~~ 1 space per 200 gross square feet for buildings under 30,000 square feet, 1 space per 250 square feet for buildings 30,000 square feet or greater.
6. All free-standing restaurants will provide 1 parking space per 75 gross square feet of building.
7. All restaurants that are part of a retail or office building will provide 1 parking space per 250 gross square feet of building.
8. All flex space units Manufacturing and Industrial activities (Light Warehousing) will provide 1 parking space per 3500 gross square feet of building.
9. Where provided, on street parking located directly adjacent to a platted lot or business

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may be counted towards satisfying the required parking.

(These figures represent a “minimum parking requirement”. Additional parking will be provided when deemed appropriate by the developer.)

F. MINIMUM BUILDING AND UNIT SIZES

The minimum building size is pursuant to the requirements of sections 158.124, 158.125 and 158.126 of the City’s Land Development Regulations. The minimum building size for an office is 1,000 square feet. The minimum size of a multi-family residential unit is 700 square feet.

G. LANDSCAPING

Landscape buffers along Gatlin Boulevard, Rosser Boulevard and Kensington Street are to follow the typical landscape section shown on Exhibit 15. Landscape buffers along Rosser Boulevard shall include live oaks and cabbage palms as practicable and shall match the landscape buffers of the development to the south. All other landscape and buffer areas, as well as all landscape materials, shall conform to minimum size and spacing requirements as set forth in Section 154.03 of the City’s Land Development Regulations. The developer shall have the right to amend the list of approved trees and shrubs as deemed necessary. All landscape plans submitted to the City as part of final development plans shall be approved by the developer prior to submittal to the City.

H. MAXIMUM BUILDING HEIGHT

All maximum proposed structure heights are as follows:

Residential (Height Zone A)	-	35 feet
Residential Apartments (Height Zone (B)	-	50 feet
Commercial/Office (Height Zone B)	-	50 feet
Hospital/Medical Center (Height Zone C)	-	70 feet

The Conceptual Master Plan attached as Exhibit 9 depicts certain height zones for the project. Such zones are based on land use and proximity to single family residences.

I. MINIMUM BUILDING SETBACKS

Front setback:

Along Gatlin Boulevard and Rosser Boulevard:	25 Feet
Along interior property lines/right-of-ways:	0 Feet
Along Kensington Street:	15 Feet

Side Setback: 10 feet

Rear Setback: 15 feet

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Building Separation:

20 foot-minimum

The following conditions will apply:

1. The ten-foot-wide landscape strip required in front of interior buildings must be located to the side and rear of the structures, or to an alternative location within overall PUD. All alternative locations must first be approved by the developer.
2. The required 25-foot landscape strip along Gatlin Boulevard and Rosser Boulevard shall not be relocated to other areas within PUD or property.
3. Building locations shall not interfere with required sight-distances along interior intersections.
4. Additional setbacks will be provided when necessary to provide adequate room for sidewalks and lighting.
5. No garage doors will be visible from public right-of-way.

J. ACCESSORY USES

Building overhangs along front-facing walkways of 5 feet to 7 feet shall be allowed to accommodate business signage of uniform design.

K. BUFFERS

When non-residential development abuts residential development, a 25-foot wide landscaped buffer with a six-foot high architectural wall or berm shall be provided. This condition shall not apply when proposed office or retail uses abut an existing lake of at least 100 feet in width which already provides a natural buffer. The same applies to multi-family uses abutting single-family uses. When retail uses abut non-retail commercial or office uses, a 6-foot wall and 10-foot-wide landscape strip will be required to screen the retail user from the other user.

L. STORMWATER SYSTEMS

Gatlin Commons will be provided stormwater attenuation through the Portofino Isles Community Development District (“CDD”). The Portofino Isles CDD will own and operate the master stormwater system necessary to serve the project. The Portofino Isles CDD is currently constructing the master stormwater system for the Gatlin Commons and adjacent land owned by Glassman Corporation and Prime Investors & Developers, Inc. pursuant to South Florida Water Management District Permit No. 56-00332-S-13, a copy of which is attached to this application as Exhibit 13. The permit requires that the Gatlin Commons provide pre-treatment of the stormwater as a requirement of Special Condition No. 14. The pre-treatment of stormwater will be through a series of dry detention areas prior to discharging into the master stormwater system. The stormwater conveyance system internal to the Gatlin Commons PUD will be designed and developed as part of the preparation for site plans and construction plans for each parcel within the PUD. The South Florida Water Management District will require a construction permit for those facilities. Should it be hydrologically feasible, the stormwater system will be designed to

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treat water from the widening improvements on Rosser Blvd.

M. ROADWAYS

The prior owners of the Gatlin Commons property dedicated to the City of Port St. Lucie 40 feet of right-of-way for Rosser Boulevard and 50 feet of right-of-way for Gatlin Boulevard, pursuant to that certain Pre-Annexation Agreement between Glassman Corporation and the City of Port St. Lucie dated September 25, 2000 and recorded in Official Records Book 1340, Page 404, Public Records of St. Lucie County, Florida (the “Pre-Annexation Agreement”). Section 11 of the Pre-Annexation Agreement requires the current owner of the Gatlin Commons property to dedicate to the City 80 feet of right-of-way for the extension of Aledo Avenue to Gatlin Boulevard. In order to accomplish that connection, the Aledo Avenue extension has been aligned with the intersection of Import Drive and Gatlin Boulevard, which is a signalized, full-movement intersection. The roadway has also been connected to the Kensington Street extension (also called Brigantine Place) to provide internal connectivity throughout the site. All on-site roads will be dedicated to the City via plat. Typical roadway sections are depicted on Exhibit 10. Final roadway sections (including landscaping) will be approved as part of such plat and final development plans. The developer or his designee will construct Import Drive and Aledo Avenue at its sole cost and expense. The Portofino Isles Community Development District recently completed construction of Kensington Street. Upon dedication of those roads to the City, the City will undertake maintenance of the same. The Gatlin Commons Property Owners Association will maintain all landscaping and common areas within the development, including all landscaping within the Aledo Lane and Import Drive rights-of-way. A right-of-way landscape maintenance agreement for the Gatlin Commons project shall be approved by the City prior to the recording of the plat to create the City road rights-of-way. A traffic study of the project, pursuant to Section 4 of that certain unrecorded Capacity Agreement between Glassman Corporation and the City of Port St. Lucie dated November 17, 2000, is attached to this application as Exhibit 16. The Conceptual Master Plan attached to this application as Exhibit 9 depicts all access points onto the property, both with full turning movements and right-in/right-out movements only.

In approving the PUD, the City is not accepting the traffic analysis methodology. The City is agreeing to the proposed improvements shown on Exhibit 9 and as further described in the following paragraph.

When applications for final site plan approval for Parcels 1, 2, 3, and 4, or any portion thereof, as depicted on the Conceptual Master Plan attached as Exhibit 9, are submitted to the City, each application must include a traffic study that analyzes the project’s potential impacts on both Gatlin and Rosser Boulevards. In the event that a traffic study done in conjunction with applications for final site plan approval for either Parcel 1, 2, 3, or 4, or any portion thereof, concludes that such development will result in a decrease in the level of service the City’s roadway network, below Level of Service D, appropriate off-site roadway improvements to accommodate the development will be identified and these improvements will need to be funded, designed and constructed as part of such development.

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The land needed to create the turn lane from Rosser Boulevard into Parcel 4 will be dedicated to the City prior to Site Plan approval for Parcel 4 and Parcel 15, if affected. The turn lane cannot affect the alignment of the intersection at Aledo Lane and Rosser Boulevard. Additional right-of-way needed for the widening of Rosser Boulevard may be required from Parcel 2 and Parcel 4. This additional right-of-way is to be dedicated to the City of Port St. Lucie prior to issuance of CO for Parcel 2 and prior to final site plan approval for Parcel 4.

N. MULTI-FAMILY DESIGN STANDARDS

Front setback:	23 feet minimum
Rear setback:	15 feet minimum
Side setback (building corners)	20 feet minimum
Perimeter setback (to property line):	15 feet minimum
Building Separation:	20 feet minimum
Rear setback from patio w/ screen:	12 feet minimum
Lot Size:	22' wide x 81' deep (1,782 square foot) minimum

The following conditions will apply:

1. The maximum number of contiguous units for town homes will be 8.
2. The maximum length of contiguous units for town homes will be 240 feet.
3. No more than two contiguous town home dwelling units shall have the same front building setback. Building articulation will provide a minimum of a two-foot difference in building to provide variation.
4. The only allowed accessory uses within the rear lot setback will be a 3' wide patio with an open air screen enclosure adjacent to the rear of the building.
5. The internal private roadway system shall have a minimum right-of-way width of 34 feet.
6. Common open space shall be 500 square feet per dwelling unit.

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EXHIBIT 7

PARCEL I (INCLUDES WMT-1) LEGAL DESCRIPTION

Being a Tract of land lying in Section 14, Township 37 South, Range 39 East, and being more particularly described as follows:

Commence at the northeast corner of said Section 14; thence S 00°01'29" W, along the east line of said Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet south of, as measured at right angles, the north line of said Section 14; thence S 87°39'47" W, parallel with the said north line of Section 14, a distance of 40.03 feet to the intersection with a line 40.00 feet west of, as measured at right angles the said east line of Section 14, and being the west right-of-way line of Rosser Boulevard, and the POINT OF BEGINNING of the following described Parcel;

Thence continue S 87°39'47" W, along lastly said line, a distance of 2,160.28 feet; thence S 42°39'47" W a distance of 35.36 feet; thence S 02°20'13" E a distance of 185.00 feet; thence S 02°14'13" W a distance of 124.08 feet; thence S 00°21'33" E a distance of 359.70 feet to the beginning of a curve concave to the west having a radius of 800.00 feet; thence southerly along the arc of said curve a distance of 536.90 feet through a central angle of 38°27'10"; thence S 38°05'37" W a distance of 194.62 feet to the beginning of a curve concave to the southeast having a radius of 450.00 feet; thence southwesterly along the arc of said curve a distance of 117.07 feet through a central angle of 14°54'19"; thence S 23°11'17" W a distance of 582.56 feet to the beginning of a curve concave to the east having a radius of 25.00 feet; thence southerly along the arc of said curve a distance of 19.63 feet through a central angle of 44°59'27" to the point of reverse curvature with a curve concave to the west, having a radius of 78.33 feet; thence southerly along the arc of said curve a distance of 18.43 feet, through a central angle of 13°28'59" to the point of reverse curvature with a curve concave to the northeast, having a radius of 25.00 feet; thence southeasterly along the arc of said curve a distance of 25.52 feet, through a central angle of 58°29'32"; thence S 66°48'43" E a distance of 28.29 feet to the beginning of a curve concave to the north having a radius of 1,053.81 feet; thence easterly along the arc of said curve a distance of 220.84 feet through a central angle of 12°00'26"; thence N 11°10'52" E a distance of 115.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 938.81 feet, the chord of which bears S 82°32'55" E; thence easterly along the arc of said curve, a distance of 122.23 feet through a central angle of 07°27'34"; thence S 86° 16' 40" E a distance of 614.43 feet to the beginning of a curve concave to the north having a radius of 2,360.00 feet; thence easterly along the arc of said curve a distance of 273.01 feet through a central angle of 06°37'41"; thence N 87°05'38" E a distance of 303.07 feet to the beginning of a curve concave to the south having a radius of 940.00 feet; thence easterly along the arc of said curve a distance of 301.86 feet through a central angle of 18°23'57"; thence S 74°30'25" E a distance of 422.38 feet; thence S 15°29'35" W a distance of 115.00 feet; thence S 74°30'25" E a distance of 6.17 feet to the beginning of a curve concave to the north having a radius of 25.00

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feet; thence easterly along the arc of said curve a distance of 27.59 feet through a central angle of $63^{\circ}13'40''$ to the point of reverse curvature with a curve concave to the south, having a radius of 80.00 feet; thence easterly along the arc of said curve a distance of 131.39 feet, through a central angle of $94^{\circ}06'04''$ to the point of reverse curvature with a curve concave to the northeast, having a radius of 25.00 feet; thence southeasterly along the arc of said curve a distance of 16.31 feet, through a central angle of $37^{\circ}22'47''$ to the point of compound curvature with a curve concave to the north, having a radius of 1,240.00 feet; thence easterly along the arc of said curve, a distance 193.96 feet through a central angle of $08^{\circ}57'44''$; thence S $89^{\circ}58'31''$ E a distance of 137.03 feet; thence N $00^{\circ}01'29''$ E a distance of 2,404.57 feet to the POINT OF BEGINNING.

Containing 116.924 acres, (5,093,209.4 sq. ft.) more or less.

PARCEL II LEGAL DESCRIPTION

Being a Tract of land lying in Section 14, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the northeast corner of said Section 14; thence S $00^{\circ}01'29''$ W, along the east line of said

Section 14, a distance of 135.11 feet, to the intersection with a line 135.00 feet south of, as measured at

right angles, the north line of said Section 14; thence S $87^{\circ}39'47''$ W, parallel with the said north line of

Section 14, a distance of 2370.31 feet to the POINT OF BEGINNING of the following described Parcel;

Thence continue S $87^{\circ}39'47''$ W, along lastly said line, a distance of 263.21 feet; thence S $00^{\circ}21'33''$ E a distance of 1,198.55 feet; thence S $35^{\circ}55'46''$ E a distance of 74.32 feet; thence N $38^{\circ}05'37''$ E a distance of 184.20 feet to the beginning of a curve concave to the west having a radius of 700.00 feet; thence northerly along the arc of said curve a distance of 469.79 feet through a central angle of $38^{\circ}27'10''$; thence N $00^{\circ}21'33''$ W a distance of 354.93 feet; thence N $06^{\circ}54'39''$ W a distance of 125.40 feet; thence N $02^{\circ}20'13''$ W a distance of 185.00 feet; thence N $47^{\circ}20'13''$ W a distance of 35.36 feet to the POINT OF BEGINNING.

Containing 7.668 acres (334,018.1 sq. ft.), more or less.

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EXHIBIT 8

BINDING P.U.D. AGREEMENT

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EXHIBIT 9

PUD CONCEPTUAL MASTER PLAN

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EXHIBIT 10

TYPICAL RIGHT-OF-WAY SECTIONS

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EXHIBIT 11

ELEVATION PLAN

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EXHIBIT 12

DRI CORRESPONDENCE

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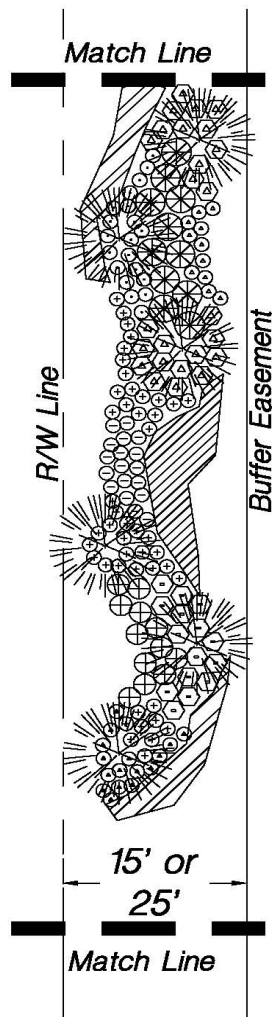
EXHIBIT 13

SFWMD PERMIT

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EXHIBIT 14 TYPICAL NATIVE BUFFER



Landscape Legend:

Trees:

Slash Pine

Pinus eliottii 'Densa', 12' Ht, 2.5" cal

Shrubs:

Saw Palmetto

Serenoa repens, 3 gal, 48" o.c.

Cord Grass

Spartina bakeri, 3 Gal, 36" o.c.

Fakahatchee Grass

Tripsacum dactyloides, 3 gal, 36" o.c.

Dwarf Walters Viburnum

Viburnum obovatum 'Whorl Class', 3 gal, 24" o.c.

Dwarf Firebush

Hamelia macarantha, 3 Gal, 24" o.c.

Bahama Cassia

Senna mexicana var. *chapmanii*, 3 gal, 24" o.c.

Dwarf Fakahatchee Grass

Tripsacum floridana, 3 gal, 24" o.c.

Giant Swordfern

Nephrolepis bisserrata, 3 gal, 24" o.c.

Muhly Grass

Muhlenbergia capillaris, 3 gal, 24" o.c.

Grondcover:

Dune Sunflower, *Helianthus debilis*, 1 gal, 24" o.c.

Trailing Lantana, *Lantana montevidensis*, 1 gal, 24" o.c.

Typical Native Buffer: Scale: 1"=20'

Note:

1. Typical Buffer Planting is applicable in areas where no native Vegetation exists. Where existing, Native Vegetation is to be protected on site.
2. Typical plant list is subject to change.

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EXHIBIT 15

TRAFFIC STUDY

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EXHIBIT 16

CONCEPTUAL UTILITY MASTER PLAN

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EXHIBIT 17

AGREEMENT WITH PORTOFINO ISLES CDD

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