

EXHIBIT A

Gatlin Boulevard Center PUD

Gatlin Boulevard Center Parcel 1 and 2, and
Lot 26, 27, and 28, Block 1711, Port St. Lucie Section Thirty One

Planned Unit Development Concept Document and Plan and Rezoning Application Package

Development Team

Engineer:

Schulke, Bittle & Stoddard, LLC

Traffic Study:

O'Rourke Engineering & Planning

Surveyor:

Carnahan Proctor and Cross, Inc.

Architect:

Trey Lucas Architecture

Legal:

Dean Mead

Prepared by:

Schulke,, Bittle & Stoddard, LLC
1717 Indian River Blvd, Suite 201
Vero Beach, FL 32960
772-770-9622

Resubmitted:

October 12, 2020

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PUD Rezoning Application Checklist

1. Cover letter explaining purpose and history of application
2. Signed agent authorization letters from 2 property owners included in this application
3. Deeds for 4 parcels included in this application
4. Proposed PUD document and concept plan containing items listed in Sections 158.172-175 or 158.187-190 of the Zoning Code.

INTRODUCTION PAGE
***Request for PUD Concept Plan Approval and
Rezoning to Planned Development***
Resubmitted October 12, 2020

Request

The purpose of this request is for a PUD Concept document and plan approval, and a Rezoning approval from City of Port St. Lucie PUD (Planned Unit Development) and CS (Service Commercial) Zoning designations to a City of Port St. Lucie PUD (Planned Unit Development) Zoning designation. The applicant is proposing a commercial development, consisting of a retail use (existing AutoZone) and proposed car wash. However, the applicant is requesting the approval of additional uses within the PUD to include all of the permitted uses and structures in the General Commercial (CG) zoning district, and all the accessory uses, and all the special exception uses listed in that district subject to approval of City Council in accordance with the City Code. The request for approval of the uses in the CG district is proposed in order to allow for flexibility in the future redevelopment of the parcels in the PUD consistent with the City Code.

On behalf of the Applicant, Schulke, Bittle & Stoddard, LLC is requesting approval of the PUD Concept document and plan, and approval for rezoning from City of Port St. Lucie PUD (Planned Unit Development) and CS (Service Commercial) Zoning designations to a City of Port St. Lucie PUD (Planned Unit Development) Zoning designation. The subject property consists of approximately 2.81 acres.

Site Information

The subject property consists of approximately 2.81 acres and is located at the southwest corner of Gatlin Boulevard and Fondura Road, in the City of Port St. Lucie. The subject property is comprised of four (4) parcels, identified by the following parcel ID's: 4314-602-0002-000-8 (+/- 1.05 acres), 4314-602-0003-000-5 (+/- 1.05 acres), 3420-650-1168-000-8 (+/- 0.48 acres), and 3420-650-1167-000-1 (+/- 0.23 acres) totaling approximately 2.81 acres. The subject properties have an underlying Future Land Use designation of CG (Commercial General) and CS (Commercial Service), and the subject properties are within conversion District #24. According to the City of Port St. Lucie Comprehensive Plan Policy-1.1.4.10 the CG land use category allows a maximum building coverage of 40%, and CS land use category allows a maximum building coverage of 40% (see Exhibits D, G, and H).

To the north of the subject property, across Gatlin Boulevard, consists of Municipal property as well as a service station. To the south and southwest of the property consists of vacant commercial and vacant residential land. To the west of the property lies an existing self storage facility. To the east of the subject site, across Fondura Road, consists of a service station. Currently there are properties to the northeast and west, which contain the desired PUD zoning designation (see Exhibit F and H).

The proposed commercial development will contain one (1) right-in, right-out vehicular access point, which will be provided from Gatlin Boulevard. Two (2) additional full-access driveways and one (1) egress only driveway will be provided at Domina Road.

The proposed development consists of an existing AutoZone (retail) and a proposed car wash. The proposed carwash is a single bay car wash together with self-service vacuum stations. After the submittal of this rezoning application, the applicant will submit a Special Exception Use Application for approval of a car wash (see Exhibit K).

The site development area consists of the following platted lands:

- All of the Gatlin Boulevard Center (PB 58 PG 20-21)
 - Parcel 1 (undeveloped)
 - Parcel 2 (existing AutoZone)
- Portions of Port St. Lucie Section 31 (PB 14 PG 22)
 - Block 1711, Lots 26, 27, and 28

The applicant proposes to expand Parcel 1 of Gatlin Boulevard Center by adding three (3) lots to it. The revised PUD parcels will be as follows:

1. Parcel 1: Parcel 1 Gatlin Boulevard Center and Block 1711, Lots 26, 27, and 28 Port St. Lucie Section 31.
2. Parcel 2: Parcel 2 Gatlin Boulevard Center.

History of the Development Site and PUD

The northern 2.19 acres of the 2.81 acre project area obtained approval of a PUD Concept Document and Plan, and Rezoning to PUD by the City of Port St. Lucie in January 2007. The project was originally known as the “Sterling Bank PUD.” The approved uses included financial institution, retail/office, and drive-thru as a special exception use.

A plat was recorded in September 2007 subdividing the property into two (2) parcels. The plat was recorded as “Gatlin Boulevard Center” (PB 58 PG 20-21). Subsequent to the PUD approval and plat, in January 2008 a site plan was approved for the “Gatlin Boulevard Center” and included a 3,300 SF bank with drive-thru on Parcel 1 and a 6,815 sf AutoZone retail store on Parcel 2.

The bank on Parcel 1 was not built. The AutoZone retail proposal on Parcel 2 was constructed in 2008 and completed in early 2009 and remains in operation. There have been no further planning or development actions taken on the site(s). Today, Parcel 1 remains vacant.

In 2019, Kiwi Land Holdings, LLC, entered into a contract to purchase Parcel 1 together with three (3) adjacent lots (two tax parcels) lying to the south of Parcel 1, known as Block 1711 Lots 26, 27, and 28 Port St. Lucie Section 31. In May 2020, Kiwi purchased all of the properties. Kiwi proposes to develop a car wash facility on the vacant Parcel 1 and vacant Lots 26, 27, and 28. In December 2019, Kiwi met with City of Port St. Lucie Technical Review Committee staff to discuss the proposal. City staff provided guidance and recommendations for appropriate planning and procedural actions required to secure requisite approvals from the City to permit the development of a car wash, which include the following actions:

- Action 1: Prepare and submit a new PUD Concept Document and Plan for approval. The plan will include all property within the approved Gatlin Boulevard Center PUD and Block 1711 Lots 26, 27, and 28 Port St. Lucie Section 31.
- Action 2: Prepare and submit a new application for Rezoning the aforementioned properties to PUD.
- Action 3: Prepare and submit a new application for a special exception use for a car wash facility use.
- Action 4: Prepare and submit a new site plan application and building permit applications for approval of the construction of the car wash facility.

This document includes supporting documentation to complete Actions 1 and 2. Subsequently, separate documents supporting Action 3 will be prepared and submitted to the City. Upon completion of Actions 1, 2, and 3, the applicant will complete Action 4, and upon approval, commence construction.

Proposed Development Uses

The Gatlin Boulevard Center PUD is a commercial development. The proposed development is consistent with the surrounding uses and zones to the north, south, east, and west. This development will provide an appropriate buffer, and will provide goods and services to the residential areas to the north and south.

Standards for District Establishment

The proposed development meets the following requirements set forth in Chapter 158.172 of the City of Port St. Lucie Unified Land Development Code (ULDC) for Rezoning Approval.

- A. The proposed Gatlin Boulevard Center PUD is 2.81 acres and exceeds the minimum requirements of 2 acres for a PUD.
- B. The proposed Gatlin Boulevard Center PUD is located east of I-95, south of Gatlin Boulevard. The proposed development will consist of three (3) primary vehicular access points. The access points will be onto Gatlin Boulevard and Domina Road.
- C. The 2.81 acre property is located south of Gatlin Boulevard, north of Domina Road, and east of an existing 65' Drainage Right-of-way. The property is located within the C-23 Basin of the SFWMD Upper East Coast Planning Area. The proposed stormwater management plan will be designed to comply with the criteria as established by SFWMD and the City of Port St. Lucie. Water quality requirements will be achieved on-site. The stormwater will be treated onsite prior to discharging into the adjacent 65' drainage canal. The finish floor elevation the buildings will be based on the on-site stage created by a 100-year, 72 hour storm event assuming no off-site discharge.

- D. According to the City of Port St. Lucie Comprehensive Plan Policy 1.1.4.10 the CG land use category allows a 40% maximum building coverage and maximum of 80% impervious area, and CS land use category allows a maximum building coverage of 40% and maximum 80% impervious area. The proposed Gatlin Boulevard Center PUD Land Development Regulations (see page 8) are consistent with the maximum intensities permitted by the City of Port St. Lucie Comprehensive Land Use Plan Policy 1.1.4.10 for Land Use designations General Commercial (CG) and Service Commercial (CS).

Based on the above and attached information, the Applicant respectfully requests approval of the PUD Concept Document and Plan, and the proposed Rezoning.

Development Team

Applicant	Surveyor
Kiwi Land Holdings, LLC Hunter Chambliss 221 Commercial Blvd, Suite 202 Lauderdale By The Sea, FL 33308 954-938-7211 hunter@chablissgroup.com	Carnahan, Proctor and Cross, Inc. Bob Moser 604 Courtland St., Suite 101 Orlando, Florida 32804 407-960-5980, ext. 121 BMoser@cpc-eng.com
Property Owners	Legal
<u>Parcel 1 Gatlin Boulevard Center</u> Kiwi Land Holdings, LLC Hunter Chambliss 221 Commercial Blvd, Suite 202 Lauderdale By The Sea, FL 33308 954-938-7211 hunter@chablissgroup.com	Dean, Mead, Minton & Zwemer W. Lee Dobbins 1903 South 25th Street, Suite 200 Fort Pierce, Florida 34947 772-464-7700 LDobbins@deanmead.com
<u>Parcel 2 Gatlin Boulevard Center</u> Agree Stores, LLC Laith Hermiz 70 E. Long Lake Rd Bloomfield Hills, MI 48304 248-737-4190	
<u>Bock 1711, Lots 26, 27, and 28 Port St. Lucie Section 31</u> Kiwi Land Holdings, LLC Hunter Chambliss 221 Commercial Blvd, Suite 202 Lauderdale By The Sea, FL 33308 954-938-7211 hunter@chablissgroup.com	
Engineer	Architect
Schulke, Bittle & Stoddard, LLC Joseph W. Schulke, P.E. 1717 Indian River Blvd, Suite 201 Vero Beach, FL 32960 772-770-9622 jschulke@sbsengineers.com	1. AutoZone (Existing Building) 2. Car wash Trey Lucas Architecture 324 Eastland Dr Decatur, GA 30030 404-378-7431 trey@treylucas.com
Traffic Engineer	
O'Rourke Engineering & Planning Susan O'Rourke 969 SE Federal Highway, Suite 402 Stuart, FL 34994 772-781-7918 seorourke@comcast.net	

LEGAL DESCRIPTION

Parcel 1 and 2, Gatlin Boulevard Center, according to plat thereof as recorded in Plat Book 58, Page 20, of the Public Records of St. Lucie County, Florida.

Lot 26, 27, and 28, Block 1711, Port St. Lucie Section Thirty One, according to plat thereof as recorded in Plat Book 14, Page 22 of the Public Records of St. Lucie County, Florida.

**Proposed Land Development Regulations
(Per Section 158.175 (A)(4))**

The proposed development is consistent with the requirements set forth in Chapter 158.174 of the City of Port St. Lucie Land Development Regulations for Rezoning Approval.

- 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:
 - Parcel 1: All uses permitted within the General Commercial Zoning District (reference Section 158.124 of the City of Port St. Lucie Code of Ordinances)
 - Parcel 2: Retail; and all other uses permitted within the General Commercial Zoning District (reference Section 158.124 of the City of Port St. Lucie Code of Ordinances)
- C. Special Exception Uses:
 - 1. As permitted within the General Commercial Zoning District (reference Section 158.124 of the City of Port St. Lucie Code of Ordinances)
- D. Accessory Uses:
 - 1. As set forth within Section 158.217
- E. Minimum Building Size and Minimum Lot Requirements: Commercial and office buildings shall have a minimum total gross floor area of 1,200 square feet. Minimum lot size: 20,000 square feet and a minimum width of 100 feet.
- F. Maximum Building Coverage and Minimum Open Space: (40%) forty percent maximum building coverage, provided that minimum open space shall be 40%, which may include preservation areas.
- G. Maximum Building Height: The maximum building height shall be 35 feet or 2 stories, whichever is less.
- H. Setback Requirements and Buffering:
 - a. Front setback. Each lot shall have a front yard with a building setback line of (50) fifty feet;
 - b. Side setback. Each lot shall have two side yards, each having a building setback line of (10) ten feet. A building setback line of (25) twenty-five feet shall be required when the yard adjoins a residential use or a public road right-of-way;
 - c. Rear setback. Each lot shall have a rear yard with a building setback line of (25) twenty-five feet;
 - d. Buffering. There will be a minimum 10-foot landscape buffer along Domina Road and Fondura Road. There will be a minimum 10-foot landscape buffer adjoining the drainage right-of-way; there will be a minimum 20-foot buffer along Gatlin Boulevard.

- I. Off-Street Parking and Lighting:
 - a. A ten (10) foot minimum setback shall be provided between all right of ways or boundary lines and parking/ vehicular areas.
 - b. A twenty (20) foot minimum setback shall be provided between the Gatlin Boulevard right-of-way and parking / vehicular areas. A ten (10) foot minimum setback shall be provided between all other right-of-ways or boundary lines and parking / vehicular areas.
 - c. Loading and Service facilities shall be located so as to minimize negative visual impact. A car wash and related equipment shall not be considered a loading or service facility
 - d. Parking shall be designed as per the minimum standards set forth within the City Land Development Regulations, Section 158.221 except where expressly modified herein.
 - e. Parking requirements:
 - 1. Parking shall be provided in accordance with Section 158.221
 - 2. Car wash: a minimum of three (3) spaces shall be provided for a car wash facility (reference Section 158.221(c)(24) for most similar use)
 - f. Lighting will adhere to provisions within Section 158.221.

- J. Access: All new development or redevelopment will be provided with the appropriate access and traffic facilities to serve the transportation needs of the development in a safe and efficient manner.

The proposed development contains several proposed access points:

- 1. One from Gatlin Boulevard
- 2. Two from Domina Road
- 3. One egress only to Domina Road

- K. Provision for Public Facilities & Services: The applicant will dedicate the facilities required to operate the community to the City or other applicable public body as deemed necessary by the City Council.

The above referenced project P.U.D. will be supplied with Water and Wastewater Services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such services.

Furthermore, the P.U.D. acknowledges that the City may require reuse water be utilized for irrigation, equal to the amount of the wastewater generated by the P.U.D., upon availability to the site.

- L. Underground Utilities: All utility lines will be installed underground. All accessories to these systems shall be screened.

- M. Roadways & Sidewalks: Please see Exhibit K (PUD Concept Plan), of the Application Package, for the location of the cross access. Please see Exhibit I, of the Application Package, for the Traffic Analysis.
- N. Protection of Natural Features: The original Gatlin Boulevard Center PUD (FKA Sterling Bank PUD) application and approval which includes all of Parcel 1 (undeveloped) and Parcel 2 (AutoZone), included an environmental assessment. The approval of that PUD included required upland preservation areas. This new PUD concept document and plan maintains the same preservation areas. This PUD document and plan adds Block 1711, Lots 26-28, Port St. Lucie Section 31 (approximately 0.73 acres) to Parcel 1 of the PUD development area. Any proposed development for Parcel 1 will require review of a site plan in accordance with Article XII - Site Plan Review Requirements/Procedures and must comply with applicable requirements in Article II – Natural Resources and Native Vegetation.
- O. Commercial and Industrial Development: The proposed commercial PUD is located in an appropriate location and is of an appropriate size and configuration to serve any existing and future needs. The proposed commercial PUD is consistent with the City's Comprehensive Plan.

P. Landscape Design Standards

1. General Landscape requirements

- a. All landscaping shall conform to City of Port St. Lucie Land Development Regulations.
- b. All pestilent exotic vegetation must be removed from the site per Section 154.05 (c).
- c. All proposed landscaping at roadway connections should meet FDOT standards for sight distance and clear zones.
- d. No intrusive root system vegetation shall be placed within ten feet of utilities
- e. All proposed landscaping within the City's rights-of-way is to be irrigated within 100% coverage
- f. Trees shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance.

2. Non-Residential Landscape Design Standards

- a. The following standards govern non-residential construction. All landscaping shall be designed and located to provide a logical, consistent and attractive pattern of landscaping that relates to the human-scale, softens the built environment and creates a master planned environment within the PUD.
- Q. Architectural Standards: All new development of the PUD shall conform to the “City of Port St. Lucie Citywide Design Standards.”

Per Section 158.175(A)(5)

The proposed Planned Unit Development serves the public purpose to an equivalent degree. The proposed commercial development will provide the public with two (2) commercial uses to provide the public with additional goods and services. The proposed commercial PUD is located in an appropriate location and is of an appropriate size and configuration as to serve any existing and future needs.

Exhibit A

Consent Form and Property Identification

See attached consent form and property identification information (information from SLC Property Appraiser).

Property Identification Information

1. Kiwi Land Holdings, LLC
Port St. Lucie Section 31, Block 1711, Lot 26
2. Kiwi Land Holdings, LLC
Port St. Lucie Section 31, Block 1711, Lots 27 and 28
3. Kiwi Land Holdings, LLC
Gatlin Boulevard Center Parcel 1
4. Agree Stores, LLC
Gatlin Boulevard Center Parcel 2

Consent Form

1. Agree Stores, LLC
Gatlin Boulevard Center Parcel 2

Property Identification

Site Address: 2658 SW DOMINA RD Use Type: 1000	Parcel ID: 3420-650-1167- 000-1 Jurisdiction: Port Saint Lucie	Account #: 84444 Map ID: 43/14N	Sec/Town/Range: 14/37S/39E Zoning: CS SERVIC
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Ownership

Kiwi Land Holdings LLC
221 Commercial BLVD Ste 203
Lauderdale by the Sea, FL 33308

Legal Description

PORT ST LUCIE-SECTION 31- BLK 1711 LOT 26 (MAP 43/14N)

Current Values

Just/Market: \$40,000	Assessed: \$40,000
Exemptions: \$0	Taxable: \$40,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$40,000	\$40,000	\$0	\$40,000
2018	\$40,000	\$40,000	\$0	\$40,000
2017	\$40,000	\$40,000	\$0	\$40,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-12-2020	4421 / 0675	0205	WD	Bezak Andrew	\$250,000
08-15-2013	3556 / 0784	0111	SP	Casabella Holdings	\$100
12-18-2009	3163 / 0237	0205	WD	Gutierrez Roberto	\$50,100

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



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for display*

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Property Identification

Site Address: 2650 SW Parcel ID: 3420-650-1168- Account #: 84445 Sec/Town/Range: 14/37S/39E
 DOMINA RD 000-8 Map ID: 43/14N Zoning: CS SERVIC
 Use Type: 1000 Jurisdiction: Port Saint Lucie

Ownership

Kiwi Land Holdings LLC
 221 Commercial BLVD Ste 203
 Lauderdale by the Sea, FL 33308

Legal Description

PORT ST LUCIE-SECTION 31- BLK 1711 LOTS 27 AND 28
 (MAP 43/14N)

Current Values

Just/Market: \$83,300 Assessed: \$83,300
 Exemptions: \$0 Taxable: \$83,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$83,300	\$83,300	\$0	\$83,300
2018	\$83,300	\$83,300	\$0	\$83,300
2017	\$83,300	\$83,300	\$0	\$83,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-12-2020	4421 / 0675	0205	WD	Bezak Andrew	\$250,000
08-15-2013	3556 / 0785	0111	SP	Casabella Holdings	\$100
12-18-2009	3163 / 0237	0205	WD	Gutierrez Roberto	\$50,100

Primary Building Information

Finished Area of this building: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



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Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.48
Land Size (SF):	20,831
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Property Identification

Site Address: 2080 SW Parcel ID: 4314-602-0002- Account #: 173303 Sec/Town/Range: 14/37S/39E
 GATLIN BLVD 000-8 Map ID: Zoning: Highway Co
 Use Type: 1000 Jurisdiction: Port Saint Lucie

Ownership

Kiwi Land Holdings LLC
 221 Commercial BLVD Ste 203
 Lauderdale by the Sea, FL 33308

Legal Description

GATLIN BOULEVARD CENTER (58-20) PARCEL 1 (1.05 AC)
 (MAP 43/14N)

Current Values

Just/Market: \$503,100 Assessed: \$503,100
 Exemptions: \$0 Taxable: \$503,100

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$503,100	\$503,100	\$0	\$503,100
2018	\$503,100	\$503,100	\$0	\$503,100
2017	\$503,100	\$503,100	\$0	\$503,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-14-2020	4421 / 2485	0001	WD	Singh Jai P	\$1,100,000
02-20-2013	3491 / 2734	0112	SP	Sterling Bank	\$205,000
02-15-2013	3519 / 1619	0002	WD	South Florida REO Trustees LLC	\$238,000

Primary Building Information

Finished Area of this building: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



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Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.05
Land Size (SF):	45,738
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Property Identification

Site Address: 2060 SW Parcel ID: 4314-602-0003- Account #: 173304 Sec/Town/Range: 14/37S/39E
 GATLIN BLVD 000-5 Map ID: 43/14N Zoning: Highway Co
 Use Type: 1100 Jurisdiction: Port Saint Lucie

Ownership

AGREE STORES LLC
 70 E Long Lake RD
 Bloomfield Hills, MI 48304

Legal Description

GATLIN BOULEVARD CENTER (58-20) PARCEL 2 (1.05 AC)
 (MAP 43/14N)

Current Values

Just/Market: \$1,426,200 Assessed: \$1,426,200
 Exemptions: \$0 Taxable: \$1,426,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$1,426,200	\$1,426,200	\$0	\$1,426,200
2018	\$1,426,200	\$1,426,200	\$0	\$1,426,200
2017	\$1,427,400	\$1,342,313	\$0	\$1,342,313

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-04-2020	4393 / 2571	0001	SP	Atlas Investment Company	\$3,200,000
05-12-2009	3093 / 0910	0139	WD	Centres AZ LLC	\$2,775,000
01-17-2008	2931 / 1988	XX00	WD	Sterling Bank	\$1,500,000

Primary Building Information

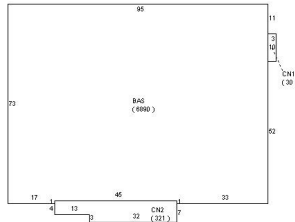
Finished Area of this building: 6,890 SF
 Gross Sketched Area: 7,241 SF

Exterior Data

View: Roof Cover: Roll Comp Roof Structure: BarJst/Rigid Building Type: STRH
 Year Built: 2008 Frame: Grade: Y_B+ Effective Year: 2008
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 0 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 100% Heat Fuel: ELEC Primary Floors: Vinyl Tiles



Total Areas

Finished/Under Air (SF):	6,890
Gross Sketched Area (SF):	7,241
Land Size (acres):	1.05
Land Size (SF):	45,738
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1835	2008
6FT CB Wall	1	48	2008
SINGLE LIGHT	1	4	2008
ASP2 LOW	1	22091	2008
CEMENT CURB	1	788	2008



AGREE STORES, LLC

70 E. Long Lake Road | Bloomfield Hills, MI 48304 | P 248.737.4190

March 26, 2020

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd., Bldg. B
Port St. Lucie, FL 34984

RE: Gatlin Boulevard Center P.U.D.
AutoZone located at 2060 Gatlin Boulevard, Port St. Lucie, Florida 34953 ("Parcel 2")
Undeveloped property located at 2080 Gatlin Boulevard, Port St. Lucie, Florida 34953 ("Parcel 1")

To Whom It May Concern:

Please be advised that Agree Stores, LLC, a Delaware limited liability company, being the owner of Parcel 2, has no objection to the proposal made by Kiwi Land Holdings, LLC (the "Contract Purchaser") to expand and modify the existing approved Gatlin Boulevard Center P.U.D. or to the preliminary site plan, a copy of which is attached to this letter as Exhibit A (the "Site Plan"), to facilitate the change of use on Parcel 1 from a financial institution use to a car wash use. Also, please accept this letter as authorization to permit the Contract Purchaser to prepare applications, reports and plans for submittal to the city and/or other governing jurisdictional agencies as may be necessary to secure the requisite approvals to allow the expansion and modification of the approved Gatlin Boulevard Center P.U.D. and to permit the construction of the improvements and development of the car wash in a manner consistent with the Site Plan.

Sincerely,

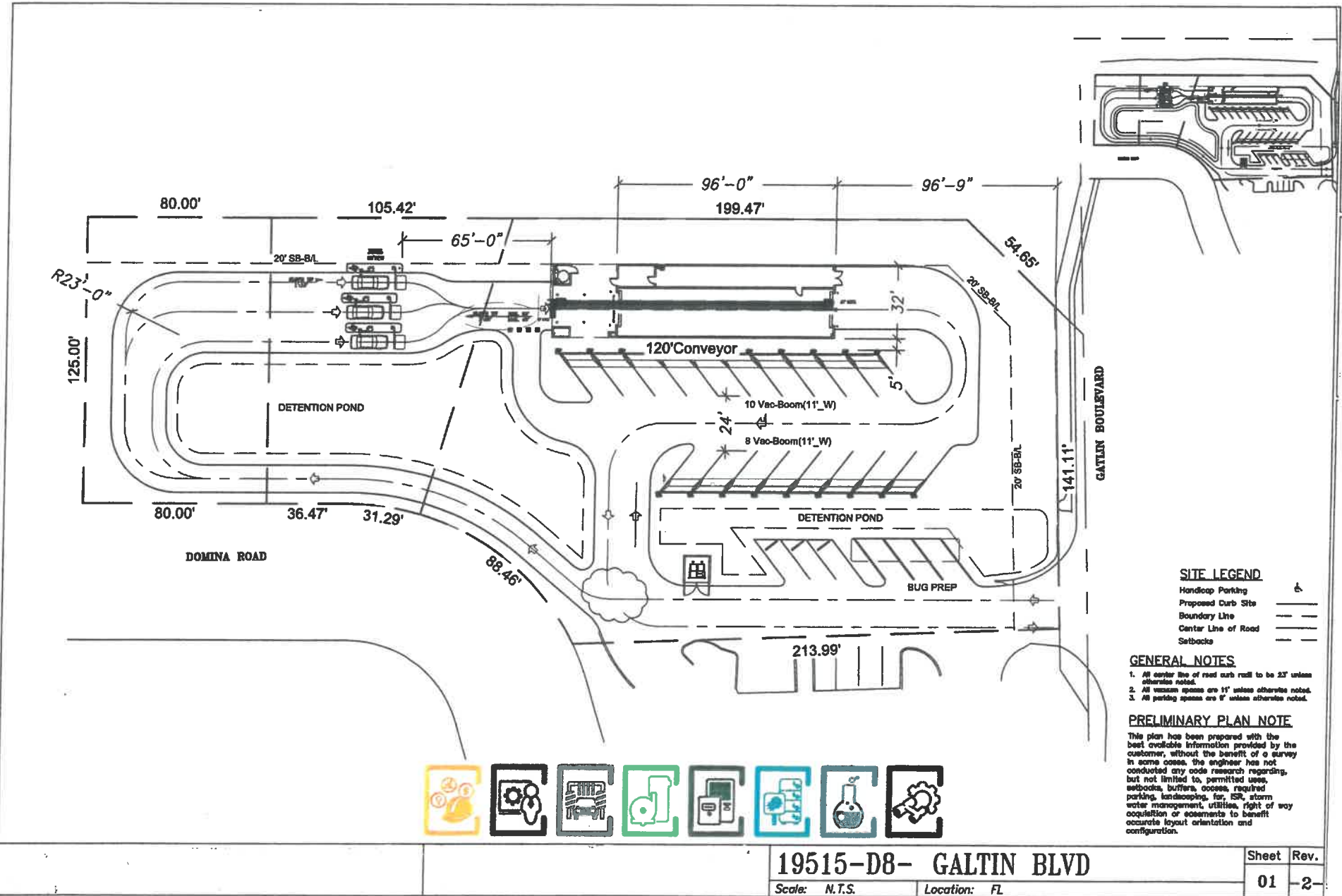
Agree Stores, LLC

A handwritten signature in blue ink, appearing to read "Laith Hermiz". To the right of the signature, the initials "EKC" are written in a smaller, lighter blue ink.

Laith Hermiz, Authorized Representative

EXHIBIT A
SITE PLAN

[See attached]



SITE LEGEND

- Handicap Parking
- Proposed Curb Site
- Boundary Line
- Center Line of Road
- Setbacks

GENERAL NOTES

1. All center line of road curb radii to be 23' unless otherwise noted.
2. All vacuum spaces are 11' unless otherwise noted.
3. All parking spaces are 9' unless otherwise noted.

PRELIMINARY PLAN NOTE

This plan has been prepared with the best available information provided by the customer, without the benefit of a survey in some cases, the engineer has not conducted any code research regarding, but not limited to, permitted uses, setbacks, buffers, access, required parking, landscaping, fire, ISR, storm water management, utilities, right of way acquisition or easements to benefit accurate layout orientation and configuration.



Exhibit B
Warranty Deed(s)

See attached warranty deed(s).

1. Kiwi Land Holdings, LLC
Port St. Lucie Section 31, Block 1711, Lots 26, 27, and 28
2. Kiwi Land Holdings, LLC
Gatlin Boulevard Center Parcel 1
3. Agree Stores, LLC
Gatlin Boulevard Center Parcel 2

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Scott A. Marcus, Esquire
Becker & Poliakoff, P.A.
1 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

File No. C26195-397307

**Property Appraisers Parcel
Identification (Folio) Numbers:**
3420-650-1167-000/1 and 3420-650-1168-000/8

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 12th day of May, 2020, by ANDREW BEZAK, a single man ("Grantor"), whose address is 9995 Orange Avenue, Fort Pierce, FL 34945, to KIWI LAND HOLDINGS, LLC, a Florida limited liability company ("Grantee"), whose address is 221 Commercial Boulevard, Suite 203, Lauderdale By The Sea, Florida 33308:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN DOLLARS (\$10) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in the County of St. Lucie County, State of Florida, viz.:

Lot 26, 27 and 28, Block 1711, Port St. Lucie Section Thirty One, according to plat thereof as recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida ("Property").

Subject to easements, restrictions and reservations of record and to taxes for the year 2020 and thereafter.

THE PROPERTY IS VACANT LAND: The Property is not the homestead of Grantor pursuant to Article X, Section 4 of the Florida Constitution nor is the Property contiguous to Grantor's homestead. Grantor's homestead address is 9995 Orange Avenue, Fort Pierce, FL 34945.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

M Pennant
Printed Name: Merline Pennant

Andrew Bezak
ANDREW BEZAK

J. Pennant - Womack
Printed Name: Jennifer Pennant - Womack

STATE OF FLORIDA

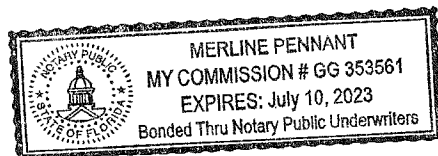
COUNTY OF St Lucie.

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 12th day of May, 2020, by ANDREW BEZAK, who is [] personally known to me or [] has produced FL Dr Lic as identification.

My Commission Expires:

July 10, 2023.

M Pennant
Notary Public



This instrument prepared by:
Warren Kirschbaum
Kirschbaum Law Office LLC
2240 Palm Beach Lakes Blvd., #250
West Palm Beach, FL 33409
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Parcel Identification (Folio) Number(s): 4314-602-0002-000-8
File No.: 2019-2441

WARRANTY DEED

This Warranty Deed Made this 14 day of May, 2020 by Jai P. Singh and Krishna Singh, Husband and Wife, hereinafter called the grantor, whose post office address is: 23 Chauncey Place, Woodbury, NY 11797 to Kiwi Land Holdings, LLC, a Florida limited liability company, whose post office address is: 221 Commercial Blvd., Suite 203, Lauderdale by the Sea, Florida 33308, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in St. Lucie County, Florida, viz:

Parcel 1, Gatlin Boulevard Center, according to the plat thereof as recorded in Plat Book 58, Page 20, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2020 and thereafter.

THE PROPERTY IS VACANT LAND: The Property is not the homestead of Grantor pursuant to Article X, Section 4 of the Florida Constitution nor is the Property contiguous to Grantor's homestead. Grantor's homestead address is 23 Chauncey Place, Woodbury, NY 11797

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

X Riya Singh
Witness Signature

RIYA SINGH
Witness Printed Name

X Jai P. Singh
Jai P. Singh

X Krishna Singh
Krishna Singh

Colleen B Drozd
Witness Signature
Colleen B Drozd
Witness Printed Name

State of New York
County of Nassau

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of May, 2020 by Jai P. Singh and Krishna Singh, who are personally known or have produced driver licenses as identification.

[Seal]

Colleen B Drozd
Notary Public
Print Name:
My Commission Expires: 12/22/23

COLLEEN B DROZD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DR6103327
Qualified in Nassau County
My Commission Expires _____

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE
AND WHEN RECORDED MAIL TO:
FIDELITY NATIONAL TITLE
ATTN: CARRIE PETERSON
1 E. WASHINGTON ST., SUITE 450
PHOENIX, AZ 85004

Escrow No.: Z2032221

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

**PREPARED BY, AND AFTER
RECORDING RETURN TO:**

Daniel P. Mooney
Honigman LLP
2290 First National Building
660 Woodward Avenue
Detroit, Michigan 48226

Property Appraiser's Parcel I.D. (Folio) Number:
4314-602-0003-000-5

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 10th day of March, 2020, by **ATLAS INVESTMENT COMPANY**, a Wisconsin corporation (hereinafter called "**Grantor**"), whose address is Attn: Joe Keyser, P.O. Box 484, Washington, VA 22727 to **AGREE STORES, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 70 E. Long Lake Road, Bloomfield Hills, Michigan 48304.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that certain land situated in Port Saint Lucie, St. Lucie County, Florida and being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

TOGETHER with all improvements thereon and all rights, interests, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple, forever.

This conveyance is subject to the items set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

AND, Grantor does hereby covenant to Grantee that Grantor is lawfully seized of the Property in fee simple, subject to the Permitted Encumbrances, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor warrants the title to the Property and will forever defend the same against the claims of every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Brent Hollis
Print Name: [Signature]

Brad Kear
Print Name: [Signature]

GRANTOR:

ATLAS INVESTMENT COMPANY,
a Wisconsin corporation

By: [Signature]
Name: Jeffrey F. Lagrew
Title: President

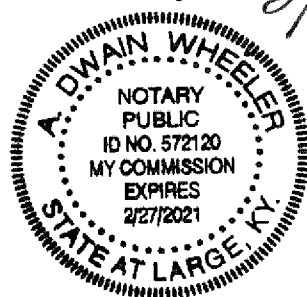
ACKNOWLEDGMENT

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 4th day of March, 2020, by Jeffrey Lagrew as President of Atlas Investment Company, a Wisconsin corporation, on behalf of the corporation. He is personally known to me or has produced a Ky Driver's License as identification.

[Signature]
NOTARY PUBLIC
Print Name: Dwain Wheeler
My Commission Expires: 2/27/2021



**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL A:

Parcel 2, of GATLIN BOULEVARD CENTER, according to the plat thereof, as recorded in Plat Book 58, Pages 20 and 21, of the Public Records of St. Lucie County, Florida.

PARCEL B:

Non-Exclusive easement for ingress-egress and utilities for the benefit of Parcel A (Parcel 2 of Gatlin Boulevard Center), as created in the Declaration of Covenants, Conditions, Restrictions and Easements for Gatlin Boulevard Center, as recorded in Official Records Book 2931, at Page 1944 in the public records of St. Lucie County, Florida, over the following described property:
Parcel 1, of GATLIN BOULEVARD CENTER, according to the plat thereof, as recorded in Plat Book 58, at Pages 20 and 21, of the public records of St. Lucie County, Florida.

PARCEL C:

Non-exclusive easement for ingress-egress for the benefit of Parcel A (Parcel 2 of Gatlin Boulevard Center), as created in the Declaration of Cross Access Easement for Gatlin Boulevard Center, as recorded in Official Records Book 2931, at Page 1984 in the public records of St. Lucie County, Florida, over the following described property:

Parcel 1, of GATLIN BOULEVARD CENTER, according to the plat thereof, as recorded in Plat Book 58, at Pages 20 and 21, of the public records of St. Lucie County, Florida.

Parcel/ID # 4314-602-0003-000-5

Commonly known as: 2060 SW Gatlin Boulevard, Port Saint Lucie, FL 34953

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Matters as shown on Plat of Port St. Lucie Section Thirty-One, as recorded in Plat Book 14, pages 22, and 22A through 22G of the public records of St. Lucie County, Florida.
3. Matters as shown on Plat of Gatlin Boulevard Center, as recorded in Plat Book 58, at Page 20 and 21 in the public records of St. Lucie County, Florida.
4. Assignment and Assumption Agreement between General Development Utilities, Inc., Atlantic Gulf Communities Corporation f/k/a General Development Corporation and the City of Port St. Lucie, Florida, as recorded in Official Records Book 1141, page 2395, of the public records of St. Lucie County, Florida.
5. Terms, Conditions and Easements as set forth in Declaration of Covenants, Conditions, Restrictions and Easement for Gatlin Boulevard Center as recorded in Official Records Book 2931, at Page 1944 in the public records of St. Lucie County, Florida.
6. Terms, Conditions and Easements as set forth in the Declaration of Cross Access Easement for Gatlin Boulevard Center as recorded in Official Records Book 2931, at Page 1984 in the public records of St. Lucie County, Florida.
7. Terms, covenants, conditions and other matters contained in the unrecorded Building Lease, dated September 5, 2007 by and between Centres AZ, LLC, a Delaware limited liability company, as Landlord, and AutoZone Stores, Inc., a Nevada corporation, as Tenants, as amended in First Amendment to Building Lease dated December 7, 2007, and all rights thereunder of the Tenants and of any person claiming by, through or under the Tenants as evidenced by Short Form Lease, as recorded in Official Records Book 2931, at Page 1990; as assigned by Assignment and Assumption of Lease to Atlas Investment Company, a Wisconsin corporation recorded in Official Records Book 3093, Page 913 in the public records of St. Lucie County, Florida.
8. Utility Service Agreement/Permit to Connect, as recorded in Official records Book 2992, at Page 2114 in the public records of St. Lucie County, Florida.
9. Easements in favor of Florida Power & Light Company as recorded in Official records Book 3005, at Page 1081 and Official Records Book 3005, at Page 1100 in the public records of St. Lucie County, Florida.

10. Access and Utility Easement in favor of City of Port St. Lucie, as recorded in Official Records Book 3045, at Page 2298 in the public records of St. Lucie County, Florida.

11. Notice of Environmental Resource Or Surface Water Management Permit, recorded in Official Records Book 3345, Page 2454 of the public records of St. Lucie County, Florida.

12. Resolution 13-121 recorded in Official Records Book 3541, Page 731.

Exhibit C
Unified Control Agreement

See attached Unified Control Agreement.

UNIFIED CONTROL AGREEMENT

The property as described in the Application Package, is under the unified control of the undersigned, as follows: Kiwi Land Holdings, LLC has entered into contracts for the purchase of Parcel 1, Gatlin Boulevard Center (PB 58, PG 20) and Lots 26, 27 and 28, Block 1711, Port St. Lucie Section 31 (PB 14, PG 22). Agree Stores, LLC owns Parcel 2, Gatlin Boulevard Center (PB 5, PG 20).

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of May, 2020.

KIWI LAND HOLDINGS, LLC, a
Florida limited liability company

By: [Signature]
Print Name: HUNTER W. CHAMBLISS
Its: MANAGING MEMBER

(CORPORATE SEAL)

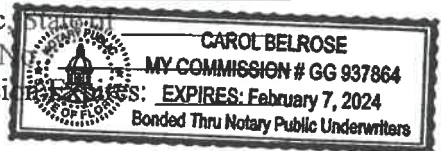
STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of (check one) physical presence or [] online notarization, this 15 day of May, 2020, by Hunter Chambliss, as Managing Member of KIWI LAND HOLDINGS, LLC, a Florida limited liability company. Said person (check one) is personally known to me, [] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [] produced other identification, to wit: _____.

[Signature]

Print Name: _____
Notary Public
Commission N
My Commission

[Affix Notary Seal]



[SIGNATURES CONTINUE ON FOLLOWING PAGE]

AGREE STORES, LLC,
a Delaware limited liability company

By: *Laith Hermiz*
Print: Laith Hermiz *EKC*
Its: Authorized Representative

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this 14th day of May, 2020, by Laith Hermiz, as Authorized Representative of AGREE STORES, LLC, a Delaware limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: N/A.

[Affix Notary Seal]

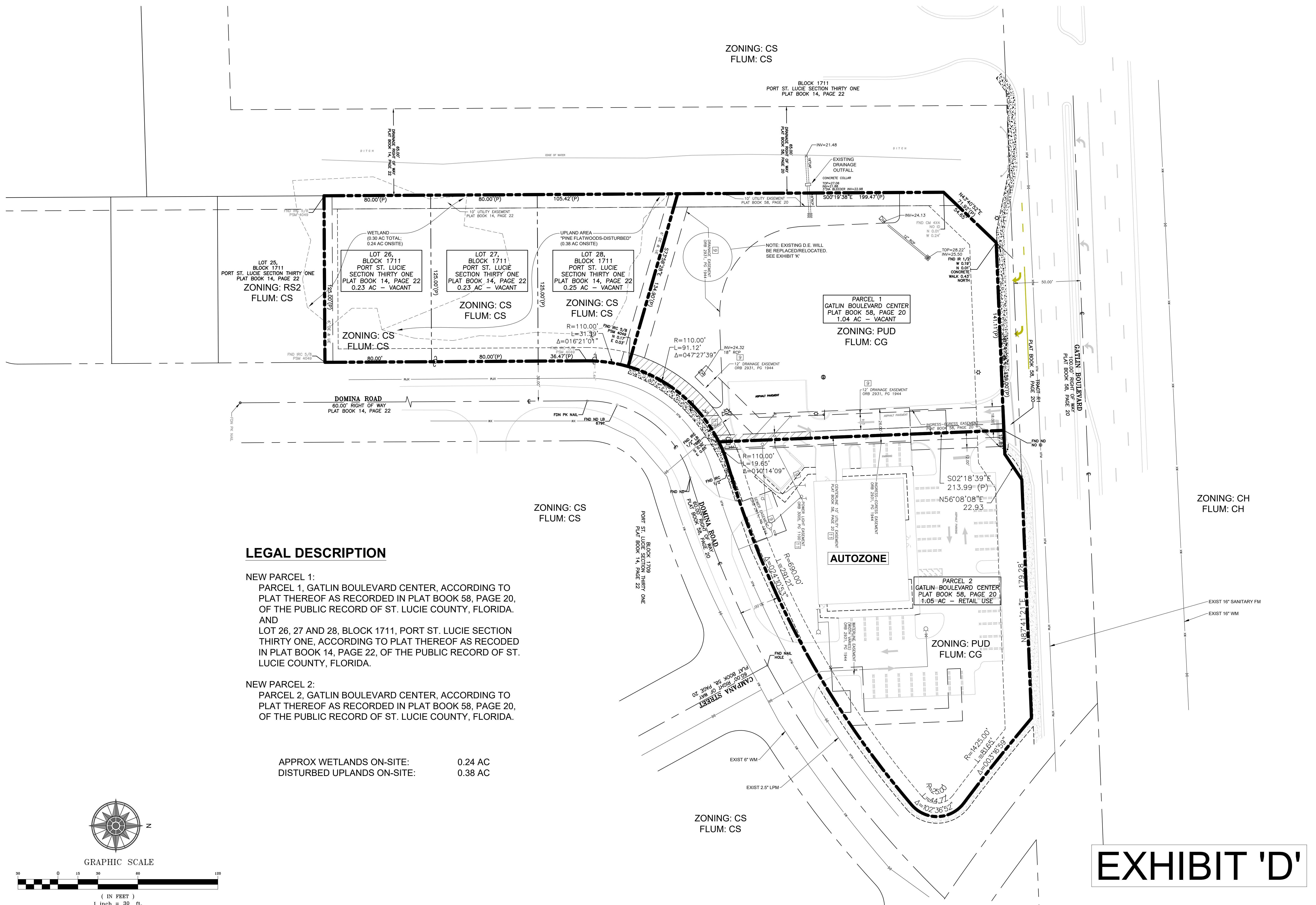
Susan M. Moore
Print Name: Susan M. Moore
Notary Public, State of Michigan
Commission No.: _____
My Commission Expires: Oct 7, 2022

SUSAN M. MOORE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Oct. 07, 2022
Acting in the County of Oakland

Exhibit D
Existing Site Map

See attached existing site map.

LAST SAVED: 10/12/2020 11:30:46 AM. SAVED BY: JOHN THAWKIN. DRAWING: I2019130.CHANLUSS.GATLIN.BLDV.PSL.CAR.WASH.CSD.PRODUCTION.DRAWINGS\EXHIBITS\19-130.PUD.EXISTING.SITE.MAP.DWG. PLOT DATE: 10/12/2020 11:31:28 AM. PLOTTED BY: JOHN THAWKIN.

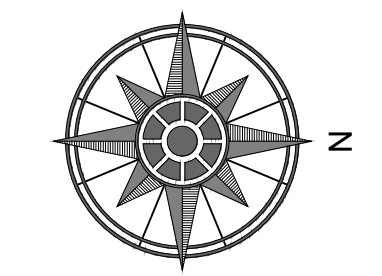


LEGAL DESCRIPTION

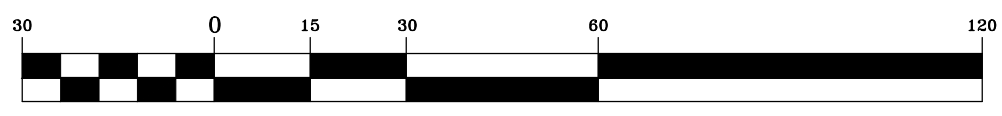
NEW PARCEL 1:
 PARCEL 1, GATLIN BOULEVARD CENTER, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 20, OF THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA. AND LOT 26, 27 AND 28, BLOCK 1711, PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 22, OF THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA.

NEW PARCEL 2:
 PARCEL 2, GATLIN BOULEVARD CENTER, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 20, OF THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA.

APPROX WETLANDS ON-SITE: 0.24 AC
 DISTURBED UPLANDS ON-SITE: 0.38 AC



GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

EXHIBIT 'D'

MARK	REVISION	DATE

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00089668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

"GATLIN BOULEVARD CENTER P.U.D."
 EXISTING SITE MAP

KIWI CARWASH PSL
 2080 SW GATLIN BLVD
 PORT ST. LUCIE, FL 34963
 ST. LUCIE COUNTY

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 JORDAN B. BITTLE
 FL. REG. NO. 57396
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

DATE: SHEET
 EXHIBIT 'D'
 PROJECT NO.
 19-130

Exhibit E
Recorded Plats

See attached recorded plats

1. Lots 26, 27, and 28, Port St. Lucie Section 31, (in the vicinity of Block 1711)
2. Gatlin Boulevard Center Parcel 1 and 2

REC'D AND RECORDED
ST. LUCIE COUNTY, FLA.
FEB 23 11:23
1968

PORT ST. LUCIE SECTION THIRTY ONE

A SUBDIVISION OF A PORTION OF SECTIONS 2, 11, 12 & 14, TOWNSHIP 31 SOUTH, RANGE 39 EAST
THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
SHEET 1 OF 8 SHEETS

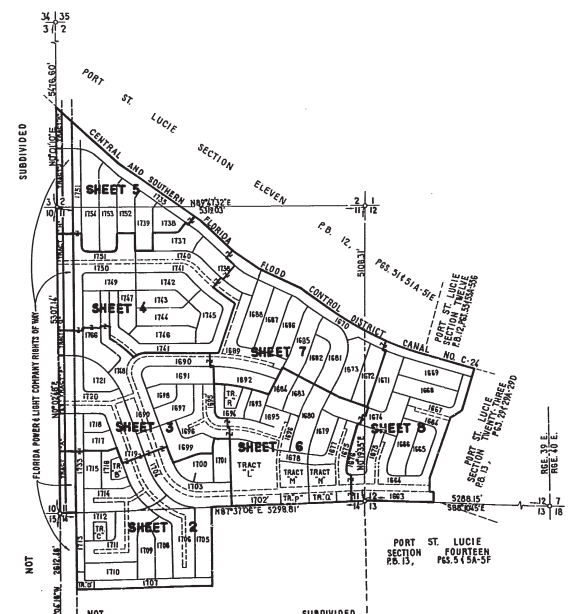
- DESCRIPTION -

- A portion of sections 2, 11, 12 & 14, Township 31 South, Range 39 East, being more particularly described as follows:
- All that portion of Section 2 lying South of CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL NO. C-24 as shown on the plat of PORT ST. LUCIE SECTION ELEVEN as recorded in Plat Book 12 of Pages 51 and 54 thru 54, LESS AND EXCEPT that portion contained in THE FLORIDA POWER & LIGHT COMPANY RIGHTS OF WAY as recorded in Official Record Book 120 of Page 202 and Deed Book 249 of Page 358. Containing 34.33 Acres more or less.
 - All that portion of Section 11 lying South of CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL NO. C-24 as shown on the plat of PORT ST. LUCIE SECTION ELEVEN as recorded in Plat Book 12 of Pages 51 and 54 thru 54, LESS AND EXCEPT that portion contained in THE FLORIDA POWER & LIGHT COMPANY RIGHTS OF WAY as recorded in Official Record Book 120 of Page 202 and Deed Book 249 of Page 358. Containing 33.50 Acres more or less.
 - All that portion of Section 12 lying West of PORT ST. LUCIE SECTION TWENTY THREE as recorded in Plat Book 13 of Pages 29 and 29A thru 29B and South of CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL NO. C-24 as shown on the plat of PORT ST. LUCIE SECTIONS ELEVEN & TWELVE as recorded in Plat Book 12 of Pages 51 thru 54 and Plat Book 12 of Pages 55 and 55A thru 55B. Containing 66.49 Acres more or less.
 - All the NW 1/4 of the NW 1/4 of Section 14, LESS AND EXCEPT that portion contained in THE FLORIDA POWER & LIGHT COMPANY RIGHTS OF WAY as recorded in Official Record Book 120 of Page 202 and Deed Book 249 of Page 358. Containing 72.50 Acres more or less.

All the Plat Book, Deed Book and Official Record Book references above are in the Official Records of St. Lucie County, Florida.
All land lying in the City of Port St. Lucie, St. Lucie County, Florida and containing a total of 225.82 Acres more or less.

- ENGINEER'S NOTE -

- @ PER. Indicates Permanent Reference Monument.
- Dimensions on corner lots are to the intersection of block lines extended unless otherwise indicated.
- All notes are 25 feet unless otherwise indicated.
- Basis of bearing system is assumed for computation purposes.



LOCATION & KEY MAP
SECTIONS 2, 11, 12 & 14, TOWNSHIP 31 SOUTH, RANGE 39 EAST
THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

DRAWN BY: G.A.
CHECKED BY: G.P.
APPROVED BY: J.E.C.

- CERTIFICATE OF DEDICATION -

STATE OF FLORIDA COUNTY OF DADE s.s. GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida, Owner of the land described in the foregoing caption to this plat, by its duly elected Officers, acting by and with the authority of its Board of Directors, does hereby dedicate and set apart all of the streets, thoroughfares and Drainage Rights-of-Way as shown or described on this plat to the use of the general public forever, reserving to GENERAL DEVELOPMENT CORPORATION, its successors or assigns, the reversion or reversions thereof whenever discontinued by law.

The easements hereinafter described are reserved to GENERAL DEVELOPMENT CORPORATION, its successors or assigns for the installation and maintenance of public utilities and drainage facilities.

- A 20 foot strip along the lot lines abutting and adjacent to a Drainage Right-of-Way & Canal C-24, except as shown by dashed lines.
- A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each lot except where the side lot line is coincident with a street right-of-way line, except as shown by dashed lines.
- As shown by dashed lines.

Where more than one lot or parts of one or more lots is intended as a building site, the outside boundaries of the building site shall carry the side easements.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be signed and attested to by the Officers named below and its Corporate Seal to be affixed hereto on this 22nd day of FEBRUARY, A.D. 1968.

GENERAL DEVELOPMENT CORPORATION
Attest: *Robert L. Sealey* Asst. Secretary
By: *Frederick E. Roach* Vice-President
Frederick E. Roach

- ACKNOWLEDGMENT -

STATE OF FLORIDA COUNTY OF DADE s.s. Before me, the undersigned Notary Public, personally appeared Frederick E. Roach, Vice-President and Robert L. Sealey, Secretary of GENERAL DEVELOPMENT CORPORATION, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedication and that each duly acknowledged before me that they executed the same, as such Officers, for and in behalf of said Corporation.

Witness my hand and Official Seal of Dade County, Florida, this 22nd day of FEBRUARY, A.D. 1968.

My commission expires: *March 16, 1968*
John A. Smith
Notary Public, State of Florida at large

- CERTIFICATE OF SURVEYOR -

STATE OF FLORIDA COUNTY OF DADE s.s. I HEREBY CERTIFY that this plat is made from an actual survey made under my direction; that it is a correct representation of the land plotted, and that Permanent Reference Monuments have been placed as called for under Chapter 171, Florida Statutes.

Dated this 19th day of FEBRUARY, A.D. 1968.

James Edward Clark
James Edward Clark
Registered Engineer No. 6085
Registered Land Surveyor No. 1955

- CERTIFICATE OF APPROVAL OF CITY -

STATE OF FLORIDA COUNTY OF ST. LUCIE s.s. It is hereby certified that this plat has been Officially Approved for Record by the City Council of Port St. Lucie, St. Lucie County, Florida, on this 22nd day of February, A.D. 1968.

City Clerk *Wm. B. Whann*
Mayor *Robert E. Yocco*

- CERTIFICATE OF APPROVAL OF COUNTY COMMISSION -

STATE OF FLORIDA COUNTY OF ST. LUCIE s.s. It is hereby certified that this plat has been Officially Approved for Record by the Board of County Commissioners of St. Lucie County, Florida, on this 27th day of March, A.D. 1968.

Robert B. Binkley
Chairman, Board of County Commissioners

- CERTIFICATE OF APPROVAL OF COUNTY CLERK -

STATE OF FLORIDA COUNTY OF ST. LUCIE s.s. I, Roger Poltras, Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined, and that it complies in form with all the requirements of the laws of Florida pertaining to maps and plats, and the plat has been filed for record in Plat Book 14, Pages 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, of the Public Records of St. Lucie County, Florida, this 27th day of March, A.D. 1968.

Roger Poltras
By: *Rachel Corbett*
Deputy Clerk of Circuit Court
St. Lucie County, Florida.

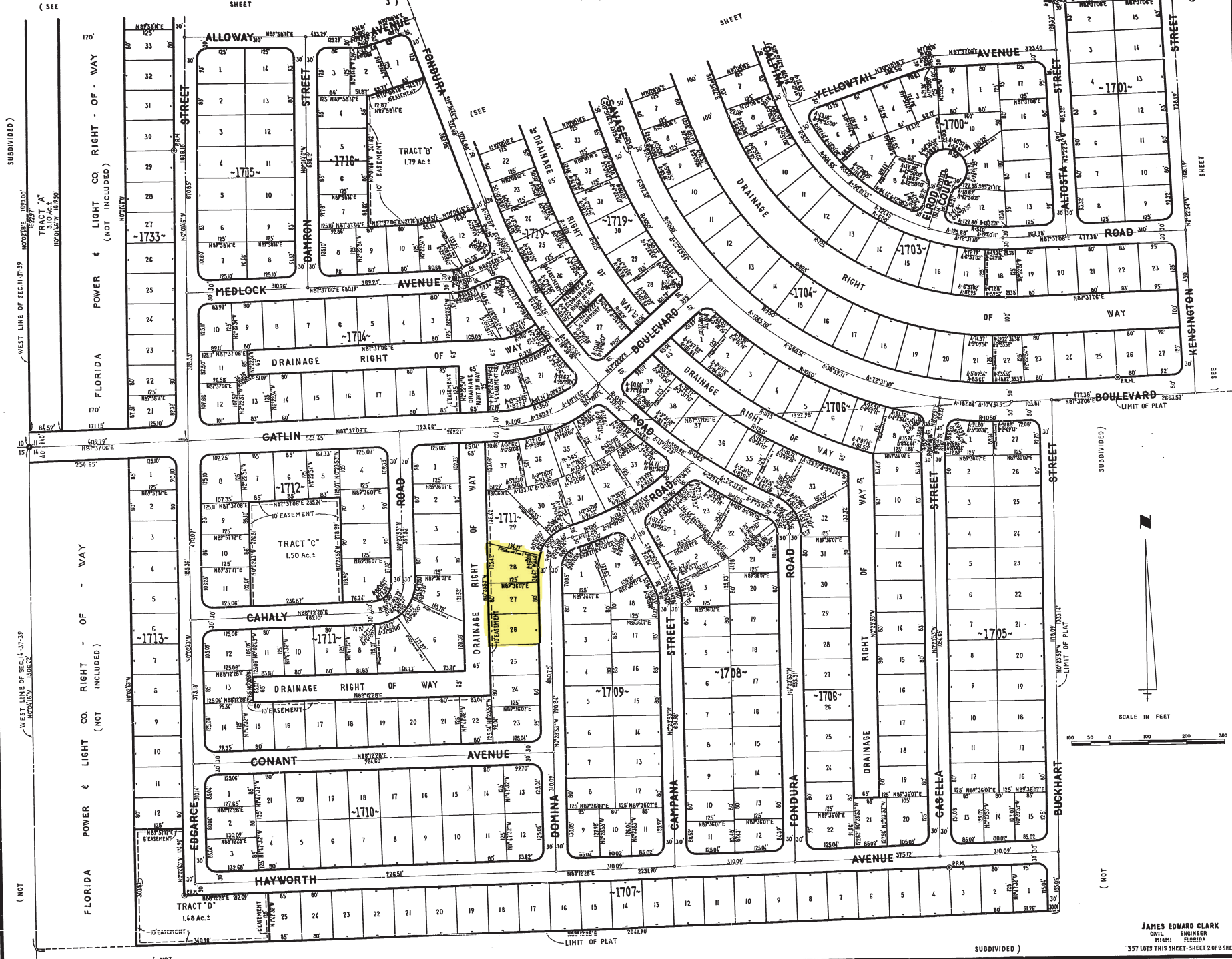
JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA
1787 TOTAL LOTS - SHEET 1 OF 8 SHEETS

905

PORT ST. LUCIE SECTION THIRTY ONE

PLAT BOOK 14
AND PAGE 22A

A SUBDIVISION OF A PORTION OF SECTIONS 2, 11, 12 & 14, TOWNSHIP 31 SOUTH, RANGE 39 EAST
THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
SHEET 2 OF 8 SHEETS



NOT SUBDIVIDED
WEST LINE OF SEC. 14-31-39
NORWELLY LORNER

FLORIDA POWER & LIGHT CO. RIGHT OF WAY (NOT INCLUDED)

FLORIDA POWER & LIGHT CO. RIGHT OF WAY (NOT INCLUDED)

WEST LINE OF SEC. 11-31-39
NORWELLY LORNER

WEST LINE OF SEC. 12-31-39
NORWELLY LORNER

WEST LINE OF SEC. 14-31-39
NORWELLY LORNER

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NORWELLY LORNER

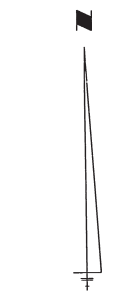
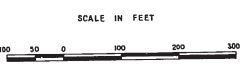
WEST LINE OF SEC. 14-31-39
NORWELLY LORNER

WEST LINE OF SEC. 14-31-39
NORWELLY LORNER

WEST LINE OF SEC. 14-31-39
NORWELLY LORNER

WEST LINE OF SEC. 14-31-39
NORWELLY LORNER

JAMES EDWARD CLARK
CIVIL ENGINEER
FLORIDA
357 LOTS THIS SHEET SHEET 2 OF 8 SHEETS

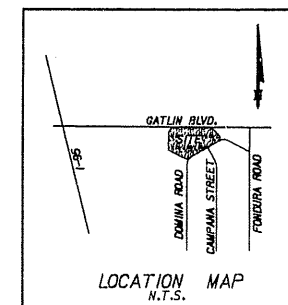


GATLIN BOULEVARD CENTER

CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

BEING A REPLAT OF LOTS 29 THROUGH 33, AND PORTIONS OF LOTS 34 THROUGH 37, IN BLOCK 1711, PORT ST. LUCIE SECTION THIRTY ONE,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 22, 22A THROUGH 22G, OF THE PUBLIC RECORDS
OF ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 2, SEPTEMBER, 2007



PLAT # 3124531
P.B. # 58 Pages 20 - 21
RECORDED 10/24/07 15:36:27
SAINT LUCIE COUNTY
DOC STAMP - 1 Fee Doc Stamps (Fees) \$0.00
DOC STAMP - M Fee Doc Stamps (Mortgages) \$0.00
DIT TAX Fee Mortgage Tax \$0.00

DESCRIPTION

LOTS 29 THROUGH 37 INCLUSIVE, IN BLOCK 1711, PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 22, 22A THROUGH 22G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THEREFROM THOSE LANDS DESCRIBED IN INSTRUMENTS RECORDED IN OFFICIAL RECORD BOOK 319, AT PAGE 2833, OFFICAL RECORD BOOK 311, PAGE 723, AND OFFICAL RECORD BOOK 315, PAGE 2521. ALL BEING OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 2.14 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

STERLING BANK, A FLORIDA BANKING CORPORATION, OWNER OF THE LANDS DESCRIBED AND PLATTED HEREIN AS GATLIN BOULEVARD CENTER, BEING IN ST. LUCIE COUNTY, FLORIDA HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- TRACT RI, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ROADWAY RIGHT OF WAY PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HERON, ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
- INGRESS- EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GATLIN BOULEVARD CENTER PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NON-FOR-PROFIT CORPORATION, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

IN WITNESS WHEREOF, THE ABOVE NAMED STERLING BANK, A FLORIDA BANKING CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT.

THIS 19 DAY OF SEPTEMBER, 2007

STERLING BANK, A FLORIDA BANKING CORPORATION

BY: [Signature]
DAVID ALBRIGHT
IT'S PRESIDENT

WITNESS: [Signature]
WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 OF SEPTEMBER, 2007, BY DAVID ALBRIGHT OF STERLING BANK, A FLORIDA BANKING CORPORATION, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS PRESIDENT OF SAID COMPANY.

DAVID ALBRIGHT IS () PERSONALLY KNOWN TO ME OR () HAS PRODUCED AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Barbara M. Adams
PRINT NAME

COMMISSION NO. D551962
8 EXPIRATION DATE April 7, 2010

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF GATLIN BOULEVARD CENTER HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 19 DAY OF October, 2007.

ATTEST:

[Signature]
KAREN-K. PHILLIPS, CITY CLERK

CITY OF PORT ST. LUCIE
[Signature]
PATRICIA P. CHRISTENSEN, MAYOR

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, EDWIN M. FRY, JR., CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HERBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 58, PAGE(S) 22-21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 21 DAY OF October, 2007.

[Signature]
Deputy Clerk

[Signature]
EDWIN M. FRY, JR., CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE GATLIN BOULEVARD CENTER PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS:

- THE INGESS AND EGRESS EASEMENT IDENTIFIED AND SET FORTH ON THIS PLAT
- CONSENTS TO THE PLATTING OF THESE LANDS HEREIN.

IN WITNESS WHEREOF, THE ABOVE NAMED GATLIN BOULEVARD CENTER PROPERTY OWNER'S ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT.

THIS 19 DAY OF SEPTEMBER, 2007

BY: [Signature]
DAVID ALBRIGHT
IT'S PRESIDENT

WITNESS: [Signature]
WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 OF SEPTEMBER, 2007, BY DAVID ALBRIGHT OF GATLIN BOULEVARD CENTER PROPERTY OWNER'S ASSOCIATION INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS PRESIDENT OF SAID COMPANY.

DAVID ALBRIGHT IS () PERSONALLY KNOWN TO ME OR () HAS PRODUCED AS IDENTIFICATION.



COMMISSION NO. D551962
8 EXPIRATION DATE April 7, 2010

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Barbara M. Adams
PRINT NAME

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHAEL W. SIMON, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF SEPTEMBER 1, 2007 AT 11:00 PM:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AS SHOWN ON THIS PLAT IS IN THE NAME OF THE COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HERON ARE LISTED AS FOLLOWS:

NONE.

DATED THIS 20 DAY OF SEPTEMBER, 2007.

[Signature]
MICHAEL W. SIMON

SURVEYORS NOTES

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF GATLIN BOULEVARD WHICH BEARS N 89°37'06" E, ALL BEARINGS ARE RELATIVE THERETO.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPECTION OF THE SUBDIVEDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLATED IN AUTHORITY BY ANY OTHER GRAPHIC OF DIGITAL FORM OF THE PLAT.

NOTICE: THERE MAY RE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

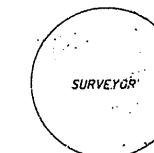
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET; THAT LOT CORNERS HAVE BEEN SET; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

THIS 18TH DAY OF SEPTEMBER, 2007.

[Signature]
MICHAEL D. BONIN, P.S.M.
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4396

NOTE:
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.



SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
12300 SOUTH SHORE BLVD., SUITE 210
WELLINGTON, FLORIDA, 33414
PHONE 561-792-3122, FAX 561-792-3168
FL. REGISTRATIONS: LB0006837, EB 0000064

GATLIN BOULEVARD CENTER

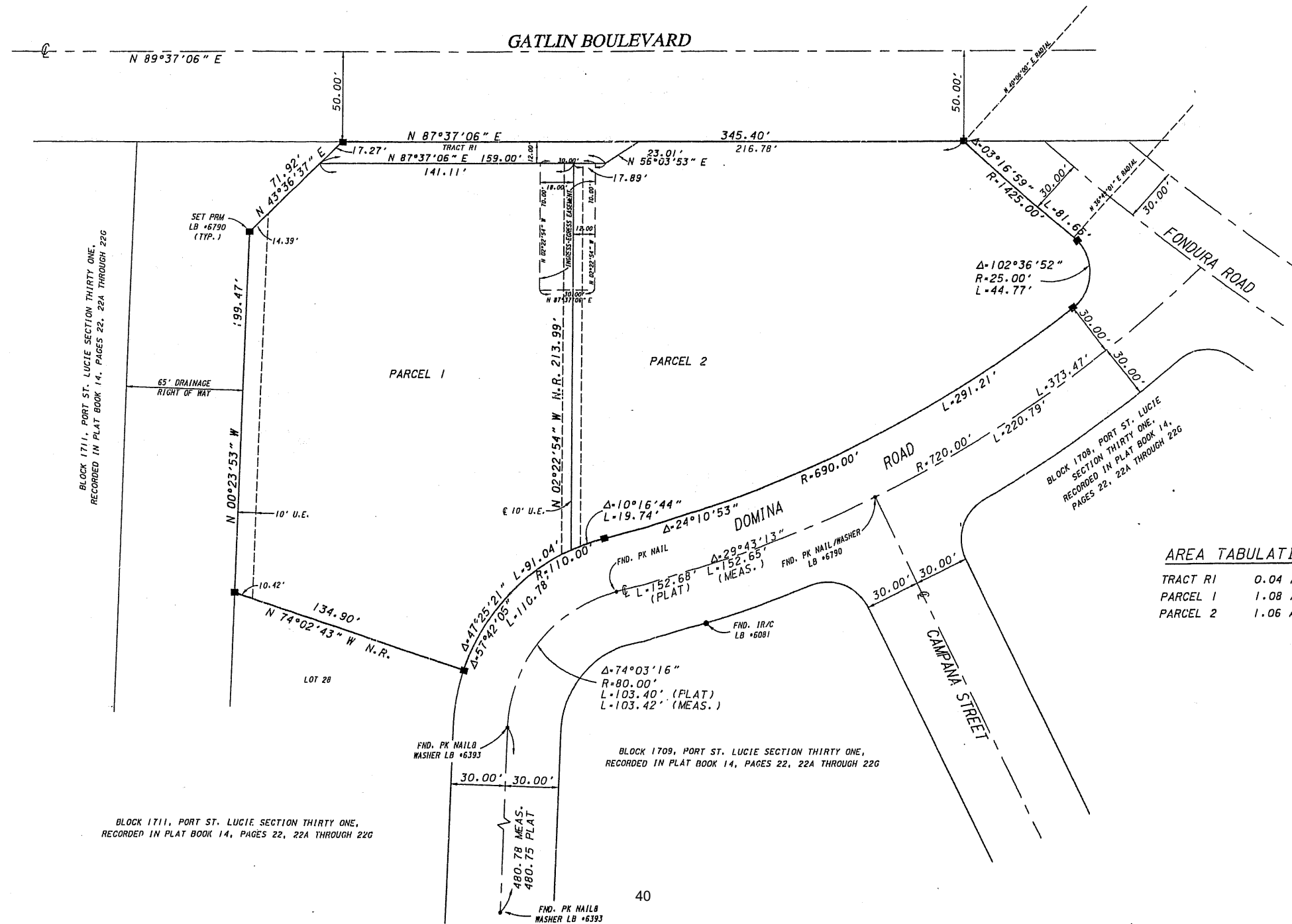
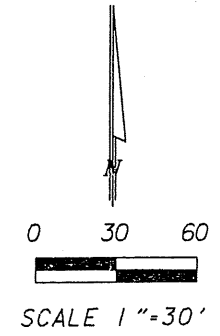
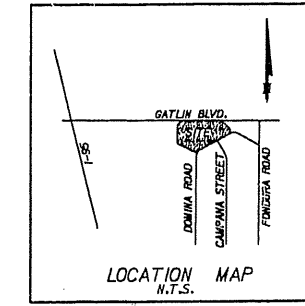
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

BEING A REPLAT OF LOTS 29 THROUGH 33, AND PORTIONS OF LOTS 34 THROUGH 37, IN BLOCK 1711, PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 22, 22A THROUGH 22G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 2, SEPTEMBER, 2007

LEGEND:

- -PERMANENT REFERENCE MONUMENT, LB-6037
- -PERMANENT CONTROL POINT
- B.E. -BUFFER EASEMENT
- ⊕ -CENTERLINE
- C.H. -CHORD
- C.B. -CHORD BEARING
- D.B. -DEED BOOK
- D.E. -DRAINAGE EASEMENT
- L -ARC LENGTH
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.A.E. -LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- R/W -RIGHT OF WAY
- O.E. -OVERHANG EASEMENT
- N.R. -NOT RADIAL
- R -RADIUS
- N.T.S. -NOT TO SCALE
- O.R.B. -OFFICIAL RECORD BOOK
- P.B. -PLAT BOOK
- U.E. -UTILITY EASEMENT
- PGS -PAGES
- P.S.M. -PROFESSIONAL SURVEYOR AND MAPPER
- MEAS. -FIELD MEASUREMENT



AREA TABULATION

TRACT R1	0.04 ACRES	1950.66 S.F.
PARCEL 1	1.08 ACRES	47044.80 S.F.
PARCEL 2	1.06 ACRES	46173.60 S.F.

BLOCK 1711, PORT ST. LUCIE SECTION THIRTY ONE, RECORDED IN PLAT BOOK 14, PAGES 22, 22A THROUGH 22G

BLOCK 1709, PORT ST. LUCIE SECTION THIRTY ONE, RECORDED IN PLAT BOOK 14, PAGES 22, 22A THROUGH 22G

BLOCK 1708, PORT ST. LUCIE SECTION THIRTY ONE, RECORDED IN PLAT BOOK 14, PAGES 22, 22A THROUGH 22G

SEXTON ENGINEERING ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 12300 SOUTH SHORE BLVD., SUITE 210
 WELLINGTON, FLORIDA, 33414
 PHONE 561-792-3122, FAX 561-792-3168
 FL REGISTRATIONS: LB0006837, EB 0007864

Exhibit F
Aerial Map Location

See attached Aerial Map Location.

LAST SAVED: 8/26/2020 5:15:09 PM. SAVED BY: JOHN TINAWAL. DRAWING: J:\2019\19-130 CHAMBLISS GATLIN BLVD PSL CAR WASH CADD\PRODUCTION DRAWINGS\EXHIBITS\19-130 PUD AERIAL LOCATION MAP.DWG. PLOT DATE: 10/12/2020 11:37:58 AM



ZONING: CH
ACTUAL USE: GAS STATION
FLUM: CH

ZONING: CH
ACTUAL USE: CAR PARTS STORE

ZONING: CH
ACTUAL USE: GAS STATION
FLUM: CH

ZONING: PUD
ACTUAL USE: GAS STATION
FLUM: CH

ZONING: LM
ACTUAL USE: OFFICES

SITE

ZONING: PUD
FLUM: CG

ZONING: CH
ACTUAL USE: GAS STATION
FLUM: CH

ZONING: CS
ACTUAL USE: UNDEVELOPED
FLUM: CS

ZONING: CG
ACTUAL USE: SELF-STORAGE FACILITY

ZONING: CS
ACTUAL USE: SELF-STORAGE FACILITY
FLUM: CS

ZONING: CS
FLUM: CS

ZONING: CS
ACTUAL USE: UNDEVELOPED

ZONING: RS2
ACTUAL USE: UNDEVELOPED
FLUM: CS

ZONING: CS
ACTUAL USE: LANDSCAPE SERVICE OFFICE
FLUM: CS

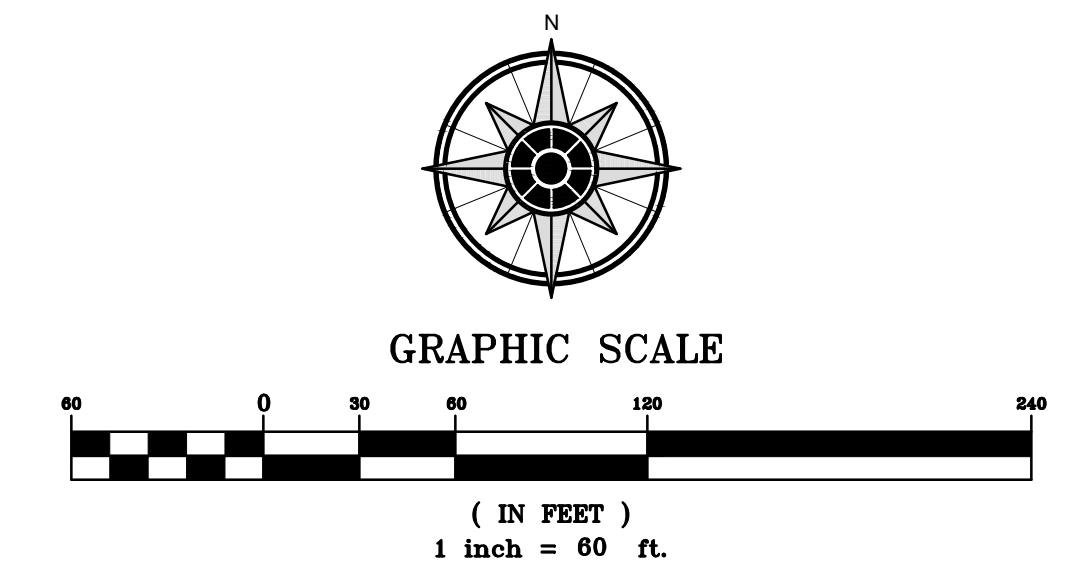


EXHIBIT 'F'

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MARK	REVISION	DATE

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

AERIAL LOCATION MAP

KIWI CARWASH PSL
 2080 SW GATLIN BLVD
 PORT ST. LUCIE, FL 34953
 ST. LUCIE COUNTY

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 JODAY B. BITTLE
 FL. REG. NO. 57396
 WILLIAM P. STODDARD
 FL. REG. NO. 57805

DATE: SHEET
EXHIBIT 'F'
 PROJECT NO.
 19-130

Exhibit G
Future Land Use Map

See attached Future Land Use Map.

Gatlin Boulevard Center

Future Land Use Map

Legend

Parcels

Future Land Use

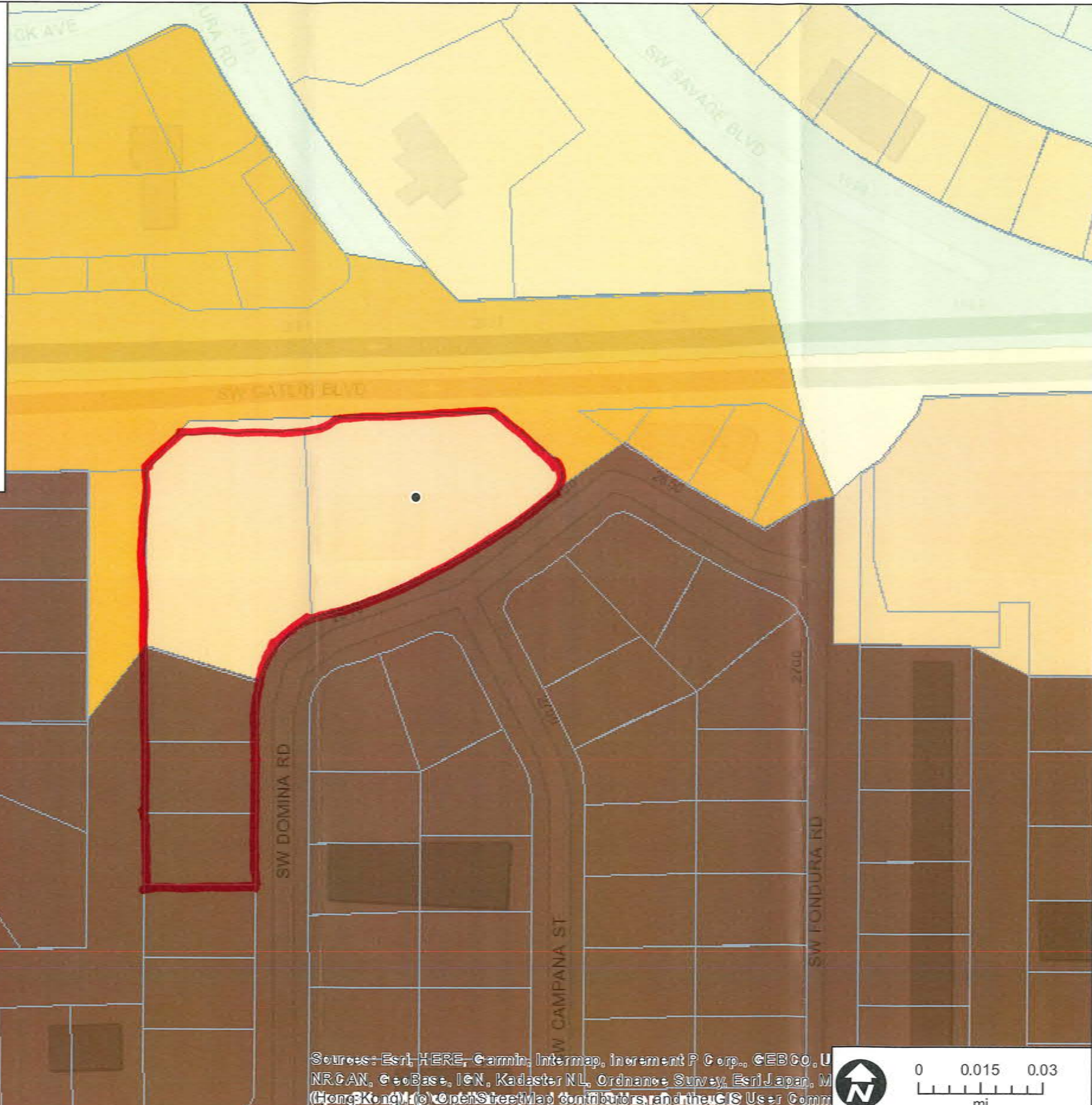
-  COMMERCIAL GENERAL
-  COMMERCIAL HIGHWAY
-  COMMERCIAL SERVICE
-  LOW DENSITY RESIDENTIAL
-  RESIDENTIAL - OFFICE - INSTUTIONAL
-  City Limits

Council_Districts

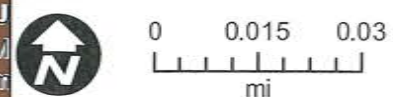
-  2
-  3



Created by City of PSL GIS Apps on: 5/7/2020



Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, U
NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, M
(Hong Kong), Swisstopo, Mapbox Contributors, and the GIS User Comm



**Exhibit H
Zoning Map**

See attached Zoning Map.

Gatlin Boulevard Center

Zoning Map

Legend


Parcels

Zoning

-  General Commercial
-  Highway Commercial
-  Service Commercial
-  Limited Mixed Use
-  Planned Unit Development
-  Single Family Residential 2
-  Warehouse - Industrial

 City Limits

Council_Districts

-  2
-  3

NOTE: PSL maps incorrect in this area. Zoning is CS.

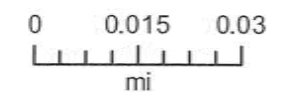


Exhibit I
Traffic Analysis

See attached Traffic Analysis.



June 1, 2020

Mr. Joseph Schulke
Schulke, Bittle & Stoddard LLC
1717 Indian River Boulevard, Ste. 201
Vero Beach, Florida 32960

Re: Kiwi Carwash Traffic Queueing Analysis and Rezoning

Dear Mr. Schulke:

O'Rourke Engineering & Planning has completed the analysis of the proposed express tunnel carwash to be located south of S.W. Gatlin Boulevard and west of S.W. Fondura Road in Port St. Lucie, Florida. This project is located within a parcel that also contains an existing AutoZone store. **Exhibit A** illustrates the project Conceptual Site Plan. The analysis includes two components, the queueing for the car wash and analysis of the project driveways. Several steps were undertaken in support of the two primary analyses: trip generation, queueing analysis, and driveway volume assignment. Each component is discussed herein.

Trip Generation

The trip generation for the project was calculated using the ITE 10th edition rates and hourly distribution. ITE provides a PM Peak Hour Rate for the subject use but not an AM peak hour rate nor a daily rate. Therefore, the daily rate and AM peak hour rate were developed using the relationships shown in the hourly distribution. **Exhibit B** summarizes the project trip generation. **Exhibit C** summarizes the percent distribution as well as the resultant project trips by 15 - minute interval throughout the day. As shown, the project will generate 891 daily trips, 49 AM peak hour trips and 78 PM trips.

Queueing Analysis

The queueing analysis is conducted on the hour when the traffic is greatest. This hour is referred to as the peak hour of generator. According to the hourly distribution, the peak hour of the generator occurs at 2:15 PM and reflects 10.5% of Daily Traffic. 10.5 percent equates to 94 peak hour trips with 47 vehicles entering and 47 exiting.

In order to determine queue lengths within the site, the process time for the car wash menu boards and tunnel were considered. The maximum capacity of the tunnel can be computed as 215 cars per hour. This capacity includes the 108 second process time for the first car (calculated as 16.2 seconds for the car to travel from the menu-board to the beginning of the tunnel, 75 seconds for the car to travel via conveyance through the 138 foot tunnel, and another 16.2 seconds for the car to exit the tunnel) followed by another car leaving the menu-board and entering the tunnel every 16.2 seconds during the hour. Likewise, the total capacity at the menu boards is computed as 240 vehicles per hour. On average, the three (3) car wash menu boards are able to process four (4) cars in 45 seconds. Two boards will serve general public and one board/lane will serve members with accelerated processing. The tunnel is the controlling capacity at 215 vehicles per hour. Of course, if the conveyance speed is reduced, the processing rate would decrease as well. Because there is a big buffer of demand versus available capacity it is unlikely that the processing time would ever be lower than the anticipated demand.

The total tunnel capacity of 215 cars per hour is greater than the 47 cars per hour that are expected to arrive during the peak hour of the generator. Therefore, there is no queue associated with the processing times falling behind demand. But to ensure sufficient queuing, mean queuing was calculated.

Queue = traffic intensity/ (1-traffic intensity), where traffic intensity is defined as the mean arrival rate/ mean service rate. The mean arrival rate is taken as 47 vehicles in one hour. The mean service rate is 215.

Therefore, the residual queue is $(47/215)/(1-47/215) = 3.6$, say 4 vehicles.

The Kiwi car wash provides approximately 500 feet of storage. There are three lanes of storage of approximately 100 feet and another two lanes providing an additional 100 feet each lane. This storage can accommodate approximately 20 cars. The storage will more than accommodate the calculated queue.

Driveway Volumes

Kiwi Carwash will have three primary driveways, an existing right-in/right-out driveway on S.W. Gatlin Boulevard, a full access driveway (Driveway 1) on S.W. Domina Road, and an exit only driveway (Driveway 2) on S.W. Domina Road. The existing driveway on S.W. Gatlin Boulevard will share access with the existing AutoZone. The AutoZone traffic is assigned separately and shown in Exhibit D that illustrates the driveway volumes.

Based on the anticipated volumes from the Kiwi Car Wash with the AutoZone volumes, additional turn lanes are not recommended. There is an existing right turn lane on SW Gatlin Boulevard. At Driveway 1, the right turn volumes of 13 AM and 19 PM peak hour trips do not reach the standard volume threshold (using FDOT standards) of 75 turning movements. The left turn volume on S.W. Domina Road of 8 vehicles does not reach the industry standard threshold volumes of 30 to 35 turning movements. Therefore, turn-lanes are not recommended.

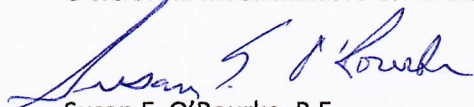
Conclusion

The proposed Kiwi Carwash together with the approximate 20-vehicle queue storage within the site will provide sufficient circulation for the project to prevent queuing onto S.W. Gatlin Boulevard. The operator should monitor the queues and processing time to allow adjustments to be made should queuing develop. Turn lanes at Driveway 1 on SW Domina Road are not required based on the low volumes.

It has been a pleasure working with you.

Respectfully submitted,

O'ROURKE ENGINEERING & PLANNING



Susan E. O'Rourke, P.E.

President

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 06/3/2020 License #: 42684
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PROJECT INFORMATION

OWNER:
 KIWICARWASH, INC.
 2080 SW GATLIN BLVD
 PORT ST. LUCIE, FL 34953
 TEL: 772-772-3300
 FAX: 772-772-3301

APPLICANT:
 KIWICARWASH, INC.
 2080 SW GATLIN BLVD
 PORT ST. LUCIE, FL 34953
 TEL: 772-772-3300
 FAX: 772-772-3301

PREPARED BY:
 SCHULKE, BITTLE & STODDARD, L.L.C.
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL: 772-770-8822 FAX: 772-770-8456 EMAIL: info@absengneers.com

DATE: 03/06/22

TITLE NO.: 331-050-0270-1
DATE: 03/06/22

EXISTING PROPOSED LAND USE: AUTOZONE
REGULATORY AGENCY: FDOT, FLA. DEP. OF ENVIRONMENTAL PROTECTION, FLA. DEP. OF TRANSPORTATION

PROJECT NAME: AUTOZONE
LOCATION: 2080 SW GATLIN BLVD, PORT ST. LUCIE, FL 34953

DESIGN AREA: 2080 SW GATLIN BLVD, PORT ST. LUCIE, FL 34953

CONSTRUCTION PERMIT TYPE: CONSTRUCTION PERMIT
CONSTRUCTION PERMIT NO.: 2018-0001
ISSUE DATE: 08/13/2018

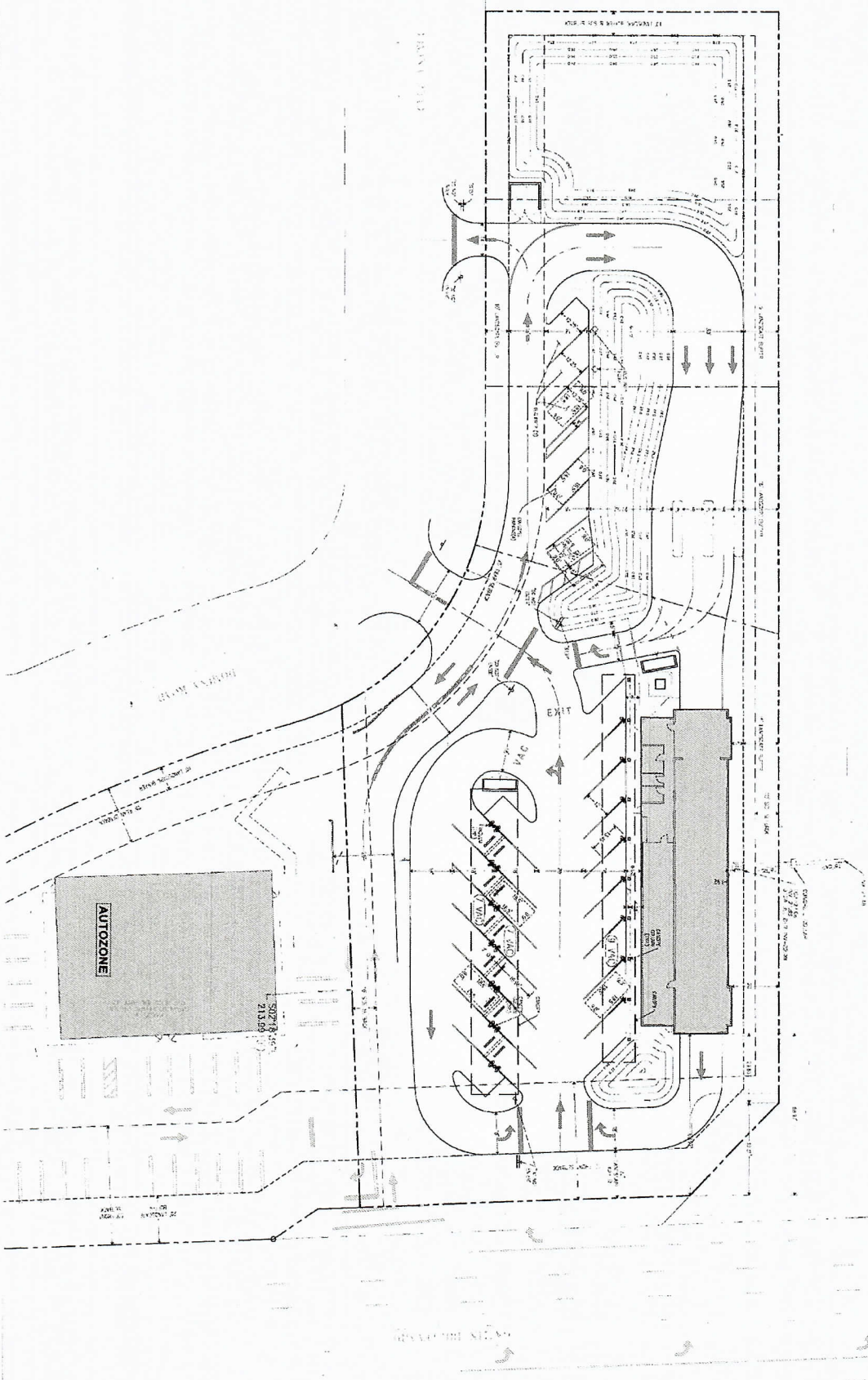
PROJECT INFORMATION:
 PREPARED BY: SCHULKE, BITTLE & STODDARD, L.L.C.
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL: 772-770-8822 FAX: 772-770-8456 EMAIL: info@absengneers.com

STANDARD KEY:

1. EXISTING ROADWAY
 2. PROPOSED ROADWAY
 3. EXISTING SIDEWALK
 4. PROPOSED SIDEWALK
 5. EXISTING DRIVEWAY
 6. PROPOSED DRIVEWAY
 7. EXISTING UTILITY
 8. PROPOSED UTILITY
 9. EXISTING FENCE
 10. PROPOSED FENCE
 11. EXISTING LANDSCAPE
 12. PROPOSED LANDSCAPE
 13. EXISTING SIGNAGE
 14. PROPOSED SIGNAGE
 15. EXISTING LIGHTING
 16. PROPOSED LIGHTING
 17. EXISTING CURB
 18. PROPOSED CURB
 19. EXISTING CONCRETE
 20. PROPOSED CONCRETE
 21. EXISTING ASPHALT
 22. PROPOSED ASPHALT
 23. EXISTING GRAVEL
 24. PROPOSED GRAVEL
 25. EXISTING SAND
 26. PROPOSED SAND

GRAPHIC SCALE:
 1" = 20' 0"

N



PROJECT INFORMATION

DATE: 03/06/22

SCALE: 1" = 20' 0"

PROJECT NO.: PSL #P20-109

KIWI CARWASH PSL
 2080 SW GATLIN BLVD
 PORT ST. LUCIE, FL 34953
 ST. LUCIE COUNTY

CONCEPTUAL SITE PLAN

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
 CORPORATION OF ALABAMA TAX NO. 0000668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772 770-8822 FAX 772 770-8456 EMAIL info@absengneers.com

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	03/06/22
2	REVISED BY AVS	
3	DRAWN BY JI	
4	CHECKED BY AVS	
5	SCALE: AS SHOWN	
6	DATE: 03/06/22	

EXHIBIT B

Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Automated Car Wash	948	1	Lane	T = 891.00(X) (1)	50%	50%	446	445	891

(1) Daily Trips Calculated based on the PM peak hour being 8.7% of daily. PM rate divided by .087

AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Automated Car Wash	948	1	Lane	T = 49.00(X) (2)	50%	50%	25	24	49

(2) AM Peak Hour Calculated as 63% of PM Peak Hour

PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Automated Car Wash	948	1	Lane	T = 77.50 (X)	50%	50%	39	39	78

Source: ITE 10th Edition Trip Generation Rates

EXHIBIT C

AM Hourly Distribution

Hour Starting At	% of Daily per hour	% of daily in 15 minute	Phase 1 Hourly Volume	15 minute demand
			891	
12:00	0.0%	0.0%	0	0
12:15	0.0%	0.0%	0	0
12:30	0.0%	0.0%	0	0
12:45	0.0%	0.0%	0	0
1:00	0.0%	0.0%	0	0
1:15	0.0%	0.0%	0	0
1:30	0.0%	0.0%	0	0
1:45	0.0%	0.0%	0	0
2:00	0.0%	0.0%	0	0
2:15	0.0%	0.0%	0	0
2:30	0.0%	0.0%	0	0
2:45	0.0%	0.0%	0	0
3:00	0.0%	0.0%	0	0
3:15	0.0%	0.0%	0	0
3:30	0.0%	0.0%	0	0
3:45	0.1%	0.0%	1	0
4:00	0.1%	0.0%	1	0
4:15	0.3%	0.0%	3	0
4:30	0.4%	0.1%	4	1
4:45	0.3%	0.0%	3	0
5:00	0.3%	0.2%	3	2
5:15	0.1%	0.1%	1	1
5:30	0.0%	0.0%	0	0
5:45	0.0%	0.0%	0	0
6:00	0.1%	0.0%	1	0
6:15	1.0%	0.0%	9	0
6:30	1.3%	0.0%	12	0
6:45	2.1%	0.1%	19	1
7:00	3.3%	0.9%	29	8
7:15	4.2%	0.3%	37	3
7:30	5.2%	0.8%	46	7
7:45	5.5%	1.3%	49	12
8:00	5.5%	1.8%	49	16
8:15	5.4%	1.3%	48	12
8:30	5.6%	1.1%	50	10
8:45	6.1%	1.3%	54	12
9:00	7.4%	1.7%	66	15
9:15	7.5%	1.5%	67	13
9:30	7.4%	1.6%	66	14
9:45	7.7%	2.6%	69	23
10:00	7.6%	1.8%	68	16
10:15	8.3%	1.4%	74	12
10:30	9.1%	1.9%	81	17
10:45	9.5%	2.5%	85	22
11:00	9.7%	2.5%	86	22
11:15	9.5%	2.2%	85	20
11:30	9.3%	2.3%	83	20
11:45	9.3%	2.7%	83	24

PM Hourly Distribution

Hour Starting At	% of Daily	% of daily in 15 minute	Phase 1 Hourly Volume	15 minute demand
			891	
12:00	9.7%	2.3%	86	20
12:15	9.5%	2.0%	85	18
12:30	9.5%	2.3%	85	20
12:45	9.1%	3.1%	81	28
1:00	8.3%	2.1%	74	19
1:15	8.6%	2.0%	77	18
1:30	9.2%	1.9%	82	17
1:45	9.3%	2.3%	83	20
2:00	9.9%	2.4%	88	21
2:15	10.5%	2.6%	94	23
2:30	9.5%	2.0%	85	18
2:45	9.9%	2.9%	88	26
3:00	10.0%	3.0%	89	27
3:15	9.3%	1.6%	83	14
3:30	9.5%	2.4%	85	21
3:45	9.3%	3.0%	83	27
4:00	8.7%	2.3%	78	20
4:15	7.8%	1.8%	69	16
4:30	7.9%	2.2%	70	20
4:45	7.2%	2.4%	64	21
5:00	7.2%	1.4%	64	12
5:15	7.6%	1.9%	68	17
5:30	8.1%	1.5%	72	13
5:45	8.6%	2.4%	77	21
6:00	8.1%	1.8%	72	16
6:15	8.5%	2.4%	76	21
6:30	6.9%	2.0%	61	18
6:45	5.1%	1.9%	45	17
7:00	3.5%	2.2%	31	20
7:15	1.4%	0.8%	12	7
7:30	0.8%	0.2%	7	2
7:45	0.6%	0.3%	5	3
8:00	0.5%	0.1%	4	1
8:15	0.4%	0.2%	4	2
8:30	0.4%	0.0%	4	0
8:45	0.0%	0.2%	0	2
9:00	0.0%	0.0%	0	0
9:15	0.0%	0.0%	0	0
9:30	0.0%	0.0%	0	0
9:45	0.0%	0.0%	0	0
10:00	0.1%	0.0%	1	0
10:15	0.1%	0.0%	1	0
10:30	0.1%	0.0%	1	0
10:45	0.1%	0.1%	1	1
11:00	0.0%	0.0%	0	0
11:15	0.0%	0.0%	0	0
11:30	0.0%	0.0%	0	0
11:45	0.0%	0.0%	0	0

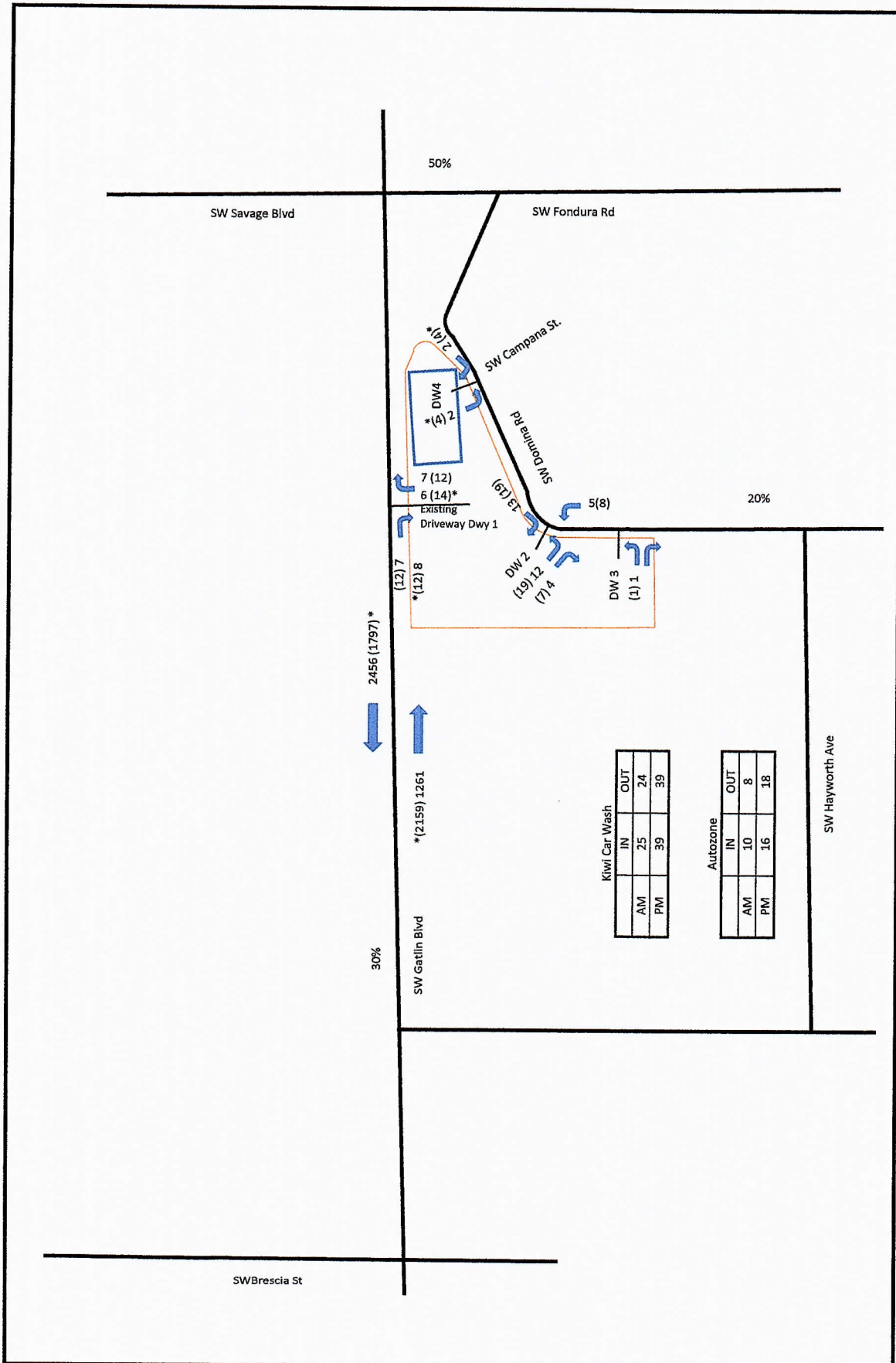


EXHIBIT D
Driveway Volumes ITE Rates
 Kiwi Car Wash

Legend

= Existing Autozone

= Project Location

XX(XX) = AM (PM) * Background Traffic AM(PM)

969 SE Federal Hwy, Suite 402
 Stuart, FL 34994

NTS

Job Number: _____

Date: _____

Exhibit J
Drainage Statement

See attached Drainage Statement.

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

DRAINAGE STATEMENT
Gatlin Boulevard Center PUD
City of Port St. Lucie Project No. P20-109
Port St. Lucie, FL
June 11, 2020

SUBJECT: Gatlin Boulevard Center PUD

AREA: 2.81 Acres

INTRODUCTION:

The 2.81 acre site is proposed to be developed with two parcels providing commercial uses. Parcel 1 is currently vacant and is proposed to be developed as a car wash. Parcel 2 is an existing retail use (AutoZone).

EXISTING CONDITIONS:

The 2.81 acre property is located south of Gatlin Blvd, north of Domina Road, and east of an existing 65' Drainage R/W. The property is located within the C-23 Basin of the SFWMD Upper East Coast Planning Area.

PROPOSED DESIGN:

The proposed stormwater management plan will be designed to comply with the criteria as established by SFWMD and the City of Port St. Lucie. Water quality requirements will be achieved on-site. The stormwater will be treated onsite prior to discharging into the adjacent 65' drainage canal. The finish floor elevation of the buildings will be based on the on-site stage created by a 1--year, 72-hour storm event assuming no off-site discharge.

SCHULKE, BITTLE & STODDARD, LLC

Joseph W. Schulke, P.E.
FL License No. 47048

Exhibit K
PUD Concept Plan

See attached PUD Concept Plan.

LAST SAVED: 10/12/2020 11:33:36 AM. SAVED BY: JOHN THAWINK. DRAWING: 19-130 CHAMBERS GATLIN BLVD PSL CAR WASH CD PRODUCTION DRAWINGS EXHIBITS 19-130 PUD. CONCEPTUAL PLAN DWG. PLOT DATE: 10/12/2020 11:33:54 AM. PLOTTED BY: JOHN THAWINK

SITE DATA

TOTAL SITE AREA: 2.81 AC
EXISTING ZONING: PUD(P07-041)/CS
PROPOSED ZONING: PUD
FUTURE LAND USE: CG/CS

PROPOSED MINIMUM GREEN AREAS:
- OPEN SPACE: MIN 40%*
- WETLAND: 0.20 AC

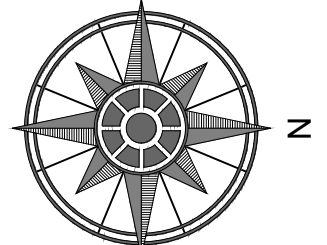
PROPOSED MINIMUM BLDG SETBACKS:
- FRONT: 50'
- SIDE: 10'
- REAR: 25'

PROPOSED MINIMUM LANDSCAPE BUFFER:
- FRONT: 20'
- SIDE: 10'
- REAR: 10'
- @ ADJACENT TO DRAINAGE ROW: 10'

PROPOSED MAX BLDG HEIGHT: 35'

NOTES

1. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).
 2. THERE IS A WETLAND AT THE SOUTH PROPERTY LINE OF THE PROPERTY WHICH A SMALL PORTION (±0.20 AC) ENCLOSES ONTO THE PROPERTY WHICH WILL BE FILLED AND MITIGATED IF REQUIRED BY S.F.W.M.D. SEE EXHIBIT 'D' - "EXISTING SITE MAP" & EXHIBIT 'M' - "ENVIRONMENTAL ASSESSMENT."
 3. UPLAND HABITAT AREAS ARE DEPICTED ON EXHIBIT D - EXISTING SITE MAP, AND FURTHER DESCRIBED IN EXHIBIT M - ENVIRONMENTAL ASSESSMENT. THIS AREA IS CLASSIFIED AS "PINE FLATWOODS-DISTURBED" (411 D). THE NEW SITE DEVELOPMENT AREA (LOTS 26-28) IS 0.73 AC, AND BELOW THE THRESHOLD REQUIREMENT FOR PRESERVATION (LESS THAN 2.0 AC SITE AREA)
 4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED.
- * MIN. OPEN SPACE MAY INCLUDE PRESERVATION AREAS; AND USEABLE OPEN SPACE MAY NOT BE LESS THAN 0.50% OF THE TOTAL SITE



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LOCATION AND SIZE OF STORMWATER AREA MAY VARY WITHIN PARCEL 1, BASED ON FINAL DEVELOPMENT PLAN

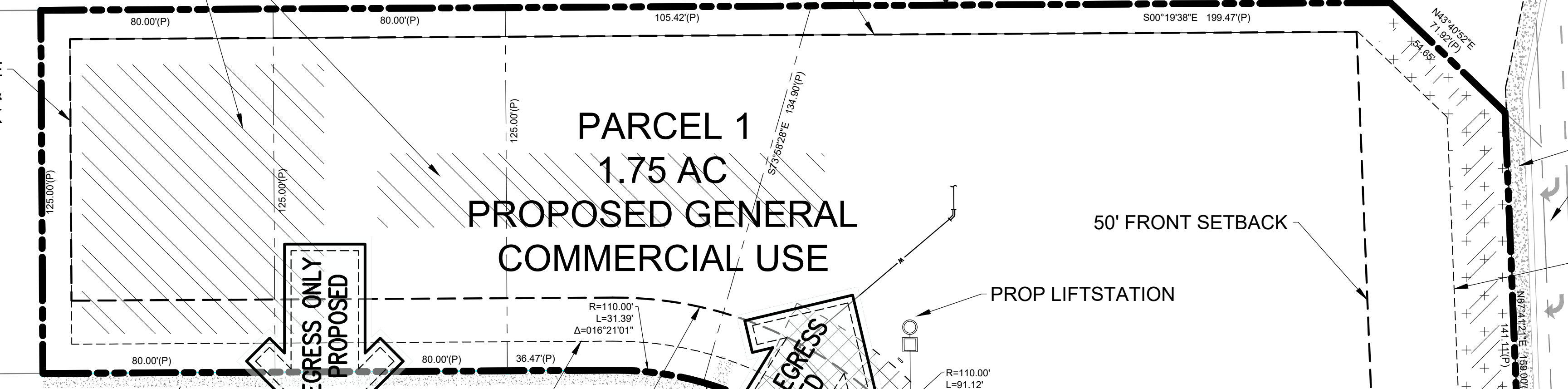
10' LANDSCAPE STRIP & SIDE SETBACK

ZONING: RS2
FLUM: CS

10' LANDSCAPE STRIP & SIDE SETBACK

ZONING: CS
FLUM: CS

65' DRAINAGE R.O.W.



DRAINAGE STATEMENT

INTRODUCTION:
THE EXISTING PARCEL 2 SITE WILL REMAIN AS RETAIL USE. THE CURRENTLY UNDEVELOPED PARCEL 1 SITE IS PROPOSED TO BE EXPANDED SOUTH TO INCLUDE LOTS 26, 27 & 28 OF BLOCK 1711 PORT ST. LUCIE SECTION THIRTY ONE OF PLAT BOOK 14, PAGE 22 WITH A CARWASH (COMMERCIAL GENERAL - CG).

EXISTING CONDITIONS:
THE TOTAL OF 2.81 ACRE PROPERTIES ARE LOCATED SOUTH OF GATLIN BLVD, NORTH OF DOMINA ROAD, AND EAST OF AN EXISTING 65' DRAINAGE ROW. THE PROPERTY IS LOCATED WITHIN THE C-23 BASIN OF THE SFWMD UPPER EAST COAST PLANNING AREA.

PROPOSED DESIGN:
PER PREVIOUSLY APPROVED AND CONSTRUCTED STORMWATER MANAGEMENT SYSTEM, THE PROPOSED STORM WATER MANAGEMENT PLAN WILL BE DESIGNED TO COMPLY WITH THE CRITERIA ESTABLISHED BY SFWMD AND THE CITY OF PORT ST. LUCIE. WATER QUALITY REQUIREMENTS WILL BE ACHIEVED ON-SITE. THE STORMWATER WILL BE TREATED ON-SITE PRIOR TO DISCHARGING INTO THE ADJACENT 65' DRAINAGE CANAL. THE FINISH FLOOR ELEVATION OF THE BUILDINGS WILL BE BASED ON THE ON-SITE STAGE CREATED BY A 100 YEAR-72 HOUR STORM EVENT ASSUMING NO OFF-SITE DISCHARGE.

HATCH LEGEND

- [Hatched pattern] PRESERVATION HABITAT - MATCHES AREA PROVIDED ON APPROVED GATLIN BOULEVARD CENTER SITE PLAN (10%± OF SITE DEVELOPMENT AREA)
- [Hatched pattern] COMMON ACCESS EASEMENT (EXIST)
- [Hatched pattern] COMMON ACCESS EASEMENT (PROPOSED)
- [Hatched pattern] EXIST COMMON STORMWATER AREA TO REMAIN
- [Hatched pattern] PROPOSED COMMON STORMWATER AREA

UTILITY STATEMENT

PER PREVIOUSLY APPROVED AND CONSTRUCTED UTILITY SYSTEMS, THE PROPOSED SERVICE PROVIDER FOR BOTH WATER AND WASTEWATER SERVICE WILL BE THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT AND THERE ARE NO PRIVATE POTABLE WATER OR WASTEWATER SERVICE PROPOSED TO BE MADE AVAILABLE FOR THE SUBJECT PARCEL.

UTILITY CONNECTIONS TO THE CITY'S UTILITY SYSTEM WILL BE MADE TO THE EXISTING WATER MAIN AND LOW PRESSURE SEWER FORCE MAIN IN DOMINA ROAD.

LEGAL DESCRIPTION

NEW PARCEL 1:
PARCEL 1, GATLIN BOULEVARD CENTER, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 20, OF THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA, AND LOT 26, 27 AND 28, BLOCK 1711, PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 22, OF THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA.

NEW PARCEL 2:
PARCEL 2, GATLIN BOULEVARD CENTER, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 20, OF THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA.

PROP WATER SERVICE CONNECTION
PROP SEWER / LIFTSTATION CONNECTION

EXIST WATER SERVICE CONNECTION
ZONING: CS
FLUM: CS
EXIST SEWER / LIFTSTATION CONNECTION

EXIST S/W

ZONING: CS
FLUM: CS

EXIST 6" WM
EXIST 2.5" LPM

ZONING: CH
FLUM: CH

MARK	REVISION	DATE
DESIGNED BY JAWS		
DRAWN BY JT		
CHECKED BY JAWS		
SCALE	AS NOTED	
DATE	05/08/20	

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00009668
1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

"GATLIN BOULEVARD CENTER P.U.D."
CONCEPT PLAN

KIWI CARWASH PSL
2080 SW GATLIN BLVD
PORT ST. LUCIE, FL 34963
ST. LUCIE COUNTY

ENGINEER CERTIFICATION
[] JOSEPH W. SCHULKE
FL. REG. NO. 47048
[] JORDAN B. BITTLE
FL. REG. NO. 57396
[] WILLIAM P. STODDARD
FL. REG. NO. 57605

DATE: SHEET
EXHIBIT 'K'
PROJECT NO. 19-130

EXHIBIT 'K'

Exhibit L
Binding PUD Statement

See attached Statement

BINDING PUD STATEMENT

Kiwi Land Holdings, LLC agrees to proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to PUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to PUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and to bind all successors in title to any commitments made.

Kiwi Land Holdings, LLC
a Florida Limited Liability Company

By: Hunter W. Chambers
Print Name: HUNTER W. CHAMBERS
Title: CHIEF EXECUTIVE MEMBER

(CORPORATE SEAL)

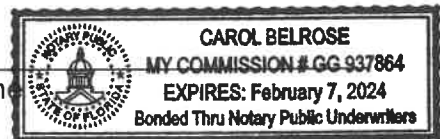
State of Florida
County of Brevard

SWORN TO AND SUBSCRIBED before me this 15th day of September, 2020, by Hunter W. Chambers, () who is personally known to me OR () who produced _____ as identification.

(SEAL)

Carol Belrose
Notary Signature

Print Notary Name



NOTARY PUBLIC
State of Florida at Large

My Commission Expires: _____

Exhibit M
Environmental Assessment

See attached Environmental Assessment provided by ECF.

ENVIRONMENTAL ASSESSMENT REPORT
2080 SW GATLIN BOULEVARD
ST. LUCIE COUNTY, FLORIDA

OCTOBER 8, 2020

Prepared by:



*ECOLOGICAL CONSULTING OF FLORIDA
850 NW FEDERAL HIGHWAY, SUITE 109
STUART, FL 34994
772-220-7817
sopotnick@ecf-llc.com*

2046.00

1.0 INTRODUCTION

This assessment is in support of the City of Port St. Lucie development approval for the subject ±2.81-acre site.

The development will include a commercial development with associated parking and stormwater facilities.

2.0 SITE LOCATION

The project is located within Section 14, Township 37 South, Range 39 East within the City of Port St. Lucie, St. Lucie County, Florida (Figure 1). Specifically, the project is located at 2080 SW Gatlin Boulevard approximately 0.6 mile east of the intersection of Interstate 95.

The parcel is a vacant tract that appears to have disturbance on the north half and is wooded on the south portion. Bordering land uses include commercial development and Gatlin Boulevard on the north, east and west, with vacant land on the south.

3.0 METHODOLOGY

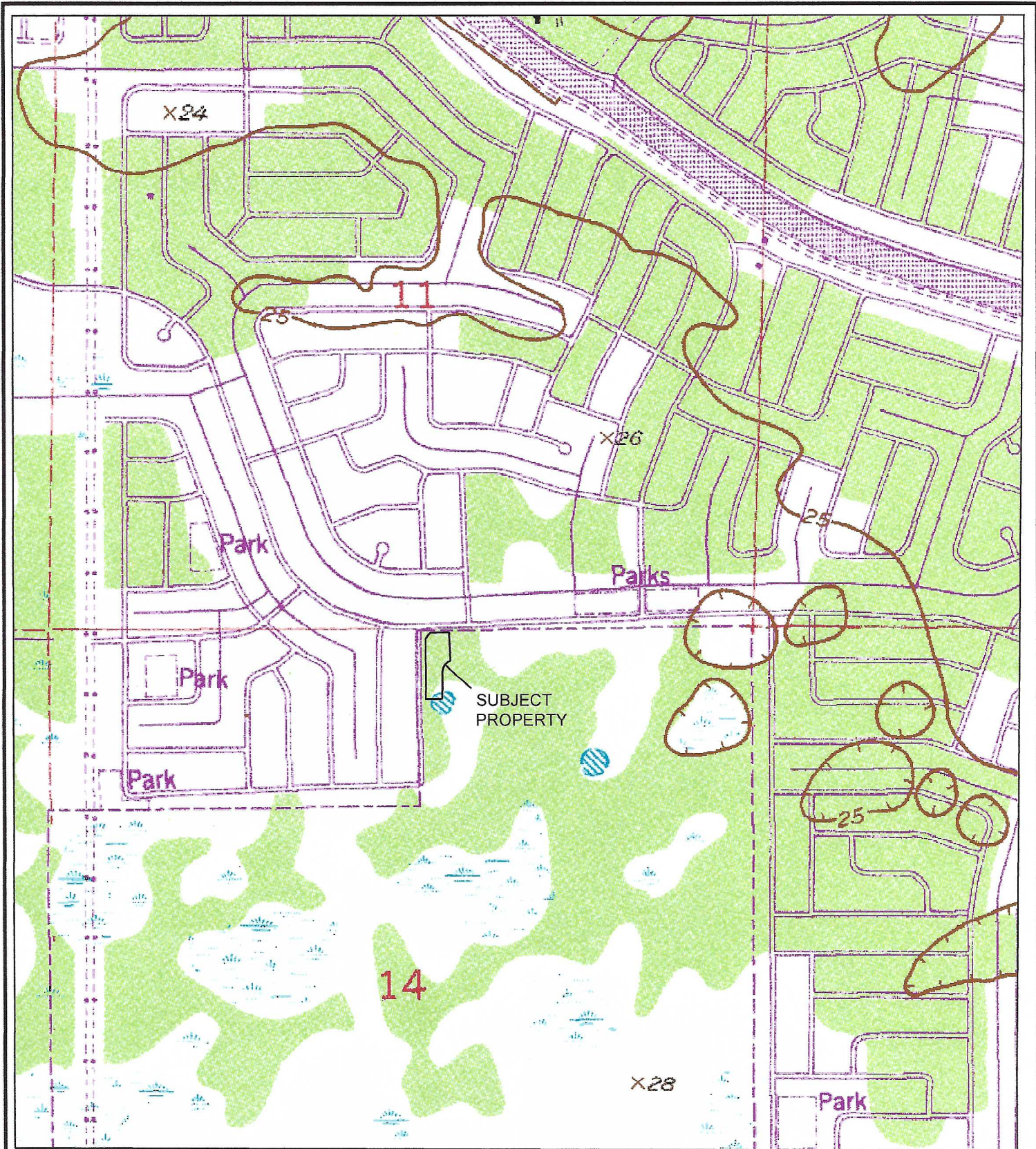
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

A field reconnaissance of the subject parcel was then conducted which included pedestrian transects through the parcel to map and identify specific habitat and land uses and vegetative cover types. A perimeter transect was conducted to confirm features that extend off site. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

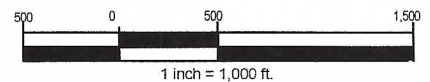
4.0 TOPOGRAPHY/HYDROLOGY

According to the U.S.G.S. topographic quadrangle (Fort Pierce, SW, FL), the site is relatively flat at an average elevation of 25 feet NGVD. (Figure 1). The site is depicted as undeveloped with no structures. A wetland is identified on the south side of the site. A north-south drainage ditch is identified immediately west and offsite of the property.

Site inspection confirms the relatively flat topography and the wetland feature. The front portion of the site has since been cleared and filled.



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY ECOLOGICAL CONSULTING OF FLORIDA SHALL BE WITHOUT LIABILITY TO ECOLOGICAL CONSULTING OF FLORIDA.



TOPOGRAPHIC MAP
2080 SW GATLIN BOULEVARD
 ST. LUCIE COUNTY FLORIDA

SOURCE: FORT PIERCE SW QUADRANGLE,
 SEC 14, TWN 37 S, RNG 39 E

FIGURE 1
 DATE: 10-6-20
 PROJECT No. 2048.00

5.0 SOILS

According to the *Web Soil Survey of St. Lucie County, FL* (NRCS – Web Soil Survey), the following soils are found on site (Figure 2).

1. Arents, 0 to 5% slopes (4)
2. Wabasso sand, 0 to 2% slopes (48)

The above soils are somewhat poorly, and poorly drained and are generally associated with marine terraces and flatwoods. The water table is 6-18 inches below the surface for 1-4 months during the wet season.

On site reconnaissance indicates that the soils have been altered by past fill along the north portion, with the south portion being intact. The adjacent drainage ditch to the west likely has altered the normal water table.

6.0 SITE CONDITIONS

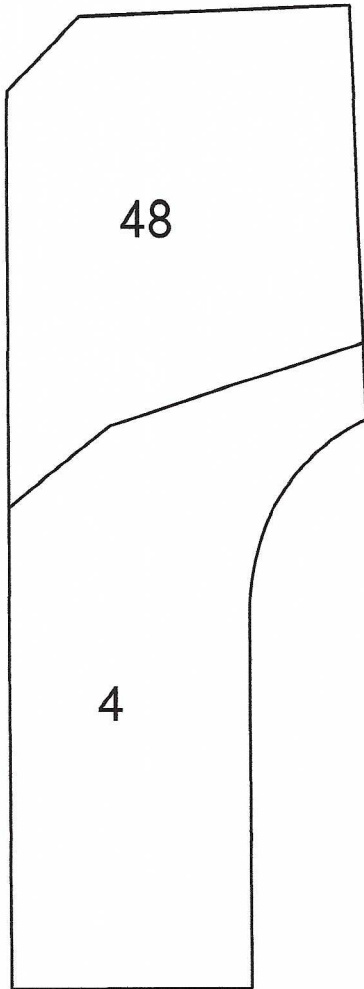
An assessment of the extent, distribution, and composition of vegetative communities for the site was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF), originally on August 26, 2020.

Pedestrian transects were conducted throughout the site with vegetative communities mapped on a recent aerial photograph.

A description of each community type is provided in the Habitat/Land Use section of this report

7.0 HABITAT/LAND USE

Onsite habitats and adjacent land uses have been characterized using the *Florida Land Use Cover and Forms Classifications System* (FDOT, 1985) (FLUCFCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

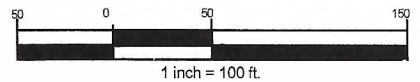


Soils:

4) Arents, 0 to 5 % slopes

48) Wabasso sand, 0 to 2% slopes

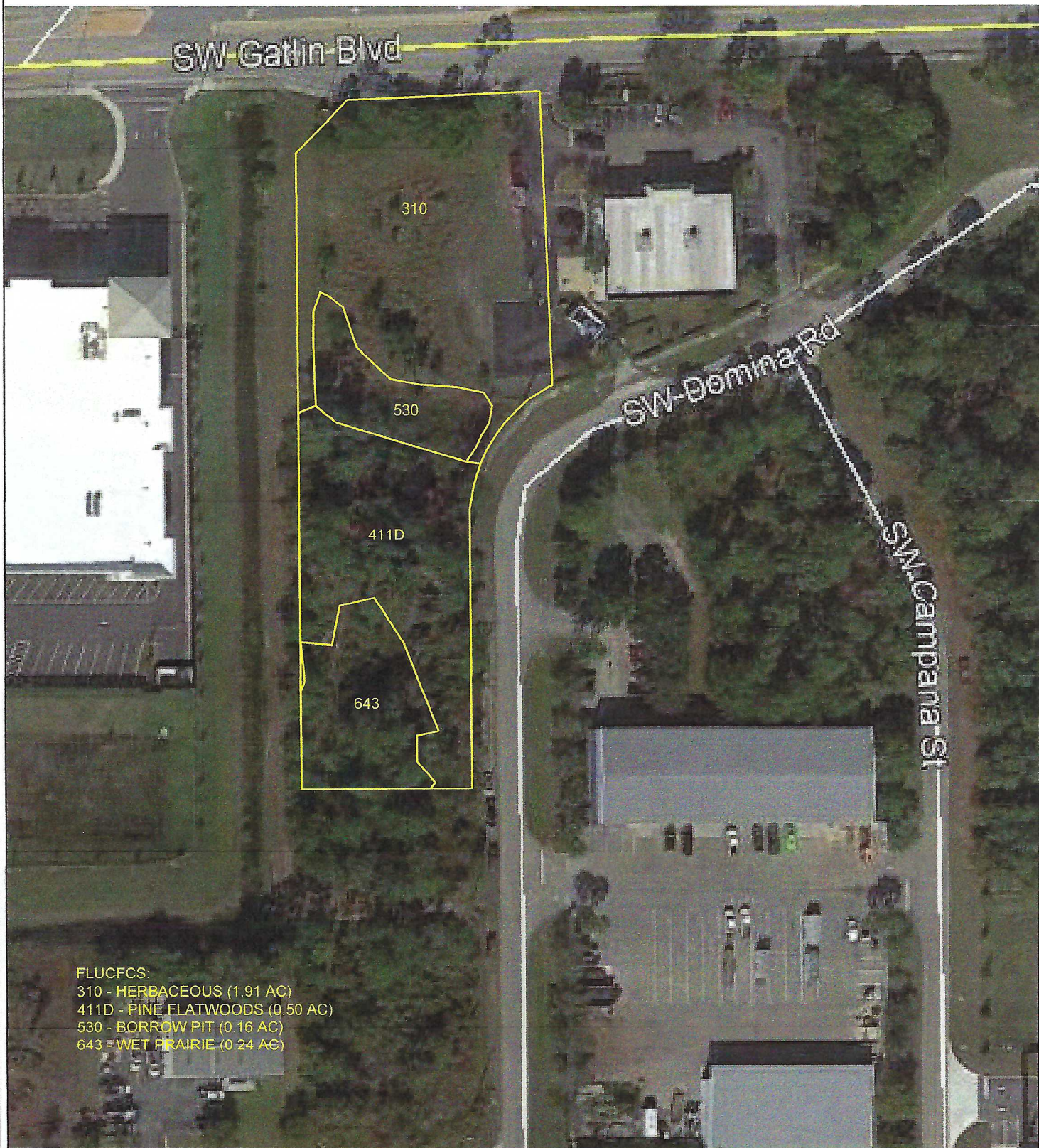
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SOILS MAP
2080 SW GATLIN BOULEVARD
 ST. LUCIE COUNTY FLORIDA

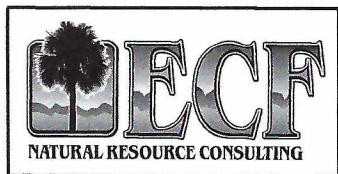
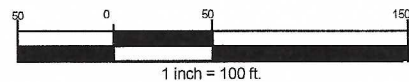
SOURCE: WEB SOIL SURVEY
 SEC 14, TWN 37 S, RNG 39 E

FIGURE 2
 DATE: 10-6-20
 PROJECT No. 2046.00



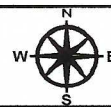
FLUCFCS:
 310 - HERBACEOUS (1.91 AC)
 411D - PINE FLATWOODS (0.50 AC)
 530 - BORROW PIT (0.16 AC)
 643 - WET PRAIRIE (0.24 AC)

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LAND USE AND COVER MAP
 2080 SW GATLIN BOULEVARD

ST. LUCIE COUNTY FLORIDA



SOURCE: GOOGLE EARTH
 SEC 14, TWN 37 S, RNG 39 E

FIGURE 3

DATE: 10-6-20

PROJECT No. 2046.00

- 310 – Herbaceous: This land is prior converted land that has been cleared with signs of past disturbance. Current vegetation includes beggar ticks (*Bidens spp.*), scattered Brazilian pepper (*Shinus Terebinthifolius*), and slash pine saplings (*Pinus elliottii*), chalky bluestem (*Andropogon virginicus*), and airpotato (*Diosorea bulbifera*). This area also includes pavement access from the parcel to the east.
- 411D – Pine Flatwoods, Disturbed: This cover type is dominated by a slash pine canopy, with an understory of beauty berry (*Callicarpa americana*), myrsine (*Myrsine cubana*), grapevine (*Vitus spp.*), and air potato.
- 530 – Borrow Pit: This area is a remnant borrow area that was left from the past clearing and fill of the north portion of the site. This feature is steep sided, excavated and is vegetated with Brazilian Pepper and primrose willow (*Ludwigia peruviana*). The feature looks to be part of a partially constructed stormwater system that was not completed.
- 643 – Wet Prairie: This cover type includes swamp fern (*Blechnum serrulatum*), occasional dahoon holly (*Ilex cassine*), and swamp bay (*Persea palustris*), with climbing fern (*Lygodium japonicum*) present.

TABLE 1 – LAND USE AND COVER SUMMARY			
FLUCFCS CODE	COMMUNITY NAME	ACRES	PERCENT
310	Herbaceous	1.91	70.0
411D	Pine Flatwoods, Disturbed	0.50	17.8
530	Borrow Pit	0.16	5.7
643	Wet Prairie	0.24	8.5
Total Area		2.81	100.0

8.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

The site was reviewed for the presence of habitat conducive to federal and state listed flora and fauna. An initial review documented vegetative communities and noted areas listed as potential habitat.

Site inspection identified habitat for gopher tortoises on site. This species is listed as threatened by the FWC. The FWC regulates impacts to the tortoise, its eggs and their burrows. A tortoise survey was conducted by ECF, by an Authorized Gopher Tortoise Agent on August 26, 2020. No tortoises or their burrows were identified on site.

No listed species were identified during any of the survey events. Non-listed wildlife or signs of species observed include black racer, cottontail rabbit and raccoon (tracks/scat). All species of wildlife observed are typical representatives of the habitats on site. None are unusual for the St. Lucie County Area.

A database search of FWC records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

TABLE 2 – FNAI LISTED SPECIES				
COMMON NAME	SCIENTIFIC NAME	EVIDENCE/SIGHTING	STATUS	
			FWC	USFWS
Eastern Indigo snake	<i>Drymarchon corias couperi</i>	Not observed	T	T
Gopher tortoise	<i>Gopherus polyphemus</i>	Not observed	T	
Gopher frog	<i>Rana capito</i>	Not observed	SSC	
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Not observed	SSC	
Florida Panther	<i>Puma concolor coryi</i>	Not observed	E	E
Burrowing owl	<i>Speotyto cunicularia</i>	Not observed	SSC	
Woodstork	<i>Mycteria Americana</i>	Not observed	E	E
American Alligator	<i>Alligator mississippiensis</i>	Not observed	T	T
Crested caracara	<i>Caracara cheriway</i>	Not observed	T	T
Florida scrub-jay	<i>Aphelocoma coerulescens</i>	Not observed	T	T
Piping Plover	<i>Charadrius melodus</i>	Not observed	T	T
Red-cockaded woodpecker	<i>Picoides villosus</i>	Not observed	E	E
Southeastern American kestrel	<i>Falco sparverius paulus</i>	Not observed	T	
Florida sandhill crane	<i>Grus Canadensis pratensis</i>	Not observed	SSC	
Osprey	<i>Pandion haliaetus</i>	Not observed	SSC	
Snail kite	<i>Rostrhamus sociabilis plumbeous</i>	Not observed	E	E
Least tern	<i>Sterna antillarum</i>	Not observed	T	
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	Not observed	SSC	
Manatee	<i>Trichechus manatus</i>	Not observed	E	E

Abbreviations:
 SSC = Species of Special Concern, T = Threatened
 USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,

9.0 WETLANDS AND SURFACE WATERS

The soils map, topographic map and National Wetland Inventory were reviewed to identify potential wetland areas. Subsequent field reconnaissance was performed to confirm limits of wetlands within the project site.

On site reconnaissance identified one wetland and one surface water on site (Figure 4). This area has been classified as a wetland based on the soils and hydrology present, along with the vegetation. The surface water is a remnant excavation with steep sides, hydric vegetation and standing water present.

At the state level, South Florida Water Management District (SFWMD) will require an Environmental Resource Permit (ERP). This permit combines both the stormwater and wetland/surface water review for this agency. An ERP permit is issued to address the stormwater and wetland impacts jointly.

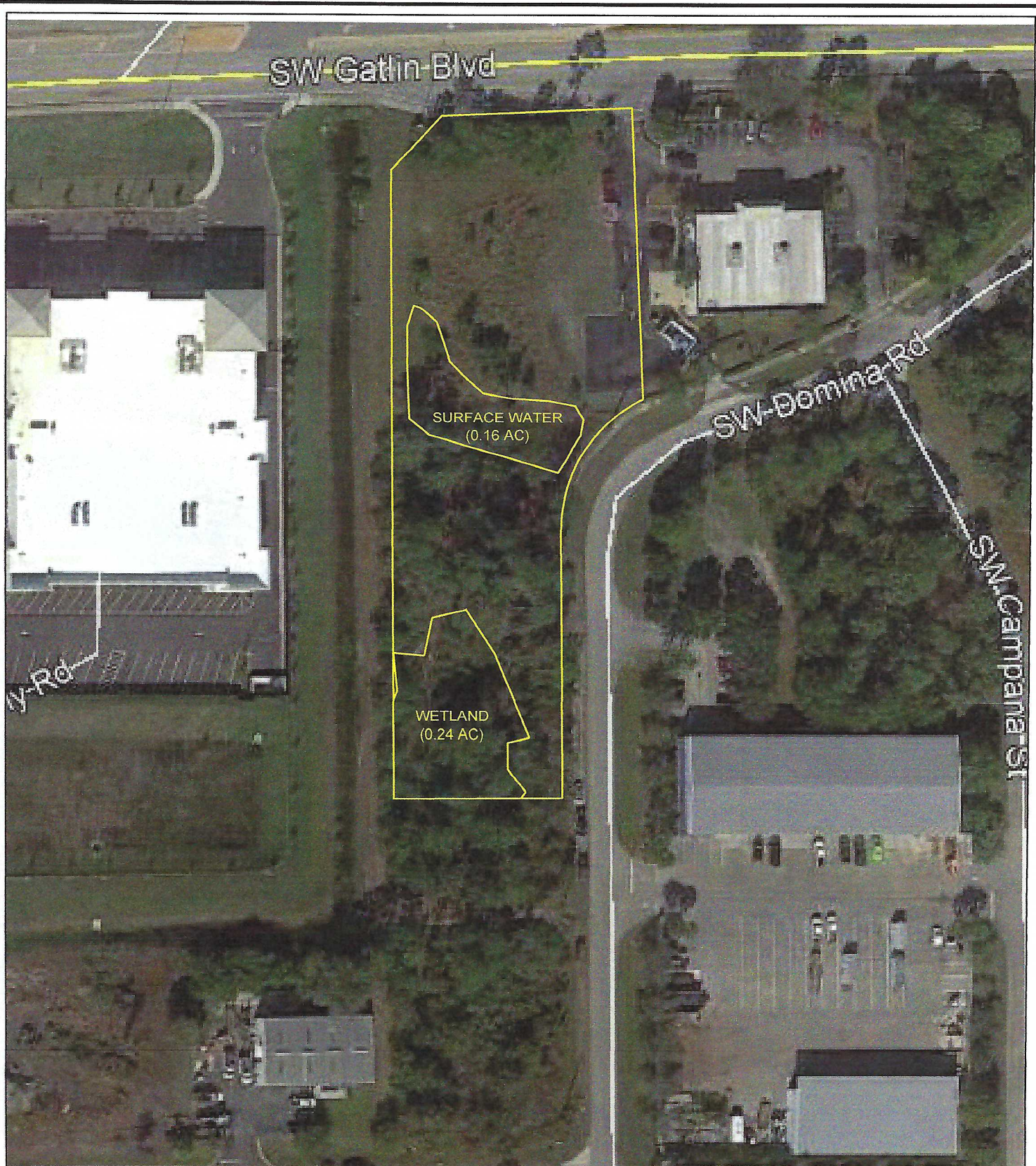
The on site portion of the wetland is 0.24 acre, with the entire wetland (including offsite portion) being 0.30 acre. The wetland was delineated based on the state methodology and will be confirmed through the SFWMD permitting process. Based on the wetland being less than 0.5 acre and isolated it is anticipated that SFWMD will permit the impact to the wetland. The surface water will be permitted with SFWMD as well. No mitigation will be required for either the wetland or the surface water.

10.0 CONCLUSION

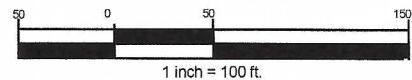
The subject property is a vacant parcel. The parcel exhibits natural lands and altered lands typical in the county.

Review of the parcel identified a wetland area and surface water that will be considered jurisdictional by SFWMD. These features will be permitted by SFWMD along with the stormwater for the site.

Habitat for gopher tortoises was identified on site. A tortoise burrow survey was conducted and no burrows were present. No evidence of other listed species was observed on site.

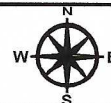


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WETLAND AND SURFACE WATERS
2080 SW GATLIN BOULEVARD

ST. LUCIE COUNTY 70 FLORIDA



SOURCE: GOOGLE EARTH
SEC 14, TWN 37 S, RNG 39 E

FIGURE 4

DATE: 10-6-20

PROJECT No. 2046.00

PSL #P20-109