RESOLUTION 05-011
FILE NO.: MJSP-04-003

A RESOLUTION GRANTING MAJOR SITE PLAN APPROVAL FOR THE PROJECT TO BE KNOWN AS PRIMA VISTA COMMONS IN THE RM-5 (RESIDENTIAL, MULTIPLE-FAMILY 5 DU/ACRE) ZONING DISTRICT FOR PROPERTY LOCATED IN ST. LUCIE COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including but not limited to the staff report, has made the following determinations:

1. DYBRA. PSL Development. LLC, presented a petition for Major Site Plan approval to allow a 150-unit apartment complex to be known as Prima Vista Commons on 33.6 acres of land in the northwest quadrant of Prima Vista Boulevard and Lennard Road, just east of the Pine Summit Apartment project, in the RM-5 (Residential, Multiple-Family - 5 du/acre) Zoning District for the property described in Part B below.

2. The Development Review Committee has reviewed the site plan for the proposed project and found it to meet all technical requirements and to be consistent with the future land use maps of the St. Lucie County Comprehensive Plan, subject to certain conditions set forth in Part A.

3. The proposed project is consistent with the general purpose, goals, objectives and standards of the St. Lucie County Land Development Code, the St. Lucie County Comprehensive Plan and the Code of Ordinances of St. Lucie County.

4. With the conditions imposed in Part "A" of this Resolution, the proposed project will not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, or other matters affecting the public health, safety and general welfare.

5. All reasonable steps have been taken to minimize any adverse effect on the proposed project on the immediate vicinity through building design, site design including upland and wetland buffers, landscaping and screening.

6. With the conditions imposed in Part A of this Resolution, the proposed project will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations.
7. Port St. Lucie Utilities will provide water and sewer service to the proposed project.

8. The applicant has demonstrated that water supply, evacuation facilities and emergency access are satisfactory to provide adequate fire protection.

9. A Certificate of Capacity, a copy of which is attached to this resolution, was granted by the Growth Management Director on February 1, 2005.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida:

A Pursuant to Section 11.02.05 of the St. Lucie County Land Development Code, the site plan for the project to be known as Prima Vista Commons, is hereby approved as depicted on the site plan drawings for the project prepared by Boyer-Singleton & Associates, dated 1/20/04, last revised on 6/11/04, and date stamped received by the St. Lucie County Community Development Director on 6/14/04, for the property described in Section B, subject to the following conditions:

1. Prior to the issuance of any Land Clearing Permits for the Prima Vista Commons Site, the developers shall clearly delineate all areas to be preserved and/or protected. Delineation shall be by either silt fencing, safety fencing or another similar type material. All land clearing activities shall be in accordance to the specific conditions/standards outlined in the Land Clearing Permit.

2. The proposed wetland mitigation/preservation area depicted on the project site plan is recognized as conceptual in nature and subject to Federal and State agency approval. If agency approvals are not obtained or if an alternative plan is found to be more appropriate, the project mitigation plan depicted in the site plan submittal shall be amended accordingly. Such amendment shall be treated as a minor adjustment to the site plan.

3. The developer shall provide adequate intersection site lighting at the intersection of the Prima Vista Commons project entrance and Lennard Road. The lighting shall be installed utilizing acceptable Engineering Safety Standards

4. Prior to the issuance of any Building Permits, the developer shall convey to St. Lucie County the right-of-way for Lennard Road as depicted on the project site plan. All conveyances shall be in a manner and form acceptable to St. Lucie County.

5. Prior to the issuance of any building permits for any portion of this site, contracts shall have been let for the construction of Prima Vista Boulevard from the existing paved Lennard Road extension to the intersection of the project entrance.
certificates of occupancy shall be issued until this roadway has been completed and accepted by St. Lucie County.

6. Prior to the issuance of a Certificate of Occupancy (CO) for any portion of the Prima Vista Commons Apartment complex, the developer of the project shall provide, or cause to provide to the MSBU improvement project for Prima Vista Boulevard, a right and left turn lane at the project entrance.

7. As part of the Platting of this property, all conservation easements and environmental dedications shall include St. Lucie County as a signatory or entity that must approve any release, in part or total, of any portion of any conservation easement or dedication.

B. The property on which this Major Site Plan approval is being granted is described as follows:

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF LOT 8 AND PART OF LOTS 9, 10, AND 11, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 1659.15 FEET; THEN DEPARTING SAID WEST LINE RUN NORTH 89 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID LOT 8, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; THEN DEPARTING SAID NORTH LINE RUN SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST PARALLEL WITH THE AFORESAID WEST LINE A DISTANCE OF 622.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 16 MINUTES 03 SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 53 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 22.12 FEET; THEN FROM A TANGENT BEARING OF SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.12 FEET; THENCE NORTH 08 DEGREES 28 MINUTES 51 SECONDS EAST ALONG A RADIAL LINE EXTENDING PERPENDICULAR FROM SAID CURVE A DISTANCE OF 56.48 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 46 SECONDS EAST A DISTANCE OF 272.46 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 26 SECONDS EAST A DISTANCE OF 35.43 FEET; THENCE SOUTH 25 DEGREES 57 MINUTES 51 SECONDS EAST A DISTANCE OF 44.03 FEET; THENCE SOUTH 61 DEGREES 57 MINUTES 44 SECONDS EAST A DISTANCE OF 184.38 FEET; THENCE SOUTH 33 DEGREES 15 MINUTES 41 SECONDS EAST A DISTANCE OF 35.48 FEET; THENCE SOUTH 01 DEGREE 55 MINUTES 46 SECONDS EAST A DISTANCE OF 116.06 FEET; THENCE SOUTH 23 DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 108.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 272.68 FEET, A CENTRAL ANGLE OF 37 DEGREES 54 MINUTES 01 SECOND,
A CHORD BEARING OF SOUTH 44 DEGREES 21 MINUTES 05 SECONDS EAST, AND A
CHORD LENGTH OF 177.10 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 23
DEGREES 30 MINUTES 08 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE
AN ARC DISTANCE OF 180.37 FEET TO A POINT OF COMPOUND CURVATURE OF A
CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 858.86 FEET, A CENTRAL
ANGLE OF 07 DEGREES 07 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 66
DEGREES 51 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF 106.78 FEET;
THENCE FROM A TANGENT BEARING OF SOUTH 63 DEGREES 18 MINUTES 05 SECONDS
EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 106.85 FEET;
THENCE SOUTH 30 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE OF 58.95
FEET; THENCE SOUTH 16 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF
101.74 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO THE
NORTHEAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 08 DEGREES
56 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 48 MINUTES 29
SECONDS EAST, AND A CHORD LENGTH OF 155.80 FEET; THENCE FROM A TANGENT
BEARING OF SOUTH 73 DEGREES 20 MINUTES 25 SECONDS EAST RUN SOUTHEASTERLY
ALONG SAID CURVE AN ARC DISTANCE OF 155.96 FEET TO THE EAST LINE OF THE
AFORESAID LOT 11; THENCE NORTH 00 DEGREES 12 MINUTES 42 SECONDS WEST
ALONG SAID EAST LOT LINE A DISTANCE OF 1278.27 FEET TO THE NORTHEAST
CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS
WEST ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 330.72 FEET TO THE
CORNER COMMON TO SAID LOTS 8, 9 AND 11; THENCE NORTH 00 DEGREES 13
MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF
331.79 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID LOT 8;
THENCE DEPARTING THE AFORESAID EAST LOT LINE RUN SOUTH 89 DEGREES 57
MINUTES 2 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID
LOT 8 A DISTANCE OF 531.59 FEET TO THE POINT OF BEGINNING. CONTAINING
19.84 ACRES, MORE OR LESS.

PARCEL B:

THAT PORTION OF LOTS 9 AND 10, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN
SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1,
PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE
SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36
SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15
MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE
OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89 DEGREES 58
MINUTES 47 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH
RIGHT-OF-WAY OF TILTON ROAD A DISTANCE OF 15.00 FEET TO THE WEST LINE OF
THE AFORESAID LOT 10; THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST
ALONG SAID WEST LOT LINE A DISTANCE OF 34.15 FEET TO THE POINT OF
BEGINNING, BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE
SOUTHEAST HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 52
MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 40 DEGREES 49 MINUTES 36
SECONDS EAST, AND A CHORD LENGTH OF 182.79 FEET; THENCE FROM A TANGENT
BEARING OF NORTH 34 DEGREES 23 MINUTES 16 SECONDS EAST DEPARTING SAID
WEST LOT LINE RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF
183.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 47 DEGREES 15 MINUTES
56 SECONDS EAST A DISTANCE OF 115.25 FEET; THENCE NORTH 05 DEGREES 05
MINUTES 24 SECONDS EAST A DISTANCE OF 66.96 FEET TO A NON-TANGENT POINT
ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1130.0 FEET, A
CENTRAL ANGLE OF 27 DEGREES 33 MINUTES 10 SECONDS, A CHORD BEARING OF
NORTH 23 DEGREES 22 MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 538.18
FEET; THENCE FROM A TANGENT BEARING OF NORTH 37 DEGREES 09 MINUTES 01
SECOND EAST RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 543.40
FEET TO THE WEST LINE OF THE AFORESAID LOT 9; THENCE SOUTH 00 DEGREES 15
MINUTES 06 SECONDS EAST ALONG SAID WEST LOT LINE A DISTANCE OF 777.25
FEET TO THE POINT OF BEGINNING. CONTAINING 1.72 ACRES, MORE OR LESS.

PARCEL C:

THAT PORTION OF LOT 10, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23,
TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF
THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY
DEscribed AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE
SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36
SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15
MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE
OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89 DEGREES 58
MINUTES 47 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY OF TILTON ROAD
AND ITS EASTERLY EXTENSION A DISTANCE OF 151.08 FEET TO THE POINT OF
BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 47 SECONDS
EAST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 448.33 FEET TO A NON-
TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS
OF 1130.0 FEET, A CENTRAL ANGLE OF 13 DEGREES 54 MINUTES 39 SECONDS, A CHORD
BEARING OF SOUTH 55 DEGREES 17 MINUTES 25 SECONDS EAST, AND A CHORD
LENGTH OF 273.68 FEET; THENCE FROM A TANGENT BEARING OF NORTH 62 DEGREES
14 MINUTES 45 SECONDS WEST DEPARTING SAID NORTH RIGHT-OF-WAY RUN
NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 274.35 FEET; THENCE
SOUTH 89 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 67.37 FEET;
THENCE SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST A DISTANCE OF 115.03
FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST
HAVING A RADIUS OF 685.0 FEET, A CENTRAL ANGLE OF 08 DEGREES 47 SECONDS 57
SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 51 MINUTES 58 SECONDS WEST,
AND A CHORD LENGTH OF 105.09 FEET; THENCE FROM A TANGENT BEARING OF
SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST RUN SOUTHWESTERLY ALONG
SAID CURVE AN ARC DISTANCE OF 105.20 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.90 ACRE, MORE OR LESS.

PARCEL D:

THAT PORTION OF THE SOUTH HALF OF LOT 8 AND PART OF LOTS 9, 10, AND 11,
BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH,
RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE
SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36
SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15
MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE
OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89 DEGREES 58
MINUTES 47 SECONDS EAST ALONG THE WESTERLY EXTENSION OF THE NORTH
RIGHT-OF-WAY OF TILTON ROAD A DISTANCE OF 15.00 FEET TO THE WEST LINE OF
THE AFORESAID LOT 10 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES
15 MINUTES 06 SECONDS WEST ALONG SAID WEST LOT LINE A DISTANCE OF 34.15
FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING
A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 40
SECONDS, A CHORD BEARING OF NORTH 40 DEGREES 49 MINUTES 36 SECONDS EAST,
AND A CHORD LENGTH OF 182.79 FEET; THENCE FROM A TANGENT BEARING OF
NORTH 34 DEGREES 23 MINUTES 16 SECONDS EAST DEPARTING SAID WEST LOT LINE
RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 183.18 FEET TO THE
POINT OF TANGENCY; THENCE NORTH 47 DEGREES 15 MINUTES 56 SECONDS EAST A
DISTANCE OF 115.25 FEET; THENCE NORTH 05 DEGREES 05 MINUTES 24 SECONDS
EAST A DISTANCE OF 66.96 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE
TO THE NORTHEAST HAVING A RADIUS OF 1130.0 FEET, A CENTRAL ANGLE OF 27
DEGREES 33 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 23 DEGREES 22
MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 538.18 FEET; THENCE FROM A
TANGENT BEARING OF NORTH 37 DEGREES 09 MINUTES 01 SECONDS EAST RUN
NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 543.40 FEET TO A NON-
TANGENT POINT ON THE WEST LINE OF THE AFORESAID LOT 9; THENCE NORTH 00
DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID WEST LOT LINE AND ALONG
THE WEST LINE OF THE SOUTH HALF OF THE AFORESAID LOT 8 A DISTANCE OF
806.77 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF LOT 8; THENCE
DEPARTING SAID WEST LOT LINE RUN NORTH 89 DEGREES 57 MINUTES 02 SECONDS
EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF LOT 8, A DISTANCE OF
115.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00 DEGREES 15
MINUTES 06 SECONDS EAST PARALLEL WITH THE AFORESAID WEST LOT LINE A
DISTANCE OF 622.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO
THE EAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 16
MINUTES 03 SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 53 MINUTES 07
SECONDS EAST, AND A CHORD LENGTH OF 22.12 FEET; THENCE FROM A TANGENT
BEARING OF SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST RUN SOUTHERLY
ALONG SAID CURVE AN ARC DISTANCE OF 22.12 FEET; THENCE NORTH 88 DEGREES 28
MINUTES 51 SECONDS EAST ALONG A RADIAL LINE EXTENDING PERPENDICULAR FROM
SAID CURVE A DISTANCE OF 56.48 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 46
SECONDS EAST A DISTANCE OF 272.46 FEET; THENCE SOUTH 52 DEGREES 21
MINUTES 26 SECONDS EAST A DISTANCE OF 35.43 FEET; THENCE SOUTH 25 DEGREES
57 MINUTES 51 SECONDS EAST A DISTANCE OF 44.03 FEET; THENCE SOUTH 61
DEGREES 57 MINUTES 44 SECONDS EAST A DISTANCE OF 184.38 FEET; THENCE
SOUTH 33 DEGREES 15 MINUTES 41 SECONDS EAST A DISTANCE OF 35.45 FEET;
THENCE SOUTH 01 DEGREE 55 MINUTES 46 SECONDS EAST A DISTANCE OF 116.06
FEET; THENCE SOUTH 23 DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF
108.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST
HAVING A RADIUS OF 272.68 FEET, A CENTRAL ANGLE OF 37 DEGREES 54 MINUTES 01
SECOND, A CHORD BEARING OF SOUTH 44 DEGREES 21 MINUTES 05 SECONDS EAST,
AND A CHORD LENGTH OF 177.10 FEET; THENCE FROM A TANGENT BEARING OF
SOUTH 23 DEGREES 30 MINUTES 08 SECONDS EAST RUN SOUTHEASTERLY ALONG
SAID CURVE AN ARC DISTANCE OF 180.37 FEET TO A POINT OF COMPOUND
CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 858.86
FEET, A CENTRAL ANGLE OF 07 DEGREES 07 MINUTES 42 SECONDS, A CHORD BEARING
OF SOUTH 66 DEGREES 51 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF
106.78 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 63 DEGREES 18 MINUTES
05 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF
106.85 FEET; THENCE SOUTH 30 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE
OF 58.95 FEET; THENCE SOUTH 16 DEGREES 39 MINUTES 35 SECONDS WEST A
DISTANCE OF 101.74 FEET; TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO
THE NORTHEAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 08
DEGREES 56 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 48
MINUTES 29 SECONDS EAST, AND A CHORD LENGTH OF 155.80 FEET; THENCE FROM A
TANGENT BEARING OF SOUTH 73 DEGREES 20 MINUTES 25 SECONDS EAST RUN
SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 155.96 FEET TO THE EAST
LINE OF THE AFORESAID LOT 11; THENCE SOUTH 00 DEGREES 12 MINUTES 42
SECONDS EAST ALONG SAID EAST LOT LINE A DISTANCE OF 9.21 FEET TO THE
AFORESAID NORTH RIGHT-OF-WAY OF TILTON ROAD; THENCE DEPARTING SAID EAST
LOT LINE RUN NORTH 89 DEGREES 58 MINUTES 47 SECONDS WEST ALONG THE
NORTH RIGHT-OF-WAY OF TILTON ROAD A DISTANCE OF 391.85 FEET TO A NON-
TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF
1130.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 54 MINUTES 39 SECONDS, A CHORD
BEARING OF SOUTH 55 DEGREES 17 MINUTES 25 SECONDS EAST, AND A CHORD
LENGTH OF 273.68 FEET; THENCE FROM A TANGENT BEARING OF NORTH 62 DEGREES
14 MINUTES 45 SECONDS WEST DEPARTING SAID NORTH RIGHT-OF-WAY RUN
NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 274.35 FEET; THENCE
SOUTH 89 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 67.37 FEET;
THENCE SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST A DISTANCE OF 115.03
FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST
HAVING A RADIUS OF 685.0 FEET, A CENTRAL ANGLE OF 08 DEGREES 47 DEGREES 57
SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 51 MINUTES 58 SECONDS WEST,
AND A CHORD LENGTH OF 105.09 FEET; THENCE FROM A TANGENT BEARING OF
SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST RUN SOUTHWESTERLY ALONG
SAID CURVE AN ARC DISTANCE OF 105.20 FEET TO THE AFORESAID NORTH RIGHT-
OF-WAY OF TILTON ROAD; THENCE NORTH 89 DEGREES 58 MINUTES 47 SECONDS
WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 136.08 FEET TO THE
POINT OF BEGINNING. CONTAINING 11.33 ACRES, MORE OR LESS.

(Location: Northeast corner of the intersection of Prima Vista Boulevard and Lennard
Road, just east of the Pine Summit apartment project.)

C. This site plan approval shall expire on February 1, 2007, unless a building permit is issued or an
extension is granted in accordance with Section 11.02.06(8)(3), St. Lucie County Land
Development Code. The issuance of a building permit for a principal portion of this site plan (one
or more apartment buildings) and the completion of that permitted building or buildings
consistent with the requirements of Section 11.05.01(a)(2), St. Lucie County Land Development
Code, shall maintain the right to continue with the construction of the development beyond the
indicated expiration date.

D. The Major Site Plan approval granted under this Resolution is specifically conditioned to the
requirement that the petitioner, DYBRA, PSL Development, LLC, including any successors in
interest, shall obtain all necessary development permits and construction authorizations from
the appropriate State and Federal regulatory authorities, including but not limited to: the
United States Army Corp of Engineers, the Florida Department of Environmental Protection,
and the South Florida Water Management District, prior to the issuance of any local building
permits of authorizations to commence development activities on the property described in Part
B.

E. A Certificate of Capacity, a copy of which is attached to this resolution, was granted by the
Growth Management Director on February 1, 2005, which certificate shall remain valid for the
period of Site Plan approval. Should the Site Plan approval granted by this resolution expire or
an extension be sought pursuant to Section 11.07.05(F) of the St. Lucie County Land
Development Code, a new certificate of capacity shall be required.

F. A copy of this resolution shall be attached to the site plan drawings described in Part A, which
plan shall be placed on file with the St. Lucie County Community Development Director.

After motion and second, the vote on this resolution was as follows:

Chairman Frannie Hutchinson AYE
Vice-Chairman Doug Coward AYE
Commissioner Chris Craft AYE
Commissioner Paula Lewis AYE
Commissioner Joseph Smith AYE

PASSED AND DULY ADOPTED this 1ST Day of February, 2005.

THE NEXT PAGE IS THE SIGNATURE PAGE
CERTIFICATE OF CAPACITY

Date: 2/1/2005

This document certifies that concurrency will be met and that adequate public facility capacity exists to maintain the standards for levels of service as adopted in the St Lucie County Comprehensive Plan for:

1. Type of development 150-unit apartment complex
   Number of units 150   Number of square feet

2. Property legal description & Tax ID no.
   341450106081506; 341450106100007
   NW quadrant of Prima Vista Blvd & Lennard Rd
   Prima Vista Commons

3. Approval: Building Permit   Resolution No. 05-011   Letter

4. Subject to the following conditions for concurrency:
   ***Please note that the Certificate of Capacity was not printed for the adopted Res. 05-011. This Certificate of Capacity is back-dated to February 1, 2005 to coincide with paragraph "E" of Res. No. 05-011***

Owner's name
Dybca PSL Development LLCs

Address
2300 Lee Rd
Winter Park FL 32789

6. Certificate Expiration Date
   The certificate of capacity shall be valid for the same period of time as the Development Order. Section 5.08.04(B), St. Lucie County Land Development Code.

   This Certificate of Capacity is transferable only to subsequent owners of the same parcel, and is subject to the same terms, conditions and expiration date listed herein. The expiration date can be extended only under the same terms and conditions as the underlying development order issued with this certificate, or for subsequent development order(s) issued for the same property, use and size as described herein.

   Bob Mux
   Growth Management Director:
   St Lucie County, Florida
   Signed Date: 8/21/2007

   Andrew Royle
   Concurrency Review by:
   Signed Date: 8/21/2007

Tuesday, August 21, 2007
RESOLUTION NO. 07-261

FILE NO.: MJB-04-003

A RESOLUTION PROVIDING FOR AN
EXTENSION OF THE MAJOR SITE PLAN APPROVAL
FOR THE FOR THE PROJECT KNOWN
AS PRIMA VISTA COMMONS

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the
testimony and evidence, including but not limited to the staff report, has made the following
determinations:

1. On February 1, 2005, this Board, through Resolution 05-011, granted approval to the Major
Site Plan for the project known as Prima Vista Commons, which consists of 150 residential
units on 33.6 acres of land located at the northeast corner of the extension of Prima Vista
Boulevard and Leonard Road, lying just east of the Pine Summit Apartments, in the RM-5
(Residential, Multiple-Family - 5 du/acre) Zoning District.

2. Part C of Resolution 05-011 reads as follows: This site plan approval shall expire on February
1, 2007, unless a building permit is issued or an extension is granted in accordance with
Section 11.02.06(B)(3), St. Lucie County Land Development Code. The issuance of a building
permit for a principal portion of this site plan (one or more apartment buildings) and the
completion of that permitted building or buildings consistent with the requirements of
Section 11.05.01 (a)(2), St. Lucie County Land Development Code, shall maintain the right to
continue with the construction of the development beyond the indicated expiration date.

3. On August 22, 2006, this Board, through Resolution 06-228, granted a twelve (12) month site
plan extension, with limiting conditions, to the Prima Vista Commons community through
Resolution 05-011, extending the site plan approval period for this project an additional
months from the date of scheduled expiration.

3. Resolution 06-228 contains two primary errors: one stating the Major Site Plan
was first approved on August 17, 2004, by Resolution No. 04-097, and two, that the new date
of expiration for Resolution 06-228 was to be August 17, 2007. These errors are found
throughout Resolution 06-228.
4. The developers of the Prima Vista Commons residential community have requested that the Major Site Plan approval granted through Resolution 04-097, be extended for a period of 24 additional months from its original date of scheduled expiration because of delays in the ability to obtain site development permits associated with the County's planned construction of Leonard Road adjacent to the project site.

5. Dybra, PSL Development, LLC, has conveyed to, and the County has accepted certain road rights-of-way and other associated properties per the requirements of Resolution 06-228 for the Leonard Road MSBU roadway construction project.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida:

A. That this Board agrees with the cited request for Site Plan Extension as being for reasons beyond the immediate control of the property owners of the Prima Vista Commons development.

B. Paragraph 1 of Resolution 06-228 is amended to read as follows:

On August 17, 2004, this Board, through Resolution 05-011, approved the Major Site Plan for the project known as Prima Vista Commons consisting of 150 residential units on 33.8 acres of land in the northeast corner of Prima Vista Boulevard extension and Leonard Road, just east of the Pine Summit Apartments in the RM-5 (Residential, Multiple-Family – 5 du/acre) Zoning District.

C. Paragraph 2 of Resolution 06-228 is amended to read as follows:

The developer of Prima Vista Commons has requested that the Major Site Plan granted through Resolution 05-011, be extended for a period of 12 additional months from its date of scheduled expiration, February 1, 2008.

D. Part A of Resolution 06-228 is amended to read as follows:

Pursuant to Section 11.02.09(3)(b)(2) of the St. Lucie County Land Development Code, the Major Site Plan, approved through Resolution 04-097, is hereby extended for a period of 12 additional months beyond its date of scheduled expiration, February 1, 2007, with the new expiration date being February 1, 2008, subject to the following additional conditions:

[refer to Resolution 06-228 for specific conditions]

E. Part B of Resolution 06-228 is hereby repealed, except that all conditions of approval
set forth in Part A of Resolution 05-011 shall remain in full force and effect until
determined to be complied with by St. Lucie County.

F. The property on which said Major Site Plan extension is being granted is described as
follows:

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF LOT 8 AND PART OF LOTS 9, 10, AND 11,
BLOCK 3, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH,
RANGE 40 EAST, AS RECORDED IN Plat Book 1, Page 35, OF THE PUBLIC
RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "L3 1221" MARKING
THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE
NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF
SAID QUARTER, A DISTANCE OF 1688.15 FEET; THENCE DEPARTING SAID WEST
LINE RUN NORTH 89 DEGREES 07 MINUTES 02 SECONDS EAST ALONG THE NORTH
LINE OF THE SOUTH HALF OF THE AFORESAID LOT 8, A DISTANCE OF 130.00
FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN
SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST PARALLEL WITH THE
AFORESAID WEST LINE A DISTANCE OF 622.86 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1000.00
FEET, A CENTRAL ANGLE OF 01 DEGREE 16 MINUTES 03 SECONDS, A CHORD
BEARING OF SOUTH 00 DEGREES 15 MINUTES 07 SECONDS EAST, AND A CHORD
LENGTH OF 22.12 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 00
DEGREES 15 MINUTES 06 SECONDS EAST RUN SOUTHERLY ALONG SAID CURVE AN
ARC DISTANCE OF 22.12 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 02
SECONDS EAST ALONG A RADIAL LINE EXTENDING PERPENDICULAR FROM SAID
CURVE A DISTANCE OF 86.46 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 06
SECONDS EAST A DISTANCE OF 272.46 FEET; THENCE SOUTH 92 DEGREES 21
MINUTES 26 SECONDS EAST A DISTANCE OF 38.45 FEET; THENCE SOUTH 25
DEGREES 57 MINUTES 51 SECONDS EAST A DISTANCE OF 44.03 FEET; THENCE
SOUTH 61 DEGREES 57 MINUTES 44 SECONDS EAST A DISTANCE OF 104.38 FEET;
THENCE SOUTH 33 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 35.48
FEET; THENCE SOUTH 01 DEGREE 55 MINUTES 06 SECONDS EAST A DISTANCE OF
116.06 FEET; THENCE SOUTH 23 DEGREES 30 MINUTES 05 SECONDS EAST A
DISTANCE OF 108.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
TO THE NORTHEAST HAVING A RADIUS OF 122.44 FEET, A CENTRAL ANGLE OF 37
DEGREES 54 MINUTES 01 SECONDS, A CHORD BEARING OF SOUTH 44 DEGREES 21
MINUTES 05 SECONDS EAST, AND A CHORD LENGTH OF 177.10 FEET; THENCE
FROM A TANGENT BEARING OF SOUTH 23 DEGREES 30 MINUTES 05 SECONDS
EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 160.37
FEET TO A POINT OF COMBINED CURVATURE OF A CURVE CONCAVE TO THE

---

File No.: MZSP-04-003
Resolution No.: 07-281
Page 3
NORTHEAST HAVING A RADIUS OF 658.86 FEET, A CENTRAL ANGLE OF 07
DEGREES 07 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 66 DEGREES 51
MINUTES 58 SECONDS EAST, AND A CHORD LENGTH OF 106.78 FEET; THENCE
FROM A TANGENT BEARING OF SOUTH 63 DEGREES 18 MINUTES 05 SECONDS
EAST SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 104.85
FEET; THENCE SOUTH 30 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE
OF 88.98 FEET; THENCE SOUTH 16 DEGREES 39 MINUTES 39 SECONDS WEST A
DISTANCE OF 101.74 FEET; TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE
TO THE NORTHEAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF
08 DEGREES 56 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES
48 MINUTES 29 SECONDS EAST, AND A CHORD LENGTH OF 185.00 FEET; THENCE
FROM A TANGENT BEARING OF SOUTH 71 DEGREES 20 MINUTES 29 SECONDS
EAST SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 105.96
FEET TO THE EAST LINE OF THE AFORESAID LOT 11; THENCE NORTH 00 DEGREES
12 MINUTES 42 SECONDS WEST ALONG SAID EAST LOT LINE A DISTANCE OF
1278.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 89
DEGREES 57 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT
11 A DISTANCE OF 330.72 FEET TO THE CORNER COMMON TO SAID LOTS 8, 9
AND 11; THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS WEST ALONG THE
EAST LINE OF SAID LOT 8 A DISTANCE OF 331.79 FEET TO THE NORTHEAST
CORNER OF THE SOUTH HALF OF SAID LOT 8; THENCE DEPARTING THE
AFORESAID EAST LOT LINE RUN SOUTH 89 DEGREES 57 MINUTES 2 SECONDS
WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 8 A DISTANCE
OF 531.59 FEET TO THE POINT OF BEGINNING, CONTAINING 15.84 ACRES, MORE
OR LESS.

PARCEL B:

THAT PORTION OF LOTS 9 AND 10, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN
SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST/AS RECORDED IN Plat BOOK
1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 8/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING
THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE
NORTH 00 DEGREES 18 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF
SAID QUARTER, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST
LINE LINE RUN SOUTH 89 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE
EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY OF TILTON ROAD A
DISTANCE OF 15.00 FEET TO THE WEST LINE OF THE AFORESAID LOT 10;
THENCE NORTH 00 DEGREES 18 MINUTES 06 SECONDS WEST ALONG SAID WEST
LOT LINE A DISTANCE OF 34.15 FEET TO THE POINT OF BEGINNING, BEING A
NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A
RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 40
SECONDS.
SECONDS, A CHORD BEARING OF NORTH 40 DEGREES 49 MINUTES 36 SECONDS EAST, AND A CHORD LENGTH OF 192.79 FEET; THEREFROM A TANGENT BEARING OF NORTH 34 DEGREES 23 MINUTES 56 SECONDS EAST DEPARTING SAILD WEST LOT LINE RUN NORTH-EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 183.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 47 DEGREES 15 MINUTES 56 SECONDS EAST A DISTANCE OF 115.25 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST A DISTANCE OF 66.98 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1130.0 FEET, A CENTRAL ANGLE OF 27 DEGREES 33 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 23 DEGREES 22 MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 328.18 FEET; THEREFROM A TANGENT BEARING OF NORTH 37 DEGREES 09 MINUTES 01 SECOND EAST RUN NORTH-WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 543.40 FEET TO THE WEST LINE OF THE AFORESAID LOT 9; THENCE SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST ALONG SAID WEST LOT LINE A DISTANCE OF 777.25 FEET TO THE POINT OF BEGINNING, CONTAINING 1.72 ACRES, MORE OR LESS.

PARCEL C:

THAT PORTION OF LOT 10, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 6/8 INCH IRON ROD AND CAP STAMPED "LB 1121" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAILD QUARTER, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAILD WEST LINE RUN SOUTH 89 DEGREES 56 MINUTES 47 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY OF TILTON ROAD AND ITS EASTERLY EXTENSION A DISTANCE OF 151.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 47 SECONDS EAST ALONG SAILD NORTH RIGHT-OF-WAY A DISTANCE OF 448.33 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1130.0 FEET, A CENTRAL ANGLE OF 13 DEGREES 04 MINUTES 39 SECONDS, A CHORD BEARING OF SOUTH 85 DEGREES 17 MINUTES 25 SECONDS EAST, AND A CHORD LENGTH OF 272.64 FEET; THENCE FROM A TANGENT BEARING OF NORTH 62 DEGREES 44 MINUTES 45 SECONDS EAST DEPARTING SAILD NORTH RIGHT-OF-WAY RUN NORTH-WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 574.59 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS WEST A DISTANCE OF 80.97 FEET; THENCE SOUTH 47 DEGREES 15 MINUTES 36 SECONDS WEST A DISTANCE OF 115.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 689.0 FEET, A CENTRAL ANGLE OF 44 DEGREES 47 MINUTES 57 SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 51 MINUTES 58 SECONDS.
WEST, AND A CHORD LENGTH OF 106.09 FEET; THENCE FROM A TANGENT
BEARING OF SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST RUN
SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 105.10 FEET TO THE
POINT OF BEGINNING, CONTAINING 0.90 ACRE, MORE OR LESS.

PARCEL D:

THAT PORTION OF THE SOUTH HALF OF LOT 8 AND PART OF LOTS 9, 10, AND 11,
BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH,
RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC
RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING
THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE
NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF
SAID QUARTER, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST
LINE RUN SOUTH 89 DEGREES 88 MINUTES 47 SECONDS EAST ALONG THE
WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY OF TILTON ROAD A
DISTANCE OF 199.00 FEET TO THE WEST LINE OF THE AFORESAID LOT 10 AND
THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS
WEST ALONG SAID WEST LOT LINE A DISTANCE OF 34.19 FEET TO A NON-
TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS
OF 815.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 40 SECONDS, A
CHORD BEARING OF NORTH 40 DEGREES 49 MINUTES 36 SECONDS EAST, AND A
CHORD LENGTH OF 102.79 FEET; THENCE FROM A TANGENT BEARING OF NORTH
34 DEGREES 23 MINUTES 16 SECONDS EAST DEPARTING SAID WEST LOT LINE
RUN NORtheasterLY ALONG SAID CURVE AN ARC DISTANCE OF 183.18 FEET TO
THE POINT OF TANGENCY; THENCE NORTH 47 DEGREES 18 MINUTES 26 SECONDS
EAST A DISTANCE OF 115.25 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 24
SECONDS EAST A DISTANCE OF 66.96 FEET TO A NON-TANGENT POINT ON A
CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1130.00 FEET, A
CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 10 SECONDS, A CHORD BEARING OF
NORTH 23 DEGREES 22 MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF
538.18 FEET; THENCE FROM A TANGENT BEARING OF NORTH 37 DEGREES 09
MINUTES 01 SECOND EAST RUN NORTHWESTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 543.40 FEET TO A NON-TANGENT POINT ON THE WEST LINE OF
THE AFORESAID LOT 9; THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS
WEST ALONG SAID WEST LOT LINE AND ALONG THE WEST LINE OF THE SOUTH
HALF OF THE AFORESAID LOT 8, A DISTANCE OF 206.77 FEET TO THE
NORTHWEST CORNER OF SAID SOUTH HALF OF LOT 8; THENCE DEPARTING SAID
WEST LOT LINE RUN NORTH 89 DEGREES 57 MINUTES 02 SECONDS EAST ALONG
THE NORTH LINE OF SAID SOUTH HALF OF LOT 8, A DISTANCE OF 136.00 FEET;
THENCE DEPARTING SAID NORTH LINE RUN SOUTH 100 DEGREES 15 MINUTES 06
SECONDS EAST PARALLEL WITH THE AFORESAID WEST LOT LINE A DISTANCE OF
402.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST
HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 16
MINUTES 03 SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 53 MINUTES 07
SECONDS EAST, AND A CHORD LENGTH OF 22.12 FEET; THENCE FROM A TANGENT
BEARING OF SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST RUN SOUTHERLY
ALONG SAID CURVE AN ARC DISTANCE OF 22.12 FEET; THENCE NORTH 88
DEGREES 28 MINUTES 51 SECONDS EAST ALONG A RADIAL LINE EXTENDING
PERPENDICULAR FROM SAID CURVE A DISTANCE OF 55.46 FEET; THENCE SOUTH 35
DEGREES 11 MINUTES 46 SECONDS EAST A DISTANCE OF 272.46 FEET; THENCE
SOUTH 52 DEGREES 21 MINUTES 29 SECONDS EAST A DISTANCE OF 36.43 FEET;
THENCE SOUTH 29 DEGREES 57 MINUTES 31 SECONDS EAST A DISTANCE OF 44.03
FEET; THENCE SOUTH 61 DEGREES 57 MINUTES 44 SECONDS EAST A DISTANCE
OF 104.38 FEET; THENCE SOUTH 33 DEGREES 10 MINUTES 41 SECONDS EAST A
DISTANCE OF 35.85 FEET; THENCE SOUTH 01 DEGREE 05 MINUTES 44 SECONDS
EAST A DISTANCE OF 116.06 FEET; THENCE SOUTH 23 DEGREES 30 MINUTES 06
SECONDS EAST A DISTANCE OF 108.19 FEET TO THE POINT OF CURVATURE OF A
CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 272.68 FEET, A
CENTRAL ANGLE OF 37 DEGREES 86 MINUTES 01 SECOND, A CHORD BEARING OF
SOUTH 44 DEGREES 21 MINUTES 02 SECONDS EAST, AND A CHORD LENGTH OF
177.10 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 23 DEGREES 30
MINUTES 08 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 180.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE
CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 858.80 FEET, A CENTRAL
ANGLE OF 07 DEGREES 07 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 66
DEGREES 51 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF 103.78 FEET;
THENCE FROM A TANGENT BEARING OF SOUTH 43 DEGREES 18 MINUTES 05
SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF
108.83 FEET; THENCE SOUTH 30 DEGREES 19 MINUTES 34 SECONDS EAST A
DISTANCE OF 85.95 FEET; THENCE SOUTH 16 DEGREES 39 MINUTES 38 SECONDS
WEST A DISTANCE OF 101.74 FEET TO A POINT OF NON-TANGENCY OF A CURVE
CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL
ANGLE OF 08 DEGREES 56 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 77
DEGREES 46 MINUTES 29 SECONDS EAST, AND A CHORD LENGTH OF 125.80 FEET;
THENCE FROM A TANGENT BEARING OF SOUTH 33 DEGREES 30 MINUTES 28
SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF
185.96 FEET TO THE EAST LINE OF THE AFOREMENTIONED LOT 11; THENCE SOUTH 00
DEGREES 12 MINUTES 42 SECONDS EAST ALONG SAID EAST LOT LINE A
DISTANCE OF 9.01 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF TILTON
ROAD; THENCE DEPARTING SAID EAST LOT LINE RUN NORTH 89 DEGREES 38
MINUTES 47 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF TILTON
ROAD A DISTANCE OF 391.85 FEET TO A NON-TANGENT POINT ON A CURVE
CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1130.0 FEET, A CENTRAL
ANGLE OF 13 DEGREES 54 MINUTES 29 SECONDS, A CHORD BEARING OF SOUTH 88
DEGREES 17 MINUTES 28 SECONDS EAST, AND A CHORD LENGTH OF 373.68 FEET;
THENCE FROM A TANGENT BEARING OF NORTH 18 DEGREES 14 MINUTES 45
SECONDS WEST DEPARTING SAID NORTH RIGHT-OF-WAY RUN NORTHWESTERLY
ALONG SAID CURVE AN ARC DISTANCE OF 274.35 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 67.37 FEET; THENCE SOUTH 47 DEGREES 18 MINUTES 56 SECONDS WEST A DISTANCE OF 118.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 685.0 FEET, A CENTRAL ANGLE OF 08 DEGREES 47 DEGREES 57 SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 01 MINUTES 58 SECONDS WEST, AND A CHORD LENGTH OF 105.09 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 47 DEGREES 18 MINUTES 56 SECONDS WEST RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 106.10 FEET TO THE AFORESAID NORTH RIGHT-OFF-WAY OF TILTON ROAD; THENCE NORTH 89 DEGREES 58 MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OFF-WAY A DISTANCE OF 135.08 FEET TO THE POINT OF BEGINNING. CONTAINING 11.93 ACRES, MORE OR LESS.

(Location: Northeast corner of the intersection of Prima Vista Boulevard and Lennard Road, just east of the Pine Summit apartment project.)

G. Port D, of Resolution O8-228 is amended to read as follows:

This Major Site Plan extension shall expire on February 1, 2009, unless building permits have been issued for one of the primary uses/structures on this site plan. Following the issuance of the first building permit for a primary use/structure on this site, and the completion of that structure in accord with the time periods described in Section 11.05.01(A)(2) of the St. Lucie County Land Development Code, no further extensions of the site plan approval granted by Resolution O8-228, and extended under this Resolution shall be required in order to provide for the further development/ completion of the Prima Vista Commons site plan.

H. The Certificate of Capacity granted by the Growth Management Director on February 1, 2008, shall remain valid for the period of this Major Site Plan approval.

I. The St. Lucie County Growth Management Director is hereby authorized and directed to cause the notation of this resolution to be made on the Official Zoning Map of St. Lucie County, Florida, and to make notation of reference to the date of adoption of this resolution.

J. A copy of this resolution shall be placed on file with the St. Lucie County Growth Management Director.

File No.: MSRP-04-005
Resolution No. O9-201
After motion and second, the vote on this resolution was as follows:

Chairman Chris Craft  Aye
Vice-Chairman Joseph E. Smith  Aye
Commissioner Paula A. Lewis  Aye
Commissioner Doug Coward  Aye
Commissioner Charles Grande  Aye

PASSED AND DULY ADOPTED this 28th Day of August 2007.

BOARD OF COUNTY COMMISSIONERS,
ST. LUCIE COUNTY, FLORIDA

BY
Chairman

ATTEST
Deputy Clerk

APPROVED AS TO FORM
AND CORRECTNESS
County Attorney

File No.: MJSP-04-003
Resolution No. 07-361
Page 9
GM-09-035
(File No. MJSP 04-003)

AN ORDER GRANTING A TWO-YEAR STATUTORY EXTENSION PROVIDED BY THE COMMUNITY RENEWAL ACT TO THE SCHEDULED EXPIRATION DATE TO THE PREVIOUSLY APPROVED MAJOR SITE PLAN FOR THE PROJECT TO BE KNOWN AS PRIMA VISTA COMMONS.

WHEREAS, the St. Lucie County Growth Management Director has reviewed the request for Development Order extension timely submitted and in accordance with the provisions of The Community Renewal Act on behalf of Dybra PSL Development, LLC and G M S G Port St Lucie Partners and has made the following determinations:

1. On, August 28, 2007, the St. Lucie County Board of County Commissioners granted approval, through Resolution No. 07-281, to the petition of Dybra PSL Development, LLC and G M S G Port St Lucie Partners for the Major Site Plan approval for the project to be known as Prima Vista Commons, on property located at the northeast corner of the intersection of Prima Vista Boulevard and Lennard Road, and more particularly described in Part D below.

2. On, June 1, 2009, Florida Governor Charlie Crist, signed into law, Chapter 2009-96, Laws of Florida, more commonly known as the "Community Renewal Act" (the "ACT").

3. The Act provides that in recognition of the 2009 real estate market conditions, any local government issued development order or permit that has an expiration date of September 1, 2008 through January 1, 2012, may be eligible to be extended and renewed for a period of two (2) years following its date of expiration.

4. The Act further provides that the request for statutory extension must be timely made in writing by December 31, 2009; identify the specific authorization for which the extension is requested, the intended use of the extension and the anticipated time frame for acting on the authorization.

5. Further, pursuant to the Act, the request for statutory extension must be reviewed by Growth Management staff and found not to be in significant noncompliance with the original St. Lucie County development order granting approval.

6. Any extension granted pursuant to the Act, is the result of the St. Lucie County Board of County Commissioners' good faith interpretation of the Act. By accepting this extension, the applicant acknowledges that there are portions of the Act that are ambiguous, and that there are contrary interpretations of the Act. The applicant also acknowledges that the constitutionality of the Act has been challenged. Accordingly, by accepting this
extension, the applicant agrees to hold St. Lucie County harmless in the event a court of
competent jurisdiction determines that the extension granted by St. Lucie County were
not legally granted, or in the event that the extension is subsequently revoked based on
the constitutional challenge to the Act.

7. This statutory extension is exclusive of and runs concurrently with any request for
approval extension that may be provided by the St Lucie County Land Development
Code. Any Land Development Code extension must be applied for, reviewed and
approved in accordance with the provisions of the Land Development Code.

NOW, THEREFORE, BE IT ORDERED by the St. Lucie county Growth Management Director
for County Commissioners of St. Lucie County, Florida:

A. Pursuant to the provisions of the “Community Renewal Act” of 2009, the Major Site Plan
approval for the project to be known as Prima Vista Commons has been found to be
eligible for and consistent with the provisions contained in Section 14 of SB 360 such
that the approval granted under that Resolution is extended for two years from its date of
scheduled expiration, February 1, 2009 and shall now expire February 1, 2011.

B. All terms and conditions of Resolution No. 07-261, shall continue to remain in full force
and effect unless otherwise amended.

C. In the event that a court determines that the Act is unconstitutional, the extension
granted by this order shall become null and void.

D. The property on which this development order extension is being granted is described as
follows:

LEGAL DESCRIPTION:
The South Half of Lot 8 and all of Lots 9, 10, and 11, Block 2, St. Lucie
Gardens, according to the map or plat thereof as recorded in Plat Book
1, Page(s) 35, public records of St. Lucie County, Florida, lying in Section
23, Township 36 South, Range 40 East,

Less and except the following two parcels:

PARCEL A:
That portion of Lots 9 and 10, Block 2, St. Lucie Gardens, located in
section 23, Township 36 South, Range 40 East, as recorded in Plat Book 1,
Page 35, of the public records of St. Lucie County, Florida, more
particularly described as follows:

Commencing at a 5/8 inch iron rod and cap stamped “LB 1221” marking the
southwest corner of the northwest quarter of section 23, township 36
south, range 40 east, St. Lucie County, Florida thence north 00 degrees 15
minutes 06 seconds east along the west line of said quarter, a distance
of 40.00 feet; thence departing said west line run south 89 degrees 58
MINUTES 47 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY OF TILTON ROAD A DISTANCE OF 15.00 FEET TO THE WEST LINE OF THE AFORESAID LOT 10; THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID WEST LOT LINE A DISTANCE OF 34.15 FEET TO THE POINT OF BEGINNING, BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 40 DEGREES 49 MINUTES 36 SECONDS EAST, AND A CHORD LENGTH OF 182.79 FEET; THENCE FROM A TANGENT BEARING OF NORTH 34 DEGREES 23 MINUTES 16 SECONDS EAST DEPARTING SAID WEST LOT LINE RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 183.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 47 DEGREES 15 MINUTES 56 SECONDS EAST A DISTANCE OF 115.25 FEET; THENCE NORTH 05 DEGREES 05 MINUTES 24 SECONDS EAST A DISTANCE OF 66.96 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1130.0 FEET, A CENTRAL ANGLE OF 27 DEGREES 33 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 23 DEGREES 22 MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 538.18 FEET; THENCE FROM A TANGENT BEARING OF NORTH 37 DEGREES 09 MINUTES 01 SECOND EAST RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 543.40 FEET TO THE WEST LINE OF THE AFORESAID LOT 9; THENCE SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST ALONG SAID WEST LOT LINE A DISTANCE OF 777.25 FEET TO THE POINT OF BEGINNING. CONTAINING 1.72 ACRES, MORE OR LESS.

AND,

PARCEL C:

THAT PORTION OF LOT 10, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY OF TILTON ROAD AND ITS EASTERLY EXTENSION A DISTANCE OF 151.08 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 47 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 448.33 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1130.0 FEET, A CENTRAL ANGLE OF 13 DEGREES 54 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 55 DEGREES 17 MINUTES 25 SECONDS WEST, AND A CHORD LENGTH OF 273.88 FEET; THENCE FROM A TANGENT BEARING OF NORTH 62 DEGREES 14 MINUTES 45 SECONDS WEST DEPARTING SAID NORTH RIGHT-OF-WAY RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 274.35 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 67.37 FEET; THENCE SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST A DISTANCE OF 115.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 685.0 FEET, A CENTRAL ANGLE OF 08 DEGREES 47 DEGREES 57 SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 51 MINUTES 58 SECONDS WEST, AND A CHORD
LENGTH OF 105.09 FEET, THENCE FROM A TANGENT BEARING OF SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 105.20 FEET TO THE POINT OF BEGINNING. CONTAINING 0.90 ACRE, MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS:

PARCEL A:
THAT PORTION OF THE SOUTH HALF OF LOT 8 AND PART OF LOTS 9, 10, AND 11, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 1658.15 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID LOT 8, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST PARALLEL WITH THE AFORESAID WEST LINE A DISTANCE OF 622.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 16 MINUTES 03 SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 53 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 22.12 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.12 FEET; THENCE NORTH 68 DEGREES 25 MINUTES 51 SECONDS EAST ALONG A RADIAL LINE EXTENDING PERPENDICULAR FROM SAID CURVE A DISTANCE OF 66.48 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 46 SECONDS EAST A DISTANCE OF 272.46 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 26 SECONDS EAST A DISTANCE OF 35.43 FEET; THENCE SOUTH 25 DEGREES 57 MINUTES 51 SECONDS EAST A DISTANCE OF 44.03 FEET; THENCE SOUTH 61 DEGREES 57 MINUTES 44 SECONDS EAST A DISTANCE OF 184.38 FEET; THENCE SOUTH 33 DEGREES 15 MINUTES 41 SECONDS EAST A DISTANCE OF 35.45 FEET; THENCE SOUTH 01 DEGREE 55 MINUTES 46 SECONDS EAST A DISTANCE OF 116.06 FEET; THENCE SOUTH 23 DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 106.92 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 272.88 FEET, A CENTRAL ANGLE OF 37 DEGREES 54 MINUTES 01 SECOND, A CHORD BEARING OF SOUTH 44 DEGREES 21 MINUTES 05 SECONDS EAST, AND A CHORD LENGTH OF 177.10 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 25 DEGREES 24 MINUTES 04 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 180.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 858.86 FEET, A CENTRAL ANGLE OF 07 DEGREES 07 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 66 DEGREES 51 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF 106.78 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 63 DEGREES 18 MINUTES 05 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 106.85 FEET; THENCE SOUTH 30 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE OF 58.95 FEET; THENCE SOUTH 16 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 101.74
FEET; TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO THE NORTHEAST
HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 09
SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 48 MINUTES 29 SECONDS EAST,
AND A CHORD LENGTH OF 155.80 FEET; THENCE FROM A TANGENT BEARING OF
SOUTH 73 DEGREES 20 MINUTES 25 SECONDS EAST RUN SOUTHEASTERLY ALONG
SAID CURVE AN ARC DISTANCE OF 155.96 FEET TO THE EAST LINE OF THE AFORESAID
LOT 11; THENCE NORTH 00 DEGREES 12 MINUTES 42 SECONDS WEST ALONG SAID
EAST LOT LINE A DISTANCE OF 1278.27 FEET TO THE NORTHEAST CORNER OF SAID
LOT 11; THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST ALONG THE
NORTH LINE OF SAID LOT 11 A DISTANCE OF 330.72 FEET TO THE CORNER COMMON
to SAID LOTS 8, 9 AND 11; THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS
WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 331.79 FEET TO THE
NORTHEAST CORNER OF THE SOUTH HALF OF SAID LOT 8; THENCE DEPARTING THE
AFORESAID EAST LOT LINE RUN SOUTH 89 DEGREES 57 MINUTES 2 SECONDS WEST
ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 8 A DISTANCE OF 531.59
FEET TO THE POINT OF BEGINNING. CONTAINING 19.84 ACRES, MORE OR LESS.

TOGETHER WITH,

PARCEL C:
THAT PORTION OF THE SOUTH HALF OF LOT 8 AND PART OF LOTS 9, 10, AND 11, BLOCK
2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40
EAST, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST.
LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE
SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36
SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15
MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE
OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89 DEGREES 58
MINUTES 47 SECONDS EAST ALONG THE WESTERLY EXTENSION OF THE NORTH
RIGHT-O-WAY OF TILTON ROAD A DISTANCE OF 15.00 FEET TO THE WEST LINE OF
THE AFORESAID LOT 10 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES
15 MINUTES 06 SECONDS WEST ALONG SAID WEST LOT LINE A DISTANCE OF 34.15
FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING
A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 40
SECONDS, A CHORD BEARING OF NORTH 40 DEGREES 49 MINUTES 36 SECONDS EAST,
AND A CHORD LENGTH OF 182.79 FEET; THENCE FROM A TANGENT BEARING OF
NORTH 34 DEGREES 23 MINUTES 16 SECONDS EAST DEPARTING SAID WEST LOT LINE
RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 183.18 FEET TO THE
POINT OF TANGENCY; THENCE NORTH 47 DEGREES 15 MINUTES 56 SECONDS EAST A
DISTANCE OF 115.25 FEET; THENCE NORTH 05 DEGREES 06 MINUTES 24 SECONDS
EAST A DISTANCE OF 66.96 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO
THE NORTHEAST HAVING A RADIUS OF 1130.0 FEET, A CENTRAL ANGLE OF 27
DEGREES 33 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 23 DEGREES 22
MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 538.18 FEET; THENCE FROM A
TANGENT BEARING OF NORTH 37 DEGREES 09 MINUTES 01 SECOND WEST RUN
NORTH-WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 543.40 FEET TO A NON-
TANGENT POINT ON THE WEST LINE OF THE AFORESAID LOT 9; THENCE NORTH 00
DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID WEST LOT LINE AND ALONG
THE WEST LINE OF THE SOUTH HALF OF THE AFORESAID LOT 8 A DISTANCE OF 806.77
FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF LOT 8; THENCE
DEPARTING SAID WEST LOT LINE RUN NORTH 89 DEGREES 57 MINUTES 02 SECONDS
EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF LOT 8, A DISTANCE OF 115.00
FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00 DEGREES 15 MINUTES 06
SECONDS EAST PARALLEL WITH THE AFORESAID WEST LOT LINE A DISTANCE OF
622.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST
HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 16 MINUTES 03
SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 53 MINUTES 07 SECONDS EAST,
AND A CHORD LENGTH OF 22.12 FEET; THENCE FROM A TANGENT BEARING OF SOUTH
00 DEGREES 15 MINUTES 06 SECONDS EAST RUN SOUTHERLY ALONG SAID CURVE AN
ARC DISTANCE OF 22.12 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 51 SECONDS
EAST ALONG A RADIAL LINE EXTENDING PERPENDICULAR FROM SAID CURVE A
DISTANCE OF 55.48 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 48 SECONDS EAST
A DISTANCE OF 272.46 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 26 SECONDS
EAST A DISTANCE OF 35.43 FEET; THENCE SOUTH 25 DEGREES 57 MINUTES 51
SECONDS EAST A DISTANCE OF 44.03 FEET; THENCE SOUTH 61 DEGREES 57 MINUTES
44 SECONDS EAST A DISTANCE OF 184.30 FEET; THENCE SOUTH 33 DEGREES 15
MINUTES 41 SECONDS EAST A DISTANCE OF 36.45 FEET; THENCE SOUTH 01 DEGREE
55 MINUTES 46 SECONDS EAST A DISTANCE OF 116.06 FEET; THENCE SOUTH 23
DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 108.92 FEET TO A NON-
TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF
272.88 FEET, A CENTRAL ANGLE OF 37 DEGREES 54 MINUTES 01 SECOND, A CHORD
BEARING OF SOUTH 44 DEGREES 21 MINUTES 05 SECONDS EAST, AND A CHORD
LENGTH OF 177.10 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 25 DEGREES
24 MINUTES 04 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 150.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE
CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 858.86 FEET, A CENTRAL ANGLE
OF 07 DEGREES 07 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 66 DEGREES
51 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF 106.78 FEET; THENCE FROM
A TANGENT BEARING OF SOUTH 63 DEGREES 18 MINUTES 05 SECONDS EAST RUN
SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 106.85 FEET; THENCE
SOUTH 30 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE OF 58.95 FEET;
THENCE SOUTH 16 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 101.74
FEET; TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO THE NORTHEAST
HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 09
SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 48 MINUTES 29 SECONDS EAST,
AND A CHORD LENGTH OF 155.80 FEET; THENCE FROM A TANGENT BEARING OF
SOUTH 73 DEGREES 20 MINUTES 25 SECONDS EAST RUN SOUTHEASTERLY ALONG
SAID CURVE AN ARC DISTANCE OF 155.96 FEET TO THE EAST LINE OF THE AFORESAID
LOT 11; THENCE SOUTH 00 DEGREES 12 MINUTES 42 SECONDS EAST ALONG SAID
EAST LOT LINE A DISTANCE OF 9.21 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY
OF TILTON ROAD; THENCE DEPARTING SAID EAST LOT LINE RUN NORTH 89 DEGREES
55 MINUTES 47 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF TILTON ROAD A
DISTANCE OF 391.85 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE
NORTHEAST HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 54
MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 55 DEGREES 17 MINUTES 25
SECONDS WEST, AND A CHORD LENGTH OF 273.68 FEET; THENCE FROM A TANGENT
BEARING OF NORTH 62 DEGREES 14 MINUTES 45 SECONDS WEST DEPARTING SAID
NORTH RIGHT-OF-WAY RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE
OF 274.35 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 50 SECONDS WEST A
DISTANCE OF 67.37 FEET; THENCE SOUTH 47 DEGREES 15 MINUTES 56 SECONDS
WEST A DISTANCE OF 115.03 FEET TO THE POINT OF CURVATURE OF A CURVE
CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 685.0 FEET, A CENTRAL ANGLE OF
08 DEGREES 47 DEGREES 57 SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 51
MINUTES 58 SECONDS WEST, AND A CHORD LENGTH OF 105.09 FEET; THENCE FROM A
TANGENT BEARING OF SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST RUN
SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 105.20 FEET TO THE
AFORESAID NORTH RIGHT-OF-WAY OF TILTON ROAD; THENCE NORTH 89 DEGREES 58
MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF
136.08 FEET TO THE POINT OF BEGINNING. CONTAINING 11.33 ACRES, MORE OR LESS.

LOCATION: Northeast corner of the intersection of Prima vista Boulevard and Lennard
Road, east of the Pine Summit Apartment project.)

Property Tax I.D. # 341450106110004, 341450106081506, and 341450106100007

E. The conditions set forth in Part B are an integral non severable part of the site plan
approval granted by Resolution No. 07-261. If any condition set forth in Part B is
determined to be invalid or unenforceable for any reason and the developer declines to
comply voluntarily with that condition, this development order extension approval
granted by this resolution shall become null and void.

F. The St. Lucie County Growth Management Director is hereby authorized and directed to
cause notation of this Order to be made on the Official Zoning Map of St. Lucie County
Florida and to make notation of reference to the date of adoption of this Resolution.

G. This order shall be recorded in the Public Records of St. Lucie County.

ORDER effective the 21st day of December, 2009.

GROWTH MANAGEMENT DIRECTOR
ST. LUCIE COUNTY, FLORIDA

BY
Mark Satterlee, AICP

APPROVED AS TO FORM
AND CORRECTNESS:

County Attorney

G:\Planning\PROJECT FILES\Prima Vista Commons\MJSP 04-003 12 Mth Ext\SB360\GMCOrder 09-035.SB360.docx

File No.: MJSP 04-003
December 21, 2009

GM Order 09-035
Page 7
RIF 10-003

A ROAD IMPACT FEE CREDIT AGREEMENT BETWEEN ST. LUCIE COUNTY, FLORIDA AND DYBRA PSL DEVELOPMENT, LLC IN CONSIDERATION FOR THE DONATION OF RIGHT-OF-WAY ALONG LENNARD ROAD.

THIS AGREEMENT is made and entered into as of this 12th day of October, 2010, by and between ST. LUCIE COUNTY, FLORIDA, a political subdivision of the State of Florida, hereinafter referred to as “St. Lucie County” and DYBRA PSL DEVELOPMENT, LLC, whose address is 520 South Magnolia Avenue, Orlando, Florida 32801, hereinafter referred to as “Prima Vista Commons.”

WITNESSETH:

WHEREAS, on August 28, 2007, Dybra PSL Development, LLC dedicated to St. Lucie County, through Resolution No. 07-264 recorded in the Public Records of St. Lucie County, certain property representing 11.33+-/- acres, for the future widening and public utility infrastructure along Lennard Road in consideration of the Lennard Road MSBU, as further described in the attached Exhibit “A” (the “Dedication”), on which it is developing a project to be known as Prima Vista Commons and,

WHEREAS, St. Lucie County has adopted a ‘Roads Impact Fee Credit Ordinance’ which imposes impact fees relating to public transportation facilities; and,

WHEREAS, Section 1-17-33.1(c) of the Code of Ordinances of St. Lucie County provides for credits for the donation of non-site related right-of-way on those roadways that are a part of the County’s Roads Impact Fee Eligibility network; and,

WHEREAS, Lennard Road is part of St. Lucie County’s Road Impact Fee Eligibility network; and,

WHEREAS, based on the provisions of Section 1-17-33.1(c) of the Code of Ordinances of St. Lucie County, the amount of the right-of-way donation that is eligible for consideration of road impact fee credit is:

$154,000

WHEREAS, Dybra PSL Development, LLC is desirous of establishing the amount of Credit that Prima Vista Commons shall be entitled to for the right-of-way donation.

NOW, THEREFORE, in consideration of the mutual covenants entered into to be made and performed, and in consideration of the benefits to accrue to agreed as follows:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE #: 350135 03-11-2013 at 10:22 AM
OR BOOK 3273 PAGE 2013 - 2028 Doc Type: AGR RECORDING: $95.00

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE #: 3507841 02-04-2011 at 10:52 AM
OR BOOK 3273 PAGE 2272 - 2274 Doc Type: AGR RECORDING: $27.00
Section 1. Incorporation by Reference.

The above recitals are true and correct and made a part of this Agreement by reference.

Section 2. Amount of Credit.

Dybra PSL Development, LLC is entitled to a credit against Road Impact Fees in the amount of One Hundred Fifty Four Thousand ($154,000) Dollars under the criteria set forth in Section 1-17-33.1(c) of the Code of Ordinances of St. Lucie County for the donation of right-of-way along Lennard Road.

Section 3. Limitation of Credit.

The credit established by this Agreement is limited solely to the property legally described in the attached Exhibit "A", and is not transferable to any other property owned by Dybra PSL Development, LLC in St. Lucie County. The credit may only be applied against Road Impact Fees and shall not be transferable as a credit against other impact fees imposed for purposes other than roads.

Section 4. Assignability of Credit.

Dybra PSL Development, LLC may assign all or part of the credit described in Section 2 above to its successors in title and interest to the property described in Section 3 above. Such assignment shall be by recordable written instrument. Before the assignment is effective, a copy of the assignment shall be provided by Dybra PSL Development, LLC to St. Lucie County, at the address set forth below and the original assignment shall be recorded in the Public Records of St. Lucie County:

County Administrator with a copy to: County Attorney
2300 Virginia Avenue 2300 Virginia Avenue
Fort Pierce, Florida 34982 Fort Pierce, Florida 34982

Section 5. Recordability of Agreement.

This Agreement shall be recorded by St. Lucie County in the Public Records of St. Lucie County and shall be binding upon Dybra PSL Development, LLC and any successors in interest and title to the property described in Section 3 above.

Section 6. Termination of Agreement.

This Agreement shall be effective until all of the Road Impact Fee credits authorized under Section 3 have been consumed through the issuance of a building permit, or similar development approval.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.
Signed, sealed and delivered in the presence of:

ATTEST:

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

By:
Chairman

APPROVED AS TO FORM AND
CORRECTNESS

By:
County Attorney

DYBRA PSL DEVELOPMENT, LLC
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

RAYMOND R. BRADICK
MANAGING MEMBER

WITNESSES:

Deborah P. Ragan
Signature

Deborah P. Ragan
Print Name

Signature

Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared RAYMOND R. BRADICK, and are authorized to sign and execute the above Agreement and that the representations above stated are true and correct to the best of his/her knowledge, information, and belief.

SWORN TO AND SUBSCRIBED before me this 8th day of February, 2011.

DEBORAH P. RAGAN
Notary Public, State of Florida
RESOLUTION NO. 07-264

A RESOLUTION ACCEPTING A
WARRANTY DEED FOR
LENNARD ROAD MSBU
ON BEHALF OF ST. LUCIE COUNTY, FLORIDA

BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida, that:

The foregoing WARRANTY DEED is duly accepted on behalf of St. Lucie County

this 28TH day of AUGUST, 2007.

EDWIN M. FRY, JR., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3108611 09/14/2007 at 02:58 PM
OR BOOK 2830  PAGE 693 - 616  Doc Type RESO
RECORDING: $69.50

ATTEST:

[Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

[Signature]
Chairman

APPROVED AS TO FORM AND CORRECTNESS:

[Signature]
County Attorney
WARRANTY DEED

THIS WARRANTY DEED, executed this 15th day of August, 2007 by

DYBRA PSL DEVELOPMENT, LLC, a Florida limited liability company

herinafter called the Grantor, to

ST. LUCIE COUNTY, a political subdivision of the State of Florida
whose address is: 2300 Virginia Avenue, Fort Pierce, FL 34982
Hereinafter called the Grantee:

(Wherever used herein, the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives, and assigns of the individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confims unto the Grantee forever, all that certain land situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

See Exhibit “A” attached hereto and made a part hereof

SUBJECT TO the following:

1. Restrictions, reservations, and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same.

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 the 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, 2005.
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

DYBRA PSL DEVELOPMENT, LLC, a Florida limited liability company

BY: BEL-AIRE DEVELOPMENT GROUP, INC., a Florida corporation, as Managing Member
ADDRESS: 2300 Lee Road, Winter Park, FL 32789
By: 
B. Michael Kalin, Vice President
ADDRESS: 2300 Lee Road, Winter Park, FL 32789

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 15th day of August, 2007, by B. Michael Kalin, Vice President of Bel-Aire Development Group, Inc, which is the Managing Member of Dybra PSL Development, LLC, who is personally known to me or who produced ______________________ as identification and who did not take an oath.

(Seal)

Deborah P. Ragan, Notary Public

Notary Public State of Florida
Deborah P Ragan
My Commission DD636390
Expires 03/27/2011
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF LOT 8 AND PART OF LOTS 9, 10, AND 11, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THEREON NO 0°15'06" W, ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 40.00 FEET; THEN DEPARTING SAID WEST LINE RUN 58°58'47" E, ALONG THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY OF TILTON ROAD, A DISTANCE OF 15.00 FEET TO THE WEST LINE OF THE AFORESAID LOT 10 AND THE POINT OF BEGINNING; THEN DEPARTING SAID WEST LOT LINE, A DISTANCE OF 34.15 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 12°52'40", A CHORD BEARING OF N40°49'36" E, AND A CHORD LENGTH OF 182.79 FEET; THEN FROM A TANGENT BEARING OF N34°23'16" E, DEPARTING SAID WEST LOT LINE RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 183.18 FEET TO THE POINT OF TANGENCY; THEN DEPARTING SAID CURVE AN ARC DISTANCE OF 115.25 FEET; THEN DEPARTING SAID CURVE AN ARC DISTANCE OF 1130.00 FEET, A CENTRAL ANGLE OF 27°33'10", A CHORD BEARING OF N23°22'26" W, AND A CHORD LENGTH OF 538.18 FEET; THEN FROM A TANGENT BEARING OF N37°09'01" W, RUN NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 543.40 FEET TO A NON-TANGENT POINT ON THE WEST LINE OF THE AFORESAID LOT 9; THEN DEPARTING SAID WEST LOT LINE AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE AFORESAID LOT 8, A DISTANCE OF 806.77 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF LOT 8; THEN DEPARTING SAID WEST LOT LINE RUN 89°57'02" E, ALONG THE NORTH LINE OF SAID SOUTH HALF OF LOT 8, A DISTANCE OF 115.00 FEET; THEN DEPARTING SAID NORTH LINE, RUN 500°15'06" E PARALLEL WITH THE AFORESAID WEST LOT LINE, A DISTANCE OF 622.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 01°16'03", A CHORD BEARING OF 500°53'07" E, AND A CHORD LENGTH OF 22.12 FEET; THEN FROM A TANGENT BEARING OF 500°15'06" E RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.12 FEET; THEN N88°28'51" E, ALONG A RADIAL LINE EXTENDING PERPENDICULAR FROM SAID CURVE, A DISTANCE OF 56.48 FEET;

CONTINUED ON SHEET 5

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.
CONTINUED FROM SHEET 4

THENCE S35°11'46"E, A DISTANCE OF 272.46 FEET; THENCE S52°21'26"E, A DISTANCE OF 35.43 FEET; THENCE S25°57'51"E, A DISTANCE OF 44.03 FEET; THENCE S61°57'44"E, A DISTANCE OF 184.38 FEET; THENCE S33°15'41"E, A DISTANCE OF 35.45 FEET; THENCE S01°55'46"E, A DISTANCE OF 116.06 FEET; THENCE S23°30'08"E, A DISTANCE OF 108.92 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 272.68 FEET, A CENTRAL ANGLE OF 37°54'00", A CHORD BEARING OF S44°21'05"E, AND A CHORD LENGTH OF 177.10 FEET; THENCE FROM A TANGENT BEARING OF S25°24'04"E, RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 180.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 858.86 FEET, A CENTRAL ANGLE OF 07°07'42", A CHORD BEARING OF S66°51'56"E, AND A CHORD LENGTH OF 106.78 FEET; THENCE FROM A TANGENT BEARING OF S63°18'05"E, RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 106.85 FEET; THENCE S30°19'34"E, A DISTANCE OF 58.95 FEET; THENCE S16°39'35"W, A DISTANCE OF 101.74 FEET, TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 08°56'09", A CHORD BEARING OF S77°48'29"E, AND A CHORD LENGTH OF 155.80 FEET; THENCE FROM A TANGENT BEARING OF S73°20'25"E RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 155.96 FEET TO THE EAST LINE OF THE AFORESAID LOT 11; THENCE S00°12'42"E, ALONG SAID EAST LOT LINE, A DISTANCE OF 9.21 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY OF TILTON ROAD; THENCE DEPARTING SAID EAST LOT LINE RUN N89°58'47"W, ALONG THE NORTH RIGHT-OF-WAY OF TILTON ROAD, A DISTANCE OF 391.85 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 13°54'39", A CHORD BEARING OF N55°17'25"W, AND A CHORD LENGTH OF 273.68 FEET; THENCE FROM A TANGENT BEARING OF N62°14'45"W, DEPARTING SAID NORTH RIGHT-OF-WAY RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 274.35 FEET; THENCE S89°29'50"W, A DISTANCE OF 67.37 FEET; THENCE S47°15'56"W, A DISTANCE OF 115.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 08°47'57", A CHORD BEARING OF S42°51'58"W, AND A CHORD LENGTH OF 105.09 FEET; THENCE FROM A TANGENT BEARING OF S47°15'56"W, RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 105.20 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY OF TILTON ROAD; THENCE N89°56'47"W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 136.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.33 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

AUG 15 2007
PDS NO. 11-002
(File No. BCC 120114217)

AN ORDER GRANTING A TWO-YEAR STATUTORY EXTENSION PROVIDED BY SENATE BILL 1752 TO THE SCHEDULED EXPIRATION DATE TO THE PREVIOUSLY APPROVED MAJOR SITE PLAN FOR THE PROJECT KNOWN AS PRIMA VISTA COMMONS.

WHEREAS, the St. Lucie County Planning and Development Services Director has reviewed the request for development order extension timely submitted and in accordance with the provisions of Senate Bill 1752 on behalf of Dybra PSL Development, LLC and G M S G Port St. Lucie Partners and has made the following determinations:

1. On, August 28, 2007, the St. Lucie County Board of County Commissioners granted approval, through Resolution No. 07-261, to the petition of Dybra PSL Development, LLC and G M S G Port St. Lucie Partners, for the Major Site Plan approval for the project known as Prima Vista Commons, on property located at the northeast corner of the extension of Prima Vista Boulevard and Lennard Road, lying just east of the Pine Summit Apartments and more particularly described in Part D below.

2. On, May 28, 2010, Florida Governor Charlie Crist, signed into law, Chapter 2010-147, Laws of Florida, more commonly known as the "Jobs for Florida" Bill (the "Bill").

3. The Bill provides that in recognition of the 2009 real estate market conditions, any local government issued development order or permit that has an expiration date of September 1, 2008 through January 1, 2012, may be eligible to be extended and renewed for a period of two (2) years following its date of expiration.

4. The Bill further provides that the request for statutory extension must be timely made in writing by December 31, 2010; identify the specific authorization for which the extension is requested, the intended use of the extension and the anticipated time frame for acting on the authorization.

5. Further, pursuant to the Bill, the request for statutory extension must be reviewed by Planning and Development Services staff and found not to be in significant noncompliance with the original St. Lucie County development order granting approval.

6. This extension is granted pursuant to Chapter 2010-147, and St. Lucie County Board of County Commissioners' good faith interpretation of SB 1752. By accepting this extension, the applicant agrees to hold St. Lucie County harmless in the event a court of competent jurisdiction determines that the extension granted by St. Lucie County were not legally granted or in the event that the extension is subsequently revoked based on a
constitutional challenge.

7. This statutory extension is exclusive of and runs concurrently with any request for approval extension that may be provided by the St Lucie County Land Development Code. Any Land Development Code extension must be applied for, reviewed and approved in accordance with the provisions of the Land Development Code.

NOW, THEREFORE, BE IT ORDERED by the St. Lucie County Planning and Development Services Director for County Commissioners of St. Lucie County, Florida:

A. Pursuant to the provisions of the "Jobs for Florida" Bill of 2010, the Major Site Plan approval for the project known as Prima Vista Commons has been found to be eligible for and consistent with the provisions contained in Section 46 of SB 1752 such that the approval granted under GM 09-035 subsequent to SB 360 is extended for two years and is scheduled to expire on February 1, 2011 shall now expire on February 1, 2013.

B. All terms and conditions of Resolution No. 07-261, shall continue to remain in full force and effect unless otherwise amended.

C. In the event that the Bill is unconstitutional, the extension granted by this order shall become null and void.

D. The property on which this development order extension is being granted is described as follows:

LEGAL DESCRIPTION:
THE SOUTH HALF OF LOT 8 AND ALL OF LOTS 9, 10, AND 11, BLOCK 2, ST. LUCIE GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF ASRecorded in PLAT BOOK 1, PAGE(S) 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST,

LESS AND EXCEPT THE FOLLOWING TWO PARCELS:

PARCEL B:
THAT PORTION OF LOTS 9 AND 10, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ASRecorded in PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY OF TILTON ROAD A DISTANCE OF 15.00 FEET TO THE WEST LINE OF THE AFORESAID LOT 10, THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID WEST LOT LINE A DISTANCE OF 34.15 FEET TO THE POINT OF BEGINNING, BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 40 SECONDS.
A CHORD BEARING OF NORTH 40 DEGREES 49 MINUTES 36 SECONDS EAST, AND A CHORD LENGTH OF 182.79 FEET. THENCE FROM A TANGENT BEARING OF NORTH 34 DEGREES 23 MINUTES 16 SECONDS EAST DEPARTING SAID WEST LOT LINE RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 163.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 47 DEGREES 15 MINUTES 56 SECONDS EAST A DISTANCE OF 115.25 FEET; THENCE NORTH 05 DEGREES 05 MINUTES 24 SECONDS EAST A DISTANCE OF 66.96 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 33 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 23 DEGREES 22 MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 538.18 FEET; THENCE FROM A TANGENT BEARING OF NORTH 37 DEGREES 09 MINUTES 01 SECOND EAST RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 543.40 FEET TO THE WEST LINE OF THE AFORESAID LOT 9; THENCE SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST ALONG SAID WEST LOT LINE A DISTANCE OF 777.25 FEET TO THE POINT OF BEGINNING. CONTAINING 1.72 ACRES, MORE OR LESS.

AND,

PARCEL C:

THAT PORTION OF LOT 10, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89 DEGREES 56 MINUTES 47 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 448.33 FEET TO A NON-TANGENT POINT ON A curve concave to the north-east having a radius of 1130.00 feet, a central angle of 13 DEGREES 54 MINUTES 39 SECONDS, a chord bearing of north 55 DEGREES 17 MINUTES 25 SECONDS WEST, and a chord length of 273.68 FEET; THENCE FROM A TANGENT BEARING OF NORTH 62 DEGREES 14 MINUTES 45 SECONDS WEST DEPARTING SAID NORTH RIGHT-OF-WAY RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 274.35 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 67.37 FEET; THENCE SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST A DISTANCE OF 115.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 685.0 FEET, A CENTRAL ANGLE OF 08 DEGREES 47 DEGREES 57 SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 51 MINUTES 58 SECONDS WEST, AND A CHORD LENGTH OF 105.09 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 105.20 FEET TO THE POINT OF BEGINNING. CONTAINING 0.90 ACRE, MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS:

PARCEL A:
THAT PORTION OF THE SOUTH HALF OF LOT 8 AND PART OF LOTS 9, 10, AND 11, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THEN NORTH 00 DEGREES 16 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 1658.15 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID LOT 8, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST PARALLEL WITH THE AFORESAID WEST LINE A DISTANCE OF 622.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 16 MINUTES 03 SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 53 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 22.12 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.12 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 51 SECONDS EAST ALONG A RADIAL LINE EXTENDING PERPENDICULAR FROM SAID CURVE A DISTANCE OF 58.48 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 46 SECONDS EAST A DISTANCE OF 272.46 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 26 SECONDS EAST A DISTANCE OF 35.43 FEET; THENCE SOUTH 25 DEGREES 57 MINUTES 51 SECONDS EAST A DISTANCE OF 44.03 FEET; THENCE SOUTH 61 DEGREES 57 MINUTES 44 SECONDS EAST A DISTANCE OF 184.38 FEET; THENCE SOUTH 33 DEGREES 15 MINUTES 41 SECONDS EAST A DISTANCE OF 35.45 FEET; THENCE SOUTH 01 DEGREE 55 MINUTES 46 SECONDS EAST A DISTANCE OF 116.06 FEET; THENCE SOUTH 23 DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 108.92 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 272.68 FEET, A CENTRAL ANGLE OF 37 DEGREES 54 MINUTES 01 SECOND, A CHORD BEARING OF SOUTH 44 DEGREES 21 MINUTES 05 SECONDS EAST, AND A CHORD LENGTH OF 177.10 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 25 DEGREES 24 MINUTES 04 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 180.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 858.86 FEET, A CENTRAL ANGLE OF 07 DEGREES 07 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 56 DEGREES 51 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF 106.78 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 63 DEGREES 18 MINUTES 05 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 106.85 FEET; THENCE SOUTH 30 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE OF 58.95 FEET; THENCE SOUTH 16 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 101.74 FEET; TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 48 MINUTES 29 SECONDS EAST, AND A CHORD LENGTH OF 155.80 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 73 DEGREES 20 MINUTES 25 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 155.96 FEET TO THE EAST LINE OF THE AFORESAID LOT 11; THENCE NORTH 00 DEGREES 12 MINUTES 42 SECONDS WEST ALONG SAID EAST LOT LINE A DISTANCE OF 1278.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 330.72 FEET TO THE CORNER COMMON
TO SAID LOTS 8, 9 AND 11; THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS
WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 331.79 FEET TO THE
NORTH-EAST CORNER OF THE SOUTH HALF OF SAID LOT 8; THENCE DEPARTING THE
AFORESAID EAST LOT LINE RUN SOUTH 89 DEGREES 57 MINUTES 2 SECONDS WEST
ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 8 A DISTANCE OF 531.59
FEET TO THE POINT OF BEGINNING. CONTAINING 19.84 ACRES, MORE OR LESS.

TOGETHER WITH,

PARCEL C:

THAT PORTION OF THE SOUTH HALF OF LOT 8 AND PART OF LOTS 9, 10, AND 11, BLOCK
2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40
EAST, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST.
LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE
SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36
SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15
MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE
OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89 DEGREES 58
MINUTES 47 SECONDS EAST ALONG THE WESTERLY EXTENSION OF THE NORTH
RIGHT-OF-WAY OF TILTON ROAD A DISTANCE OF 15.00 FEET TO THE WEST LINE OF
THE AFORESAID LOT 10 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES
15 MINUTES 06 SECONDS WEST ALONG SAID WEST LOT LINE A DISTANCE OF 34.15
FEET TO A NON-TANGENT POINT ON CURVE CONCAVE TO THE SOUTHEAST HAVING
A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 40
SECONDS, A CHORD BEARING OF NORTH 40 DEGREES 49 MINUTES 36 SECONDS EAST,
AND A CHORD LENGTH OF 182.79 FEET; THENCE FROM A TANGENT BEARING OF
NORTH 34 DEGREES 23 MINUTES 16 SECONDS EAST DEPARTING SAID WEST LOT LINE
RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 183.18 FEET TO THE
POINT OF TANGENCY; THENCE NORTH 47 DEGREES 15 MINUTES 56 SECONDS EAST A
DISTANCE OF 115.25 FEET; THENCE NORTH 05 DEGREES 05 MINUTES 24 SECONDS
EAST A DISTANCE OF 66.96 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO
THE NORTHEAST HAVING A RADIUS OF 1130.0 FEET, A CENTRAL ANGLE OF 27
DEGREES 33 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 23 DEGREES 22
MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 538.18 FEET, THENCE FROM A
TANGENT BEARING OF NORTH 37 DEGREES 09 MINUTES 01 SECOND WEST RUN
NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 543.40 FEET TO A NON-
TANGENT POINT ON THE WEST LINE OF THE AFORESAID LOT 9, THENCE NORTH 00
DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID WEST LOT LINE AND ALONG
THE WEST LINE OF THE SOUTH HALF OF THE AFORESAID LOT 8 A DISTANCE OF 808.77
FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF LOT 8; THENCE
DEPARTING SAID WEST LOT LINE RUN NORTH 89 DEGREES 57 MINUTES 02 SECONDS
EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF LOT 8, A DISTANCE OF 115.00
FEET, THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00 DEGREES 15 MINUTES 06
SECONDS EAST PARALLEL WITH THE AFORESAID WEST LOT LINE A DISTANCE OF
622.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST
HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 16 MINUTES 03
SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 53 MINUTES 07 SECONDS EAST,
AND A CHORD LENGTH OF 22.12 FEET; THENCE FROM A TANGENT BEARING OF SOUTH
00 DEGREES 15 MINUTES 06 SECONDS EAST RUN SOUTHERLY ALONG SAID CURVE AN
ARC DISTANCE OF 22.12 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 51 SECONDS
EAST ALONG A RADIAL LINE EXTENDING PERPENDICULAR FROM SAID CURVE A
DISTANCE OF 56.48 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 48 SECONDS EAST
A DISTANCE OF 272.46 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 26 SECONDS
EAST A DISTANCE OF 35.43 FEET; THENCE SOUTH 25 DEGREES 57 MINUTES 51
SECONDS EAST A DISTANCE OF 44.03 FEET; THENCE SOUTH 61 DEGREES 57 MINUTES
44 SECONDS EAST A DISTANCE OF 184.38 FEET; THENCE SOUTH 33 DEGREES 15
MINUTES 41 SECONDS EAST A DISTANCE OF 35.45 FEET; THENCE SOUTH 01 DEGREE
55 MINUTES 46 SECONDS EAST A DISTANCE OF 116.06 FEET; THENCE SOUTH 23
DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 108.92 FEET TO A NON-
TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF
272.68 FEET, A CENTRAL ANGLE OF 37 DEGREES 54 MINUTES 01 SECOND, A CHORD
BEARING OF SOUTH 44 DEGREES 21 MINUTES 05 SECONDS EAST, AND A CHORD
LENGTH OF 177.10 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 25 DEGREES
24 MINUTES 04 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 180.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE
CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 858.86 FEET, A CENTRAL ANGLE
OF 07 DEGREES 07 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 66 DEGREES
51 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF 106.78 FEET; THENCE FROM
A TANGENT BEARING OF SOUTH 63 DEGREES 18 MINUTES 05 SECONDS EAST RUN
SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 108.85 FEET; THENCE
SOUTH 30 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE OF 58.95 FEET;
THENCE SOUTH 16 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 101.74
FEET; TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO THE NORTHEAST
HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 09
SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 48 MINUTES 29 SECONDS EAST,
AND A CHORD LENGTH OF 155.80 FEET; THENCE FROM A TANGENT BEARING OF
SOUTH 73 DEGREES 20 MINUTES 25 SECONDS EAST RUN SOUTHEASTERLY ALONG
SAID CURVE AN ARC DISTANCE OF 155.96 FEET TO THE EAST LINE OF THE AFORESAID
LOT 11; THENCE SOUTH 00 DEGREES 12 MINUTES 42 SECONDS EAST ALONG SAID
EAST LOT LINE A DISTANCE OF 9.21 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY
OF TILTON ROAD; THENCE DEPARTING SAID EAST LOT LINE RUN NORTH 89 DEGREES
58 MINUTES 47 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF TILTON ROAD A
DISTANCE OF 391.85 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE
NORTHEAST HAVING A RADIUS OF 1150.0 FEET, A CENTRAL ANGLE OF 13 DEGREES 54
MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 55 DEGREES 17 MINUTES 25
SECONDS WEST, AND A CHORD LENGTH OF 273.68 FEET; THENCE FROM A TANGENT
BEARING OF NORTH 62 DEGREES 14 MINUTES 45 SECONDS WEST DEPARTING SAID
NORTH RIGHT-OF-WAY RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE
OF 274.35 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 50 SECONDS WEST A
DISTANCE OF 57.37 FEET; THENCE SOUTH 47 DEGREES 15 MINUTES 56 SECONDS
WEST A DISTANCE OF 115.03 FEET TO THE POINT OF CURVATURE OF A CURVE
CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 685.0 FEET, A CENTRAL ANGLE OF
08 DEGREES 47 SECONDS 57 SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 51
MINUTES 58 SECONDS WEST, AND A CHORD LENGTH OF 105.09 FEET; THENCE FROM A
TANGENT BEARING OF SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST RUN
SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 105.20 FEET TO THE
AFORESAID NORTH RIGHT-OF-WAY OF TILTON ROAD; THENCE NORTH 89 DEGREES 58
MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF
136.08 FEET TO THE POINT OF BEGINNING, CONTAINING 11.33 ACRES, MORE OR LESS.

LOCATION: Northeast corner of the intersection of Prima vista Boulevard and Lennard
Road, east of the Pine Summit Apartment project.)

Property Tax I.D. # 341450106110004, 341450106081506, and 341450106100007

E. The conditions set forth in Part B are an integral non severable part of the site plan approval granted by Resolution No. 07-281. If any condition set forth in Part B is determined to be invalid or unenforceable for any reason and the developer declines to comply voluntarily with that condition, this development order extension approval granted by this resolution shall become null and void.

F. This order shall be recorded in the Public Records of St. Lucie County.

ORDER effective the 21st day of January, 2011.

PLANNING & DEVELOPMENT SERVICES DIRECTOR
ST. LUCIE COUNTY, FLORIDA

BY

Mark Satterlee, AICP

APPROVED AS TO FORM
AND CORRECTNESS:

County Attorney

Lap
G:\Planning\PROJECT FILES\Prima Vista Commons BCC 120114217

File No.: BCC 120114217
January 21, 2011

PDS Order No. 11-002
Page 7
PDS14-015
(File No. BCC 220144730)

AN ORDER GRANTING A TWO-YEAR LAND DEVELOPMENT CODE ADMINISTRATIVE SITE PLAN EXTENSION IN ACCORDANCE WITH SECTION 11.02.06(B)(4) OF THE ST LUCIE COUNTY LAND DEVELOPMENT CODE TO THE PREVIOUSLY APPROVED MAJOR SITE PLAN KNOWN AS PRIMA VISTA COMMONS.

WHEREAS, the St. Lucie County Planning and Development Services Director has reviewed the request for Development Order Administrative Extension timely submitted and in accordance with the provisions of Section 11.02.06.B.4 of the St. Lucie County Land Development Code on behalf of Dybra PSL Development, LLC and has made the following determinations:

1. On February 1, 2005, the Board of County Commissioners granted approval, through Resolution No. 05-011, granting Major Site Plan approval for the project known as Prima Vista Commons. The project consists of 150-unit apartment complex on land located in the northeast corner of the intersection of Prima Vista Blvd, Tilton Road and Lennard Road, and more particularly described in Part B below.

2. On August 28, 2007, the Board of County Commissioners authorized an extension of the Prima Vista Commons Major Site Plan in accordance with Section 11.02.06(B) Land Development Code that expired on February 1, 2009.

3. On December 21, 2009, the Planning and Development Services Director in accordance with Florida Statutes Community Renewal Act authorized a site plan extension through GM Order 09-035 that expired on February 1, 2011.

4. On January 21, 2011, the Planning and Development Services Director in accordance with Senate Bill 1752 authorized a site plan extension through PDS Order 11-002 which expired on February 1, 2013.

5. On December 17, 2013, the St. Lucie County Board of County Commissioners adopted Ordinance 2013-43 amending the text of the Land Development Code to provide for a two year administrative extension of approved site plans. The amendment provides that in recognition of the real estate market conditions, any
local government issued site plan that has an expiration date of January 1, 2013 through December 31, 2014, may be eligible to be extended and renewed for a period of two (2) years following its date of expiration.

6. The amendment further provides that the request for the Land Development Code extension must be timely made in writing by February 28, 2014; identify the specific authorization for which the extension is requested, the intended use of the extension and the anticipated time frame for acting on the authorization. The applicant submitted their request to the Planning and Development Services Director on January 29, 2014.

7. Further, pursuant to Section 11.02.06, the request for the Land Development Code administrative extension must be reviewed by Planning and Development Services staff and found not to be in significant noncompliance with the original St. Lucie County development order granting approval.

8. Planning Staff has performed a detailed analysis of the project and determined the administrative extension is consistent with the St. Lucie County Land Development Code and Comprehensive Plan. The analysis is found in the memorandum titled Prima Vista Commons Major Site Plan - Administrative Extension, dated April 8, 2014.

NOW, THEREFORE, BE IT ORDERED by the St. Lucie County Planning and Development Services Director of St. Lucie County, Florida:

A. Pursuant to the provisions of Section 11.02.06.B.4, the Major Site Plan for the project known as Prima Vista Commons has been found to be eligible for and consistent with the provisions contained in administrative extensions to site plans such that the approval granted under Resolution No. 05-011 and further extended under Resolution No. 07-261, GM Order 09-035 and PDS Order 11-002 is extended for two years from its scheduled expiration date of February 1, 2013 and shall now expire February 1, 2015, subject to the following conditions:

1. All previous conditions of approval applicable to the subject property, as contained in Resolution No. 05-011 have been consolidated as contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Chapter 11 of the LDC and the Board of County Commissioners, unless expressly modified herein.

2. Condition A-1 of Resolution No. 05-011,

Prior to the issuance of any Land Clearing Permits for the Prima Vista
Commons Site, the developers shall clearly delineate all areas to be preserved and/or protected. Delineation shall be by either silt fencing or another similar type material. All land clearing activities shall be in accordance to the specific conditions/standards outlined in the Land Clearing Permit.

3. Condition A-2 of Resolution No. 05-011,

The proposed wetland mitigation/preservation area depicted on the project site plan is recognized as conceptual in nature and subject to Federal and State agency approval. If agency approvals are not obtained or if an alternative plan is found to be more appropriate, the project mitigation plan depicted in the site plan submittal shall be amended accordingly. Such amendment shall be treated as a minor adjustment to the site plan.

4. Condition A-3 of Resolution No. 05-011,

The developer shall provide adequate intersection site lighting of the intersection of the Prima Vista Commons' project entrance and Lennard Road. The lighting shall be installed utilizing acceptable Engineering Safety Standards.

5. Condition A-4 of Resolution No. 05-011,

Prior to the issuance of any Building Permits, the developer shall convey to St. Lucie County the right-of-way for Lennard Road as depicted on the project site plan. All conveyances shall be in a manner and form acceptable to St. Lucie County.

6. Condition A-5 of Resolution No. 05-011,

Prior to the issuance of any building permits for any portion of this site, contacts shall have been let for the construction of Prima Vista Boulevard from the existing paved Lennard Road extension to the intersection of the project entrance. No certificates of occupancy shall be issued until this
roadway has been completed and accepted by St. Lucie County.

7. Condition A-6 of Resolution No. 05-011,

Prior to the issuance of a Certificate of Occupancy (CO) for any portion of the Prima Vista Commons Apartment complex, the developer of the project shall provide, or cause to provide to the MSBU improvement project for Prima Vista Boulevard, a right and left turn lane at the project entrance.

8. Condition A-7 of Resolution No. 05-011,

As part of the Platting of the property, all conservation easements and environmental dedications shall include St. Lucie County as a signatory or entity that must approve any release, in part or total, of any portion of any conservation easement or dedication.

9. The following condition is hereby added:

Prior to the issuance of a Vegetation Removal Permit or Exemption the applicant shall provide the St. Lucie County Environmental Resources Department with an updated Environmental Impact Report (EIR).

10. The following condition is hereby added:

The issuance of County development permit does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development including but not limited to state and federal agency approval of wetland impacts, wetland jurisdictional determinations, listed species impacts, final mitigation plans, SFWMD Environmental Resource Permit and Water Use Permit.
B. The property on which this site plan extension is being granted is described as follows:

23 36 40 ST LUCIE GARDENS BLK 2 S 1/2 OF LOT 8 AND ALL OF LOTS 9, 10 AND 11-LESS RD R/W AND LESS THAT PARCEL MPDAF:THAT PART OF LOTS 9 AND 10, MPDAF:FROM SW COR OF NW 1/4 OF SEC 23, TH N 00 15 06 W ALG W LI OF SEC 40.00 FT TO N R/W LI OF TILTON RD, TH S 89 58 47 E ALG R/W LI 15.00 FT, TH N 00 15 06 W 34.15 FT TO CURVE CONC SE, R OF 815 FT AND POB, TH NE ALG ARC 183.15 FT, TH N 47 15 56 E 115.25, TH N 05 05 24 E 66.96 FT TO CURVE CONC NE, R OF 1130 FT, TH NW ALG ARC 543.40 FT TO W LI OF LOT 9, TH S 00 15 06 E ALG W LOT LI 777.25 FT TO POB AND LESS THAT PARCEL MPDAF:THAT PART OF LOT 10, MPD, FROM SW COR OF NW 1/4 OF SEC 23, TH N 00 15 06 W ALG W LI OF SEC 40.00 FT TO N R/W LI OF TILTON RD, TH S 89 58 47 E ALG R/W LI 151.08 FT TO POB, TH CONT S 89 58 47 E ALG R/W LI 448.33 FT TO CURVE CONC NE, R OF 1130 FT, TH NW ALG ARC 274.35 FT, TH S 89 29 50 W 67.37, TH S 47 15 56 W 115.03 FT TO CURVE CONC SE, R OF 695 FT, TH SW ALG ARC 105.20 FT TO N R/W LI OF TILTON RD AND POB AND LESS THAT PARCEL MPDAF: BEG SW COR OF NW 1/4 OF SEC, TH N 00 15 06 W 40 FT, TH S 89 58 47 E 15 FT TO POB, TH N 00 15 06 W 34.15 FT TO CURVE CONC TO SE R OF 815 FT NE ALG ARC 183.18 FT, TH N 47 15 56 E 115.25 FT, TH N 05 05 24 E 66.96 FT TO CURVE CONC NE R 1130 FT NW ALG ARC 543.40 FT, TH N 00 15 06 W 806.77 , TH N 89 57 02 E 115 FT, S 00 15 06 E 622.96 FT , TH N 89 28 51 E 56.48 FT, TH S 35 11 46 E 272.46 FT, TH S 52 21 26 E 35.43 FT, TH S 25 57 51 E 44.03 FT, TH S 61 57 44 E 164.38 FT, TH S 33 15 41 E 35.45 FT , TH S 01 55 46 E 116.06 FT, TH S 23 30 08 E 108.92 FT TO CURVE CONC NE R 272.68 FT, TH SE ALG ARC 180.37 FT TO CURVE CONC NE R 858.86 FT, TH SE ALG ARC 106.85 FT, TH S 30 19 34 E 58.95 FT, TH S 16 39 35 W 101.74 FT TO CURVE CONC NE R 1000 FT, TH SE ALG ARC 155.96 FT, TH S 00 12 42 E 9.21 FT, TH N 89 58 47 W 391.85 FT TO CURVE CONC NE R 1130 FT, TH NW ALG ARC 274.35 FT, TH S 89 29 50 W 67.37 FT, TH S 47 15 56 W 115.03 FT TO CURVE CONC SE R 695 FT, TH SW ALG ARC 105.20 FT, TH N 89 58 47 W 136.08 FT TO POB (20.54 AC) (MAP 34/23/N) (OR 1919-1861)

Property Tax ID#3414-501-0608-150/6

C. This Major Site Plan administrative extension shall expire on February 1, 2015, unless a building permit has been issued or an extension has been granted in accordance with Section 11.02.06, Land Development Code.

D. The Certificate of Capacity granted by the Planning and Development Services Director shall remain valid for the period of this development order. If this order expires or otherwise terminates, the Certificate of Capacity shall automatically terminate.

E. The conditions set forth in Part A are an integral non severable part of the site plan approval granted by Resolution No. 05-011. If any condition set forth in Part A is determined to be invalid or unenforceable for any reason and the developer declines to comply voluntarily with that condition, this development order

File No.: BCC 220144730
April 11, 2014  PDS 14-015
Page 5
extension approval granted by this resolution shall become null and void.

F. This order shall be recorded in the Public Records of St. Lucie County.

ORDER effective the 11th day of April, 2014.

PLANNING AND DEVELOPMENT SERVICES
ST. LUCIE COUNTY, FLORIDA

BY
Mark Satterlee, AICP, Director

APPROVED AS TO FORM
AND CORRECTNESS:

County Attorney