

RESOLUTION NO. 12-R103

COUNCIL ITEM 11B
DATE 10/8/12

A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL PLAT FOR TREASURE SUBSTATION (P12-108) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF THE FLORIDA POWER & LIGHT COMPANY; AUTHORIZING THE MAYOR AND CITY CLERK TO COUNTERSIGN SAID PLAT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by the owner, Florida Power & Light Company, to approve and accept the preliminary and final plat titled Treasure Substation within the City of Port St. Lucie, Florida; and

WHEREAS, the plat conforms to Section 156, Port St. Lucie City Code, and meets all state requirements for such plats; and

WHEREAS, there are no public roads, drainage, or utility facilities to be constructed within the platted area; and

WHEREAS, the Site Plan Review Committee, on September 12, 2012, recommended approval of the preliminary and final plat (P12-108); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the preliminary and final plat titled Treasure Substation, (P12-108), within the City of Port St. Lucie, Florida, said plat being offered by Florida Power & Light Company, as the owner and title holder of said property and as prepared by Culpeper & Terpening, Inc., as designated on the attached said plat.

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said preliminary and final plat on condition that the plat has to be signed and recorded within 120 days from the City Council approval date.

Section 3. This Resolution shall take effect immediately upon its adoption.

RESOLUTION NO.12-R103

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this
8th day of October, 2012.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

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

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR SPECIAL

DATE: OCTOBER 8, 2012

ORDINANCE RESOLUTION MOTION PUBLIC HEARING

ITEM: PRELIMINARY AND FINAL PLAT APPLICATION (P12-108)
 TREASURE SUBSTATION

RECOMMENDED ACTION:

The Site Plan Review Committee recommended approval of the preliminary and final plat on September 12, 2012.

EXHIBITS:

- A. Resolution
- B. Staff Report
- C. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The purpose of the subdivision plat is to subdivide the project site into two tracts.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 9/26/2012



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL MEETING OF OCTOBER 8, 2012

FROM: THRESIAMMA KURUVILLA, PLANNER *JK*

RE: PRELIMINARY AND FINAL PLAT APPLICATION (P12-108)
FPL TREASURE SUBSTATION

DATE: SEPTEMBER 28, 2012

APPLICANT: Patrick J. Ferland, P.E., Culpepper & Terpening, Inc. Notarized letter of authorization is included in application packet.

OWNER: Florida Power and Light Company is under contract to purchase property from Rheba Cooper, property owner. Notarized letter of authorization is included in the application packet.

LOCATION: This is a triangular shaped property located north of Glades Cut-off Road, west of Interstate Highway 95, and south of Midway Road, approximately 1,200 feet north/northeast of Reserve Boulevard.

LEGAL DESCRIPTION: A portion of land lying in Section 21, Township 36 South, Range 39 East, City of Port St. Lucie, St. Lucie County.

SIZE: 49.34 acres

EXISTING ZONING: The existing zoning is St. Lucie County Agricultural-2.5 (AG-2.5), which yields one dwelling unit per two and one-half (2.5) gross acres.

PROPOSED ZONING: U (Utility) zoning-second reading of the rezoning is scheduled for October 8, 2012 City Council meeting.

EXISTING USE: Vacant

SURROUNDING USES: The property abuts the entry road to the City of Port St. Lucie Glades Wastewater Treatment Plant to the north. The property to the north of the entrance road is located within the LTC Ranch DRI. The future land use classification is ROI (Residential, Office, and Institutional). The land is vacant and the zoning is St. Lucie County agricultural. The property is adjacent to the FEC right-of-way and PGA Village Reserve DRI (St. Lucie County) to the east and southeast. The use is residential golf community. The property borders the 464.5 acre proposed Lulfs Grove Business Park to the west. Lulfs Grove was annexed into the City in 2008 and has a mixed future land use of ROI (Residential, Office, and Institutional), CS (Service Commercial), CG (General Commercial) and HI/LI (Industrial). The land is vacant and the zoning is St. Lucie County agricultural.

PROPOSED PROJECT: The purpose is to subdivide the project site into three tracts, consisting of Tract A = 38.650 acres, Tract B = 9.997 acres, and Tract B-1=0.676 acres.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: The City of Port St. Lucie is the water and sewer service provider.

Transportation: The site plan (P12-109) review indicates that this project is unmanned. The trip generation consists of a maintenance crew visiting the site once a week. It will not adversely affect the transportation level of service for the adjacent roads. The proposed replat will not adversely impact traffic.

Parks/Open Space: Not applicable.

Storm Water: Paving and drainage plans that are in compliance with the adopted level of service standard are required in conjunction with the building permit review.

Solid Waste: Not applicable.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Sewer/Water Service: Currently, the site is served by individual well and septic. Both potable water distribution and sanitary sewer collection services are available to be brought to the site. A utility service agreement is required.

Environmental: An Environmental Assessment Report for the entire 49.34 acre site was submitted as part of the application for annexation. The report did not identify any threatened or endangered species nesting on site. The 9.997 acres is adjacent to a wetland. Applicant states that the wetland on the west side of the parent parcel is several hundred feet away from this site; no affects are anticipated by the development of the substation. The wetland is subject to applicable regulations by various agencies. No development adjacent to the wetland is proposed at this time. The applicant has to obtain a tree removal permit prior to construction of the substation.

Other: The City's surveyor, Legal department, Public Works (Engineering) department, Finance department, and MIS have reviewed and approved this replat.

Related projects: The second readings of the projects listed below are scheduled for the October 8, 2012 City council meeting.

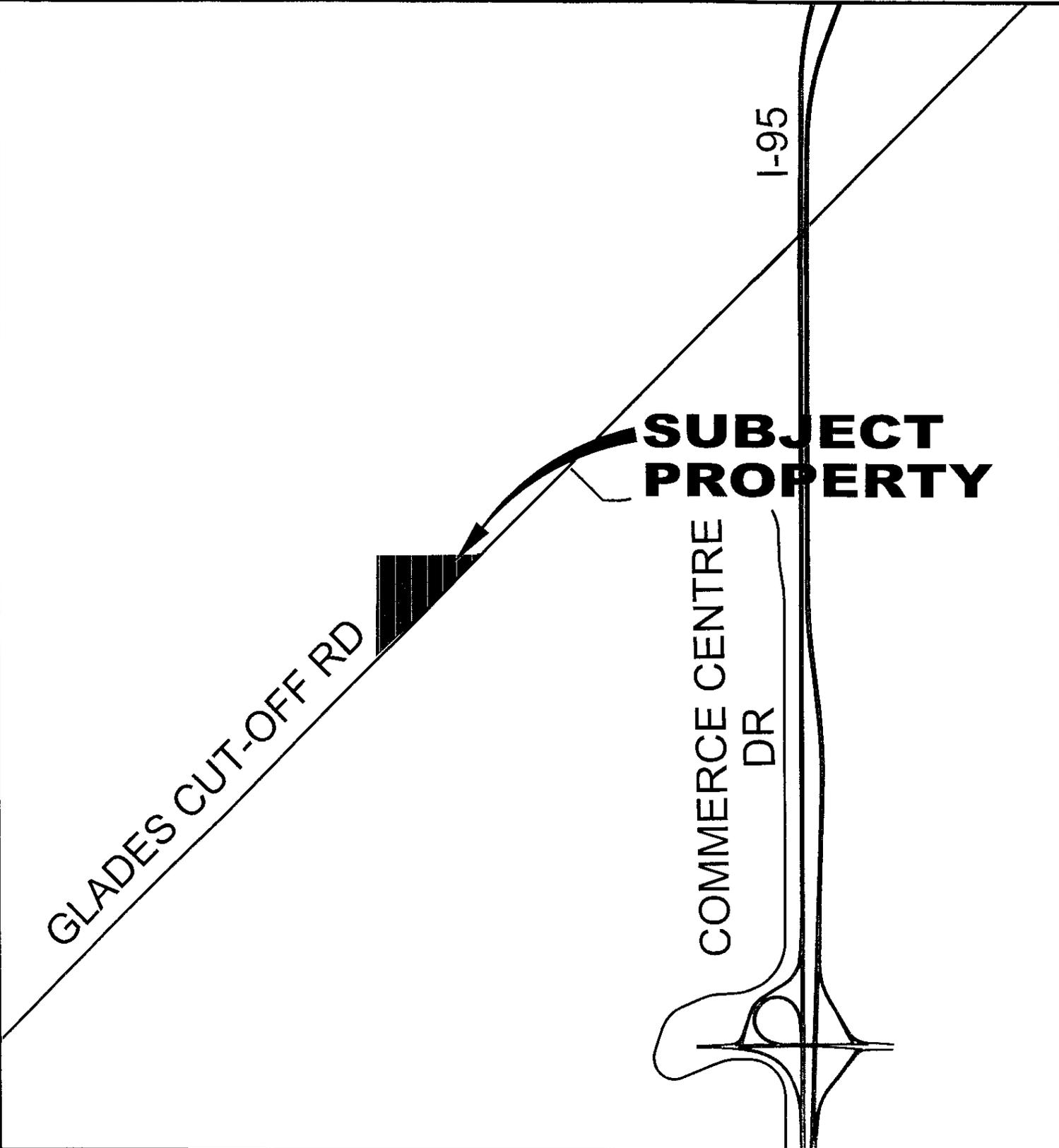
1. P12-102 Treasure Substation-Annexation
2. P12-103 Treasure Substation CPA/Small scale
3. P12-104 Treasure Substation Rezoning.

The Site Plan (P12-109) for a 2,000 sq. ft. electrical substation in Tract B will be discussed under new business at the October 8, 2012 City Council meeting.

STAFF RECOMMENDATION:

The Site Plan Review Committee recommended approval of the preliminary and final plat on September 12, 2012 with the condition that the applicant has to address all departments' comments. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, City Subdivision Code, and recommends approval on condition that the plat has to be signed and recorded within 120 days from the City Council approval date.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT
FPL TREASURE SUBDIVISION
3321-112-0000-0009

DATE: 8/27/2012

APPLICATION NUMBER:
P12-108

CADD FILE NAME:
P12-108L

SCALE: 1" = .5 MI

SITE LOCATION



TRACT "A"

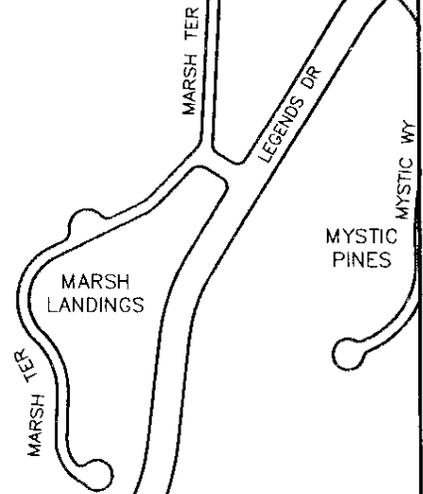
UNPLATTED
NOT A PART OF
THIS PLAT

GLADES CUT-OFF ROAD

**SUBJECT
PROPERTY**

3321-112-0000-0009

RESERVE BOULEVARD



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT
FPL TREASURE SUBSTATION
3321-112-0000-0009

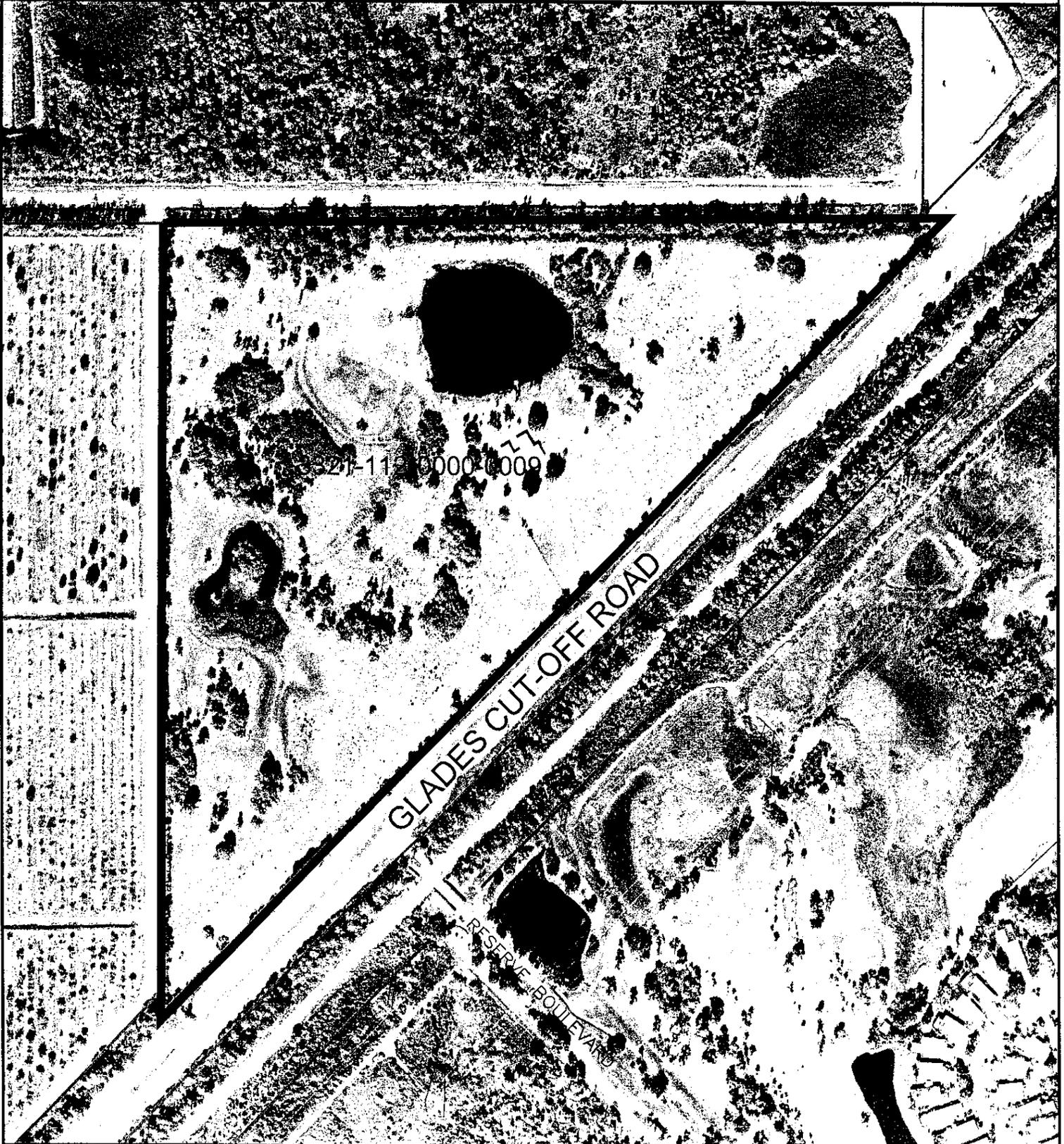
DATE: 8/27/2012

APPLICATION NUMBER:
P12-108

CADD FILE NAME:
P12-108M

SCALE: 1"=500'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT
FPL TREASURE SUBSTATION
321-112-0000-0009
AERIAL DEC 2010

DATE: 8/27/2012

APPLICATION NUMBER:
P12-108

CADD FILE NAME:
P12-108A

SCALE: 1"=350'

EXISTING ZONING



TRACT "A"

UNPLATTED
NOT A PART OF
THIS PLAT

GLADES CUT-OFF ROAD

TBD

**SUBJECT
PROPERTY**

3321-112-0000-0009
AG 2.5
(CO.)

RESERVE BOULEVARD

MARSH TER
MARSH TER
LEGENDS DR
MYSTIC WY
MARSH LANDINGS
MYSTIC PINES



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT
FPL TREASURE SUBDIVISION
3321-112-0000-0009

DATE: 8/27/2012

APPLICATION NUMBER:
P12-108

CADD FILE NAME:
P12-108M

SCALE: 1"=500'

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5212 FAX: (772)871-5124

P&Z File No. P12-108
Fee (Nonrefundable)\$ 945.00 + 1,285.00
Receipt # 11914 11915

PRIMARY CONTACT EMAIL ADDRESS: pferland@ct-eng.com

PROJECT NAME: FPL Treasure Substation

LEGAL DESCRIPTION: See attached

LOCATION OF PROJECT SITE: NW of Glades Cut-Off Road and Reserve Blvd intersection

PROPERTY TAX I.D. NUMBER: 3321-112-0000-0009

CIRCLE ONE: **PRELIMINARY** **FINAL** **PRELIMINARY & FINAL**

PROPOSED USE: Electrical substation

GROSS SQ. FT. OF STRUCTURE(S): NA

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: NA

UTILITIES & SUPPLIER: PSEUSD, FPL

GROSS ACREAGE & SQ. FT. OF SITE: 50 ac 49.32 ± ac P12-108

FUTURE LAND USE DESIGNATION: U - in review ZONING DISTRICT: U - in review

OWNER(S) OF PROPERTY: Florida Power & Light Company c/o Jack McNeal
NAME, ADDRESS, TELEPHONE & FAX NO. P.O. Box 14000 Dept. TS-4-JW, Juno Beach, FL 33408-0420
561-904-3632 p 561-904-3710 f

APPLICANT OR AGENT OF OWNER: Culpepper & Terpening, Inc.
NAME, ADDRESS, TELEPHONE & FAX NO. 2980 South 25th St., Ft. Pierce, FL 34981
772-464-3537 p 772-464-9497 f

PROJECT ARCHITECT/ENGINEER: Patrick J. Ferland PE 33125
(FIRM, ENGINEER OF RECORD) Culpepper & Terpening, Inc.

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.) 2980 South 25th St., Ft. Pierce, FL 34981
772-464-3537 p 772-464-9497 f

- I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

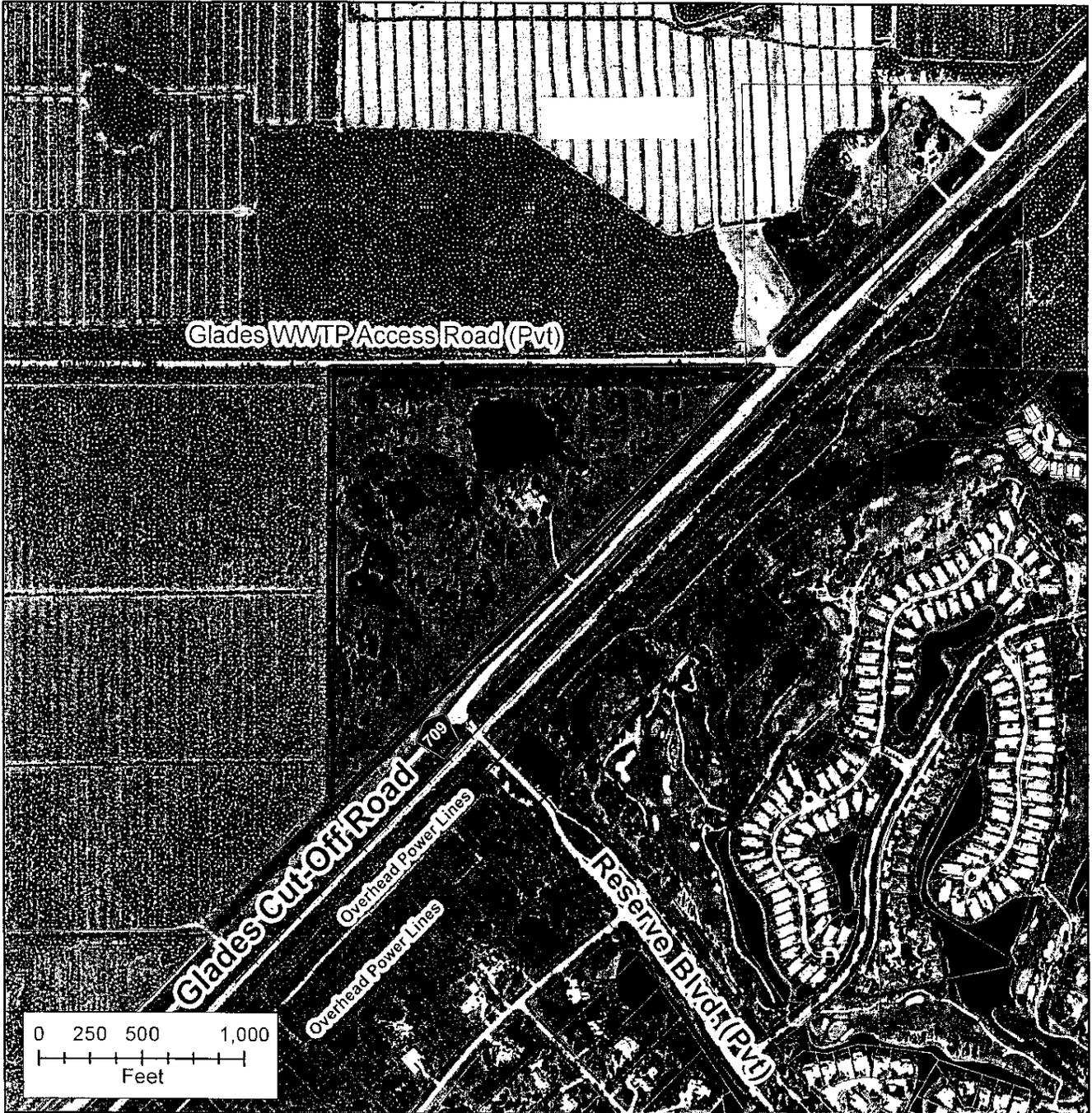
- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

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

[Signature]
OWNER'S SIGNATURE

Dean J. Girard
HAND PRINT NAME

Director, Corporate Real Estate 8/9/12
TITLE DATE



July 31, 2012

Legend

-  Municipalities
-  Annexation Property

FIGURE 4

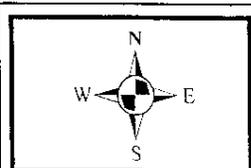
Site Aerial
Very Close View



CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS LAND SURVEYORS
240 SOUTH SHORELINE, FORT LEE, FL 32948
(772) 461-9577 • FAX (772) 461-9577 • www.culter.com



Treasure Substation



PROPERTY RECORD CARD

Input Fields: Account #, Parcel ID, Special, Taxes, Dimensions, Owner, Parcel ID, Parcel Name, Parcel Description

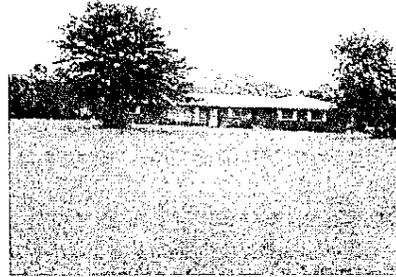
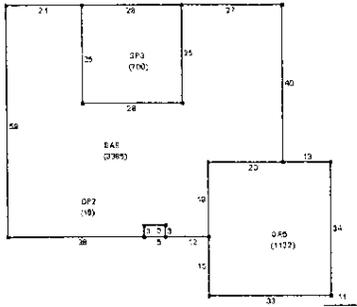
Site Address: 10930 GLADES CUTOFF RD ParcelID: 3321-112-0000-000-9
 Sec/Town/Range: 21 :36S :39E Account #: 35679
 Map ID: 33/21N Land Use: GRZNG SLD CP
 Zoning: TBD City/Cnty: St Lucie County



Owner: Rheba Cooper
 Address: 10930 Glades Cut Off Rd.
 Port St Lucie FL 34986-3206
 Legal Description: 21 36 39 THAT PART OF NE 1/4 LYGN AND W OF GLADES CUT-OFF RD R/W (49.59 AC)

| Date | Price | Code | Deed | Book/Page | Assessed 2011 Final | Total Land and Building |
|----------|-------|------|------|-----------|--|---|
| 1/1/1900 | 0 | | | 1 | Assessed: 324778 Ag.Credit: 146287 Exempt: 178491 Taxable: 50500 Taxes: 95787 2126.32 | Land Value: 207378 Acres: 49.59 Building Value: 117400 Finished Area: 3386 SqFt |

Area: 49.59 Acres



Building Features

View: - RoofCover: SD - Dim Shingle RoofStruct: HP - Hip
 ExtType: HC- - HC- YearBlt: 1972 Frame: -
 Grade: C- - C- EffYrBlt: 1972 PrimeWall: BM - Brk/Masonry
 StoryHght: 0010 - 1 Story No.Units: 1 SecWall: -

Interior Features

BedRooms: 0 Electric: MX - MAXIMUM PrmIntWall: DW - Drywall
 FullBath: 3 HeatType: FHA - FrcdHotAir AvgHt/Ft: -
 1/2Bath: 0 HeatFuel: ELEC - Electric Prm.Flors: CU - Carpet
 %A/C: 100 %Heated: 100 %Sprinkled: 0

Special Features and Notes

| Type | Y/S | Qty. | Units | Qual. | Cond. | YrBlt. | No. | Land Use | Type | Measure | Depth |
|------|-----|------|-------|-------|-------|--------|-----|-------------------|-------------------|---------|-------|
| | | | | | | | 1 | 6000-GRZNG SLD CP | 510 -Market Acres | 45.59 | |
| | | | | | | | 2 | 6000-GRZNG SLD CP | 505 -Market Acres | 3 | |
| | | | | | | | 3 | 6000-GRZNG SLD CP | 605 -Market LinFt | 2974 | |

[More...](#)

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

195795

ST. LUCIE COUNTY

STATE OF FLORIDA DOCUMENTARY STAMP TAX JUL 10 1970 7950 300

This instrument was prepared by:

C. R. McDONALD, JR. Suite 200, Citizens Federal Bldg. 1600 S. Federal Highway FT. PIERCE, FLORIDA 33450

Warranty Deed (STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, Made this 8th day of July 1970, Between

GORHAM CONSTRUCTION COMPANY'S EMPLOYEES PROFIT SHARING TRUST, by its Trustees, V. R. GORHAM, JR., JOHN M. GORHAM and WILLIAM C. MORRIS, of the County of St. Lucie, State of Florida, grantor, and

CHARLES W. COOPER and RHEBA COOPER, his wife,

whose post office address is Route 4, Box 185, Fort Pierce, Florida

of the County of ST. LUCIE, State of FLORIDA, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND NO/100

(\$10.00) Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

All that part of the NE 1/4 of Section 21, Township 36 South, Range 39 East, lying West of the Florida East Coast Railway Right of Way. LESS Right of Way deeded to St. Lucie County, as per Deed Book 243, Page 677, recorded in Public Records of St. Lucie County, Florida.

Subject to and assuming the mortgage from Gorham Construction Company's Employees Profit Sharing Trust to William D. Carlton and Frances Carlton, his wife, dated October 7, 1969, recorded in O.R. Book 180, of Page 1077, Public Records of St. Lucie County, Florida, which mortgage the grantees herein assume and agree to pay.

FILED AND RECORDED ST. LUCIE COUNTY, FLA. RECORD VERIFIED

195795

70 JUL 10 AM 8:46

R. Cooper

ROGER POITRAS CLERK CIRCUIT COURT

82-50 16-30

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

CR McDonald, Jr. [Signature]

GORHAM CONSTRUCTION COMPANY'S EMPLOYEES PROFIT SHARING TRUST (Seal)

By: [Signatures] (Seal)

STATE OF FLORIDA COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared V.R. GORHAM, JR., JOHN M. GORHAM and WILLIAM C. MORRIS, Trustees of GORHAM CONSTRUCTION COMPANY'S EMPLOYEES PROFIT SHARING TRUST to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of July 1970

My commission expires:

Notary Public, State of Florida at Large My Commission Expires Nov. 13, 1970

[Notary Seal and Signature]



Notary Public

STATE OF FLORIDA DOCUMENTARY SUR TAX

\$5.50

STATE OF FLORIDA DOCUMENTARY SUR TAX

\$11.00

O R 185 PAGE 2137

June 20, 2012

City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34952

**RE: FPL Electrical Substation Project
10930 Glades Cut-Off Road
Port St. Lucie, FL 34986**

Please be advised that **Rheba Cooper** hereby authorizes Florida Power & Light Company to act as her agent relative to the above referenced property and proposed electrical substation project.

Sincerely,

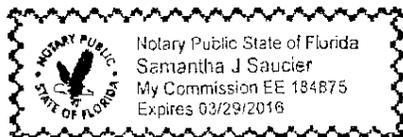
Rheba Cooper

By: Rheba Cooper Rheba Cooper owner 6-20-12
Signature Print name Title Date

**STATE OF FLORIDA
COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me this 20th day of June, 2012 by Rheba Cooper, who is personally known to me and did not take an oath.

[Notary Seal or Stamp]



Samantha J Saucier
Notary Public-State of Florida

Print Name: SAMANTHA J SAUCIER
My Commission Expires: 3/29/2016



July 24, 2012

Mr. Daniel Holbrook, AICP
Director of Planning and Zoning
City of Port St. Lucie
121 S.E. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: Florida Power & Light
Treasure Substation – Glades Cut-Off Road

Dear Mr. Holbrook:

Please accept this letter as our authorization for Culpepper & Terpening, Inc. to act as agent in all matters concerning the processing of the proposed Annexation, Comprehensive Plan Amendment, Change in Zoning and Site Plan processing (including Platting) of the proposed Treasure Substation Site, located along the west side of Glades Cut-Off Road in unincorporated St. Lucie County.

Sincerely

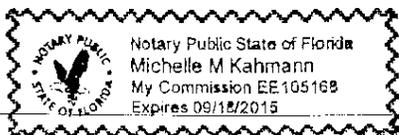
Dean J. Girard
Director Corporate Real Estate

STATE OF: FL
COUNTY OF: Palm Beach

The foregoing instrument was acknowledged before me this 24th day of July 2012, by Dean J. Girard who is personally known to me or who has produced _____ as identification.

Michelle M. Kahmann
Signature of Notary

Michelle M. Kahmann
Type or Print Name of Notary



Commission Number (Seal)

FLORIDA POWER & LIGHT COMPANY

CERTIFICATE AS TO SIGNATURE AND INCUMBENCY OF EMPLOYEE

The undersigned, Alissa E. Ballot, Vice President & Corporate Secretary of Florida Power & Light Company, a Florida corporation (the "Company"), hereby certifies that the person whose name, title and signature appears below is a duly acting employee of the Company and holds, on the date hereof, the title set forth opposite his name and the signature appearing opposite his name is a genuine facsimile of the signature of such employee:

Name

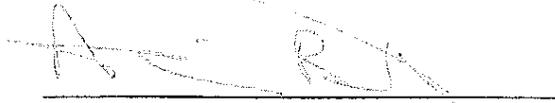
Title

Signature

Dean Girard Director Corporate Real Estate



IN WITNESS WHEREOF, I have hereafter signed my name on this 25th day of July, 2012.



Alissa E. Ballot
Vice President & Corporate Secretary

FLORIDA POWER & LIGHT COMPANY

CORPORATE SECRETARY'S CERTIFICATE

The undersigned, Alissa E. Ballot, Vice President & Corporate Secretary of Florida Power & Light Company, a Florida corporation (the "Company"), hereby certifies that attached hereto as Annex A is a true and correct copy of resolutions (excluding exhibits, if any) adopted by written consent of the Board of Directors of the Company on September 13, 2010, and that such resolutions have not been amended, modified or rescinded and remain in full force and effect on the date hereof.

IN WITNESS WHEREOF, I have hereunto signed my name this 25th day of July, 2012.

A handwritten signature in black ink, appearing to read 'Alissa E. Ballot', is written over a horizontal line.

Alissa E. Ballot
Vice President & Corporate Secretary

ANNEX A

FLORIDA POWER & LIGHT COMPANY

**Resolutions Adopted by the Board of Directors
on September 13, 2010**

FLORIDA POWER & LIGHT COMPANY

RESOLUTIONS ADOPTED BY THE
BOARD OF DIRECTORS
ON SEPTEMBER 13, 2010

* * * * *

RESOLVED, that the Company's President and Chief Executive Officer and the Executive Vice President, Finance and Chief Financial Officer, be, and each such officer, acting singly, hereby is, authorized and empowered, in the name and on behalf of the Company and subject to compliance with the applicable Real Estate Department Procedures, to negotiate the terms of, execute and deliver from time to time the following agreements, releases and consents (collectively, "Real Estate Agreements"): (1) definitive agreements to acquire or sell or dedicate real property, or lease or license Company property, including any part of the personal property located thereon; (2) agreements to sell Mitigation Bank Credits from the Company's Mitigation Bank; (3) definitive right of way consent agreements to third party land owners that own property upon which the Company has an easement, which agreements grant the right to such landowners to use the Company's easement in a manner that does not have a material adverse effect on the value of the Company's affected property and does not adversely affect the Company's use of its property or property rights; (4) definitive agreements to grant easements to governmental agencies or bodies and others, provided that such easements are either for the benefit of the Company or for incidental use by such governmental agencies or bodies and others and are generally with respect to ingress and egress rights for utilities (e.g. water, sewer, gas, telephone and fiber), sidewalks or the like on the Company's properties; (5) definitive Releases of Easement, provided said Releases of Easement do not have a material adverse effect on the value of the Company's affected property and do not adversely affect the Company's use of its property or property rights; (6) definitive Non-Disturbance Agreements by which the property owners agree not to further encroach into the Company's easement and the Company acknowledges the encroachment without releasing any easement rights; (7) definitive subordination agreements; (8) definitive licensing agreements, including without limitation collocation-related agreements; (9) submerged lands crossing agreements; (10) consents to annexation by government bodies; and (11) plats requested by government agencies; each of such Real Estate Agreements in such form as, and with such amendments, additions, modifications and corrections as, such officer may approve, such approval (and compliance with the Real Estate Department Procedures) to be evidenced conclusively by the execution and delivery by such officer of any such Real Estate Agreement; provided that (in each case) the total fair market value of the Company's real estate (including personal property) to be acquired, sold, dedicated, leased, licensed, released or otherwise made the subject of any Real Estate Agreement does not exceed Fifty Million Dollars (\$50,000,000); and

FURTHER RESOLVED, that each of the Company's Executive Vice President, Engineering, Construction & Corporate Services, Treasurer and

Vice President of Corporate Real Estate be, and each such officer or employee, acting singly, hereby is, authorized and empowered, in the name and on behalf of the Company and subject to compliance with the applicable Real Estate Department Procedures, to negotiate the terms of, execute and deliver from time to time the Real Estate Agreements; provided that (in each case) the total fair market value of the Company's real estate (including personal property) to be acquired, sold, dedicated, leased, licensed, released or otherwise made the subject of any Real Estate Agreement does not exceed Five Million Dollars (\$5,000,000); and

FURTHER RESOLVED, that the Company's Director of Corporate Real Estate be, and such Director hereby is, authorized and empowered, in the name and on behalf of the Company and subject to compliance with the applicable Real Estate Department Procedures, to negotiate the terms of, execute and deliver from time to time the Real Estate Agreements; provided that (in each case) the total fair market value of the Company's real estate (including personal property) to be acquired, sold, dedicated, leased, licensed, released or otherwise made the subject of any Real Estate Agreement does not exceed Five Hundred Thousand Dollars (\$500,000); and

FURTHER RESOLVED, that the Company's Manager of Corporate Real Estate be, and such Manager hereby is, authorized and empowered, in the name and on behalf of the Company and subject to compliance with the applicable Real Estate Department Procedures, to negotiate the terms of, execute and deliver from time to time the Real Estate Agreements; provided that (in each case) the total fair market value of the Company's real estate (including personal property) to be acquired, sold, dedicated, leased, licensed, released or otherwise made the subject of any Real Estate Agreement does not exceed One Hundred Thousand Dollars (\$100,000); and

FURTHER RESOLVED, that with respect to the leasing and licensing of the Company's land to third parties, as well as the Company's leasing and licensing of other parties' land, the Company's Manager of Project Controls and Asset Management be, and the Manager of Project Controls and Asset Management hereby is, authorized to negotiate the terms of, execute and deliver from time to time definitive lease or license agreements with respect to the Company's property, including any part of the personal property located thereon, in such form as, and with such amendments, additions, modifications and corrections as, such Manager of Project Controls and Asset Management may approve, such approval (and compliance with the relevant Real Estate Department Procedures) to be evidenced conclusively by the execution and delivery by such Manager of Project Controls and Asset Management of any such agreement, provided that (in each case) the total fair market value of the real estate (including personal property) to be leased

or licensed pursuant to such transactions does not exceed One Hundred Thousand Dollars (\$100,000); and

FURTHER RESOLVED, that each of the Company's Corporate Real Estate Area Managers be, and each such Area Manager, acting singly, hereby is, authorized and empowered, in the name and on behalf of the Company and subject to compliance with the applicable Real Estate Department Procedures, to negotiate the terms of, execute and deliver from ~~time-to-time annexation agreements, plats, right-of-way consent agreements,~~ easements, releases of easements, non-disturbance agreements and subordination agreements (collectively, the "Area Manager Documents"), in such form as, and with such amendments, additions, modifications and corrections as, such Area Manager may approve, such approval (and compliance with the relevant Real Estate Department Procedures) to be evidenced conclusively by the execution and delivery by such Area Manager of any such Area Manager Document; provided that (in each case) the total fair market value of the Company's real estate (including personal property) to be made the subject of any such Area Manager Document does not exceed Twenty-Five Thousand Dollars (\$25,000); and

FURTHER RESOLVED, that each of the officers of the Company, the Vice President of Corporate Real Estate, the Director of Corporate Real Estate and the Manager of Project Controls and Asset Management, be, and each such person hereby is, authorized and empowered to take, or cause to be taken, for and in the name and on behalf of the Company, all such further action, and to execute and deliver, or cause to be executed and delivered, for and in the name and on behalf of the Company, all such instruments and documents as such person may deem necessary or appropriate in order to effect the purpose and intent of the foregoing resolutions (as conclusively evidenced by the taking of such action or the execution and delivery of such instruments, as the case may be, by or under the direction of such person); and

FURTHER RESOLVED, that, from and after the date hereof, the foregoing resolutions supersede the authorities granted in all prior resolutions concerning the subject matter thereof, including without limitation the resolutions of the Board of Directors adopted by unanimous written consent effective on and as of May 31, 2006.

* * * * *

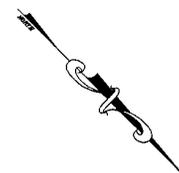
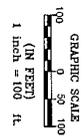
Specific Utility Easement:

Said Easement as shown hereon is a Utility Easement which is hereby dedicated to the City of Port St. Lucie ("City"), its successors, agents, employees, contractors, designees and assigns, a general ingress/egress easement over and across its driveways, parking, common or open areas for access to, operation, modifications, installation of or maintenance of, public utilities facilities, including but not limited to, water and wastewater lines, appurtenant facilities, and equipment. There shall be no other public or private utility facilities installed in, on, over, under, or across the easement area without the City's written permission. There shall be no improvements of any kind including, but not limited to, landscaping constructed within the boundaries of the easement area which would restrict the operation and maintenance of, or which may in any manner result in harm to the City's facilities. **(Insert name of Owner or Private Association here)**, its successors or assigns, shall own, maintain, repair and replace any permitted improvements over the utility easement, which are not precluded by the foregoing, which may be damaged or destroyed by the City, its successors or assigns, designees or contractors in the construction, operation, maintenance of, or access to, the City's facilities. The City, its successors or assigns, shall have the right to require the removal of any improvements, which are constructed in violation of the conditions set forth above. If violating improvements are not removed upon request, the City, its successors or assigns, designees or contractors will remove said improvements without liability or responsibility therefore.

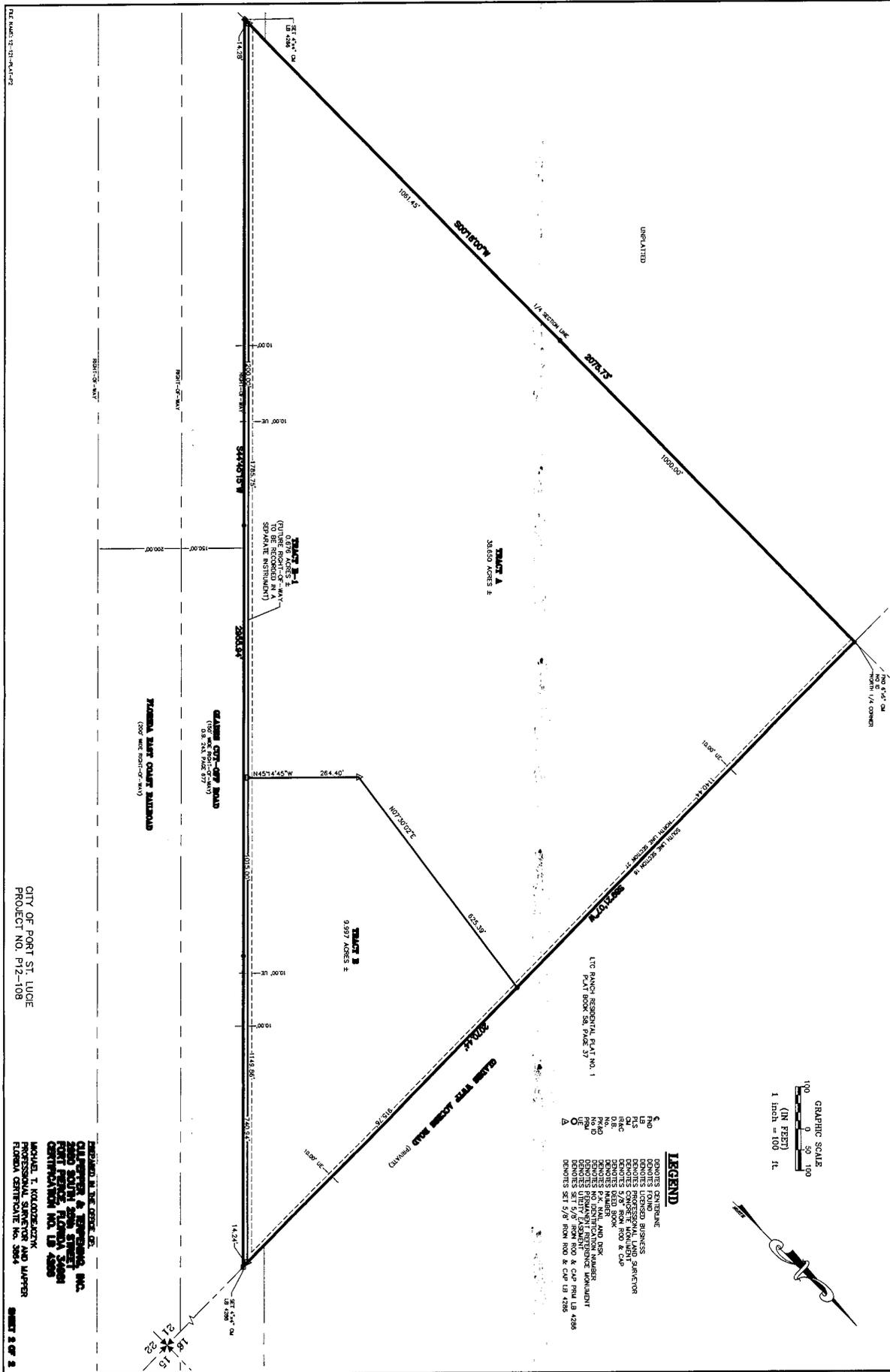
TREASURE SUBSTATION

BEING A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____



- LEGEND**
- IMPROVED CENTERLINE
 - IMPROVED ROAD
 - R/S
 - DENOTES PROPOSED ROAD AND SURVEYOR
 - DENOTES EXISTING ROAD AND SURVEYOR
 - DENOTES EXISTING KNOWLEDGE
 - DENOTES FIELD BOOK
 - DENOTES R.S. AND D.S.K.
 - DENOTES R.S. AND D.S.K. AND D.S.K.
 - DENOTES R.S. AND D.S.K. AND D.S.K.
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DATE PLOTTED: 12-12-12 10:44:42 AM

CITY OF PORT ST. LUCIE
PROJECT NO. P12-108

PREPARED BY THE OFFICE OF:
DAVID L. HARRIS, P.E.
DAVID L. HARRIS & ASSOCIATES, INC.
1000 W. US HWY 1
SUITE 100
PORT ST. LUCIE, FLORIDA 34986
CERTIFICATION NO. 19 4588

JIMMIE L. HARRIS, P.E.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3884

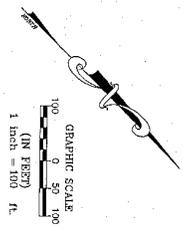
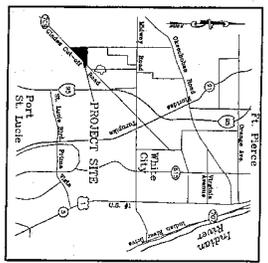
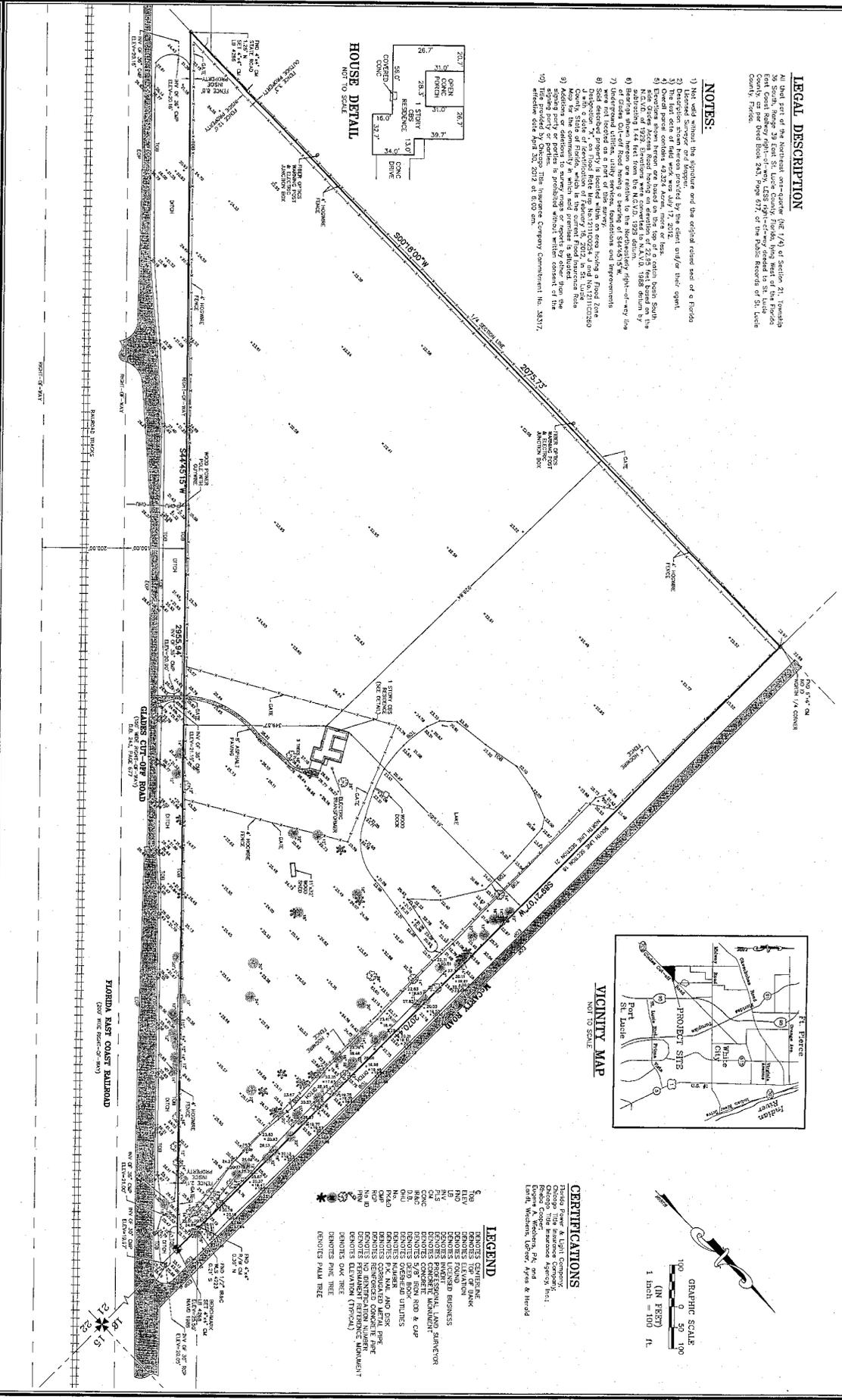
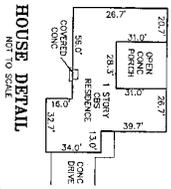
SHEET 2 OF 2

LEGAL DESCRIPTION

All that part of the northeast one-quarter (NE 1/4) of Section 21, Township 22 North, Range 16 East, County of Duval, Florida, containing 22.55 acres, more or less, as shown on the plat of the Florida East Coast Railway right-of-way, LSS registered in the Public Records of Duval County, as per Deed Book 243, Page 617, of the Public Records of Duval County, Florida.

NOTES:

- 1) Not valid without the signature and the official raised seal of a Florida Licensed Surveyor and Engineer.
- 2) The last date of field work was July 17, 2012.
- 3) Easement for the Florida East Coast Railway, as shown on the plat of the Florida East Coast Railway right-of-way, LSS registered in the Public Records of Duval County, as per Deed Book 243, Page 617, of the Public Records of Duval County, Florida.
- 4) Underground utilities, utility services, foundations and improvements.
- 5) Said detached property is located within an area having a Flood Zone of Zone A, as shown on the Flood Insurance Rate Map No. 2110022A, J and No. 21100250, County of Duval, Florida, which is the current Flood Insurance Rate Map for the area.
- 6) Said detached property is located within an area having a Flood Zone of Zone A, as shown on the Flood Insurance Rate Map No. 2110022A, J and No. 21100250, County of Duval, Florida, which is the current Flood Insurance Rate Map for the area.
- 7) Title provided by CHICAGO Title Insurance Company Commitment No. 33317, Commitment No. 33317, dated 05/22/12, 05/22/12, 05/22/12.



CERTIFICATIONS

Florida Power & Light Company, a subsidiary of the American Electric Power Company, Inc., is the owner of the Florida East Coast Railway, 24 and 25th Streets, Jacksonville, Florida.

LEGEND

- 5/10 BOUNDARY SURVEY
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- 5/98 BOUNDARY SURVEY
- 5/99 BOUNDARY SURVEY
- 5/100 BOUNDARY SURVEY

BOUNDARY TOPOGRAPHIC & TREE SURVEY
FLORIDA POWER & LIGHT

REVISIONS

| NO. | DATE | BY | DATE |
|-----|----------|-----|------|
| 1 | 12-12-11 | ... | ... |
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CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS
 1000 W. UNIVERSITY BLVD., SUITE 100
 GAITHERSBURG, MD 20878-5948
 PHONE: 301-251-1100
 FAX: 301-251-1101
 WWW.CULPEPPER-TERPENING.COM

FLORIDA POWER & LIGHT
 12-12-11

BOUNDARY TOPOGRAPHIC & TREE SURVEY
FLORIDA POWER & LIGHT
 SHEET 1 OF 1