

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL _____

DATE: OCTOBER 8, 2012

ORDINANCE _____ RESOLUTION _____ MOTION X PUBLIC HEARING _____

ITEM: (P12-109) Minor Site Plan Application
Treasure Substation

RECOMMENDED ACTION:

The Site Plan Review Committee unanimously recommended approval of this project on September 12, 2012.

EXHIBITS:

- A. Staff Report
 - B. Support Materials
-

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The proposed project is for the construction of a 2,000 sq. ft. electrical substation in Tract B.

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 09/26/2012

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT MEMORANDUM

• • • • •
A CITY FOR ALL AGES

TO: Greg Oravec, City Manager
Carol Heintz, Assistant City Clerk

THROUGH: Daniel Holbrook, AICP, Director of Planning and Zoning *DH*

FROM: Thresiamma Kuruvilla, Planner *TK*

DATE: September 27, 2012

SUBJECT: TREASURE SUBSTATION/FPL- SITE PLAN (P12-109)

Please add the subject project to the 10/08/12 City Council meeting agenda under New Business. Treasure Substation/FPL Annexation (P12-102), Treasure Substation/FPL CPA-Small Scale (P12-103), Treasure Substation/FPL Rezoning (P12-104), and Treasure Substation/FPL Replat (P12-108) are scheduled for the same meeting.

cc: David Philip, P.E. of Sustainable Engineering & Design, LLC



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL MEETING OF OCTOBER 8, 2012

FROM: THRESIAMMA KURUVILLA, PLANNER *TK*

RE: MINOR SITE PLAN APPLICATION (PROJECT NO. P12-109)
TREASURE SUBSTATION

DATE: OCTOBER 2, 2012

APPLICANT: Culpepper & Terpening, Inc. Authorization letter is attached to the staff report.

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: Tract B

SIZE: 9.997 acres (44,696 square feet).

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 proposed project is for the construction of a 2,000 sq. ft. electrical substation in Tract B.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

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

Transportation: The staff 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.

Parks/Open Space: Not applicable.

Stormwater: A paving and drainage plan that is in compliance with the adopted level of service standard is required prior to issuance of a building permit.

Solid Waste: Not applicable.

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.

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

Environmental: An Environmental Assessment Report for the entire 49.323 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 Site Plan Review Committee recommended approval for the project on September 12, 2012.

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.

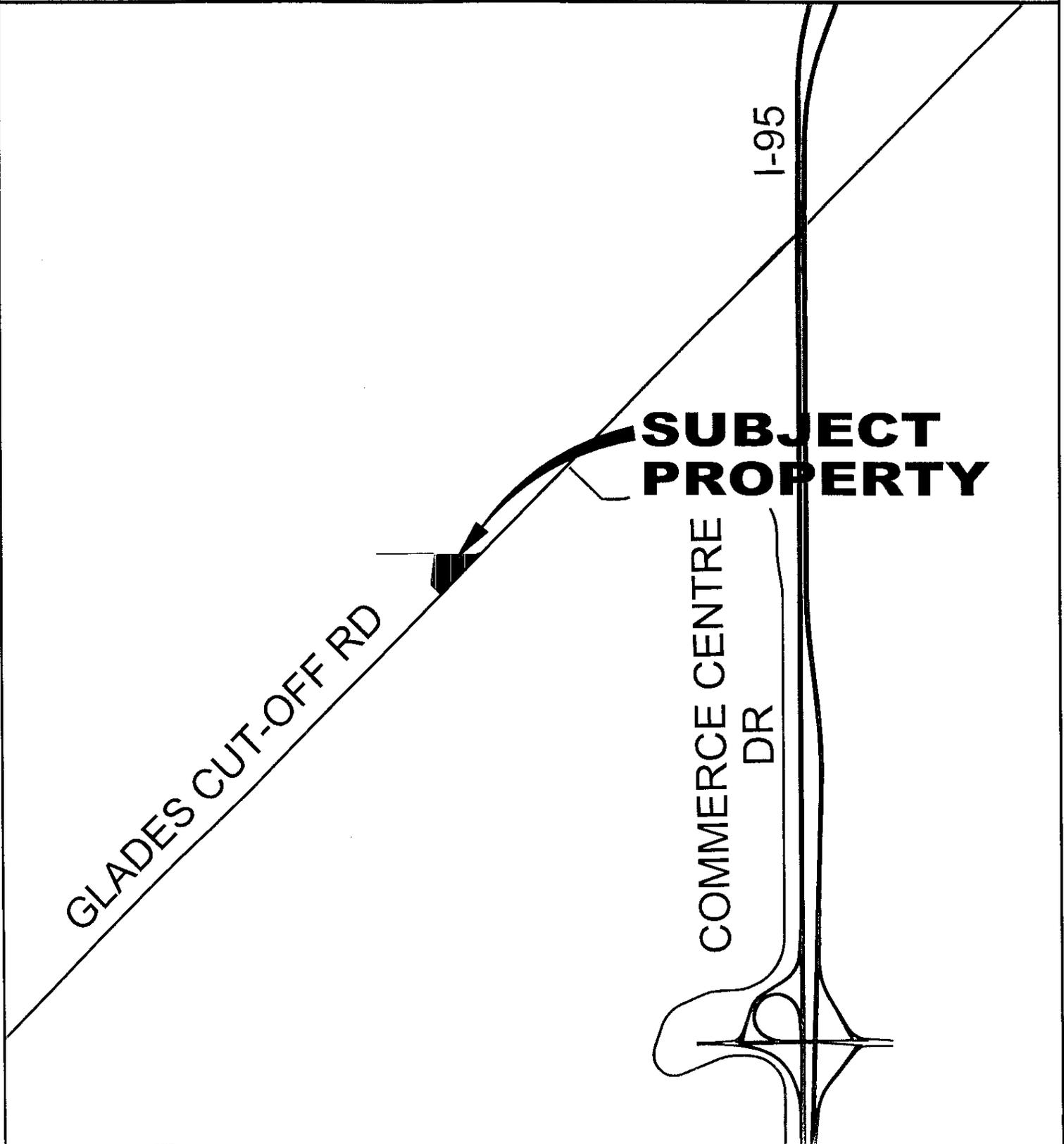
The applicant has applied for a subdivision application (P12-108) and will be heard at the Oct 8, 2012 City Council meeting.

Public Art Requirement: The Public Art Advisory Board reviewed this project on 09/11/12. The applicant has agreed to pay \$11,036.96 in lieu of art work on site. Motion passed unanimously to approve it. (Per the direction of the City Council on September 24, 2012, projects less than 10,000 square feet that comply with the Citywide Design Standards are exempt from the public art requirement, but the substation does not meet the Citywide Design Standards).

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval with condition that no permits shall be issued until the subdivision application (plat) has been recorded.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

P7 2012.DWG

SITE PLAN REVIEW
TRACT "B"
FPL TREASURE SUBSTATION

DATE: 8/27/2012

APPLICATION NUMBER:
P12-109

CADD FILE NAME:
P12-109L

SCALE: 1" = .5 MI

SITE LOCATION



TRACT "A"

UNPLATTED
NOT A PART OF
THIS PLAT

GLADES CUT-OFF ROAD

**SUBJECT
PROPERTY**

TRACT "B"

TRACT "A"

RESERVE BOULEVARD

MARSH TER

LEGENDS DR

MYSTIC WY

MARSH LANDINGS

MARSH TER

MYSTIC PINES



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.L.S. DEPARTMENT

8/7/2012 DWG

SITE PLAN REVIEW
TRACT "B"
FPL TREASURE SUBSTATION

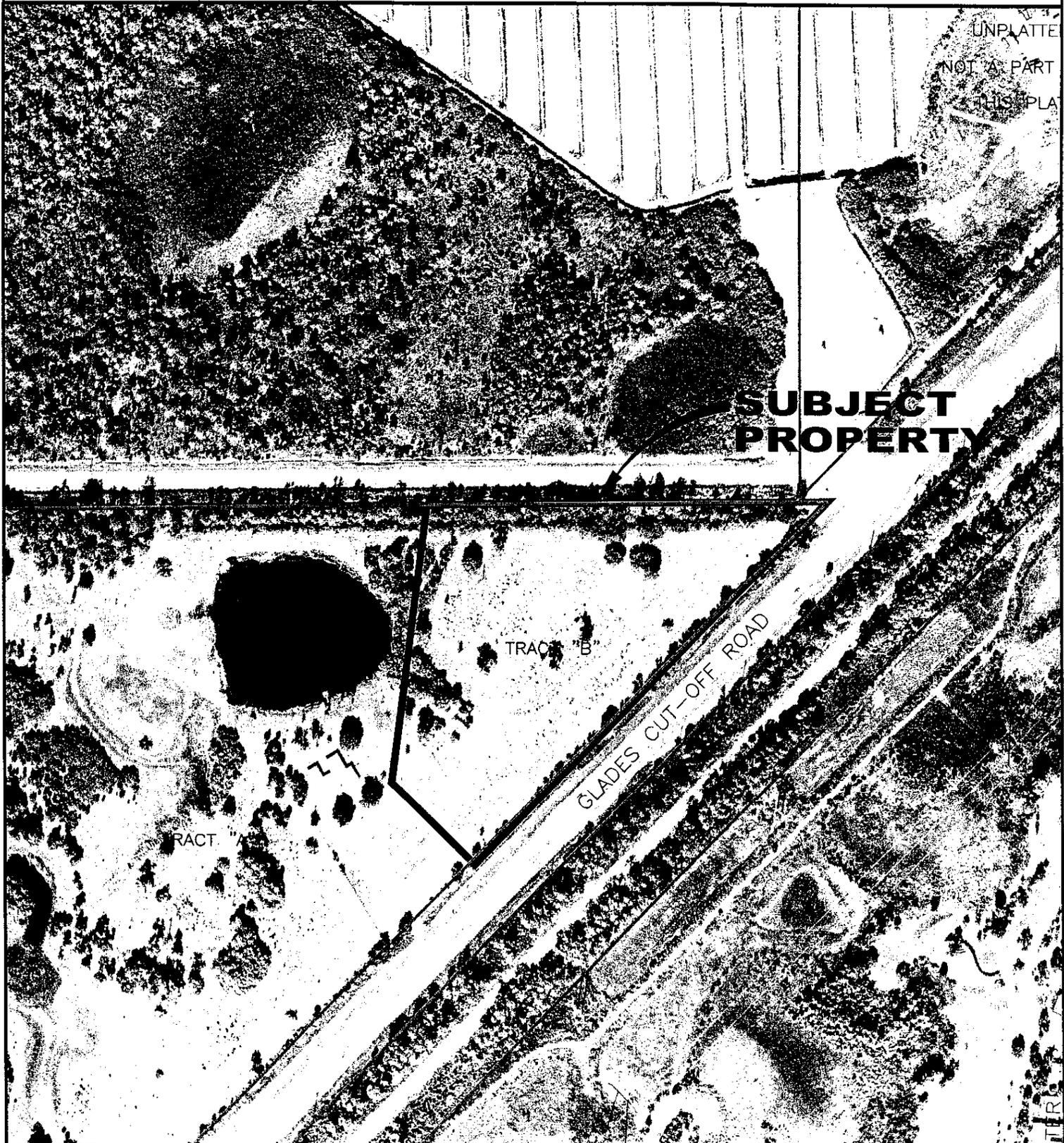
DATE: 8/27/2012

APPLICATION NUMBER:
P12-109

CADD FILE NAME:
P12-109M

SCALE: 1"=500'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by: _____

SITE PLAN REVIEW
TRACT "B"
FPL TREASURE SUBSTATION
AERIAL DEC 2010

DATE: 8/27/2012

APPLICATION NUMBER:
P12-109

CADD FILE NAME:
P12-109A

SCALE: 1" = 300'

EXISTING ZONING



TRACT "A"

UNPLATTED
NOT A PART OF
THIS PLAT

GLADES CUT-OFF ROAD

TBD

**SUBJECT
PROPERTY**

TRACT "B"

AG 2.5
TRACT "A"
(CO.)

RESERVE BOULEVARD

MARSH TER

LEGENDS DR

MYSTIC WY

MARSH TER

MARSH
LANDINGS

MYSTIC
PINES



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.C. DEPARTMENT

SITE PLAN REVIEW
TRACT "B"
FPL TREASUEW SUBSTATION

DATE: 8/27/2012

APPLICATION NUMBER:
P12-109

CADD FILE NAME:
P12-109M

SCALE: 1"=500'

APPLICATION FOR SITE PLAN REVIEW

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. P12-169
Fees (Nonrefundable) \$ 2,345.00 Arch.: \$ _____
Receipt #'s: 11919
\$ 1,285.00 - # 11912

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

STATEMENT DESCRIBING IN DETAIL Electrical substation

THE CHARACTER AND INTENDED USE Electrical substation
OF THE DEVELOPMENT: _____

GROSS SQ. FT. OF STRUCTURE (S): 2,000
NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: NA

UTILITIES & SUPPLIER: PSLUSD, FPL

GROSS ACREAGE & SQ. FT. OF SITE: 10 ac **ESTIMATED NO. EMPLOYEES: NA

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. TS4-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

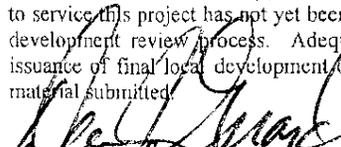
PROJECT ARCHITECT/ENGINEER: Patrick J. Ferland, PE
(Firm, Engineer Of Record, Culpepper & Terpening, Inc
Florida Registration No., Contact 2980 South 25th St., Ft. Pierce, FL 34981
Person, Address, Phone & Fax No.) 772-464-3537 p 772-464-9497 f

- 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 Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

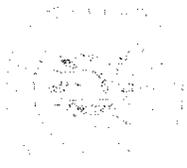
***When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

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.


OWNER'S SIGNATURE

Dean J. Girard
HAND PRINT NAME

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



PUBLIC ART REQUIREMENT CHECKLIST

January 4, 2011

Project Name: FPL Treasure Substation

Project Number: P 12 - 109 **New Submittal:** x **Re-submittal:** _____ (check one)

Applicant is required to submit the public art requirement package to the City Clerk's Office with all items listed below a minimum of three weeks prior to a regularly scheduled Public Art Advisory Board (PAAB) meeting to initiate the review process. PAAB meetings are the first Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: (Twelve copies of all items collated into sets)

x	Completed Public Art Requirement Checklist: One original, completed and signed by applicant.
x	Copy of Site Plan Application: Copy of Signed Site Plan application as submitted to P&Z.
NA	Cover Letter: Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible.
	Written Response to Comments: For resubmittals only.
x	Calculation of Public Art Requirement Value: Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline.
3	Proposed Public Art Requirement Method: Identify which method you are choosing to meet the requirement by placing the number in the box to the left. 1. Artwork On Site 2. Art Donated to the City of Port St. Lucie 3. Payment of Fee in Lieu of Artwork On Site
NA	Public Art Requirement Proposal: Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art. <u>ART ON SITE:</u> Complete "Artwork Proposal and Specifications" Section of Application. <u>ENHANCED ARCHITECTURE:</u> Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements. <u>ENHANCED LANDSCAPE:</u> Provide proposed plan and elevation views clearly showing 'enhanced elements' above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements.
x	Payment in Lieu of Artwork On Site: (if applicable) Check must be attached to application. Payment made to: City of Port St. Lucie: \$ 11,036.96

CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

Building Costs (Vertical construction estimate)	\$
Civil Costs (Paving, Drainage, Parking)	\$
Landscape Costs	\$
Site Lighting Costs	\$
TOTAL ESTIMATED COSTS:	\$ 1,103,696
Public Art Requirement Value: (1% of Total Estimated Costs)	\$ 11,036.96

(Maximum Public Art Requirement Value is \$50,000.00.)

ARTWORK PROPOSAL AND SPECIFICATIONS:

1. Artwork & Artist Information:

Artwork Title: _____
 Artwork Site: _____
 Artwork Material: _____
 Artwork Dimensions: _____
 Artist Name: _____
 Address: _____
 City, State Zip: _____
 Telephone: _____
 Website: _____

Approved on 9/11/12

2. Artwork Description:

3. Siting:

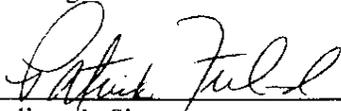
4. Materials with Specifications:

5. Fabrication and Installation Procedures:

6. Yearly Maintenance and Conservation Plan:

7. Examples of artist's work or related pieces:

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.



Patrick J. Ferland, PE

9-4-12

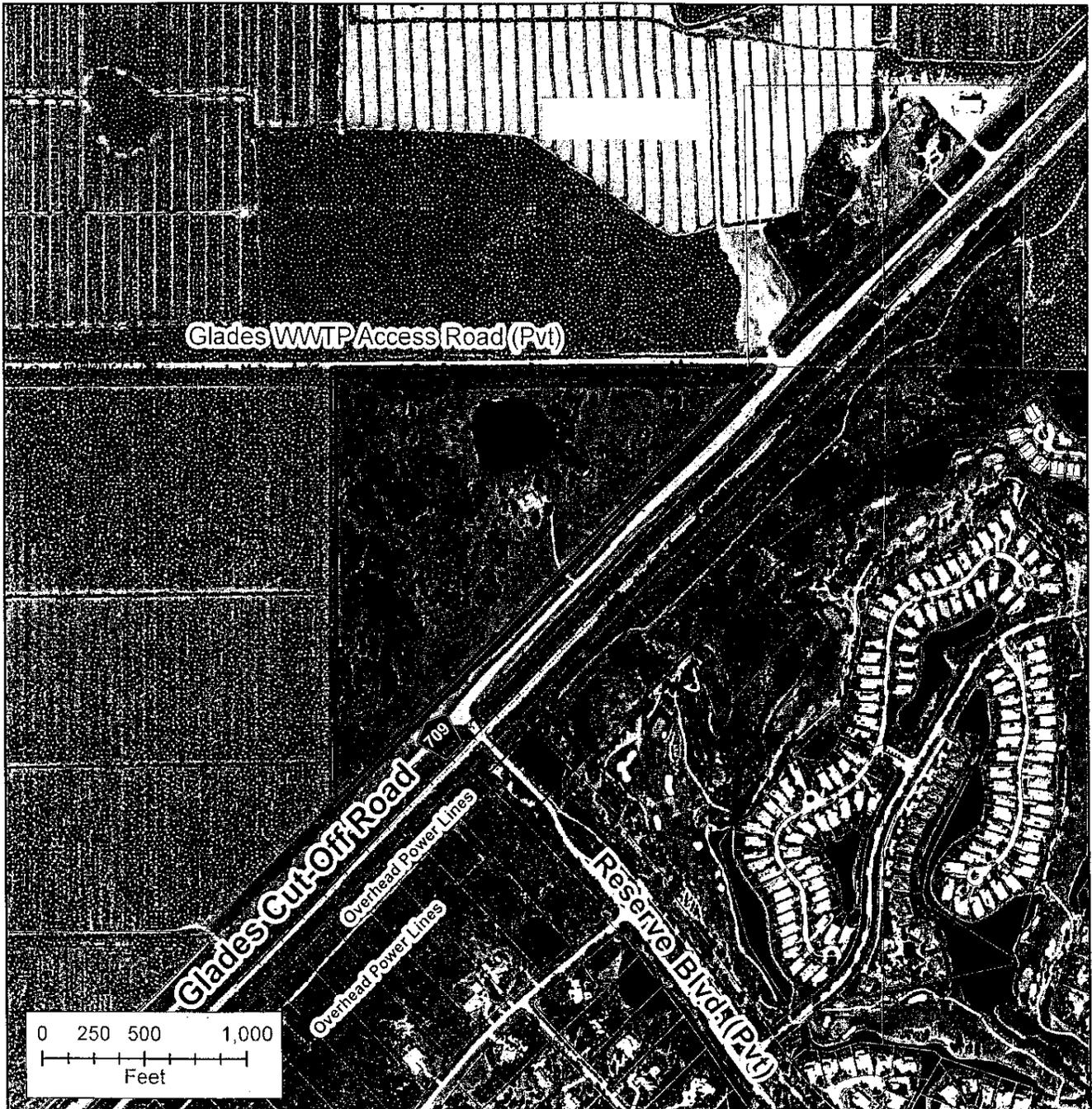
Applicant's Signature

Printed Applicant Name:

Date:

AGENT

Agent



July 31, 2012

Legend

-  Municipalities
-  Annexation Property

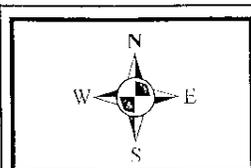
FIGURE 4
Site Aerial
 Very Close View



CULPEPPER & TERPENING, INC
 CONSULTING ENGINEERS LAND SURVEYORS
 260 SOUTH 25TH STREET FT. PIERCE, FL 394
 (772) 464-3537 • FAX (772) 464-3497 • cti@cpem.com



Treasure Substation



PROPERTY RECORD CARD

County: St. Lucie Parcel ID: 3321-112-0000-000-9 Assessed Value: 207378 Taxable Value: 95787 Exempt Value: 50500 Total Value: 207378

Site Address: 10930 GLADES CUTOFF RD
 Sec/Town/Range: 21 :36S :39E
 Map ID: 33/21N
 Zoning: TBD

ParcelID: 3321-112-0000-000-9
 Account #: 35679
 Land Use: GRZNG SLD CP
 City/Cnty: St Lucie County



Owner Information

Owner: Rheba Cooper
 Address: 10930 Glades Cut Off Rd.
 Port St Lucie FL 34986-3206

Legal Description

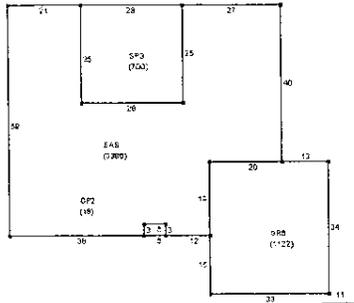
21 36 39 THAT PART OF NE 1/4 LYGN AND W OF GLADES CUT-OFF RD R/W (49.59 AC)

Map Information

Date	Price	Code	Deed	Book/Page
1/1/1900	0			/

2011 Final	2011 Final	Total Land and Buildings
Assessed: 324778	Assessed: 146287	Land Value: 207378 Acres: 49.59
Ag. Credit: 178491	Exempt: 50500	Building Value: 117400
Taxable: 95787	Taxes: 2126.32	Finished Area: 3386 SqFt

BUILDING INFORMATION



Exterior 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 - FrdHotAir	AvgHt/Ft:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and/or Notes

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
------	-----	------	-------	-------	-------	--------

Land Information

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



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

ROGER FOITRAS
CLERK CIRCUIT COURT

87.50
16.00

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:

C.R. McDonald, Jr.
W.R. Gorham, Jr.
John M. Gorham
William C. Morris

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

By: *V.R. Gorham, Jr.* (Seal)
John M. Gorham (Seal)
William C. Morris (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
Sponsored By American Fire & Casualty Co.

Walter M. Kellie
Notary Public



STATE OF FLORIDA
DOCUMENTARY
SUR. TAX \$5.50
OF FLORIDA
DOCUMENTARY
SUR. TAX \$11.00

O R 185 PAGE 2137
BOOK

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,

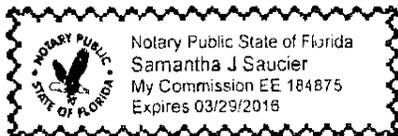
Rheba Cooper

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

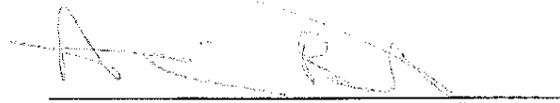
Title

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.

* * * * *



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS AND SURVEYORS

C&T Project No.: 12-121-WA-02
File: PSL P&Z
Sender's Email: pferland@ct-eng.com

September 26, 2012

VIA: *Hand Delivery*

Ms. Thresiamma Kuruvilla
Planner of Planning & Zoning Department
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984
772-871-5212

**RE: FPL Treasure Coast Substation - Site Plan
PSL Project No. P12-109
City Council Review Submittal**

Dear Ms. Kuruvilla

Please find the following for City Council review on October 8, 2012:

1. (7) Site Plan – signed and sealed
2. (7) Floor plans and elevations – 11 x 17

As always, should you have any questions, please do not hesitate to contact me at (772) 464-3537 or via the Email address referenced above.

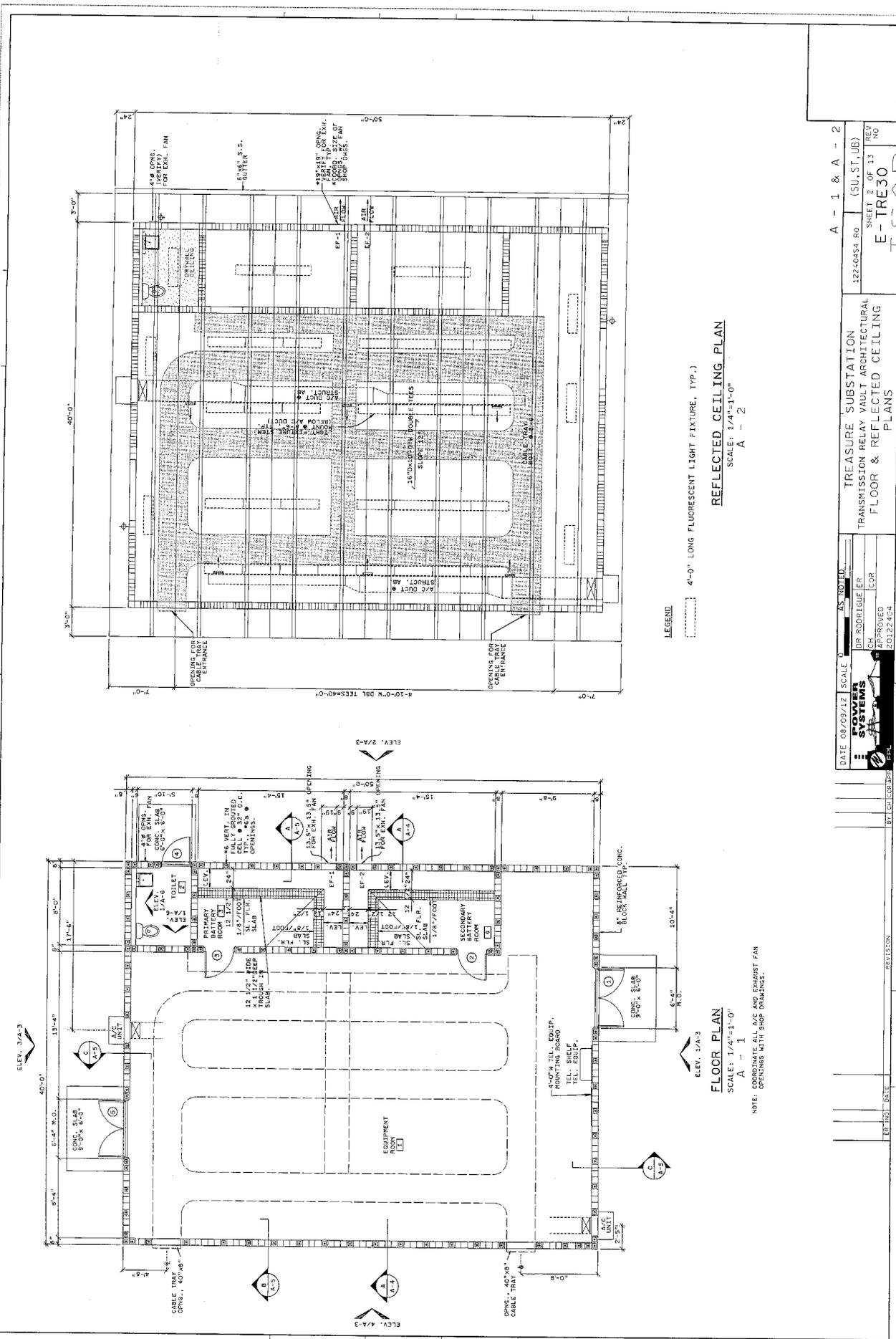
Sincerely,

CULPEPPER & TERPENING, INC.

Patrick J. Ferland, P.E.
Principal Engineer

Enclosure

Cc: Jack Mc Neal, FPL



FLOOR PLAN
SCALE: 1/4"=1'-0"
A - 1

NOTE: COORDINATE ALL A/C AND EXHAUST FAN OPENINGS WITH SHOP DRAWINGS.

REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"
A - 2

LEGEND
4'-0" LONG FLUORESCENT LIGHT FIXTURE, (TYP.)

DATE 08/09/12 SCALE 0 AS NOTED
DR RODRIGUE ER
CH
APPROVED CCR
20122424

TREASURE SUBSTATION
TRANSMISSION RELAY VAULT ARCHITECTURAL
FLOOR & REFLECTED CEILING
PLANS

122-0054 RD (SU, ST, UB)
SHEET 2 OF 13
REV NG
E-TRE30
I S A D
ENGINEERS SEAL

DATE 08/09/12 SCALE 0 AS NOTED
DR RODRIGUE ER
CH
APPROVED CCR
20122424

DATE 08/09/12 SCALE 0 AS NOTED
DR RODRIGUE ER
CH
APPROVED CCR
20122424

DATE 08/09/12 SCALE 0 AS NOTED
DR RODRIGUE ER
CH
APPROVED CCR
20122424

