

**MEMORANDUM**

TO: GREGORY J. ORAVEC, CITY MANAGER

THRU: PAM E. BOOKER, SENIOR ASSISTANT CITY ATTORNEY 

FROM: AZLINA GOLDSTEIN SIEGEL, ASSISTANT CITY ATTORNEY 

DATE: MARCH 20, 2012

SUBJECT: CROSSTOWN PARKWAY EXTENSION PROJECT AGENDA ITEM REQUEST CONCERNING THE USE OF CITY-OWNED LANDS FOR PROPRIETARY MITIGATION FOR THE MEMORANDUM OF UNDERSTANDING ("MOU") BETWEEN THE CITY AND STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ("DEP")

As you are aware, a Memorandum of Understanding ("MOU"), dated April 26, 2010, was entered into between the City and the State of Florida Department of Environmental Protection ("DEP") to obtain an easement to cross state-owned uplands and/or sovereignty lands for the proposed bridge crossing of the North Fork of the St. Lucie River for the Crosstown Parkway Extension Project. The City is continuing its progress in meeting the mitigation requirements pursuant to said MOU with DEP. Among the mitigation requirements under the MOU, the City is required to convey approximately 110 acres to the State.

DEP identified in the MOU certain properties that it desires to acquire. The City has already acquired the Evans parcel, which consists of approximately 49.81 acres. Although the City is in the process of negotiating the purchase of the other lands identified by DEP in the MOU to serve as proprietary mitigation for the Project's impacts, the City's Project Team has been working with DEP in evaluating the ability to use certain City-owned properties to satisfy the requirement to convey the remaining balance of approximately 60 acres to the State. Except for the properties identified below as the "Green River" and "Bywood" parcels, the City-owned properties were not previously identified as possible mitigation lands in the MOU.

Accordingly, attached for your review, consideration and approval is an Agenda Item Request for the upcoming March 26, 2012, Regular City Council Meeting. This Agenda Item Request submitted on behalf of the Project Team seeks to obtain the authorization and approval of City Council to proceed with presenting to DEP a proprietary mitigation package consisting of the Evans parcel together with the following City-owned properties, which to date, would result in a conveyance of approximately 108.14 acres to the State:

City-owned Properties	Number of Acres
Northern "Riverwalk" Parcels	35.19 ac
Emerson Park Site North of Prima Vista	2.83 ac
Green River Parkway	15.49 ac
Crowberry Drive lots	3.7 ac
Bywood Avenue lots	1.09 ac
<b>Total Acreage = 58.33 ac</b>	

For ease of review and consideration, I have also attached as Exhibit "A" a spreadsheet detailing and identifying the individual tracts and lots that comprise the above 58.33 acres of City-owned land. In addition, arials outlining those City-owned properties that we are proposing to be conveyed to the State are attached hereto as Composite Exhibit "B." Further, it should be noted that the actual conveyance of the City's properties to the State will be required to be authorized and approved via ordinance(s).

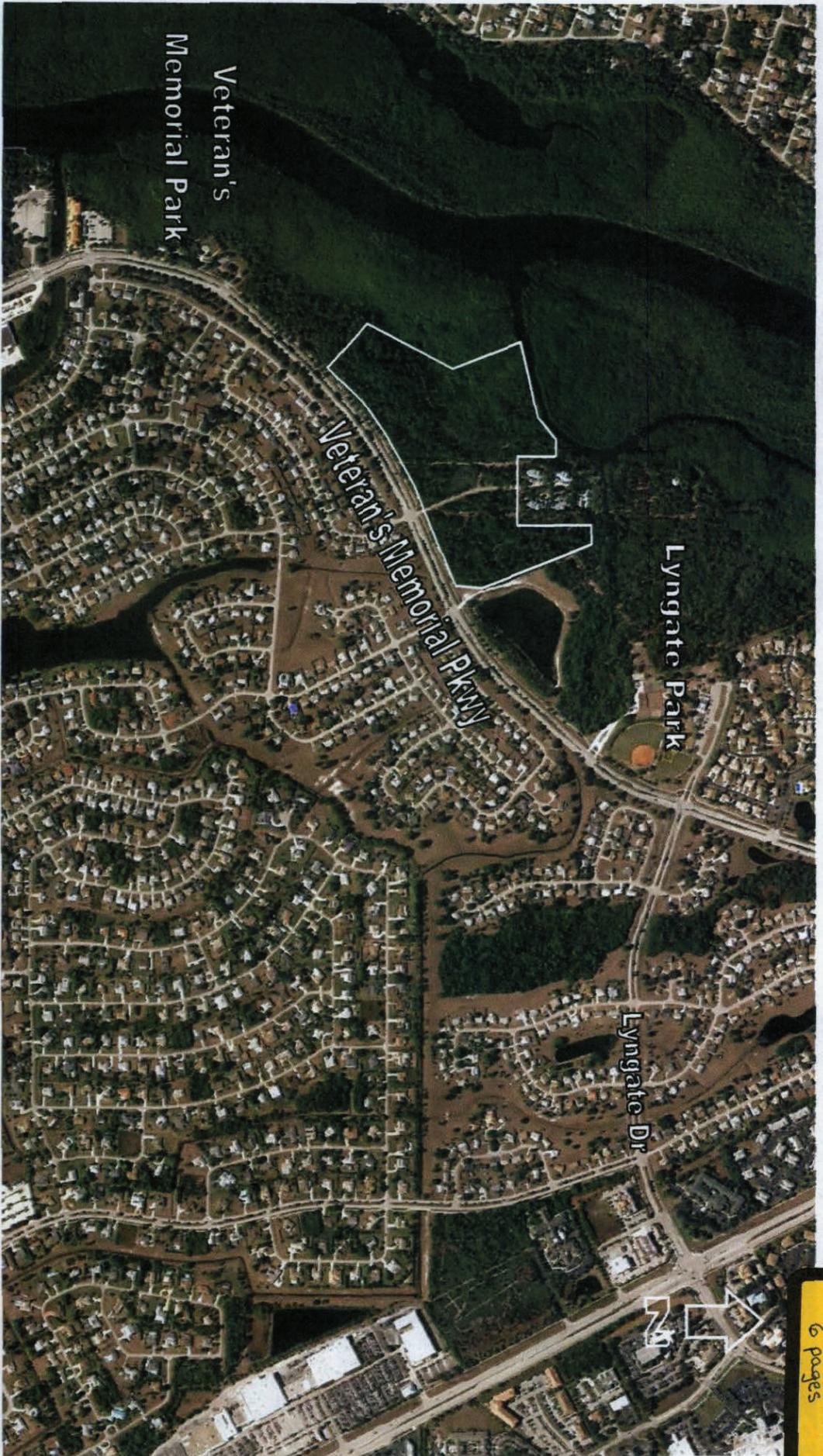
Please process this Agenda Item Request as required for the placement of this matter on the agenda for the March 26, 2012, Regular City Council Meeting. If you have any questions, please do not hesitate to contact me.

AGS/bb

Attachments: Exhibit "A" – Spreadsheet of City-owned Properties  
Composite Exhibit "B" – Aerials of City-owned Properties  
Agenda Item Request

cc: Patricia Roebing, P.E., City Engineer  
Roxanne Chesser, P.E., Civil Engineer/Project Manager  
Frank Knott, Project Manager, Regulatory Division, Engineering Dept.

Parcel ID#	Owner	Legal Description	Address	Acreage
<b>Emerson</b>				
3420-625-0000-200-0	City of Port St Lucie	PORT ST LUCIE-SECTION 26- TRACT B (3.01 AC) (MAP 34/2 (N)) (OR 563-1830)	To Be Determined	2.83
<b>SubTotal</b>				<b>2.83</b>
<b>Bywood</b>				
3420-510-1523-000-4	City of Port St Lucie	PORT ST LUCIE-SECTION 03- BLK 441 LOTS 30 AND 31 (MAP 34/24S) (OR 1958-1123)	1065 SE Bywood Ave	0.50
3420-510-1721-000-2	City of Port St Lucie	PORT ST LUCIE-SECTION 03- BLK 457 LOT 1 (MAP 34/3S) (OR 1182-1776)	1064 SE Bywood Ave	0.35
3420-510-1722-000-9	City of Port St Lucie	PORT ST LUCIE-SECTION 03- BLK 457 LOT 2 (MAP 34/3S) (OR 1182-1775)	1509 SE Crowberry Dr	0.23
<b>SubTotal</b>				<b>1.08</b>
<b>Crowberry</b>				
3420-545-1373-000-5	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 3 (MAP 44/03S) (OR 451-1575)	1973 SE Crowberry Dr	0.22
3420-545-1377-000-3	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 7 (MAP 44/03S) (OR 451-1575)	2005 SE Crowberry St	0.23
3420-545-1378-000-0	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 8 (MAP 44/03S) (OR 451-1575)	2009 SE Crowberry Dr	0.23
3420-545-1379-000-7	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 9 (MAP 44/03S) (OR 451-1575)	2013 SE Crowberry Dr	0.23
3420-545-1380-000-7	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 10 (MAP 44/03S) (OR 451-1575)	2017 SE Crowberry Dr	0.23
3420-545-1381-000-4	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 11 (MAP 44/03S) (OR 451-1575)	2021 SE Crowberry Dr	0.23
3420-545-1382-000-1	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 12 (MAP 44/03S) (OR 451-1575)	2025 SE Crowberry Dr	0.23
3420-545-1383-000-8	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 13 (MAP 44/03S) (OR 451-1575)	2029 SE Crowberry Dr	0.23
3420-545-1384-000-5	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 14 (MAP 44/03S) (OR 451-1575)	2033 SE Crowberry Dr	0.23
3420-545-1385-000-2	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 15 (MAP 44/03S) (OR 451-1575)	2037 SE Crowberry Dr	0.23
3420-545-1386-000-9	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 16 (MAP 44/03S) (OR 451-1575)	2041 SE Crowberry Dr	0.23
3420-545-1387-000-6	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 17 (MAP 44/03S) (OR 451-1575)	2045 SE Crowberry Dr	0.23
3420-545-1388-000-3	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 18 (MAP 44/03S) (OR 451-1575)	2049 SE Crowberry Dr	0.23
3420-545-1392-000-4	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 22 (MAP 44/10N) (OR 451-1575)	2065 SE Crowberry Dr	0.23
3420-545-1393-000-1	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 23 (MAP 44/10N) (OR 451-1575)	2069 SE Crowberry Dr	0.24
3420-545-1394-000-8	City of Port St Lucie	PORT ST LUCIE-SECTION 10- BLK 543 LOT 24 (MAP 44/10N) (OR 451-1575)	2073 SE Crowberry Dr	0.28
<b>SubTotal</b>				<b>3.73</b>
<b>River Walk</b>				
3414-501-4102-010-4	City of Port St Lucie	ST LUCIE GARDENS 02 37 40 THAT PART OF BLK 3 LOTS 3, 4, 5, 11 AND 12 MPDAF: FROM INT OF C/L OF MIDPORTRD AND HIDEAWAY CIR, TH N 23 13 42 W // TO C/L OF	To Be Determined	10.28
3414-501-4103-000-8	City of Port St Lucie	ST LUCIE GARDENS 02 37 40 THAT PART OF BLK 3 LOTS 5, 6, 8, 9, 11 AND 12 MPDAF: FROM INT C/L OF MIDPO	To Be Determined	9.97
3414-501-4103-010-1	City of Port St Lucie	ST LUCIE GARDENS 02 37 40 THAT PART OF BLK 3 LOTS 6, 7, 8, 9 AND 10 MPDAF: FROM INT OF W/L OF SEC 2	To Be Determined	14.94
<b>SubTotal</b>				<b>35.19</b>
<b>Green River</b>				
3420-810-0004-000-4	City of Port St Lucie	PORT ST LUCIE-SECTION 62- TRACT D (15.50 AC) (MAP 45/05S) (OR 754-791)	To Be Determined	15.50
<b>SubTotal</b>				<b>15.50</b>
<b>Total</b>				<b>58.33</b>



## River Walk (North)



**Emerson (Tract B Section 26)**



**Green River (Tract D Section 62)**



**Crowberry (L 3, 7-18, 22-24 B 543 S 18)**



SE Bywood Ave

SE Walters Ter

SE Crowberry

Lots 1 & 2

Lots 30 & 31



**Bywood (L 30&31 B 441 S 3)**

**(L 1 & 2 B 457 S 3)**



City Owned Properties	
Emerson	2.83
Bywood	1.08
Crowberry	3.73
River Walk	35.19
Green River	15.50
<b>TOTAL</b>	<b>58.33 Acres</b>

**PORT ST. LUCIE CITY COUNCIL  
AGENDA ITEM REQUEST**

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Meeting Date: **March 26, 2012**

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Public Hearing  Ordinance  Resolution  Motion

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Legal Ad Dates \_\_\_\_\_ Newspaper \_\_\_\_\_ (attach copy of ad or enter dates)

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Item: **Crosstown Pkwy Ext. – Use of City-owned Lands for Proprietary Mitigation for MOU with DEP**  
*See attached Memo from Azlina Goldstein Siegel, Asst. City Atty. to Gregory J. Oravec, City Manager*

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Recommended Action:

**City Staff from the Engineering and Legal Departments who comprise the Project Team recommend approval of the proposed conveyance of City-owned lands to the State to satisfy certain mitigation requirements under the Memorandum of Understanding between the City and the Department of Environmental Protection, dated April 26, 2010.**

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Exhibits: Department memo attached  yes  no

*See also the maps and other exhibits attached to the Memo from Azlina Goldstein Siegel, Asst. City Atty. to Gregory J. Oravec, City Manager.*

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Summary Explanation/Background Information:

*See attached Memo from Azlina Goldstein Siegel, Asst. City Atty. to Gregory J. Oravec, Acting City Manager.*

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City Manager concurs with Recommended Action: \_\_\_\_\_

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Department requests 10-15 minutes to make a presentation.

Submitted by: **Legal and Engineering Departments**

Title: **(By, Azlina Goldstein Siegel, Asst. City Atty.)**

Date Submitted: **March 20, 2012**