

ORDINANCE 12-17

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR CITY OF PORT ST. LUCIE – TANFORAN TOWER (P11-065) TO CHANGE THE FUTURE LAND USE DESIGNATION FROM RL (LOW DENSITY RESIDENTIAL) TO U (UTILITY) FOR A PARCEL LEGALLY DESCRIBED AS LOT 19 AND A PORTION OF LOT 18, BLOCK 1828, PORT ST. LUCIE SECTION 35; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

WHEREAS, the City of Port St. Lucie has received an application from Kevin Aycock with Dynamic Towers, applicant, and the City of Port St. Lucie is the owner, for property located on the north side of Tanforan Boulevard, east and south of Interstate 95, west of Alminar Street, and legally described as Lot 19 and a portion of Lot 18, Block 1828, Port St. Lucie Section 35 for a small scale amendment to change the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan, in accordance with Section 163.3187 (1) (c), Florida Statutes, to change approximately 0.331 acres from the future land use designation of RL (Low Density Residential) to the future land use designation of U (Utility); and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed

ORDINANCE 12-17

amendment P11-065 to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the Port St. Lucie City Council desires to hereby formally adopt this amendment (P11-065) to the City's Comprehensive Plan as a Small Scale Amendment in accordance with Section 163.3187, Florida Statutes; and

WHEREAS, the City Council held a public hearing on August 8, 2011 to consider the proposed small scale amendment, advertising of the public hearing having been made; and;

WHEREAS, the City of Port St. Lucie City Council desires to hereby formally adopt this amendment P11-065 to the City's Comprehensive Plan.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

- (a) The Future Land Use Map is hereby amended to designate approximately 0.331 acres of land legally described as Lot 19 and a portion of Lot 18, Block 1828, Port St. Lucie Section 35 by changing the future land use designation from RL (Low Density Residential) to U (Utility), as depicted on Exhibit 'A'.

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or

ORDINANCE 12-17

ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this plan amendment shall be thirty-one (31) days after the adoption, pursuant to Section 163.3187(3) (c), Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

The remainder of this page is intentionally left blank.

ORDINANCE 12-17

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

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

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 X SPECIAL

DATE: March 26, 2012 and April 9, 2012

ORDINANCE X RESOLUTION MOTION PUBLIC HEARING X

ITEM: PROJECT NO. P11-065
 CITY OF PSL/TANFORAN TOWER SITE
 COMPREHENSIVE PLAN AMENDMENT APPLICATION -
 SMALL SCALE

RECOMMENDED ACTION: The Planning and Zoning Board reviewed the request at their meeting on July 5, 2011 and unanimously recommended approval.

EXHIBITS:

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

SUMMARY EXPLANATION/BACKGROUND INFORMATION: The applicant has submitted concurrent applications for rezoning (P11-066), special exception use (P11-059), and site plan (P11-060) for a 175 foot monopole (wireless communications tower). The site plan and special exception use applications will be reviewed at a future City Council meeting.

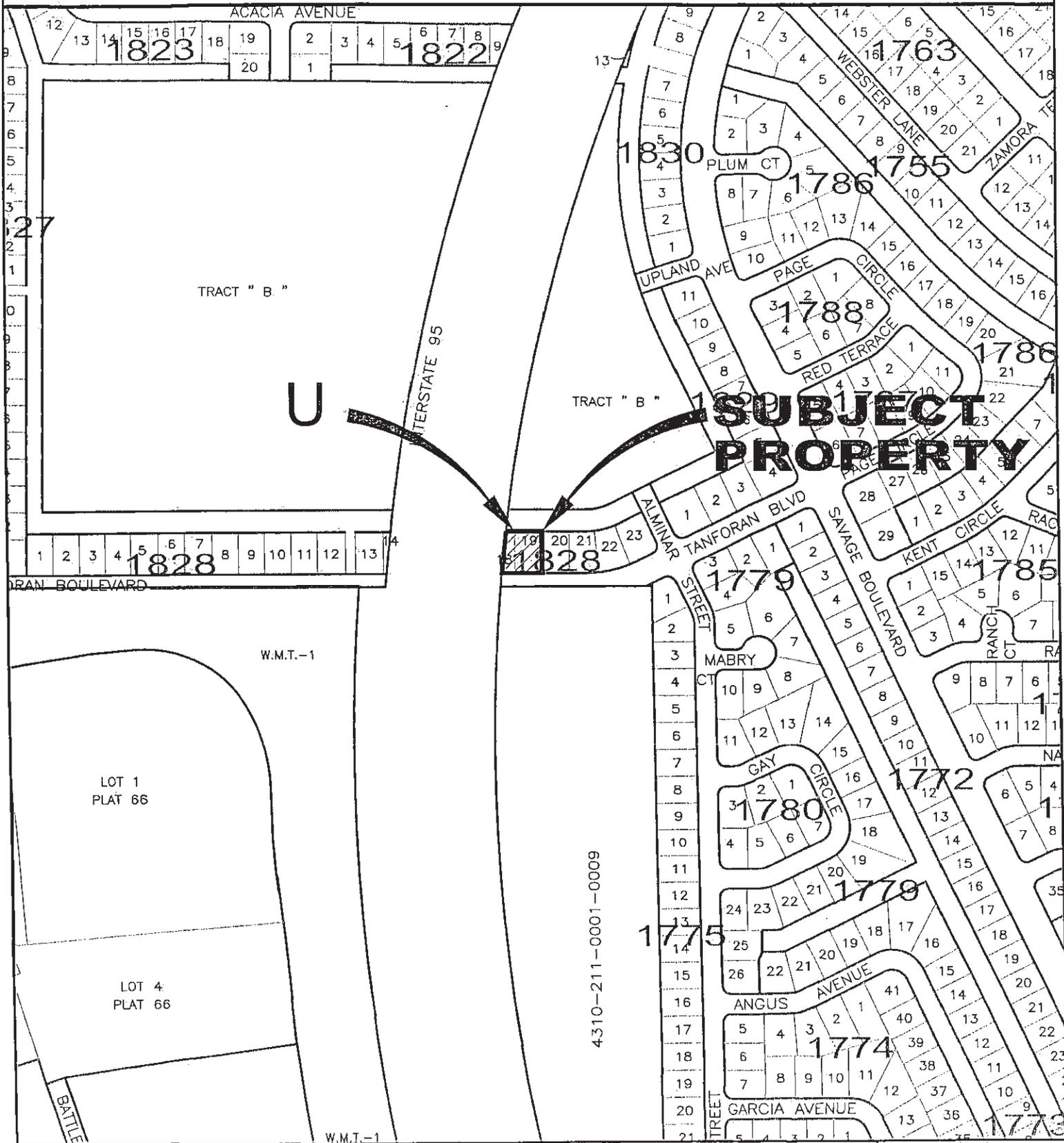
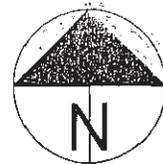
IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 3/14/12

PROPOSED FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011:DWG

COMPREHENSIVE PLAN AMENDMENT

LOTS 18 & 19 BLOCK 1828
PORT ST LUCIE SECTION 35

DATE: 6/8/2011

APPLICATION NUMBER:
P11-065

CADD FILE NAME:
P11-065P

SCALE: 1"=400'



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL - MEETINGS OF MARCH 26, 2011 AND APRIL 9, 2012

FROM: KATHERINE H. HUNTRESS, PLANNER *KHH*

RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION –
SMALL SCALE
PROJECT NO. P11-065
CITY OF PSL/TANFORAN TOWER SITE

DATE: MARCH 14, 2012

APPLICANT: The applicant is Kevin Aycock with Dynamic Towers; the authorization letter is attached to the staff report.

OWNER: City of Port St. Lucie.

LOCATION: The property is located on the north side of Tanforan Boulevard, east and south of Interstate 95, and west of Alminar Street.

LEGAL DESCRIPTION: Lot 19 and a portion of Lot 18, Block 1828, Port St. Lucie Section 35.

SIZE: Approximately 0.331 acres (14,434 square feet) with 122 feet fronting the unimproved Tanforan Boulevard right-of-way.

EXISTING ZONING: RS-2 (Single Family Residential).

EXISTING USE: Vacant land and drainage detention area (Pond B-5 East).

SURROUNDING USES: North = RS-2 (Single Family Residential) zoning, existing drainage detention area. South = U (Utility) zoning, existing drainage detention area. East = RS-2 (Single Family Residential) zoning, existing vacant land. West = unclassified and then RS-2 (Single Family Residential) zoning, existing I-95 and then housing.

EXISTING LAND USE DESIGNATION: RL (Low Density Residential).

REQUESTED LAND USE DESIGNATION: U (Utility).

PROPOSED PROJECT: The applicant has submitted concurrent applications for rezoning (P11-066), special exception use (P11-059), and site plan (P11-060) for a 175 foot monopole (wireless communications tower). The site plan and special exception use applications will be reviewed at a future City Council meeting.

The site was originally platted for single family residential use as a part of the 1969 plat *Port St. Lucie Section 35*. Following that plat, the northern portion of the subject parcel was used to construct a water retention area titled Pond B-5 East. Later the western edge was acquired and used for the Interstate 95 project that was completed in the 1980s.

IMPACTS AND FINDINGS:

Sewer/Water Service: The City of Port St. Lucie is the water and sewer provider though connection is not proposed.

Transportation: The number of vehicle trip ends projected to be generated from the existing future land use is 9.57 (ITE, Land Use Code 210). The use of this site as a wireless communications tower is not a land use that is included in the ITE Trip Generation Manual. There will be approximately four trips per month per carrier once the site is operational. With a total of five potential carriers, the expected number of trips will be 20 trips per month for this facility. This is minimal and is not expected to adversely impact the level of services of the adjacent road. This represents a net decrease of approximately nine daily vehicle trip ends. Trip projections are calculated by using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8th Edition".

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time there are adequate lands available to meet the required level of service. The proposal will decrease the demand for parks by 522 square feet. The adopted level of service is five acres per 1,000 people. This project will decrease the potential for one home equal to a population of 2.4 and demand for 0.01 acres of parks or open space.

Schools: This proposal will decrease potential demand for school service by one single family residential unit.

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available to accommodate this project.

Environmental: The site has been previously cleared and does not have any unique environmental factors.

Flood Zone: Flood Insurance Rate Map, St. Lucie County, Panel 275 of 410 depicts the subject area outside of the 500-year flood plain.

Police: The department's response time is approximately 6-10 minutes for emergency calls. This project will not impact that response time.

Fire/EMS: The nearest fire station location is #17 (Tradition, 10240 SW Village Parkway) and is 3.64 miles away (road miles). The St. Lucie County Fire District does not list response times for each individual station because of the necessity of responding with another station. This project will not impact adequate service delivery.

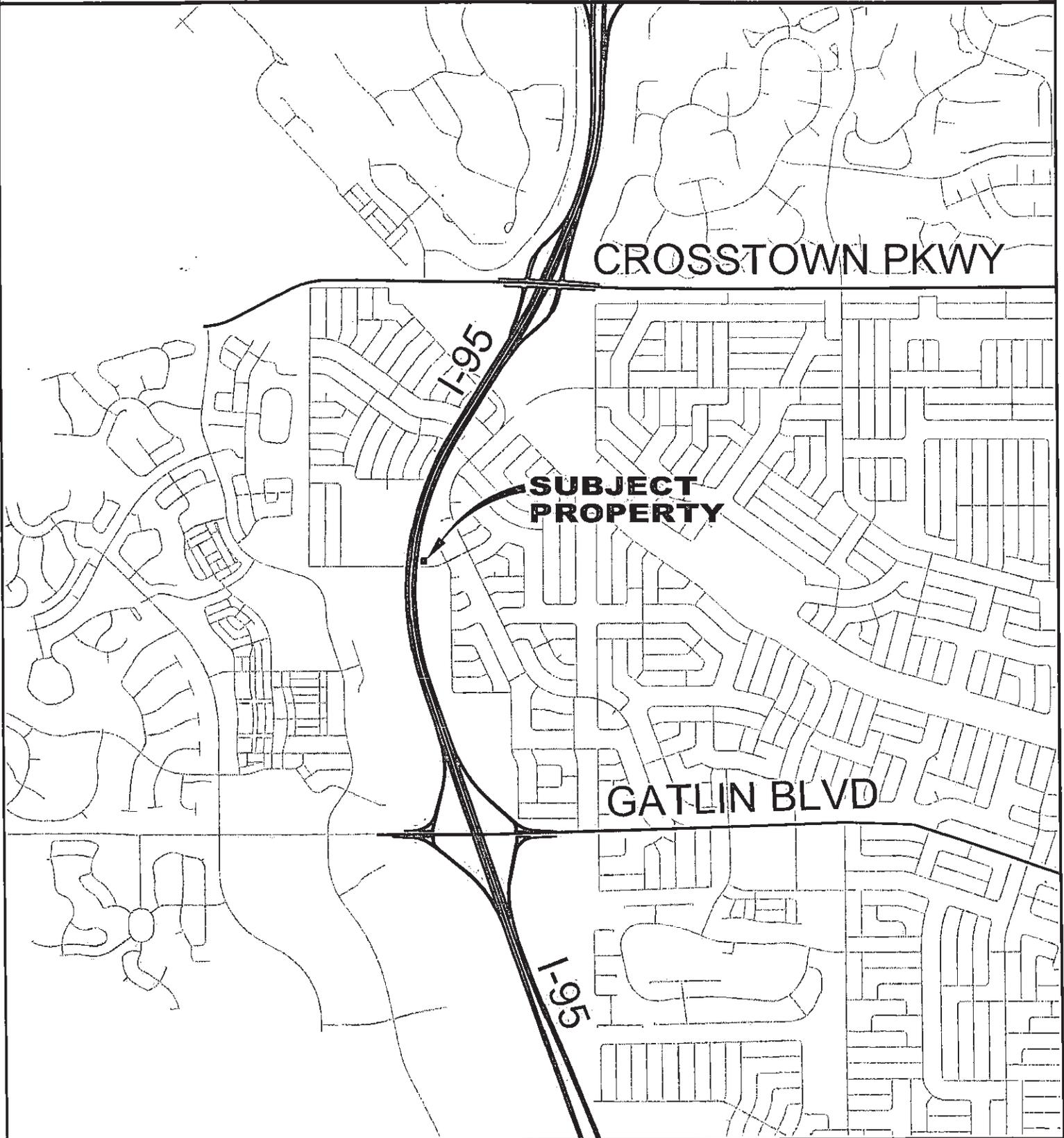
Compatibility Analysis: The proposed change appears to be specifically compatible with the surrounding utility uses on the north, south, and west. It will fill in a portion of the residential enclave that is encompassed by the Utility land use.

Justification/Mitigation: The petition is consistent with the direction and policies of the City's Comprehensive Plan. The subject application is supported and justified by Policy 1.1.3: "Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation, and Open Space, and Capital Improvements Elements of this Comprehensive Plan) are available concurrent with impacts of development."; and Policy 1.1.4: "Future growth, development and redevelopment shall be directed to appropriate areas as depicted on the Future Land Use Map. The land use map shall be consistent with: sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities."

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval of the proposed amendment based on the analysis and findings as noted in the staff report. The Planning and Zoning Board reviewed the request at their meeting on July 5, 2011 and unanimously recommended approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT
LOTS 18 & 19 BLOCK 1828
PORT ST LUCIE SECTION 35

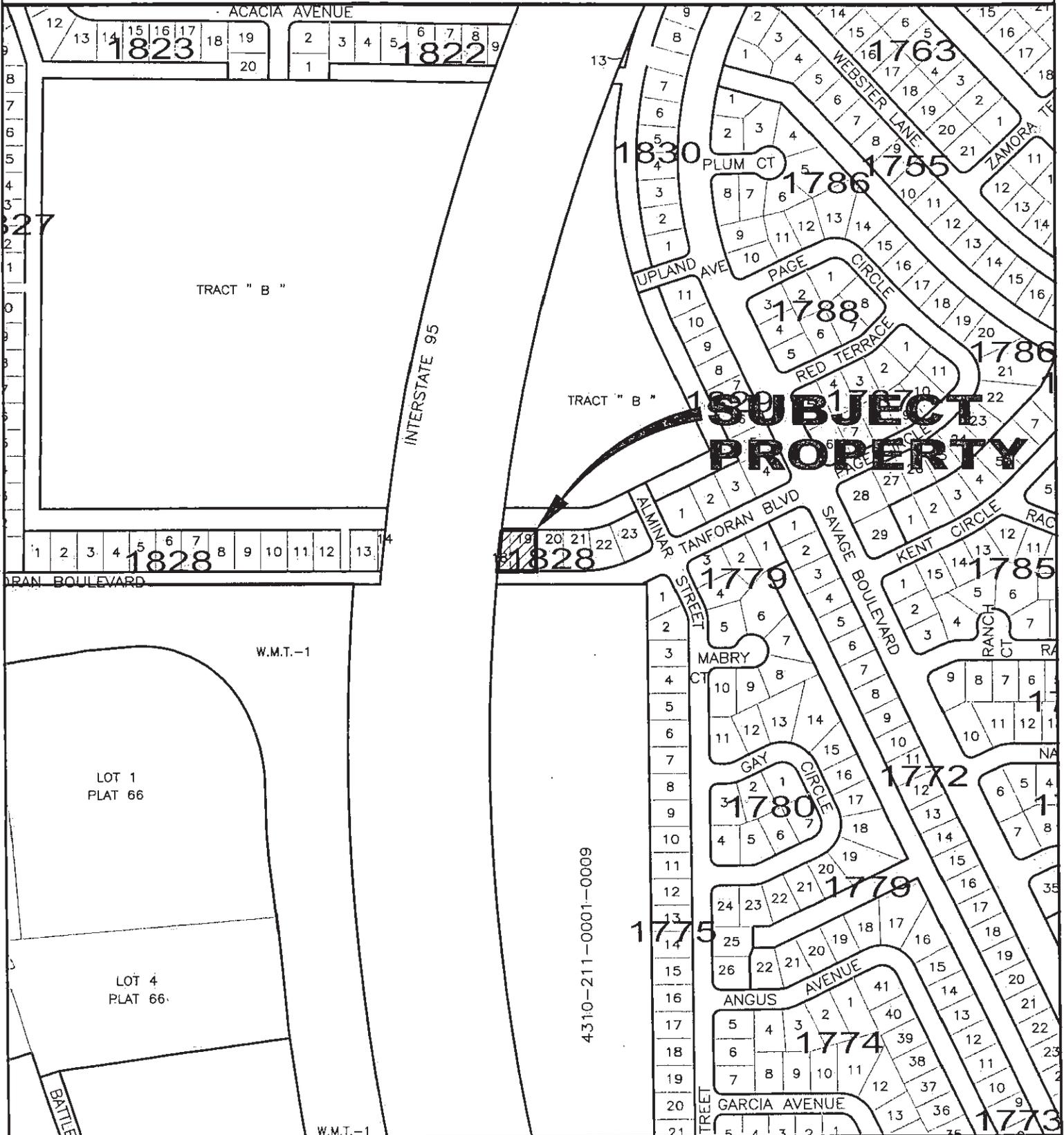
DATE: 6/8/2011

APPLICATION NUMBER:
P11-065

CADD FILE NAME:
P11-065A

SCALE: 1" = .5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011-065

COMPREHENSIVE PLAN AMENDMENT

LOTS 18 & 19 BLOCK 1828
PORT ST LUCIE SECTION 35

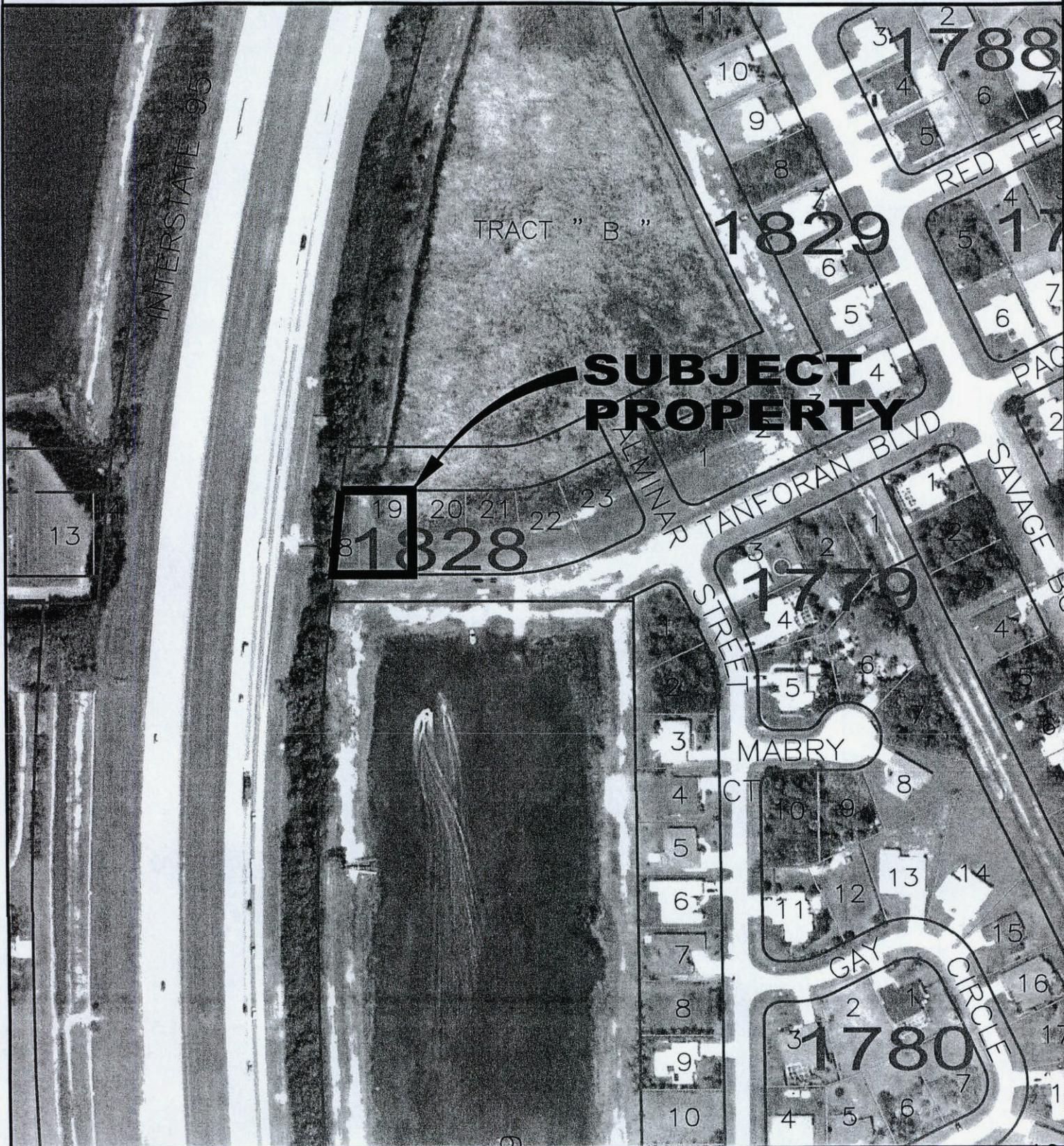
DATE: 6/8/2011

APPLICATION NUMBER:
P11-065

CADD FILE NAME:
P11-065M

SCALE: 1" = 400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT

LOTS 18 & 19 BLOCK 1828

PORT ST LUCIE SECTION 35

AERIAL JAN 2009

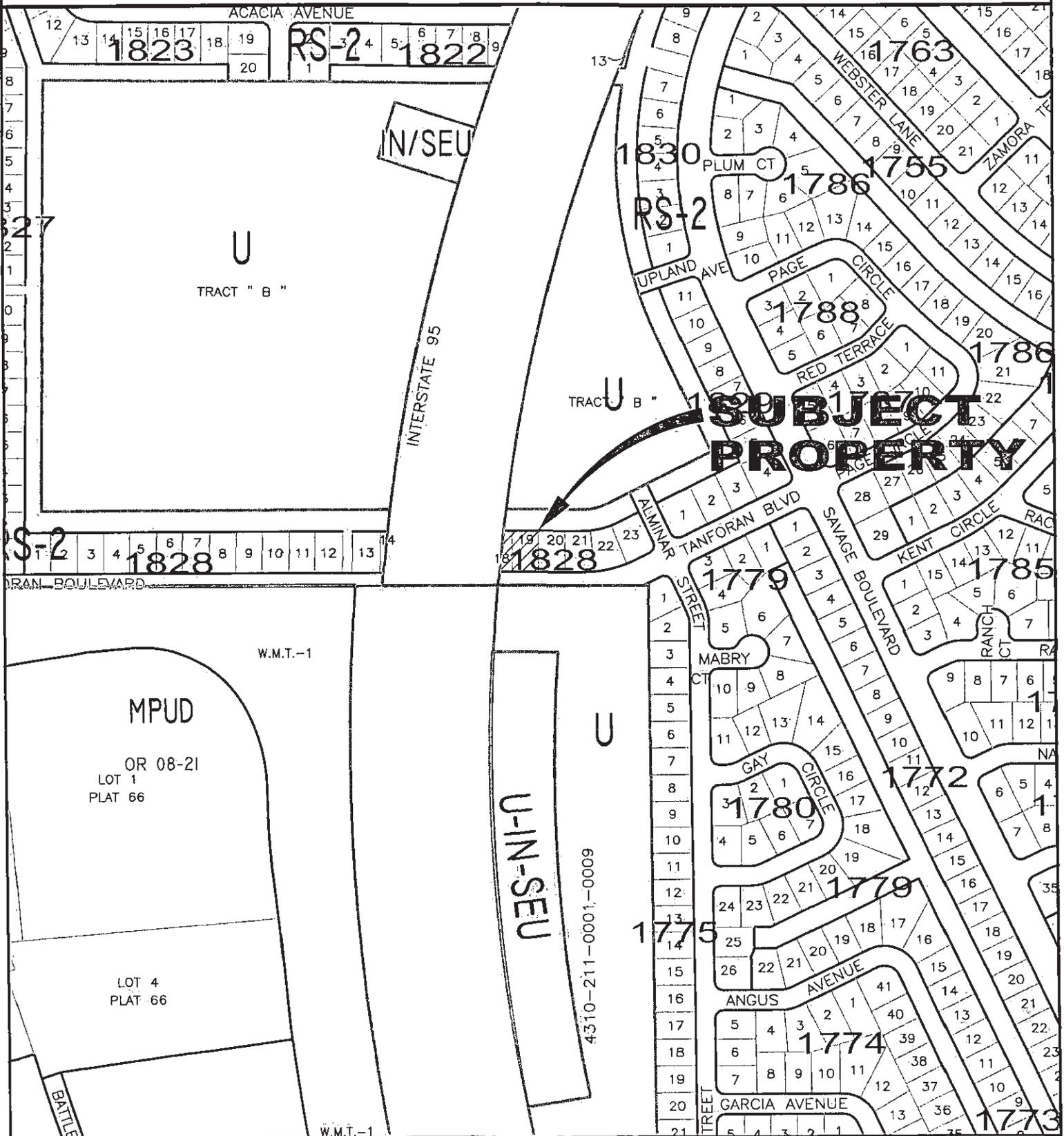
DATE: 6/8/2011

APPLICATION NUMBER:
P11-065

CADD FILE NAME:
P11-065A

SCALE: 1"=200'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

P22011:DWG

COMPREHENSIVE PLAN AMENDMENT

LOTS 18 & 19 BLOCK 1828
PORT ST LUCIE SECTION 35'

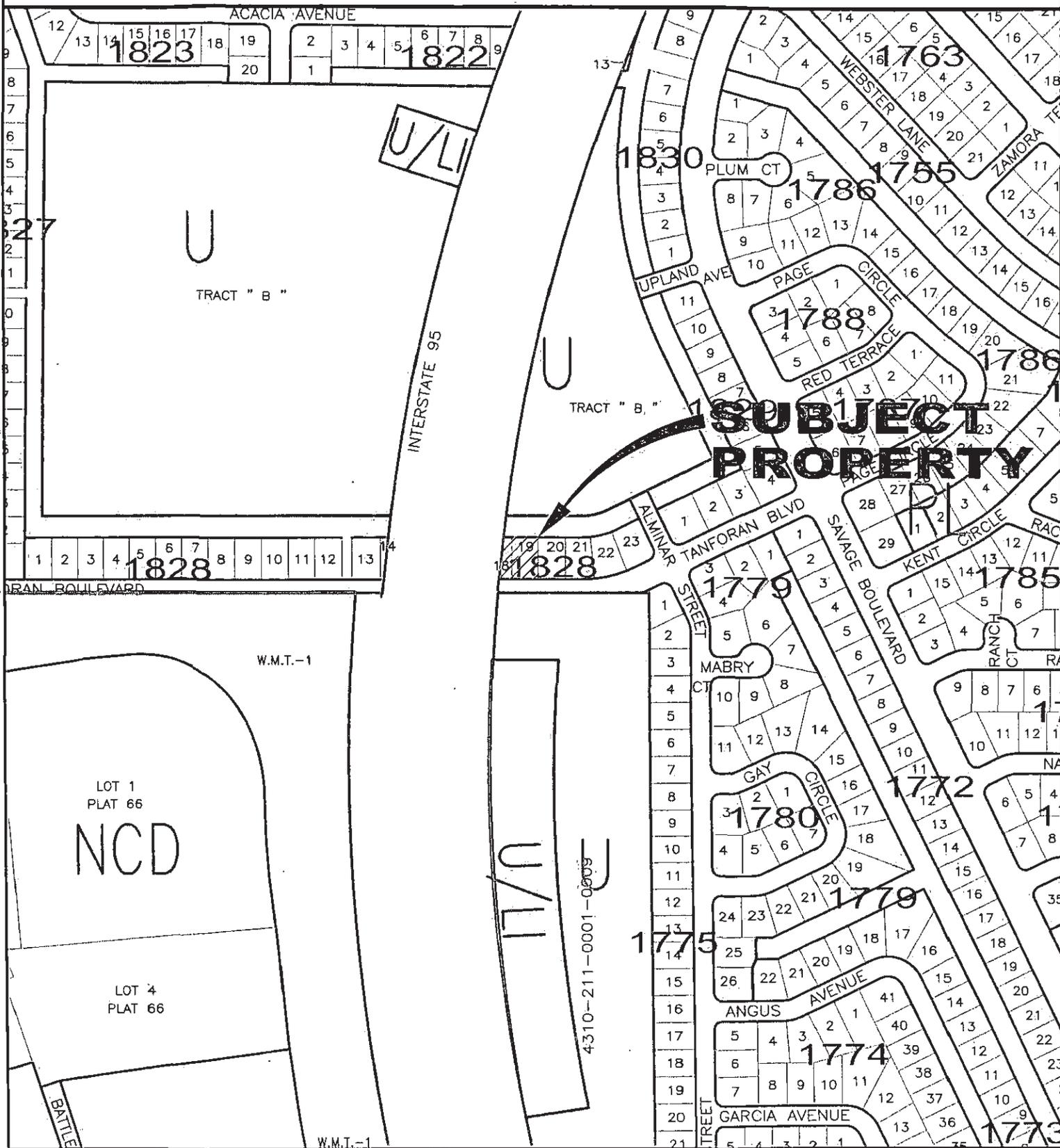
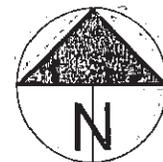
DATE: 6/8/2011

APPLICATION NUMBER:
P11-065

CADD FILE NAME:
P11-065M

SCALE: 1" = 400'

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT
LOTS 18 & 19 BLOCK 1828
PORT ST LUCIE SECTION 35

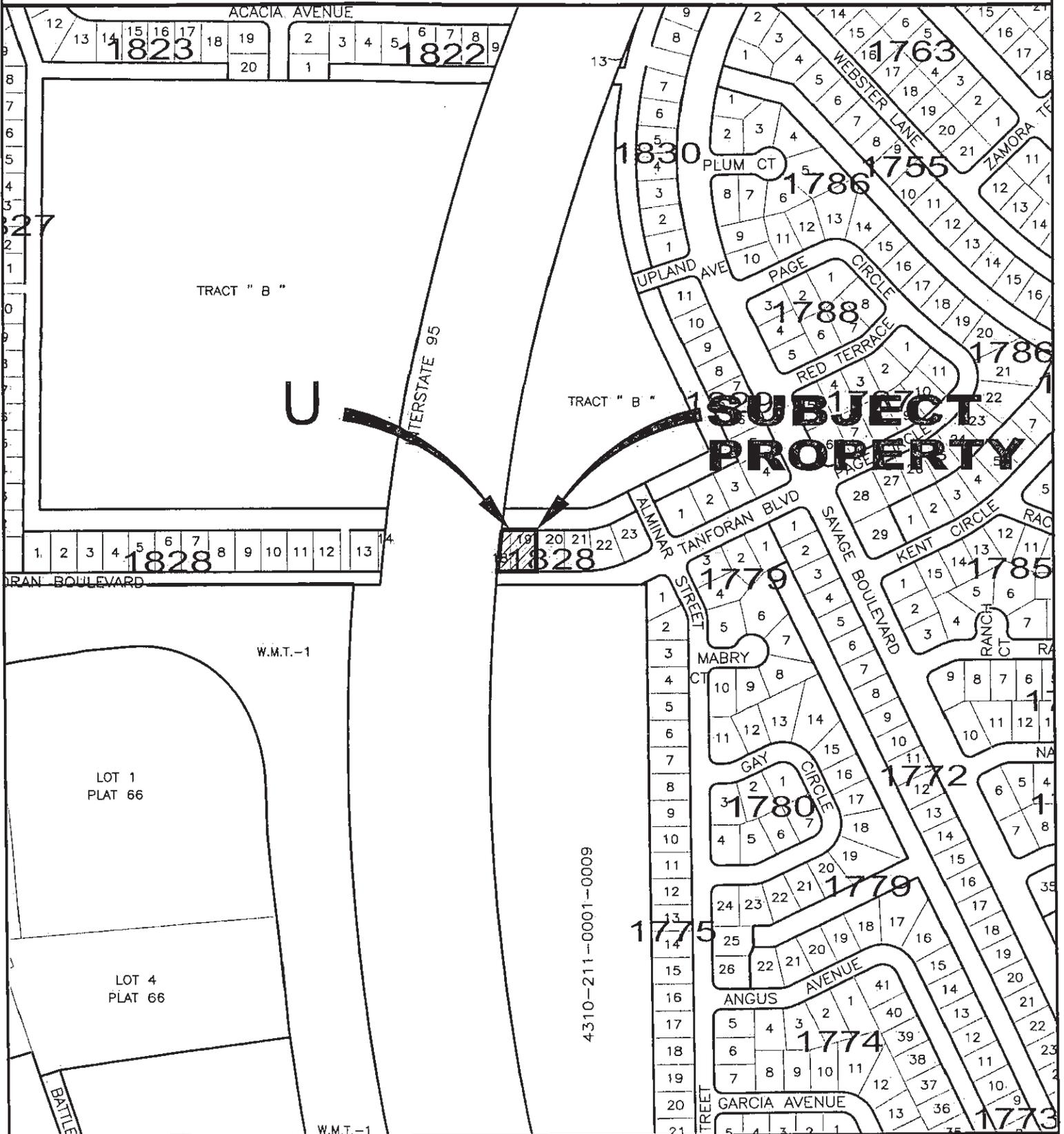
DATE: 6/8/2011

APPLICATION NUMBER:
P11-065

CADD FILE NAME:
P11-065M

SCALE: 1"=400'

PROPOSED FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

COMPREHENSIVE PLAN AMENDMENT

LOTS 18 & 19 BLOCK 1828
PORT ST LUCIE SECTION 35

DATE: 6/8/2011

APPLICATION NUMBER:
P11-065

CADD FILE NAME:
P11-065P

SCALE: 1" = 400'

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept P11-065
Fee (Nonrefundable)\$ 3,960.00
Receipt # 11100

Refer to "Fee Schedule" for application fee. Make checks payable to the 'City of Port St. Lucie.' Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PROPERTY OWNER

Name: City Of Port St. Lucie
Address: 121 SW Port St. Lucie Blvd Port St. Lucie, FL. 34984
Telephone No.: 772-871-5212 Fax No.: _____

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: Both Lots are owned by the City of Port St. Lucie
Address: _____
Telephone No.: _____ Fax No.: _____

RECEIVED
JUN 1 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

AGENT OF OWNER (if any)

Name: Dynamic Towers, Inc. (Kevin T. Aycock)
Address: 575 NW Mercantile Place suite # 104 Port St. Lucie, FL. 34986
Telephone No.: 772-370-9819 Fax No.: 772-673-8369

PROPERTY INFORMATION

Boundary Description 2551 SW Tanforan/2541 SW Tanforan Blvd
(attach map) _____
Property Tax I.D. Number _____
Current Land Use Utility Public Works Proposed Land Use Utility
Current Zoning RS-2 Acreage of Property _____

Reason for Comprehensive Plan Amendment: We have to combine 2 old City Lots together and rezone them to Utility zoning in order to build a telecommunications facility Tower

Kevin T. Aycock Kevin T. Aycock 4/25/11
*Signature of Owner Hand Print Name Date

*If signature is not that of owner, a letter of authorization from the owner is needed.

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.



CITY OF PORT ST. LUCIE

May 19, 2011

Mr. Kevin T. Aycock, President
Dynamic Towers, Inc.
575 NW Mercantile Place, Suite 104
Port St. Lucie, Florida 34986

Re: Tanforan Lots Site (Letter of Authorization for Planning & Zoning)

Dear Mr. Aycock:

I am in receipt of your request sent via e-mail on May 18, 2011 regarding the above-mentioned site. Authorization is hereby granted to proceed with the Planning and Zoning application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry A. Bentrott".

Jerry A. Bentrott
City Manager

cc: Daniel Holbrook, Director, Planning & Zoning
Pam Booker Hakim, Senior Assistant City Attorney

PROPERTY RECORD CARD

Port St Lucie City of Record: 1 of 1
 Property Identification

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Site Address: 2551 SW TANFORAN BV
 Sec/Town/Range: 03 :37S :39E
 Map ID: 43/03S
 Zoning: RS-2

ParcelID: 3420-670-2012-000-9
 Account #: 93314
 Land Use: Mncpal Prop
 City/Cnty: Port St Lucie



Ownership and Mailing

Owner: Port St Lucie City of
 Address: 121 SW Port St Lucie Blvd
 Port St Lucie FL 34984-5099

Legal Description

PORT ST LUCIE-SECTION 35- BLK 1828 LOT 18-LESS I-95 AS IN OR
 315-2522- (MAP 43/03S) (OR 754-807)

Sales Information

Date	Price	Code	Deed
9/6/1991	4016400	01	WD

Book/Page
 0754 / 0807

Assessment 2010 Final	Total Land and Building
2010 Final: 100	Land Value: 100 Acres: 0.1
Assessed: 100	Building Value: 0
Ag.Credit: 0	Finished Area: 0 SqFt
Exempt: 100	
Taxable: 0	
Taxes: 0	

BUILDING INFORMATION

No Sketch
 Available

No Image
 Available

Exterior Features

View: -
 ExtType: -
 Grade: -
 StoryHght: -

RoofCover: -
 YearBlt: -
 EffYrBlt: -
 No.Units: -

RoofStruct: -
 Frame: -
 PrimeWall: -
 SecWall: -

Interior Features

BedRooms: -
 FullBath: -
 1/2Bath: -
 %A/C: -

Electric: -
 HeatType: -
 HeatFuel: -
 %Heated: -

PrmIntWall: -
 AvgHt/Ft: -
 Prm.Flors: -
 %Sprinkled: -

Special Features and Yard Items

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

Land Information

No.	Land Use	Type	Measure	Depth
1	8900-Mncpal Prop	104 -Flat -	1	

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

LOT # 18

COPY

EXHIBIT "C-18"
Port St. Louis Settlement Agreement - EXHIBIT I
City Planning Area 4H
(CDC Parcel IV) - Items 9, 10 and 18

DESCRIPTION:

Parcels of land to be used for drainage purposes lying in and being a part of Section 3, Township 37 South, Range 39 East and being in "PORT ST. LOUIS SECTION THIRTY FIVE" as recorded in Plat Book 13 at Page 19 of the Public Records of St. Louis County, Florida, all being more particularly described as follows:

DRAINAGE RESTRICTION POND 2-3 WEST:

That portion of Tract "B" as shown on said Plat of "PORT ST. LOUIS SECTION THIRTY FIVE", lying East of the Easterly right-of-way line of 1-23.

PARCEL #4 DRAINAGE RESTRICTION POND:

That portion of Lots 13 and 14, Block 1826 as shown on said Plat of "PORT ST. LOUIS SECTION THIRTY FIVE", lying East of the Easterly right-of-way line of 1-23.

DRAINAGE RESTRICTION POND 2-3 EAST:

That portion of Tract "B", that portion of Lots 18 through 23, Block 1828 and all of Lots 1, 2 and 3, Block 1829 as shown on said Plat of "PORT ST. LOUIS SECTION THIRTY FIVE", lying East of the Easterly right-of-way line of 1-23.

PARCEL #5 DRAINAGE RESTRICTION POND:

All of Lot 1, Block 1779 as shown on said Plat of "PORT ST. LOUIS SECTION THIRTY FIVE", lying East of the Easterly right-of-way line of 1-23.

All of the above lying in the City of Port St. Louis, St. Louis County, Florida.

COPY

TANFORAN – CITY OF PORT ST. LUCIE

PARENT TRACT

(PER OFFICIAL RECORD BOOK 754, PAGE 807 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA)

LOT 18 AND 19, BLOCK 1828, PORT ST. LUCIE SECTION THIRTY FIVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING EAST OF INTERSTATE NO. 95.

ALSO KNOWN AS (PREPARED BY THIS FIRM):

A PARCEL OF LAND BEING A PORTION OF LOT 18 AND ALL OF LOT 19, BLOCK 1828, PORT ST. LUCIE THIRTY FIVE, AS RECORDED IN PLAT BOOK 15, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF RIGHT-OF-WAY OF S.W. SAVAGE BOULEVARD (100 FOOT PUBLIC RIGHT-OF-WAY) AND CENTERLINE OF RIGHT-OF-WAY OF S.W. TANFORAN BOULEVARD (80 FOOT PUBLIC RIGHT-OF-WAY), AS SHOWN ON SAID PORT ST. LUCIE SECTION EIGHT;

THENCE ON A PLAT BEARING OF S64°14'41"W ALONG THE CENTERLINE OF RIGHT-OF-WAY OF SAID S.W. TANFORAN BOULEVARD, A DISTANCE OF 490.00 FEET TO A POINT ON THE CENTERLINE OF RIGHT-OF-WAY OF S.W. ALMINAR STREET (60 FOOT PUBLIC RIGHT-OF-WAY);

THENCE CONTINUE S64°14'41"W CONTINUING ALONG THE CENTERLINE OF RIGHT-OF-WAY OF SAID S.W. TANFORAN BOULEVARD, A DISTANCE OF 107.31 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 25°41'46" AND A RADIUS OF 400.00 FEET FOR AN ARC DISTANCE OF 179.38 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 39 EAST, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID S.W. TANFORAN BOULEVARD (40 FOOT PUBLIC RIGHT-OF-WAY);

THENCE S89°56'27"W ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 3 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID S.W. TANFORAN BOULEVARD, A DISTANCE OF 258.39 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S84°40'19"E,

SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (350 FOOT LIMITED ACCESS RIGHT-OF-WAY);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID EAST RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 00°24'52" AND A RADIUS OF 5558.58 FEET FOR AN ARC DISTANCE OF 40.19 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 18, BLOCK 28 AND THE POINT OF BEGINNING;

THENCE N89°56'27"E ALONG THE SOUTH LINE OF BLOCK 1828, A DISTANCE OF 122.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19, BLOCK 1828;

THENCE N00°03'33"W ALONG THE EAST LINE OF SAID LOT 19, BLOCK 1828, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 19, BLOCK 1828;

THENCE S89°56'27"W ALONG THE NORTH LINE OF SAID BLOCK 1828, A DISTANCE OF 108.17 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S82°57'39"E, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE NO. 95 (350 FOOT LIMITED ACCESS RIGHT-OF-WAY);

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID EAST RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 01°17'48" AND A RADIUS OF 5558.58 FEET FOR AN ARC DISTANCE OF 125.80 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN ST. LUCIE COUNTY, FLORIDA, CONTAINING 14,434.27 SQUARE FEET, MORE OR LESS.

DYNAMIC TOWERS, INC. LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF LOT 18, BLOCK 1828, PORT ST. LUCIE THIRTY FIVE, AS RECORDED IN PLAT BOOK 15, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF RIGHT-OF-WAY OF S.W. SAVAGE BOULEVARD (100 FOOT PUBLIC RIGHT-OF-WAY) AND CENTERLINE OF RIGHT-OF-WAY OF S.W. TANFORAN BOULEVARD (80 FOOT PUBLIC RIGHT-OF-WAY), AS SHOWN ON SAID PORT ST. LUCIE SECTION EIGHT;

THENCE ON A PLAT BEARING OF S64°14'41"W ALONG THE CENTERLINE OF RIGHT-OF-WAY OF SAID S.W. TANFORAN BOULEVARD, A DISTANCE OF 490.00 FEET TO A POINT ON THE CENTERLINE OF RIGHT-OF-WAY OF S.W. ALMINAR STREET (60 FOOT PUBLIC RIGHT-OF-WAY);

THENCE CONTINUE S64°14'41"W CONTINUING ALONG THE CENTERLINE OF RIGHT-OF-WAY OF SAID S.W. TANFORAN BOULEVARD, A DISTANCE OF 107.31 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 25°41'46" AND A RADIUS OF 400.00 FEET FOR AN ARC DISTANCE OF 179.38 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 39 EAST, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID S.W. TANFORAN BOULEVARD (40 FOOT PUBLIC RIGHT-OF-WAY);

THENCE S89°56'27"W ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 3 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID S.W. TANFORAN BOULEVARD, A DISTANCE OF 258.39 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S84°40'19"E, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (350 FOOT LIMITED ACCESS RIGHT-OF-WAY);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID EAST RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 00°24'52" AND A RADIUS OF 5558.58 FEET FOR AN ARC DISTANCE OF 40.19 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 18, BLOCK 28;

THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID LOT 18, BLOCK 1828, A DISTANCE OF 12.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N89°56'27"E CONTINUING ALONG THE SOUTH LINE OF SAID LOT 18, BLOCK 1828, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18, BLOCK 1828;

THENCE N00°03'33"W ALONG THE EAST LINE OF SAID LOT 18, BLOCK 1828, A DISTANCE OF 100.00 FEET;

THENCE S89°56'27"W A DISTANCE OF 30.00 FEET;

THENCE S00°03'33"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN ST. LUCIE COUNTY, FLORIDA, CONTAINING 3,000.00 SQUARE FEET, MORE OR LESS.

