

AN ORDINANCE TO REZONE 0.331 ACRES OF PROPERTY LEGALLY DESCRIBED AS LOT 19 AND A PORTION OF LOT 18, BLOCK 1828, PORT ST. LUCIE SECTION 35; FROM RS-2 (SINGLE-FAMILY RESIDENTIAL) TO U (UTILITY); FOR A PROJECT KNOWN AS CITY OF PORT ST. LUCIE – TANFORAN TOWER (P11-066); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie has received an application from Kevin Aycok 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, seeks to rezone 0.331 acres of property from the zoning designation of RS-2 (Single-Family Residential) to U (Utility); and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on July 5, 2011, to consider the rezoning application P11-066, notice of said hearing to adjoining property owners for a radius of three-hundred (300) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on April 9, 2012 to consider the rezoning application P11-066 advertising of the public hearing having been made; and

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

Section 1: That the property described as Lot 19 and a portion of Lot 18, Block 1828, Port St. Lucie Section 35, be rezoned from the Zoning Classification of RS-2 (Single-Family Residential) to U (Utility). A metes and bounds description is attached as Exhibit 'A' and is hereby incorporated.

ORDINANCE 12-16

Section 2: That this Ordinance shall become effective ten (10) days after its final adoption.

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

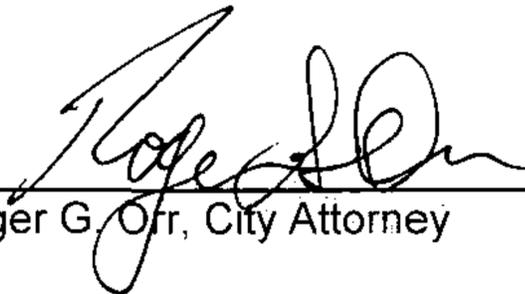
CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY:  _____
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. P11-066
 CITY OF PSL/TANFORAN TOWER SITE
 REZONING APPLICATION

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 small scale comprehensive plan amendment (P11-065), 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: 3/15/12

Carol Heintz

From: Katherine Huntress
Sent: Tuesday, March 27, 2012 10:18 AM
To: Carol Heintz; Karen Phillips
Cc: Daniel Holbrook; Anne Cox
Subject: Ordinance 12-16

Good morning,
Please move the second reading of Ordinance 12-16 (P11-066 City of Port St. Lucie Tanforan Tower Rezoning Application) from the April 9, 2012 City Council meeting to the April 23, 2012 City Council meeting.
Thank you,
Katie

*Katherine H. Huntress, Planner
Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5282 fax 772-871-5124
khuntress@cityofpsl.com*

April 23, 2012
City Council meeting
P11-066 Tanforan Tower
Rezoning
2nd Reading

Put 12-16 on legal
ad on ~~3/28~~ 4/4/12

EXHIBIT "A"

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.



City of Port St. Lucie

Planning and Zoning Department Memorandum

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

FROM: KATHERINE H. HUNTRESS, PLANNER

RE: REZONING APPLICATION
PROJECT NO. P11-066
CITY OF PSL/TANFORAN TOWER SITE

DATE: MARCH 15, 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.

REQUESTED ZONING: U (Utility)

FUTURE LAND USE: RL (Low-Density Residential) but concurrently processing an application to change the designation to U (Utility).

PROPOSED USE: The applicant has submitted concurrent applications for comprehensive plan amendment for future land use change (P11-065), 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. Additionally, an exemption from platting to combine the two lots was approved on July 26, 2011.

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:

Land Use Consistency: 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."

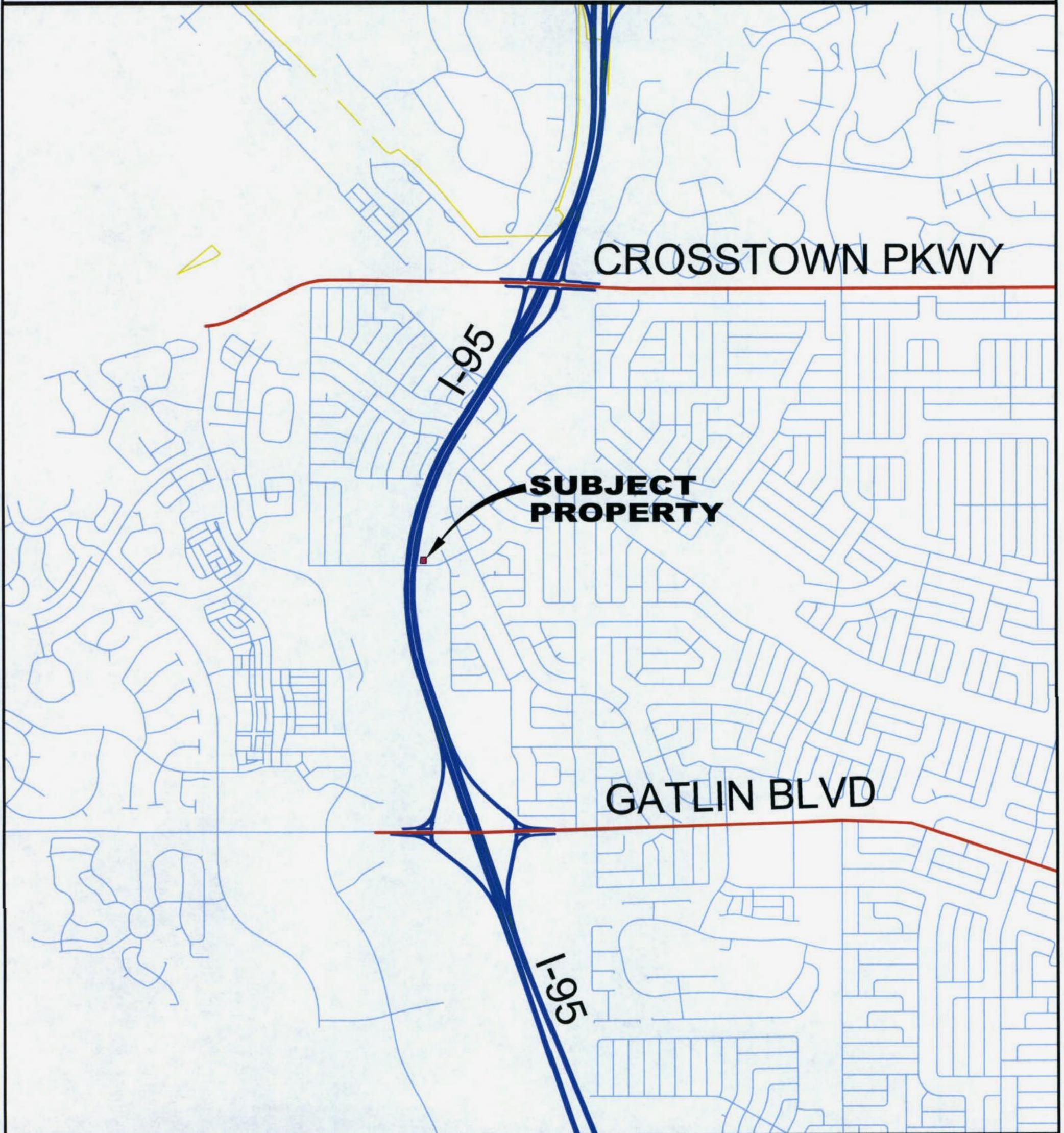
Sewer/Water Service: The City of Port St. Lucie is the water and sewer provider though connection is not proposed.

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

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan, and recommends approval. 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

REZONING

LOTS 18 & 19 BLOCK 1828
PORT ST LUCIE SECTION 35

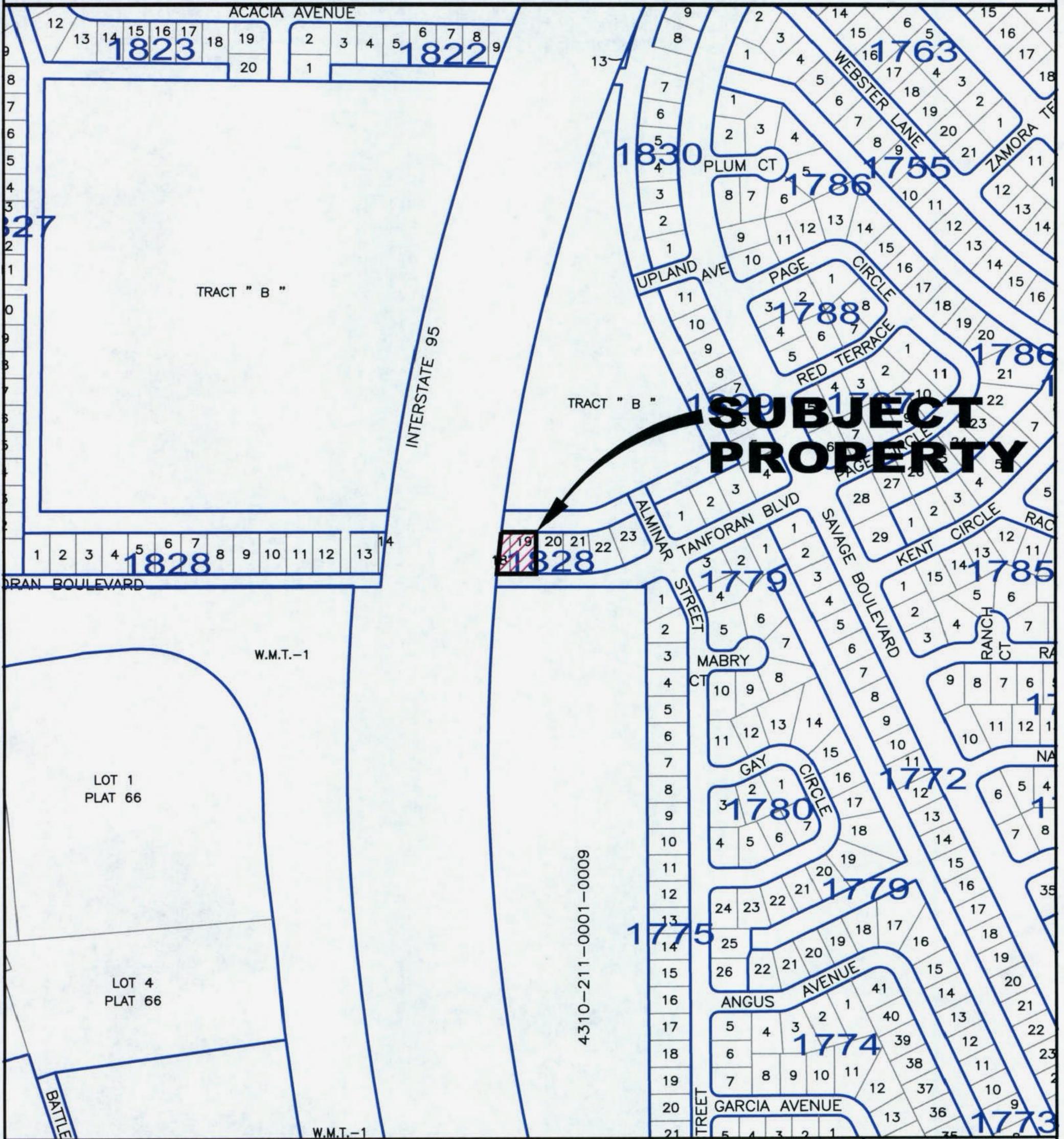
DATE: 6/8/2011

APPLICATION NUMBER:
P11-066

CADD FILE NAME:
P11-066A

SCALE: 1" = .5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING

LOTS 18 & 19 BLOCK 1828
PORT ST LUCIE SECTION 35

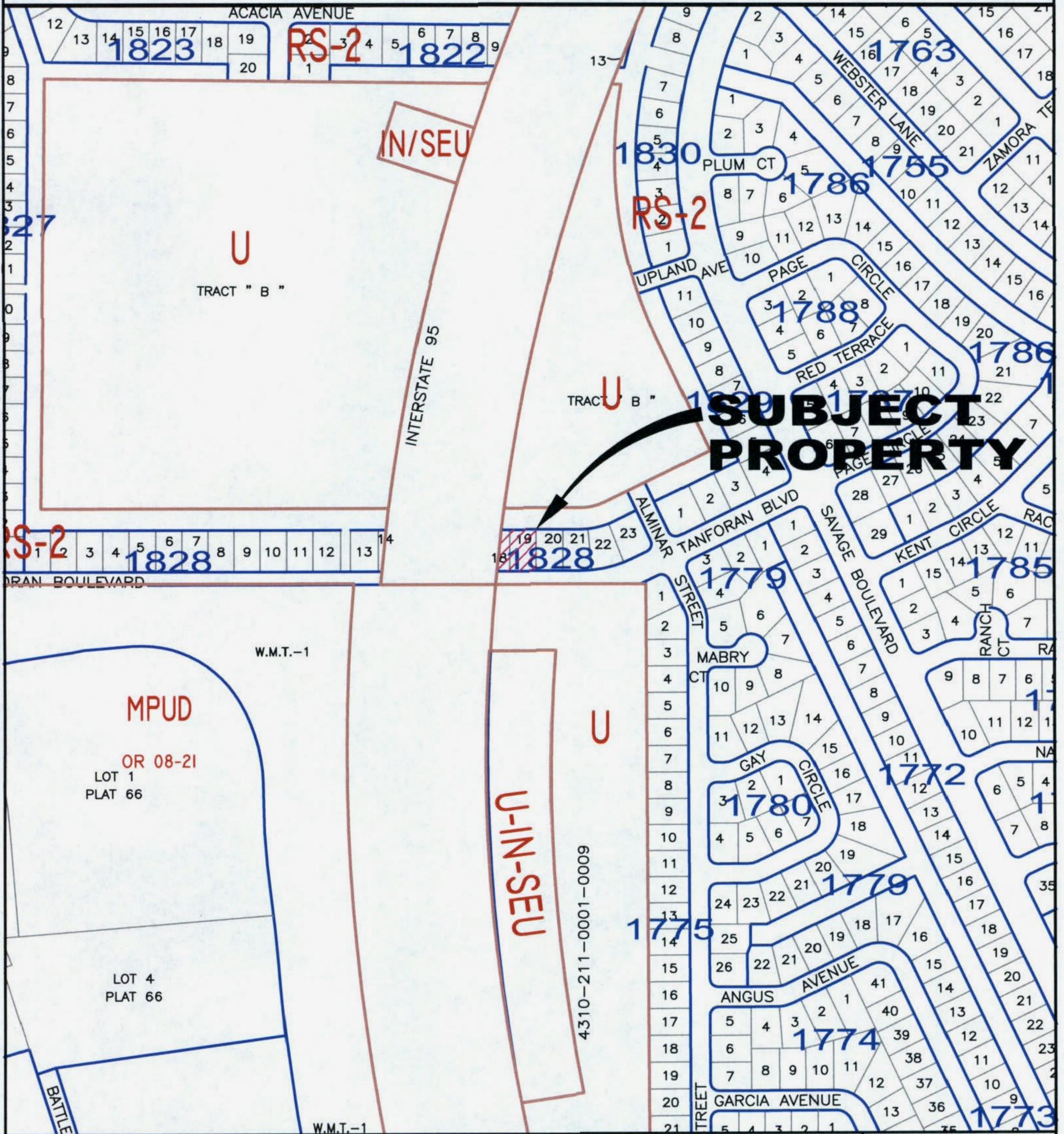
DATE: 6/8/2011

APPLICATION NUMBER:
P11-066

CADD FILE NAME:
P11-066M

SCALE: 1" = 400'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING

LOTS 18 & 19 BLOCK 1828
PORT ST LUCIE SECTION 35

DATE: 6/8/2011

APPLICATION NUMBER:
P11-066

CADD FILE NAME:
P11-066M

SCALE: 1" = 400'

REZONING APPLICATION

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. P11-066
Fee (Nonrefundable)\$ 2,115.00
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 the Planning and Zoning Board Meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. 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.: _____

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.: 772-370-9819/772-336-2594 FAX No: 772-673-8369

PROPERTY INFORMATION

Legal Description: 2551 SW Tanforan/2541 SW Tanforan Blvd
(Include Plat Book and Page)
Parcel I.D. Number: 3420-670-2012-000-9/3420-670-2013-000-6
Current Zoning: RS-2 Lot # 18/ RS-2 Lot # 19
Proposed Zoning: Utility
Future Land Use Designation: Utility Acreage of Property: Lot #18=.1/#19=.23
Reason for Rezoning Request: We need to combine two old city lots together
and rezone them to Utility property so we can build a telecommunications
facility on the proposed property. This is per the planning and zoning
department.

RECEIVED

JUN 1 2011

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL.

Kevin T. Aycock
*Signature of Owner

KEVIN T. AYCOCK
Hand Print Name

4/25/11
Date

*If signature is not that of the 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.

H:\PZ\SHARED\APPLCTN\REZAPPL(07/29/04)



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 that reads "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 BLVD**
 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	Book/Page
9/6/1991	4016400	01	WD	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:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StoryHght:	-	No.Units:	-	SecWall:	-

Interior Features

BedRooms:	-	Electric:	-	PrmintWall:	-
FullBath:	-	HeatType:	-	AvgHt/Ft:	-
1/2Bath:	-	HeatFuel:	-	Prm.Flors:	-
%A/C:	-	%Heated:	-	%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. Lucie Settlement Agreement - EXHIBIT E
City Planning Area 48
(CDC Parcel IV) -- Items 8, 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. LUCIE SECTION THIRTY FIVE" as recorded in Plat Book 13 on Page 18 of the Public Records of St. Lucie County, Florida, all being more particularly described as follows:

DRAINAGE RETENTION POND 2-3 WEST:

That portion of Tract "F" as shown on said Plat of "PORT ST. LUCIE SECTION THIRTY FIVE", lying East of the Easterly right-of-way line of I-95.

PARCEL #4 EGRESS, EGRESS RIGHT-OF-WAY:

That portion of Lots 13 and 14, Block 1820 as shown on said Plat of "PORT ST. LUCIE SECTION THIRTY FIVE", lying East of the Easterly right-of-way line of I-95.

DRAINAGE RETENTION POND 2-3 EAST:

That portion of Tract "F", that portion of Lots 18 through 23, Block 1820; and all of Lots 1, 2 and 3, Block 1829 as shown on said Plat of "PORT ST. LUCIE SECTION THIRTY FIVE", lying East of the Easterly right-of-way line of I-95.

PARCEL #5 DRAINAGE RIGHT-OF-WAY:

All of Lot 1, Block 1779 as shown on said Plat of "PORT ST. LUCIE SECTION THIRTY FIVE", lying East of the Easterly right-of-way line of I-95.

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

COPY