



CITY OF PORT ST LUCIE

COUNCIL AGENDA MEMORANDUM

Agenda Item #: 11C
Meeting Date: 12/12/16

TO: Mayor and City Council
VIA: Russ Blackburn, City Manager *RB*
FROM: Patricia A. Tobin, AICP, Director of Planning and Zoning *P.A.T.*
Agenda Item: Resolution: Southern Grove Plat No. 18 (P16-102)
Submittal Date: 11/29/2016 *16-296*

STRATEGIC PLAN LINK: This item is consistent with Goal 3: Balanced, Responsible and Sustainable Growth and Objective 4: Continue the development of Tradition Master Planned Community of the Strategic Plan.

BACKGROUND: The proposed subdivision plat will create six lots for future development and a water management tract.

ANALYSIS: See attached staff report.

FINANCIAL INFORMATION: N/A

LEGAL INFORMATION: The resolution was approved as to form by Attorney Thomas Mullin on 11/9/16.

NOTICE/ADVERTISING: None required.

STAFF RECOMMENDATION: The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat on 7/13/16.

PRESENTATION INFORMATION: Staff may provide a short presentation.

REQUESTED MEETING DATE: 12/12/2016

LOCATION OF PROJECT: The property is located south of Tradition Parkway, between SW Village Parkway and SW Community Boulevard. See attached maps.

ATTACHMENTS: Resolution, application, and plat.

RECEIVED

NOV 30 2016

CITY MANAGER'S OFFICE

RESOLUTION NO. 16-R96

A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL PLAT FOR SOUTHERN GROVE PLAT NO. 18 WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF ENGINEERING, DESIGN & CONSTRUCTION, INC. (P16-102); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by Engineering, Design & Construction, Inc., acting as agent for Tradition Land Company, LLC and Fast Developments, LLC to approve the preliminary and final plat for Southern Grove Plat No. 18, within the City of Port St. Lucie, Florida; and

WHEREAS, Tradition Land Company, LLC and Fast Developments. LLC as owners and title holders of the property seek to have the property platted; and

WHEREAS, there are private drainage facilities to be constructed within the platted area; and

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

WHEREAS, The Site Plan Review Committee, on July 13, 2016 recommended approval of the preliminary and final plat (P16-102).

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

Section 1. That the City Council hereby approves the preliminary and final plat for Southern Grove Plat No. 18, within the City of Port St. Lucie, Florida, said plat being offered by Tradition Land Company, LLC and Fast Developments. LLC as owners and title holders of said property and as prepared by Engineering, Design & Construction, Inc., as designated on the attached said Plat.

RESOLUTION NO. 16-R96

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said plat so it may be properly recorded in the public records of St. Lucie County, Florida.

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

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 12th day of December, 2016.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
O. Reginald Osenton, City Attorney



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

TO: CITY COUNCIL - MEETING OF DECEMBER 12, 2016

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING *AC*

RE: SOUTHERN GROVE PLAT NO. 18
PRELIMINARY AND FINAL SUBDIVISION PLAT APPLICATION
PROJECT NO. P16-102

DATE: NOVEMBER 29, 2016

APPLICANT: Michael T. Owen of Engineering, Design & Construction, Inc.

OWNERS: Tradition Land Company, LLC and Fast Developments, LLC are the owners. Proof of ownership is located in the file.

LOCATION: The property is located south of Tradition Parkway, between SW Village Parkway and SW Community Boulevard.

LEGAL DESCRIPTION: Tract 1, Southern Grove Plat No. 11 and Lot 6 and Tract 1, Southern Grove Plat No. 17.

SIZE: 89.945 acres

EXISTING ZONING: Tradition – SG Phase 1 MPUD

EXISTING USE: Vacant land

SURROUNDING USES: The property is surrounded by vacant land which is zoned MPUD.

PROPOSED PROJECT: The proposed plat is to create six lots for future development and a water management tract.

IMPACTS AND FINDINGS:

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

Sewer/Water Service: The City of Port St. Lucie Utility Systems Department will provide water and sewer service.

Transportation: Per the Southern Groves DRI development order, trip generation analyses are required to be submitted prior to any site plan approvals. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.

Parks/Open Space: Not applicable

Storm Water A portion of a flowage easement is proposed to be realigned as part of this plat. The plat includes a water management tract for the proposed subdivision.

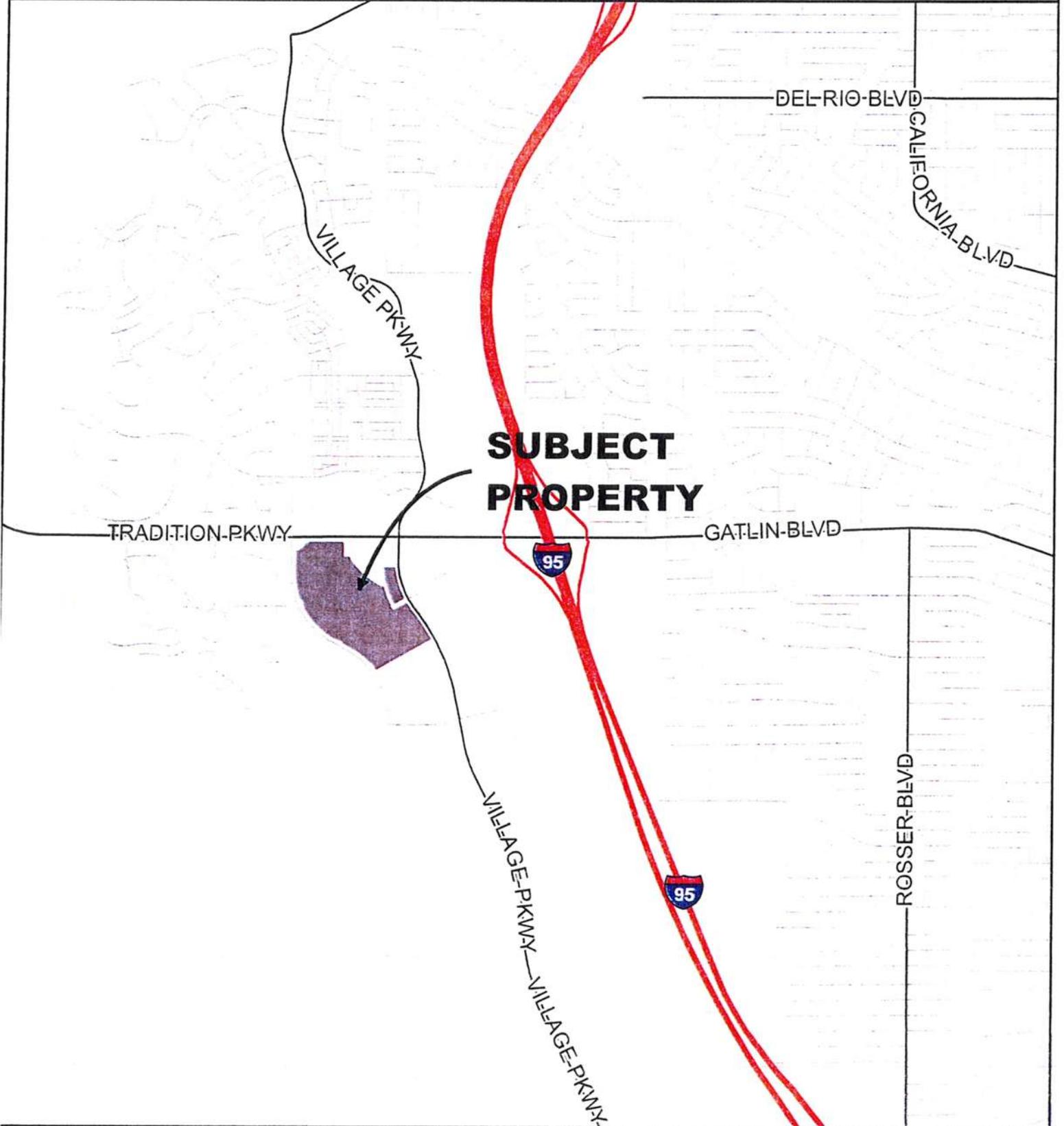
Solid Waste: Not applicable

Environmental: Per the Southern Grove DRI development order, there are no wetlands or native upland habitat to be preserved on this property.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request at their meeting of July 13, 2016 and recommended approval.

GENERAL LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
SOUTHERN GROVE PLAT NO. 18
SOUTHERN GROVE PLATS 11 & 17, TRACTS 1

DATE:	11/8/2016
APPLICATION NUMBER:	P16-102
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL

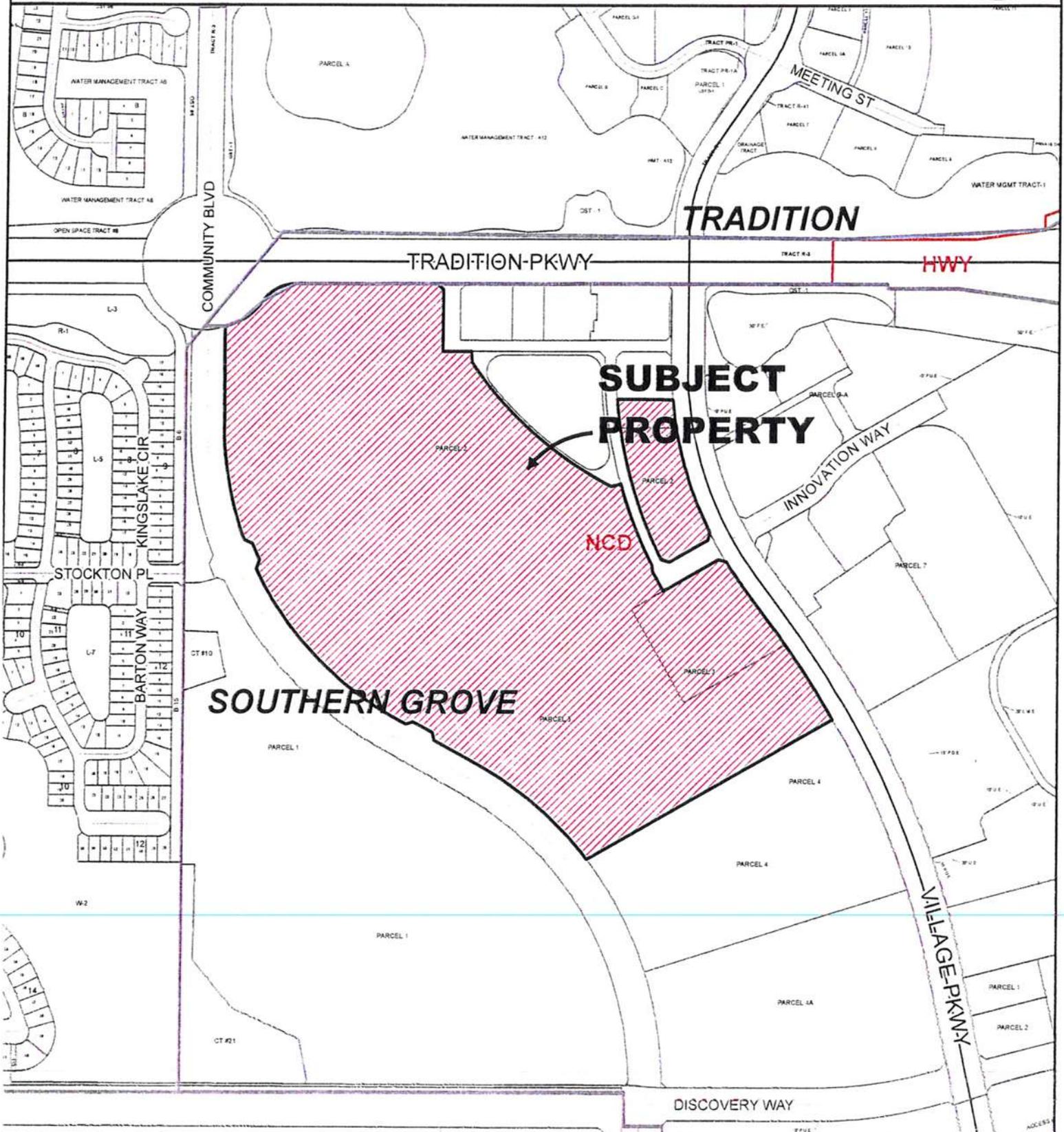


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
SOUTHERN GROVE PLAT NO. 18
SOUTHERN GROVE PLATS 11 & 17, TRACTS 1
AERIAL DATE 2014

DATE	11/8/2016
APPLICATION NUMBER	P16-102
USER	patricias
SCALE	1 in = 600 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
SOUTHERN GROVE PLAT NO. 18
SOUTHERN GROVE PLATS 11 & 17, TRACTS 1

DATE:	11/8/2016
APPLICATION NUMBER:	P16-102
USER:	patricias
SCALE:	1 in = 590 ft

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

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

P&Z File No. P16-102
Fee (Nonrefundable)\$ 3,365.71
Receipt # 98452

.....
PRIMARY CONTACT EMAIL ADDRESS: mikeowen@edc-inc.com

PROJECT NAME: Southern Grove Plat No. 18

LEGAL DESCRIPTION: Tract 1 Southern Grove Plat 11, Lot 6 and Tract 1 Southern Grove Plat 17

LOCATION OF PROJECT SITE: North & South of Innovation Way on the West side of Village Parkway

PROPERTY TAX I.D. NUMBER: 4315-607-0001-000-9 / 4315-601-0007-000-3 / 4315-607-0006-000-4

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

PROPOSED USE: Commercial

GROSS SQ. FT. OF STRUCTURE(S): N/A

NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: PSL U.S.D., T.I.C., AT&T, F.P.& L., Florida Gas, Hometown Cable, S.G.C.D.D.

GROSS ACREAGE & SQ. FT. OF SITE: 89.94 acres / 3,917,992.02 sq. ft.

FUTURE LAND USE DESIGNATION: NCD ZONING DISTRICT: MPUD

RECEIVED

OWNER(S) OF PROPERTY: Tradition Land Company LLC
NAME, ADDRESS, TELEPHONE & FAX NO. 4333 NE Edgewood Rd
Cedar Rapids, IA 52499

OCT 28 2010

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

APPLICANT OR AGENT OF OWNER: Michael T. Owen, P.S.M, Engineering Design & Construction, Inc. (EDC)
NAME, ADDRESS, TELEPHONE & FAX NO. 1934 Tucker Court, Fort Pierce, FL 34950
p-772-462-2455 f-772-408-4208

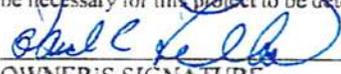
PROJECT ARCHITECT/ENGINEER: N/A
(FIRM, ENGINEER OF RECORD)

FLORIDA REGISTRATION NO., CONTACT N/A
PERSON, ADDRESS, PHONE & FAX No.)

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

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

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

 Donald L. Owen President 10/21/16
OWNER'S SIGNATURE HAND PRINT NAME TITLE DATE



TRADITION

September 22, 2016

Ms. Patricia Tobin, Planning Director
Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

RE: Owner's Authorization
Tract I Southern Grove Plat 11 and Tract I and Lot 6, Southern Grove Plat 17
Proposed Southern Grove Plat No. 18

To Whom It May Concern:

As the owner of the property referenced above, please consider this correspondence as formal authorization for Engineering, Design & Construction, Inc. to represent Tradition Land Company, LLC during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

David Feltman, Tradition Land Company



STATE OF FLORIDA

COUNT OF PINELLAS

The foregoing was acknowledged before me this 22nd day of September, 2016, by David Feltman, of Tradition Land Company. He is [] personally known to me or [] has produced _____ as identification.

Notary Public

(Print Name) Kelly Rea

My Commission Expires: March 22, 2019

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

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

P&Z File No. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

.....
PRIMARY CONTACT EMAIL ADDRESS: mikeowen@edc-inc.com

PROJECT NAME: Southern Grove Plat No. 18

LEGAL DESCRIPTION: Tract 1 Southern Grove Plat 11, Lot 6 and Tract 1 Southern Grove Plat 17

LOCATION OF PROJECT SITE: North & South of Innovation Way on the West side of Village Parkway

PROPERTY TAX I.D. NUMBER: 4315-601-0007-010-6

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

PROPOSED USE: Commercial

GROSS SQ. FT. OF STRUCTURE(S): N/A

NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: PSL U.S.D., T.I.C., AT&T, F.P.& L., Florida Gas, Hometown Cable, S.G.C.D.D.

GROSS ACREAGE & SQ. FT. OF SITE: 89.94 acres / 3,917,992.02 sq. ft.

FUTURE LAND USE DESIGNATION: NCD ZONING DISTRICT: MPUD

OWNER(S) OF PROPERTY: Fast Developments LLC
NAME, ADDRESS, TELEPHONE & FAX NO. 15281 Wilshire Circle S
Pembroke Pines, FL 33027

APPLICANT OR AGENT OF OWNER: Michael T. Owen, P.S.M., Engineering Design & Construction, Inc. (EDC)
NAME, ADDRESS, TELEPHONE & FAX NO. 1934 Tucker Court, Fort Pierce, FL 34950
p-772-462-2455 f-772-408-4208

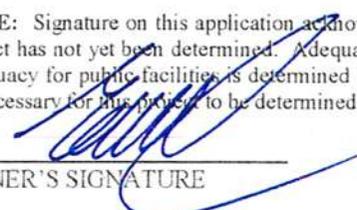
PROJECT ARCHITECT/ENGINEER: N/A
(FIRM, ENGINEER OF RECORD _____)

FLORIDA REGISTRATION NO., CONTACT N/A
PERSON, ADDRESS, PHONE & FAX No.) _____

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

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

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

 **EMILIO FERRO** _____ 10/10/16
OWNER'S SIGNATURE HAND PRINT NAME TITLE DATE

October 11, 2016

Ms. Patricia Tobin, Planning Director
Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

RE: Owner's Authorization
Tract 1 Southern Grove Plat 11 and Lot 6 and Tract 1 Southern Grove Plat 17
Proposed Southern Grove Plat No. 18
City of Port St. Lucie Job # P16-102

To Whom It May Concern:

As the owner of the property referenced above, please consider this correspondence as formal authorization for Engineering, Design & Construction, Inc. to represent Fast Developments, LLC during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,



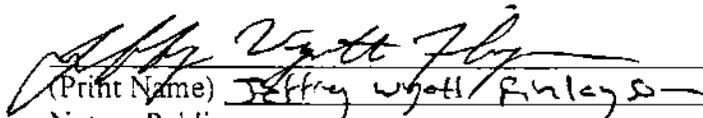
Emilio Javier Ferro
Fast Developments, LLC

STATE OF Florida
COUNT OF Broward

The foregoing was acknowledged before me this 11th day of Oct, 2016, by Emilio Ferro, of Fast Developments, LLC. He/she is [] personally known to me or [] has produced FL DL as identification.



Jeffrey Wyatt Finlayson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF124314
Expires 5/19/2018


(Print Name) Jeffrey Wyatt Finlayson
Notary Public

My Commission Expires: 5/19/18

CERTIFIED COPY OF COMPANY RESOLUTION

AND INCUMBENCY CERTIFICATE

THE UNDERSIGNED as Managers of FAST DEVELOPMENTS, LLC, a Delaware limited liability company (the "Company"), do hereby certify that the following is a true and correct copy of a resolution duly and unanimously adopted by the shareholders of the Company at a duly called joint meeting of the shareholders held on July 25, 2016, at which the members and managers were present and voting throughout:

"BE IT RESOLVED that this Company hereby authorize EMBILIO JAVIER FERRO to execute any and all architectural documents, permitting, construction, releases, lien releases, and to otherwise deal with and negotiate with any and all officials as the city and/or county level, including dealing with the developer of Tradition and any and all committees related to the development, but not limited to negotiations with any architect engaged for the purpose of constructing the project described within the premises described in Exhibit A attached hereto, on behalf of the Company, i.e., the acquisition of a vacant land and construction thereof.

THE UNDERSIGNED SECRETARY FURTHER CERTIFIES that the foregoing members and managers' resolution was duly and regularly enacted at a joint meeting of the members and managers called for that purpose and held in accordance with the Articles of Organization, or Certificate of Formation of the Company as may be amended:

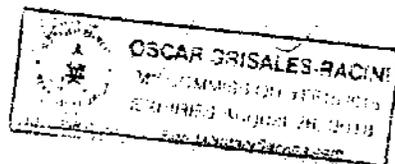
THE UNDERSIGNED FURTHER CERTIFIES that the following are the duly elected and acting members and Manager of the Company, and that the specimen signatures set opposite the names of certain of the officers below, who have executed and/or will be executing documents in connection with the transactions authorized by the foregoing resolution, are the genuine signatures of such officers:

IN WITNESS WHEREOF, I have affixed my name in my capacity as the Secretary of the Company set forth below my signature, and I have affixed the corporate seal of the Company to this certificate this 25th day of July, 2016.

MANAGERS:

LEOPOLDO FERRO

BERNABE FERRO



Anne Cox

From: Thomas Mullin <TMullin@nasonyeager.com>
Sent: Wednesday, November 09, 2016 3:13 PM
To: Anne Cox
Subject: RE: P16-102. Southern Grove Plat No. 18

Approved! No changes.
Thanks.

Thomas Mullin

Attorney at Law

Email: tmullin@nasonyeager.com

Tel: 561-982-7114 | Fax: 561-982-7116

[Profile](#) [vCard](#)



750 Park of Commerce Blvd., Suite 210 | Boca Raton | FL | 3348
www.nasonyeager.com

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Think Green! Please do not print this e-mail unless absolutely necessary.

From: Anne Cox [mailto:AnneC@cityofpsl.com]
Sent: Tuesday, November 08, 2016 4:36 PM
To: Thomas Mullin <TMullin@nasonyeager.com>
Subject: P16-102. Southern Grove Plat No. 18

Tom,

Attached please find a resolution for your review. Hope you are feeling better.

Sincerely,

Anne Cox, AICP
Assistant Director of Planning and Zoning
City of Port St. Lucie
(772)871-5218

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

SOUTHERN GROVE PLAT NO. 18

A REPLAT OF TRACT 1, SOUTHERN GROVE PLAT NO. 11, RECORDED IN PLAT BOOK 70, PAGES 15 THROUGH 21, AND LOT 6 AND TRACT 1, SOUTHERN GROVE PLAT NO. 17, RECORDED IN PLAT BOOK 72, PAGES 24 THROUGH 26, INCLUSIVE, ALL OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 & 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, THE SURVEYOR OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS A CORRECT AND TRUE REPRESENTATION OF THE LANDS AS SHOWN BY THE SURVEY AND AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, ON THIS 15TH DAY OF MARCH, 1988.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at St. Lucie, Florida, this 15th day of March, 1988.

W. J. [Name], Surveyor



VENUE MAP

LEGAL DESCRIPTION

THE ABOVE DESCRIBED PLAT IS A CORRECT AND TRUE REPRESENTATION OF THE LANDS AS SHOWN BY THE SURVEY AND AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, ON THIS 15TH DAY OF MARCH, 1988.

ACCEPTANCE OF DEDICATION

I, the undersigned, the Surveyor of St. Lucie County, Florida, do hereby certify that the above described plat is a correct and true representation of the lands as shown by the survey and as approved by the Board of County Commissioners of St. Lucie County, Florida, on this 15th day of March, 1988.

ACKNOWLEDGMENT

W. J. [Name], Surveyor

ACKNOWLEDGMENT

I, the undersigned, the Surveyor of St. Lucie County, Florida, do hereby certify that the above described plat is a correct and true representation of the lands as shown by the survey and as approved by the Board of County Commissioners of St. Lucie County, Florida, on this 15th day of March, 1988.

ACKNOWLEDGMENT

I, the undersigned, the Surveyor of St. Lucie County, Florida, do hereby certify that the above described plat is a correct and true representation of the lands as shown by the survey and as approved by the Board of County Commissioners of St. Lucie County, Florida, on this 15th day of March, 1988.

APPROVAL OF CITY COUNCIL

THE CITY OF PORT ST. LUCIE, FLORIDA, HAS REVIEWED THE ABOVE DESCRIBED PLAT AND HAS APPROVED THE SAME BY RESOLUTION NO. 18888, PASSED AT A REGULAR MEETING OF THE CITY COUNCIL HELD AT THE CITY HALL, PORT ST. LUCIE, FLORIDA, ON THIS 15TH DAY OF MARCH, 1988.

CITY'S RECORDING CERTIFICATE

THE CITY OF PORT ST. LUCIE, FLORIDA, HAS REVIEWED THE ABOVE DESCRIBED PLAT AND HAS APPROVED THE SAME BY RESOLUTION NO. 18888, PASSED AT A REGULAR MEETING OF THE CITY COUNCIL HELD AT THE CITY HALL, PORT ST. LUCIE, FLORIDA, ON THIS 15TH DAY OF MARCH, 1988.

TITLE CERTIFICATION

THE SURVEYOR HAS REVIEWED THE TITLE RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND HAS DETERMINED THAT THE ABOVE DESCRIBED PLAT IS A CORRECT AND TRUE REPRESENTATION OF THE LANDS AS SHOWN BY THE SURVEY AND AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, ON THIS 15TH DAY OF MARCH, 1988.

SURVEYOR'S NOTES

- 1. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A CORRECT AND TRUE REPRESENTATION OF THE LANDS AS SHOWN BY THE SURVEY AND AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, ON THIS 15TH DAY OF MARCH, 1988.
- 2. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A CORRECT AND TRUE REPRESENTATION OF THE LANDS AS SHOWN BY THE SURVEY AND AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, ON THIS 15TH DAY OF MARCH, 1988.

CERTIFICATE OF SURVEYOR AND MAPPER

I, the undersigned, the Surveyor of St. Lucie County, Florida, do hereby certify that the above described plat is a correct and true representation of the lands as shown by the survey and as approved by the Board of County Commissioners of St. Lucie County, Florida, on this 15th day of March, 1988.

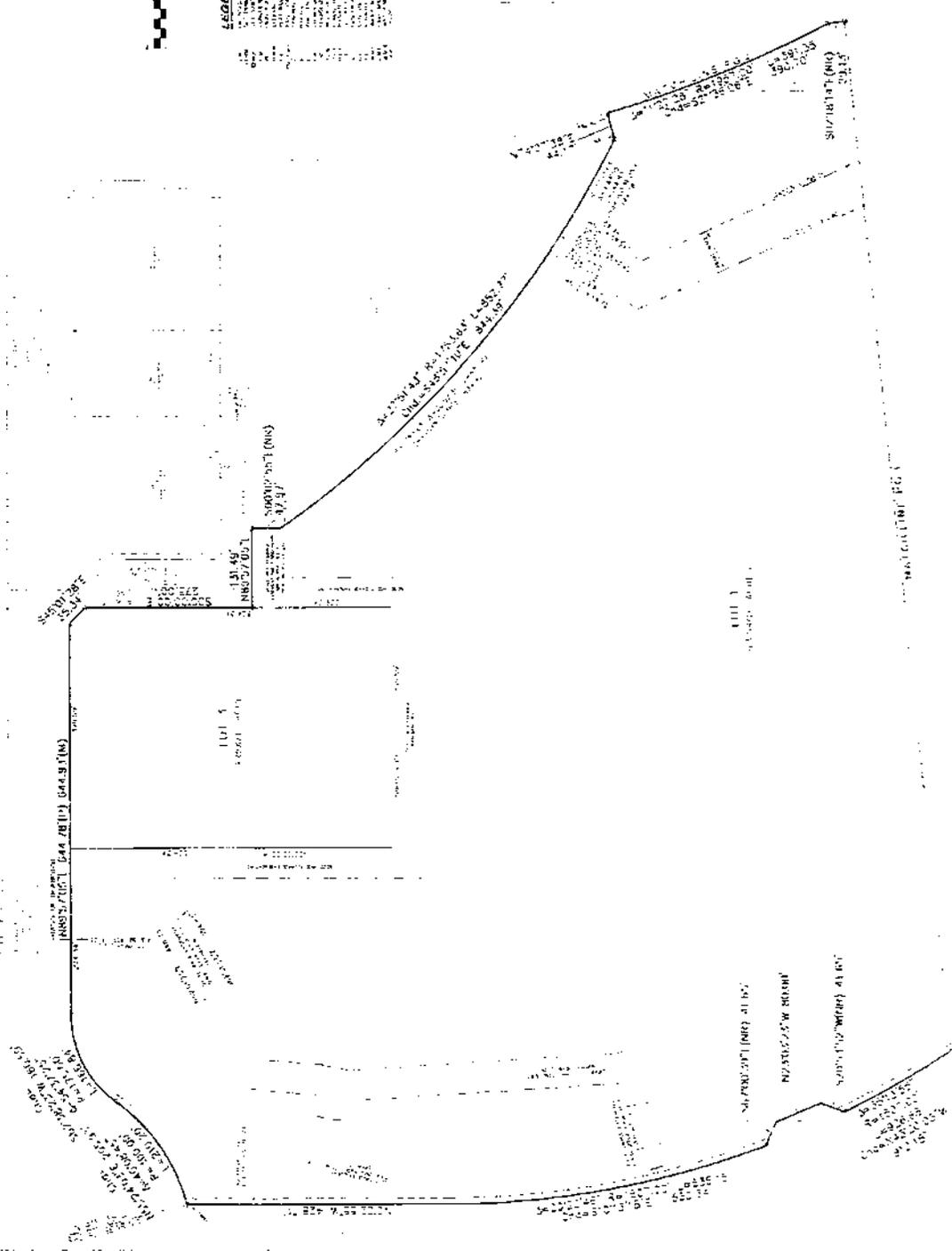


FLORIDA BOARD OF SURVEYORS AND MAPPERS
1000 N. W. 10TH AVENUE, SUITE 100
MIAMI, FLORIDA 33136
TEL: (305) 575-1111

W. J. [Name], Surveyor

SOUTHERN GROVE PLAT NO. 18

A REPLAT OF TRACT 1, SOUTHERN GROVE PLAT NO. 11, RECORDED IN PLAT BOOK 70, PAGES 15 THROUGH 21, AND LOT 6 AND TRACT 1, SOUTHERN GROVE PLAT NO. 17, RECORDED IN PLAT BOOK 72, PAGES 24 THROUGH 26, INCLUSIVE, ALL OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 & 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



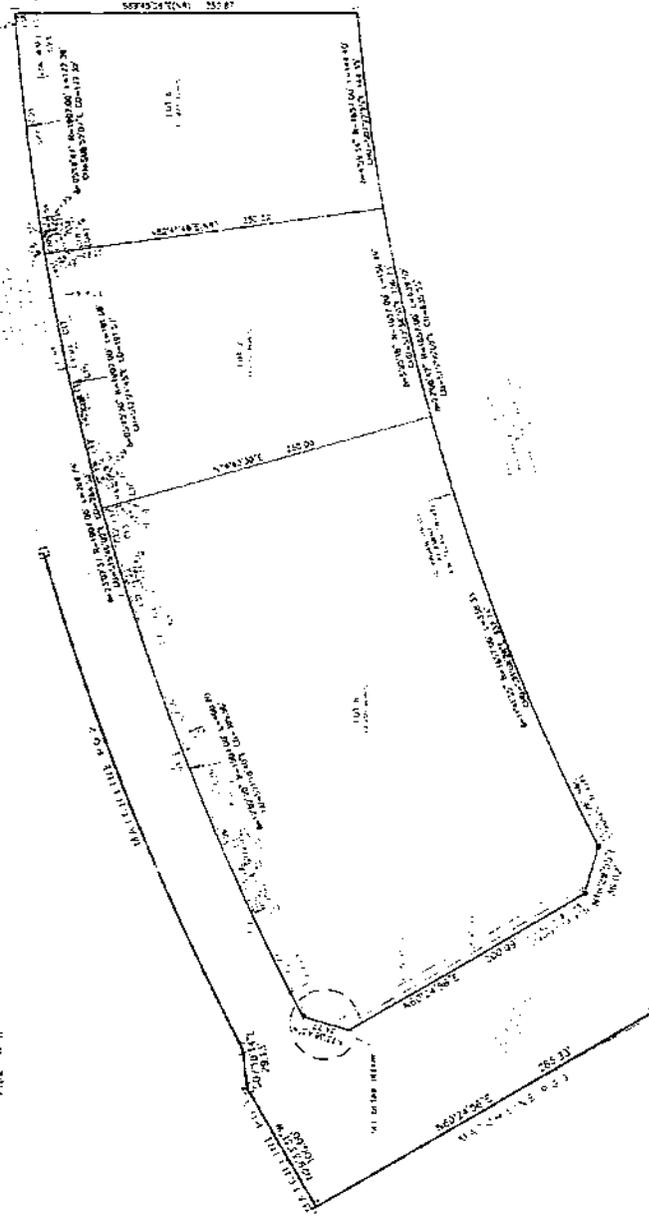
LEGEND

- 1. BOUNDARY LINE
- 2. CENTER LINE
- 3. RIGHT OF WAY
- 4. EASEMENT
- 5. ENCUMBRANCE
- 6. UNDEVELOPED LAND
- 7. DEVELOPED LAND
- 8. WATER
- 9. ROAD
- 10. FENCE
- 11. UTILITY
- 12. SURVEY POINT
- 13. ADJACENT PLAT
- 14. ADJACENT TRACT
- 15. ADJACENT SECTION
- 16. ADJACENT TOWNSHIP
- 17. ADJACENT RANGE
- 18. ADJACENT COUNTY
- 19. ADJACENT STATE
- 20. ADJACENT COUNTRY



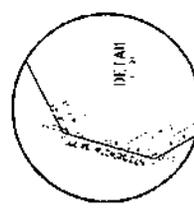
SOUTHERN GROVE PLAT NO. 18

A REPLAT OF TRACT 1, SOUTHERN GROVE PLAT NO. 11, RECORDED IN PLAT BOOK 79, PAGES 15 THROUGH 21,
AND LOT 6 AND TRACT 1, SOUTHERN GROVE PLAT NO. 17, RECORDED IN PLAT BOOK 72, PAGES 24 THROUGH 26,
INCLUSIVE, A.I. OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 & 16, TOWNSHIP 37
SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



Lot	Area	Area
1	1.00	1.00
2	1.00	1.00
3	1.00	1.00
4	1.00	1.00
5	1.00	1.00
6	1.00	1.00
7	1.00	1.00
8	1.00	1.00
9	1.00	1.00
10	1.00	1.00
11	1.00	1.00
12	1.00	1.00

Lot	Area	Area
1	1.00	1.00
2	1.00	1.00
3	1.00	1.00
4	1.00	1.00
5	1.00	1.00
6	1.00	1.00
7	1.00	1.00
8	1.00	1.00
9	1.00	1.00
10	1.00	1.00
11	1.00	1.00
12	1.00	1.00



LEGEND
 - Lot Lines
 - Easements
 - Right-of-Way
 - Other



KEY SHEET