



INTER-OFFICE MEMO

TO: David Graham, Assistant City Manager

FROM: Brad Keen, Assistant Director, Parks & Recreation Department *BK*

THROUGH: Sherman Conrad, Director, Parks & Recreation Department *SC*

RE: PROPOSED PROPERTY SWAP WITH TESORO

DATE: September 10, 2021

The Parks & Recreation and Public Works Departments have assessed both Tract 3 and Tract 4 of Tesoro Plat No. 17, in anticipation of a possible land swap with Tesoro. The Parks & Recreation Department sees potential recreational opportunities on Tract 4, consisting of 1.801 acres. This tract could be used as a future trail head for the potential Southbend Boulevard Trail or developed as a small neighborhood micro park or public green space. We recommend the exotic vegetation be removed from the tract, retain the native trees and vegetation, and sod all impacted ground surfaces with Bahia sod. The Parks & Recreation Department would maintain this parcel as public green space.

The City's Public Works Department has expressed an interest in Tract 3 (2.703 acres), and offers the following recommendation:

“The Public Works Department is recommending that we obtain Tract 3 which parallels the E-4 A drainage canal in the foreseeable future as a staging area for a capital improvement project to perform dredging and piping of a section of the existing canal. The canal is considered a primary outfall that drains in excess of 8,000 residential acres.”

It is the consensus of the P&R and Public Works Departments that a proposed land swap with Tesoro involving these two parcels would be mutually beneficial to both departments and would offer specific recreational opportunities and drainage benefits to the general citizenry at large.

Thank you for allowing us this opportunity to offer input.

Enclosure (Subject Property At A Glance Aerials)

c: Mike Kendrick, Deputy Director-Parks, Parks & Recreation Department
John Dunton, Deputy Director, Public Works Department

SUBJECT PROPERTY AT A GLANCE

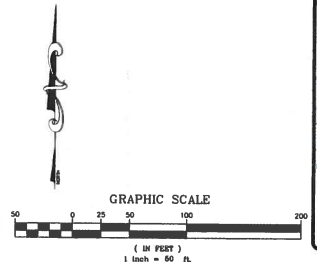
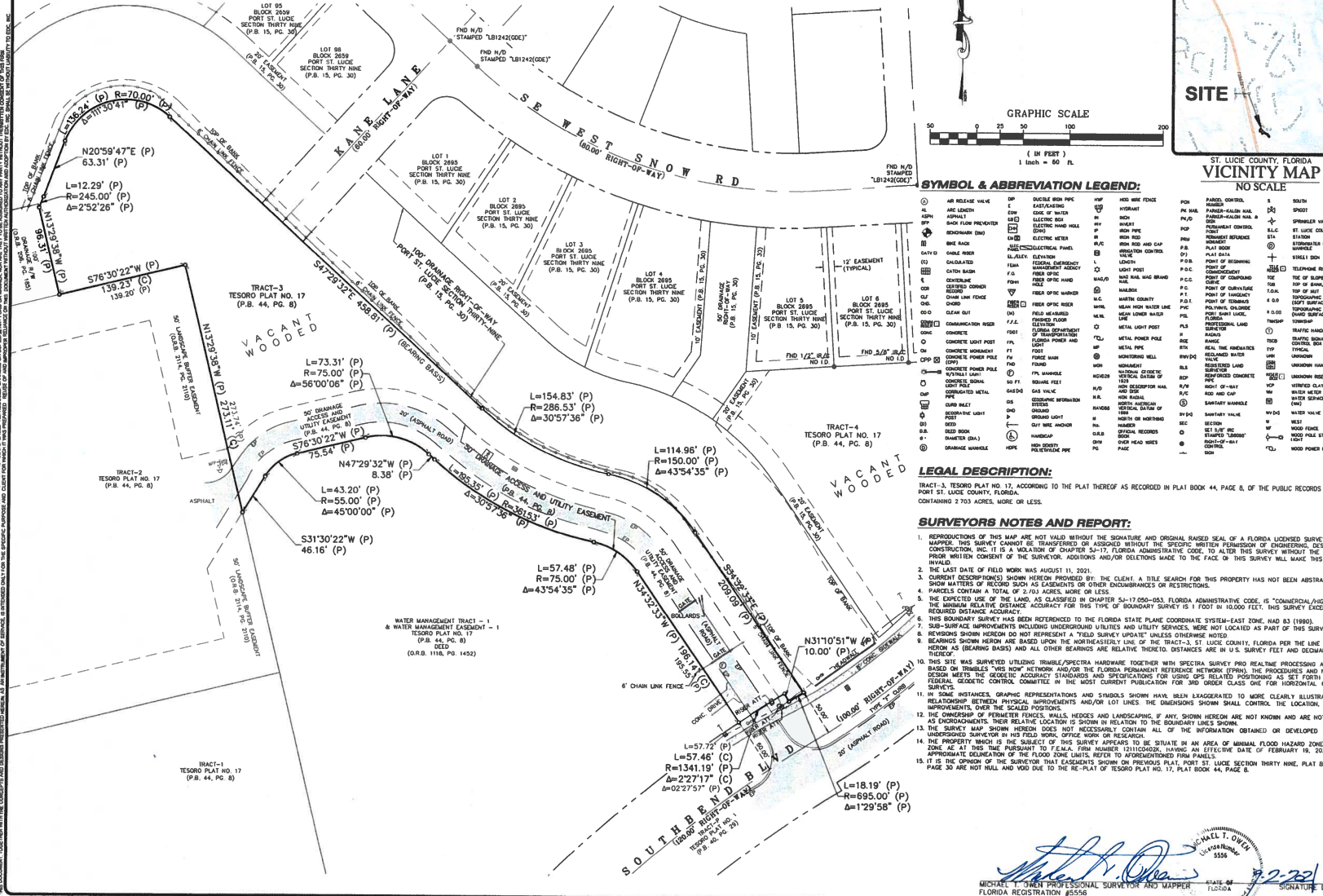


Parcel A



Parcel B

BOUNDARY SURVEY FOR: TESORO



SYMBOL & ABBREVIATION LEGEND:

AL	1/2" EASEMENT (TYPICAL)	AL	1/2" EASEMENT (TYPICAL)	DP	DOUBLE BOND PIPE	HP	HIGH WIDE FENCE	PM	PANEL CONTROL	S	SOUTH
AS	ARC LENGTH	EW	EDGE OF WATER	EP	EARTH ELEVATION	HP	HIGH WIDE FENCE	PM	PANEL CONTROL	S	SOUTH
AV	APPROXIMATE	EX	ELECTRIC BOX	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
BK	BACK LANE PREVENTER	ED	ELECTRIC DRIVE	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
BN	BROWNSHAW (BM)	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
BS	BENCH MARK	EP	ELECTRIC PANEL	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CA	CAVITY	EL	ELECTRIC LIGHT	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CC	CAST IRON	EL	ELECTRIC LIGHT	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CD	CEILING COVER	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CE	CEILING	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CF	CONCRETE FLOOR	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CG	CONCRETE GRADE	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CH	CHAIN LINK FENCE	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CI	CORNER IRON PIPE	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CL	CLEAR CUT	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CM	CONCRETE MASONRY	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CP	CONCRETE POST	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CQ	CONCRETE QUANTITIES	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CR	CONCRETE REINFORCEMENT	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CS	CONCRETE SURFACE	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CT	CURB	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CU	CURB AND GUTTER	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CV	CONCRETE VENT	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CA	CEILING ACCESS	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CB	CEILING BRACKET	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CC	CEILING CEMENT	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CD	CEILING DRAIN	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CE	CEILING ELECTRICAL	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
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CH	CEILING HANGING	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CI	CEILING INSULATION	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CJ	CEILING JOIST	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CK	CEILING KEEL	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CL	CEILING LINEN	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CM	CEILING MECHANICAL	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CN	CEILING NAIL	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CO	CEILING OILING	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CP	CEILING PLASTER	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CQ	CEILING QUANTITIES	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CR	CEILING REINFORCEMENT	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CS	CEILING SURFACE	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CT	CEILING TRUSS	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CU	CEILING UNDERLAY	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CV	CEILING VENT	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CW	CEILING WOODWORK	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CX	CEILING X-CUTTING	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CY	CEILING YIELDING	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT
CZ	CEILING ZEPHYRUS	EM	ELECTRIC METER	EV	ELECTRIC VALVE	IP	IRON PIPE	PK	PAPER-KALEN VALVE	SP	SPOOT

LEGAL DESCRIPTION:
TRACT-3, TESORO PLAT NO. 17, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 8, OF THE PUBLIC RECORDS OF PORT ST. LUCIE COUNTY, FLORIDA, CONTAINING 2.703 ACRES, MORE OR LESS.

SURVEYORS NOTES AND NOTES:

- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC., A VIOLATION OF CHAPTER 54-11, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE LAST DATE OF FIELD WORK WAS AUGUST 11, 2021.
- CURRENT DECOMPOSITIONS SHOWN HEREON PROVIDED BY THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- PARCELS CONTAIN A TOTAL OF 2.703 ACRES, MORE OR LESS.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 54-17.056-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISE," THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET; THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE, AND 83 (1983).
- SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES AND UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON THE HORIZONTAL LINE OF THE TRACT-3, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERE TO. DISTANCES ARE IN U.S. FEET AND DECIMAL PARTS THEREOF.
- THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REAL TIME PROCESSING AND WAS BASED ON TRIMBLE "NET" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODESIC ACCURACY STANDARDS AND SPECIFICATIONS FOR LIGHT GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR THE ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES THE DIMENSIONS SHOWN SHALL CONTROL. THE LOCATION OF THE IMPROVEMENTS, OVER THE SCALED POSITION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- THE OWNERSHIP OF PERMITTER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCUMBRANCES. THEIR RELATIONSHIP TO THIS SURVEY IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- THIS SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERGROUND UTILITY CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR THE ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
- THE PROPERTY BENCH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AND ZONE AE, AS PER THE FURNISHING TO FEMA, FORM NUMBER 1210-001, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020 FOR APPROXIMATE DETERMINATION OF THE FLOOD ZONE LIMITS. REFER TO APPOINTEED RISK PANELS.
- IT IS THE PRIME OF THESE SURVEYS THAT EASEMENTS SHOWN ON PREVIOUS PLAT, PORT ST. LUCIE SECTION THIRTY NINE, PLAT BOOK 15, PAGE 30 ARE NOT NULL AND VOID DUE TO THE RE-PLAT OF TESORO PLAT NO. 17, PLAT BOOK 44, PAGE 8.

Michael T. Owen
Professional Surveyor and Mapper
Florida Registration #5558
DATE OF SURVEY: 8-2-2021
SIGNATURE DATE:

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL

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P.E. & S. CERTIFICATE OF AUTHORIZATION 8685
L.E. CERTIFICATE OF AUTHORIZATION 6868

BOUNDARY SURVEY FOR: TESORO

TRACT-3
TESORO PLAT NO. 17
SEC. 21, TWP. 37 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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