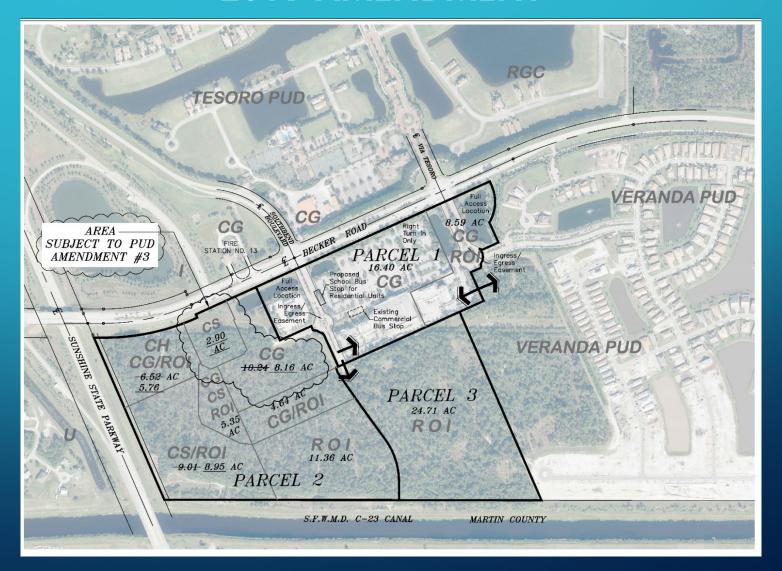
ST. LUCIE LANDS – PLANNED UNIT DEVELOPMENT 2019 AMENDMENT (AMENDMENT #3)

- October 28, 2019
- November 12, 2019









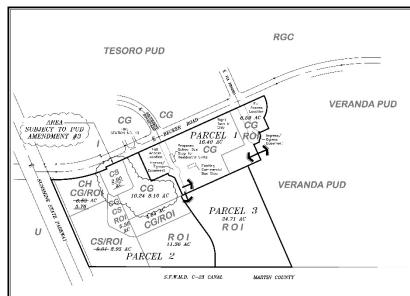












Being ell af Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R- & R-2, VTRANDA PLAT NO. 1 ca recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 Zast, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at a the Northwest comer of said Tract A, according to the plat of VERANDA PLATING. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florico; thence South 23'3''20" East, a distance of 1,229,70 feet; thence South 69'54'36" East, a distance of 2,627.74 feet; thence North 23'31'20" West, a distance of 1,430.26 feet; thence South 65'4''42" West, a distance of 862.85 feet thence South 241818" East, a distance of 18.56 feet; thence South 65'41'42" West, a distance of 79.00 feet; thence North 24"6"6" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.03 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21'23'17"; thence northwesterly clong the arc, a distance of 3'.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65'4'142". West, a distance of 4.41 feet; thence North 241818" West, a distance of 70.00 feet; thence North 65'41'42" East, a distance of 24.53 feet to the intersection with a non tancent curve conceve to the past, having a racius of 77.67 feet, the chard of which pears North 21'08'57" East, 44.15 feet; thence northerly along the ordion said curve, a distance of 44.76 feet through a central ongle of 33'01'20"; thence North 24'18'18" West, a distance of "33.64 feet; thence North 2871'05" West, a distance of 68.69 feet; thence North 2418'18" West, a distance of 13.19 feet; thence South 65"41"42" West, a distance of 5"1.89 feet; thence North 24"8"18" West, a distance of "44.50 feet; thence South 65"41"42" West, a distance of 233.75 feet; thence South 24"8"8" East, a distance of 25.00 feet to the intersection with a nor targent curve concave to the north, neving a radius of 1.575.00 feet, the chard of which bears South 775712" West, 656.81 feet; thence westerly gione the are of said curve, a distance of 673.94 feet through a central ancle of 24'31'00"; thence North 89'47'18" West, a distance of 66.03 feet to the PONT OF

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.



* ALL AREAS ROUNCED TO THE NEAREST TENTH DECIMAL PLACE



A LOWAR F. BUILDING HEIGHT

Parce	Parcel Type	Blog. ⊢eight
2. [3. S 4. [commercial latel/Office ling e Tamily ownnouse fult'="amily	75 Ft. 75 FL 35 Ft. 35 Ft. 35 Ft.

NATIVE HABITAT PRESERVATION

The Native Hobitat Preservation requirements are outlined in Section 6 "Conservation Easements and Native Habitat Preservation Areas" of the Development Acreement

he Veranda PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition The City receives the \$200,000 dollar payment from the St. Lucie Lone SAD Series 2005 A Bond.

The Veranda PUD has provided the Park requirements of the Development Apreement thus there are no requirements for Parks for the St. Lucie Land PUD.

The major access roadways into the proposed PUD shall align, themselves with the intersections of Southbend Boulevard and Via Tesaro, as indicated hereon. Winor access (right turn in-right turn but) points may be allowed only upon the approval of the City of Port St. Lucie Engineering Dept. A minimum 100 ft. stacking

> CITY OF PORT ST, LUCIE PROJECT NO. 19-104 -CITY OF PORT ST. LUCIE PROJECT NO. 13-089

CONCEPT PLAN

CULPEPPER & TERPENING, IN 2080 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 PHONE 772-464-3537 FAX 772-464-949

Y OF PS. PLANAING AND ZONING DIPT. DRAWL AND 7 O'

ST. LUCIE LAND PUD

CONCEPTUAL MASTER PLAN w № 04 036.01 PUD AMENEMDNT #3 (2019)

LOCATION MAP



