

P22-176

# Southern Grove-Legacy Park North MPUD Rezoning & Concept

---

<b>TYPE</b>	<b>STATUS</b>	<b>BUILDING TYPE</b>
PR	P&Z MEETING SCHEDULED	

---

**ASSIGNED TO**

Bridget Kean; Clyde Cuffy; Michele Holler; Public Works Engineering

---

**ADDRESS**

---

<b>SECTION</b>	<b>BLOCK</b>	<b>LOT</b>
	SouthernGrove	

---

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 1,066.294 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°00'29" WEST, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF TRACT B, SOUTHERN GROVE PLAT 38, AS REFERENCED IN PLAT BOOK 100, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 197.731 FEET, TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL;

THENCE RUN NORTH 00°00'00" EAST, 93.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3696.00 FEET AND A CENTRAL ANGLE OF 38°56'28"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 2,512.00 FEET; THENCE NORTH 38°56'28" WEST, A DISTANCE OF 387.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 6751.00 FEET AND A CENTRAL ANGLE OF 12°59'06"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 1,529.99 FEET; THENCE NORTH 25°57'22" WEST, A DISTANCE OF 331.92 FEET; THENCE NORTH 08°18'11" EAST A DISTANCE OF 44.31 FEET; THENCE NORTH 59°48'29" EAST A DISTANCE OF 963.382 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1925.00 FEET AND A CENTRAL ANGLE OF 29°45'21"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 999.72 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1,297.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF I-95 AND A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 24729.33 FEET AND A CENTRAL ANGLE OF 01°50'50"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 797.27 FEET; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1712.64 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 6987.97 FEET AND A CENTRAL ANGLE OF 15°07'22"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 1844.42 FEET; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 2689.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 45°03'25"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 436.37 FEET; THENCE SOUTH 25°05'35" WEST A DISTANCE OF 15.95 FEET; TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 322.03 FEET AND A CENTRAL ANGLE OF 64°09'44"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 371.82 FEET; THENCE NORTH 89°59'43" WEST A DISTANCE OF 104.42 FEET; THENCE NORTH 44°59'52" WEST, A DISTANCE OF 42.428 FEET, TO THE POINT OF BEGINNING;

LESS CONSERVATION TRACT NO 6, ((WETLAND NO. 485) 0.419 ACRES +/-) AS DEPICTED ON SOUTHERN GROVE PLAT NO. 3, AS REFERENCED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 345.08 ACRES, MORE OR LESS.

**SITE LOCATION**

northeast corner of paar drive and village parkway (Southern Grove DRI)

**PARCEL #**

4326-601-0003-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		GU	MPUD

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
345.08		

NO. OF LOTS OR TRACTS

0

NO. OF SHEETS IN PLAT

0

**UTILITY PROVIDER**

CITY OF PORT ST. LUCIE

**DESCRIBE REQUEST**

seeking a change in zoning to the MPUD (mixed planned unit development) district for the ESTABLISHMENT OF THE LEGACY PARK (NORTH) @ SOUTHERN GROVES - MASTER PLANNED UNIT DEVELOPMENT (MPUD).

**Primary Contact Email**

dmurphy@ct-eng.com

**AGENT/APPLICANT**

**FIRST NAME**

Dennis

**LAST NAME**

Murphy

**Business Name**

**ADDRESS**

2980 S 25TH ST

**CITY**

Fort Pierce

**STATE**

FL

**ZIP**

34981

**EMAIL**

dmurphy@ct-eng.com

**PHONE**

7722165056

**AUTHORIZED SIGNATORY OF CORPORATION**

**FIRST NAME**

**LAST NAME**

**ADDRESS**

**CITY**

**STATE**

**ZIP**

**EMAIL**

**PHONE**

**PROJECT ARCHITECT/ENGINEER**

**FIRST NAME**

**LAST NAME**

**Business Name**

**ADDRESS**

**CITY**

**STATE**

**ZIP**

**EMAIL**

**PHONE**

**PROPERTY OWNER**

**Business Name**

Port St Lucie Government Finance Corp

**ADDRESS**

121 SW Port St. Lucie Blvd

**CITY**

PORT ST LUCIE

**STATE**

FL

**ZIP**

34984

**EMAIL**

wmccurry@cityofpsl.com

**PHONE**

(772) 871-5212