

P25-091

## Town Place - Retail/Residential - MSP Amendment

TYPE	STATUS	BUILDING TYPE
MSP	CUSTOMER RESPONDED	
<b>ASSIGNED TO</b>		
Daniel Robinson; Breanna Vasquez; Public Works Engineering; Marissa Da Breo-Latchman; Matthew Reaver		

**ADDRESS**

SECTION	BLOCK	LOT
StLucieGardens	3 & 4	15-16, & 9-10

**LEGAL DESCRIPTION**

BEING A PORTION OF LOTS 15 AND 16, BLOCK3 AND LOTS 9 AND 10, BLOCK4 OF SECTION 26, TOWNSHIP 36 SOUTH. RANGE 40 EAST, AS SHOWN ON THE PLAT OF ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF A\$ RECORDED IN PLAT BOOK 1, AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, THENCE NORTH 89°-4-0'17" WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1984.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'17" WEST ALONG A PORTION OF THE SOOTH LINE OF SAID SECTION 26. A DISTANCE OF 738.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 27°29'17" WEST ALONG A PORTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1. A DISTANCE OF 849.80 FEET; IHENCE SOUTH 61°40'19" EAST. A DISTANCE OF 342.03 FEET, THENCE NORTH QD°D4°5T' EAST. A DISTANCE OF 253.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAVANNA CLUB BOULEVARD AS SHOWN ON SAVANNA CLUB PLAT NO. ONE, ACCORDING (TO) THE PLAT THERE:OF AS RECORDED IN PLAT BOOK 24. AT PAGE 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 590.00 FEET. THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°39'41", A OISTANCE OF 305.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE BY A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 33°56'51" AND AN ARC DISTANCE OF 267.36 FEET TO A POINT OF TANGENCY; THENCE SOOTH 55°43'27" EAST, A DISTANCE OF 150.00 FEET TO (A) POINT OF CURVAJRE; THENCE BY A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET. A CENTRAL ANGLE OF 07°08'41" AND AN ARC DISTANCE OF 120.33 FEET TO A POINT; THENCE SOUTH 00°04'57' WEST, A DISTANCE OF 700.99 FEET TO THE POINT OF BEGINNING

SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 16.51 ACRES. (806,418 SQUARE FEET)

**SITE LOCATION**

998 SE Town Place Blvd. Port St. Lucie, FL 34952

**PARCEL #**

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		

**UTILITY PROVIDER****DESCRIBE REQUEST**

Town Place MSP for P22-293

**Primary Contact Email**

rlundy@richpropertiesfl.com

**AGENT/APPLICANT**

<b>FIRST NAME</b>	<b>LAST NAME</b>
Richard	Lundy

**Business Name**

PSL Town Place Partners, LLC

**ADDRESS**

2552 Peters Rd. Suite B

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Port St Lucie	FL	34945

<b>EMAIL</b>	<b>PHONE</b>
rlundy@richpropertiesfl.com	7727087876

**AUTHORIZED SIGNATORY OF CORPORATION**

<b>FIRST NAME</b>	<b>LAST NAME</b>
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**ADDRESS**

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
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<b>EMAIL</b>	<b>PHONE</b>
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**PROJECT ARCHITECT/ENGINEER**

<b>FIRST NAME</b>	<b>LAST NAME</b>
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**Business Name****ADDRESS**

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
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<b>EMAIL</b>	<b>PHONE</b>
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**PROPERTY OWNER****Business Name**

PSL Town Place Partners, LLC

**ADDRESS**

998 SE Town Place Blvd.

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Port St Lucie	FL	34952

<b>EMAIL</b>	<b>PHONE</b>
rlundy@richpropertiesfl.com	(772) 708-7876

**FINAL PERMIT INSPECTION REQUIRED BY:**