

**ST LUCIE LAND PUD
AMENDMENT NO 5
(November 2022)**

LIST OF PROPOSED CHANGES / AMENDMENTS

AMENDMENT NO. 5:

- Amend list of acceptable uses to clarify that Drive-Thru uses are a permitted use within the St. Lucie Land PUD.
- Amend the parking formulas for application for multi-family housing units within the St. Lucie Land PUD.
- Update the Binding Letter of interpretation and property owner identification/ consent statements.
- Update Lot Type 'O' to clarify that the maximum length of any one side of a Multi-Family structure can be 350 feet, subject to compliance with all other applicable City and PUD design standards.
- Update the PUD Master Plan graphics to reflect that this is the Fifth Amendment to the PUD. No site plan layout or location adjustments are part of this amendment.

P22-326

St. Lucie Lands PUD Amendment No. 5

TYPE

PA

STATUS

CUSTOMER RESPONDED

BUILDING TYPE

ASSIGNED TO

Clyde Cuffy; Public Works Engineering; Bethany Grubbs; Matthew Reaver

ADDRESS

SECTION

PI 1

BLOCK

St.LucieLand

LOT

Tr A

LEGAL DESCRIPTION

LEGAL DESCRIPTION
ST LUCIE LAND PUD

Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as 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 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°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°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 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 along the arc, a distance of 31.36 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°41'42" West, a distance of 4.41 feet; thence North 24°18'18" 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 tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

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

Containing 96.817 acres, more or less.

SITE LOCATION

southeast corner of Becker and Fla Turnpike

PARCEL #

4434-701-0003-000-8	4434-701-0004-000-5	4434-701-0005-000-2	4434-701-0006-000-9
4434-701-0008-000-3	4434-702-0011-000-0	4434-703-0001-000-0	4434-703-0002-000-7
4434-704-0001-000-3	4434-704-0002-000-0	4434-704-0003-000-7	4434-704-0004-000-4
4434-704-0005-000-1	4434-704-0006-000-8	4434-704-0007-000-5	4434-704-0008-000-2
4434-704-0009-000-9	4434-704-0010-000-9		

CURRENT LANDUSE

PROPOSED LANDUSE

CURRENT ZONING

PROPOSED ZONING

ACREAGE		NON-RESIDENTIAL SQ. FOOTAGE		NO. OF RESIDENTIAL UNITS	
96.817					
NO. OF LOTS OR TRACTS			NO. OF SHEETS IN PLAT		
0			0		
UTILITY PROVIDER					
CITY OF PORT ST. LUCIE					
DESCRIBE REQUEST					
to amend the existing St. Lucie lands PUD to address the following items:					
AMENDMENT NO. 5:					
- Amend list of acceptable uses to clarify that Drive-Thru uses are a permitted use within the St. Lucie Land PUD. - Amend the parking formulas for application for multi-family housing units within the St. Lucie Land PUD. - Update the Binding Letter of interpretation and property owner identification/ consent statements. - Update Lot Type 'O' to clarify that the maximum length of any one side of a Multi-Family structure can be 350 feet, subject to compliance with all other applicable City and PUD design standards. - Update the PUD Master Plan graphics to reflect that this is the Fifth Amendment to the PUD. No site plan layout or location adjustments are part of this amendment.					
Primary Contact Email					
dmurphy@ct-eng.com					
AGENT/APPLICANT					
FIRST NAME			LAST NAME		
Dennis			Murphy		
Business Name					
culpepper & terpening, inc.					
ADDRESS					
2980 S 25TH ST					
CITY		STATE		ZIP	
Fort Pierce		FL		34981	
EMAIL			PHONE		
dmurphy@ct-eng.com			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		
st lucie lands proeprty owners association,		
ADDRESS		
515 N Flagler Dr.; Ste. 1500		
CITY	STATE	ZIP
West Palm Beach	FL	33401
EMAIL	PHONE	
dmurphy@ct-eng.com	(772) 216-5056	
FINAL PERMIT INSPECTION REQUIRED BY:		