

P14-095

# Midway Business Park Master Sign Program Amendment

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**TYPE**

MSP

**STATUS**

CUSTOMER RESPONDED

**BUILDING TYPE**

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**ASSIGNED TO**

Daniel Robinson; Breanna Vasquez; Michele Holler; Public Works Engineering

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**ADDRESS**

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**SECTION**

**BLOCK**

**LOT**

LTCRanch

PUD #2, Tr. 1 & F1

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**LEGAL DESCRIPTION**

A TRACT OF LAND LYING IN SECTION 2 AND 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST BEING ALL OF TRACT F2, AND TRACT 1 AND A PORTION OF TRACT F1, L. T.C. RANCH P.U.D. #2. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 2 THROUGH 9 AND ALL OF TRACT 3, TRACT F3, I.T.C. RANCH P.U.D. #2 1ST REPLA T, ACCORDING TO 11-FE PLAT 11-FEREOF AS RECORDED IN PLAT BOOK 68, PAGES 1 AND 2 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 3, TRACT F3, I.T.C. RANCH P.U.D. #2 1ST REPLAT,· THENCE RUN ALONG 11-FE EAST LINE OF SAID TRACT 3 11-FE FOLLOWING COURSES: SOUTI-f 00"22'00" EAST, 90.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY,· THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 35. 00 FEET, A CENTRAL ANGLE OF 90V5'39'; AN ARC LENGTH OF 55.04 FEET, A CHORD LENGTH OF 49.54 FEET AND A CHORD BEARING OF NORTH 45"22'11" WEST,· THENCE RUN SOUTH 89"42'34" WEST, NON-TANGENT TO SAID CURVE, 667.16 FEET,· THENCE RUN SOUTH 0078'01" EAST, 1095.64 FEET,· THENCE RUN SOUTH 4574'52" EAST, 39.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCA VE NORTHWESTERLY,· THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90V8'36: AN ARC LENGTH OF 55.07 FEET, A CHORD LENGTH OF 49.56 FEET AND A CHORD BEARING OF NORTH 89"47'14" EAST,· THENCE RUN SOUTH 44'45'18" WEST, CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SAID TRACT 1, NON-TANGENT TO SAID CURVE, A DISTANCE OF 1362.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCA VE SOUTHEASTERLY,· THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE HA VING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 77-44'33: AN ARC LENGTH OF 171.86 FEET, A CHORD LENGTH OF 171.18 FEET AND A CHORD BEARING OF SOUTH 35'54'12" WEST,· THENCE RUN ALONG SAID EAST LINE OF TRACT 1 THE FOLLOWING COURSES: SOUTH 27'02'13" WEST, NON-TANGENT TO SAID CURVE, 188.21 FEET THENCE RUN SOUTH 26'59'55" WEST, 90.41 FEET,· THENCE RUN SOUTH 89"23'47" WEST, 743.04 FEET,· THENCE RUN SOUTH 18"24'04" WEST. 113.96 FEET,· THENCE RUN SOUTH 46V4'21" WEST. 75.37 FEET,· THENCE RUN SOUTH 18"24'04" WEST, 1258. 79 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE RUN SOUTH 89'52'41" WEST, ALONG SAID SOUTH LINE, 849.17 FEET TO THE WEST LINE OF SAID TRACT 1 AND A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 5555.58 FEET, A CENTRAL ANGLE OF 08"27'50: AN ARC LENGTH OF 820.70 FEET, A CHORD LENGTH OF 819.94 FEET AND A CHORD BEARING OF NORTH 16"25'49" EAST,· THENCE RUN ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID TRACT F2 AND TRACT 3, THE FOLLOWING COURSES: NORTH 20'38'35" EAST, NON-TANGENT TO SAID CURVE, 198.93 FEET TO A POINT ON A NON-TANGENT CURVE CONCA VE NORTHWESTERLY,· THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 221.80 FEET, A CENTRAL ANGLE OF 137'42'52□ AN ARC LENGTH OF 533.11 FEET, A CHORD LENGTH OF 413. 74 FEET AND A CHORD BEARING OF NORTH 20'38'35" EAST,· THENCE RUN NORTH 20'38'35" EAST, NON-TANGENT TO SAID CURVE, 71.63 FEET,· THENCE RUN NORTH 20'41'57" EAST, 717.78 FEET,· THENCE RUN NORTH 24'37'26" EAST, 520.09 FEET,· THENCE RUN NORTH 29'19'36" EAST, 354.50 FEET,· THENCE RUN NORTH 38'31'56" EAST, 354.54 FEET,· THENCE RUN NORTH 4370'41" EAST, 943.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT 3,· THENCE RUN ALONG THE NORTH LINE OF SAID TRACT 3, THE FOLLOWING COURSES: NORTH 80'36'18" EAST, 282.10 FEET,· THENCE RUN NORTH 87'18'57" EAST, 599. 72 FEET,· THENCE RUN NORTH 89'41'29" EAST, 883.19 FEET,· THENCE RUN SOUTH DOV8'36" EAST, 23.99 FEET,· THENCE RUN NORTH 89'42'15" EAST, 140.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND LIES IN ST. LUCIE COUNTY, FLORIDA AND CONTAINS 132.528 ACRES MORE OR LESS.

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**SITE LOCATION**

NW LTC PKWY

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**PARCEL #**

ACREAGE

NON-RESIDENTIAL SQ. FOOTAGE

NO. OF RESIDENTIAL UNITS

NO. OF LOTS OR TRACTS

NO. OF SHEETS IN PLAT

0

0

UTILITY PROVIDER

**DESCRIBE REQUEST**

A proposed amendment to the existing approved Master Signage Plan that designates specific new signage regulations for several new proposed sign types for the upcoming Industrial and Gas Station projects located off LTC Parkway.

**Primary Contact Email**

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**CITY**

Delray Beach

**STATE**

FL

**ZIP**

33445

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**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**TREA MIDWAY ROAD LLC

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**ADDRESS**NW LTC PKWY

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**CITY**

Port Saint Lucie

**STATE**

FL

**ZIP**34981

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