



Planning / Applications / P#: P24-137

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Project Name:

Southern Grove-Legacy Park North MPUD Amendment No. 2

Management/Property Information

Reviewers

Management

Project Type: *

PUD AMENDMENT

Status:

P&Z MEETING SCHED...

Approved Date:

Project Number: *

P24-137

Amended Number:

Utility File Number :

11-900-21

Building Type :

Select...

Primary Email Address:

dmurphy@ct-eng.com

Describe Request:

MODIFICATION OF EXISTING LEGACY PARK NORTH MPUD TO ADDRESS THE ADDITION OF A 7.5 ACRE TRACT TO BE INCORPORATED INTO THE EXISTING 'PROJECT EVEREST' DEVELOPMENT SITE. THIS AMENDMENT ALSO PARTIALLY EFFECTS THE TRADITION COMMERCE PARK NORTH MPUD (SEPARATE AMENDMENT APPLICATION TO BE SUBMITTED)

Check this if Exempt from Public Records Request:

Property Information

Address:

Project Site Location:

east of SW Village Parkway, aou

City Section:

Block:

SouthernGrove

Lot:

Legal Description:

SEE ATTACHED MPUD DOCUMENT



Parcel Number

4315-505-0010-010-5

Current Land Use:

Current Zoning:

Proposed Zoning:

Utility Provider:

Acreage:

Administrative:

Architectural Elevations:

Agent/Applicant Property Owners Authorized Signatory of Corporation Project Architect/Engineer

Agent First Name: **Agent Last Name:** **Agent Business Name:** **Agent Phone:**

Agent Address:

Agent City: **Agent State:** **Agent Zip:** **Agent Email:**

Save



**CULPEPPER &
TERPENING INC**

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No: 23.075.002
Sender's Email: dmurphy@ct-eng.com

May 15, 2024

Ms. Bridget Kean, AICP, Deputy Director
City of Planning and Zoning Department
121 SW port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: Legacy Park North MPUD – Addition Area
Initial MPUD Document Submission.

Dear Ms. Kean:

Enclosed please find a copy of the initial submission for the Legacy Park North MPUD – Addition Area. This proposed MPUD is to be an addition to the existing Legacy Park MPUD which it lies adjacent to. This is being submitted as an independent application as opposed to an amendment to the existing Legacy Park MPUD as the only property owners involved with this change in zoning to the MPUD designation are the City of Port St. Lucie and the Port St. Lucie Government Finance Corp. (GFC). Through the site plan modification process it is our intention to add this 7.5 acre tract into the existing 'Project Everest' site.

There signatures to be obtained on the various property owner acknowledgement forms, but as we have done in the past, this submission is being made with eth undertaking that your office will coordinate the execution of these documents. I will under separate email, send you the forms that need to be executed by the City and the GFC.

As there are many parts in motion here, please let me know when you have some time to walk through all this.

Thank you for your attention to this submission.

Sincerely:

CULPEPPER & TERPENING, INC.

Dennis J. Murphy
Principal Planner .

A LEGACY OF EXPERTISE AND EXCELLENCE

2980 SOUTH 25TH STREET | FT. PIERCE FL 34981 | (772)464-3537 | FAX (772) 464-9497



CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No: 23.075.002
Sender's Email: dmurphy@ct-eng.com

June 28, 2024

Ms. Bridget Kean, AICP, Deputy Director
City of Planning and Zoning Department
121 SW port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: Legacy Park North MPUD – Addition Area (Amendment No 2)
Revised MPUD Document Submission. (P23-155-A2)

Dear Ms. Kean:

Following up on our recent discussions, enclosed please find a copy of the our revised submission materials addressing the proposed revisions/additions to the Legacy Park North MPUD. These proposed revisions address the addition of a 7.5-acre tract into the existing Legacy Park MPUD that will support the proposed trailer parking expansion for the project Everest development site. There is also as small area, approximately 2.5 acres, between this 7.5 acre tract I-95 right-of-way that will be added into the general stormwater conveyance system for this part of the Southern Grove property.

In looking at our records, we show this project submission as being the 'second' adjustment to the Legacy Park MPUD. The first was an administrative action approved by the City on November 22, 2023, which we understood carried the project number of P23-155-A1. Can you please confirm what our project number for this second amendment is? I am showing that this should be P23-155-A2, and I have so noted it that way in all of our application materials. If this is not correct, please let me know and I will make any necessary adjustments.

As there remain many parts in motion here addressing this particular MPUD Amendment, please let me know when you have some time to walk through all this.

Thank you for your attention to this submission.

Sincerely:

CULPEPPER & TERPENING, INC.

Dennis J. Murphy
Principal Planner

DJM

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