



PRELIMINARY PLANNED UNIT DEVELOPMENT APPROVED  
DATE: 4/18/2014  
BOARD OF COUNTY COMMISSIONERS  
Chairman

**LEGAL DESCRIPTION**

**Parcel I (PID - 1308-441-0001-000-0):**  
THE EAST 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 34 SOUTH, RANGE 39 EAST, LESS RIGHT-OF-WAY OVER THE EAST 30 FEET AND NORTH 25 FEET.

**Parcel II (PID - 1309-333-0001-000-1):**  
THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 34 SOUTH, RANGE 39 EAST, AND LESS ROAD RIGHT-OF-WAY FOR FORT PIERCE WATER CONTROL DISTRICT CANAL OVER THE SOUTH 45 FEET ALL LYING AND BEING IN St. Lucie County, Florida.

**Parcel I** CONTAINS 28.30 ACRES, MORE OR LESS.  
**Parcel II** CONTAINS 17.98 ACRES, MORE OR LESS.  
OVERALL ACREAGE = 46.28 ACRES, MORE OR LESS

**NOTES**

AC. = ACRES  
D.E. = DRAINAGE EASEMENT  
MAX. = MAXIMUM  
MIN. = MINIMUM  
L.M.E. = LAKE MAINTENANCE EASEMENT  
N.T.S. = NO TO SCALE  
R.O.W. = RIGHT-OF-WAY  
S.F. = SQUARE FEET  
TYP. = TYPICAL  
U.E. = UTILITY EASEMENT  
# AC. = LOT AREA  
(# AC) = BUILDABLE LOT AREA  
[Symbol] = R.O.W. DEDICATION

- ALL DEVELOPMENT IS TO BE COMPLETED IN ONE PHASE.  
- ALL NEW DEVELOPMENT SHALL BE SERVED WITH UNDERGROUND ELECTRIC, CABLE TELEVISION, TELEPHONE AND SIMILAR WIRE SERVICE.

**SITE DATA**

EXISTING ZONING (AGRICULTURAL-1) AG-1  
PROPOSED ZONING (PLANNED UNIT DEVELOPMENT) PUD  
FUTURE LAND USE (RESIDENTIAL ESTATES) RE  
KOBELGARD R.O.W. DEDICATION 0.50 AC.  
KINGS HIGHWAY R.O.W. DEDICATION 0.42 AC.  
GROSS SITE AREA +/- 46.28 AC.  
SITE AREA MINUS TOTAL R.O.W. DEDICATION +/- 45.36 AC.  
TOTAL DWELLING UNITS (+) 46 D.U.  
DENSITY 0.99 D.U./AC.  
MASS GROSS DENSITY 1 D.U./AC.  
MIN. LOT SIZE 21,850 S.F.  
MAX. LOT SIZE 30,812 S.F.  
TOTAL REQUIRED OPEN SPACE 15.88 AC.  
LAKE SURFACE 15.92 AC.  
LAKE TRACT 7.90 AC.

APPLICANT  
PLANTATION ACRES LLC BY HILLCREST ESTATES  
12101 TARA DRIVE  
PLANTATION, FL 33325

**LOCATION MAP** S: 8,9 T: 34 R: 39E



**PRELIMINARY DEVELOPMENT PLAN**

1100 St. Lucie West Blvd, Suite 202  
Port St. Lucie, FL 34986  
772.871.7778

SCALE: 1" = 100'-0"  
DRAWN BY: LDS  
DRAWING #20701 PUD Revb 102105.dwg  
FILE #: 1070.1  
DATE: 06/21/05  
REVISED: 10/21/05  
SHEET #