

P20-004

Southern Grove- Baron Shoppes

TYPE	STATUS	BUILDING TYPE
SPMRA	CITY COUNCIL MEETING SCHEDULED	COMM

ASSIGNED TO

Bridget Kean; Dale Majewski; John Kwasnicki; Michele Holler; Public Works Engineering

ADDRESS

10820 SW Tradition Parkway

SECTION	BLOCK	LOT
PI 28	SouthernGrove	Par 1

LEGAL DESCRIPTION

SOUTHERN GROVE PLAT NO. 28 (PB 91-36) PARCEL 1 (0.97 AC - 42,253 SF)

SITE LOCATION

south of Tradition Parkway, east of SW Community Blvd.

PARCEL #

4316-504-0001-000-6	4316-504-0001-000-6	4316-504-0002-000-3	4316-504-0003-000-0
4316-504-0001-000-6			

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
0.97		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

Revisions to the site plan modifying the Phase III building from 3,390 sf to a 5,580 sf commercial building.

Primary Contact Email

patriciasesta@edc-inc.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
J.R.	Currie

Business Name

ADDRESS

10250 SW Village Parkway, Suite 201

CITY	STATE	ZIP
Port St. Lucie	FL	34987

EMAIL	PHONE
bradcurrie@edc-inc.com	7724622455

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL			PHONE
bradcurrie@edc-inc.com			7724622455
PROJECT ARCHITECT/ENGINEER			
FIRST NAME			LAST NAME
J.R.			Harrison
Business Name			
ENGINEERING DESIGN & CONSTRUCTION, INC.			
ADDRESS			
10250 SW Village Parkway, Suite 201			
CITY	STATE	ZIP	
Port St. Lucie	FL	34987	
EMAIL			PHONE
jaysonharrison@edc-inc.com			7724622455
PROPERTY OWNER			
Business Name			
Baron Shoppes Tradition, LLC			
ADDRESS			
49 SW Flagler Avenue, Suite 301			
CITY	STATE	ZIP	
Stuart	FL	34994	
EMAIL			PHONE
jbaron@commercialrealestatellc.com			(772) 286-5744

LETTER OF JUSTIFICATION
Site Plan Amendment Application
Baron Shoppes - Tradition
City Project #: P20-004 / 5359
March 10, 2021

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a site plan amendment for a project to be known as Baron Shoppes - Tradition. The subject property is approximately 4.80 acres and can be identified as parcel ID # 4316-504-0001-000-6, 4316-504-0002-000-3 and 4316-504-0003-000-0. Phase 3 of the originally approved site plan proposed a 3,390 sf stand alone restaurant with associated site improvements. This is a request to modify the building footprint to total 5,580 sf with associated site improvements. The parcels are located south of SW Tradition Parkway and west of the Culver's Restaurant in Port St. Lucie, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located south of SW Tradition Parkway and west of the Culver's Restaurant in Port St. Lucie, Florida.

The subject property is comprised of approximately 4.80 acres. This parcel is currently under construction. The applicant is requesting the approve to revise the building square footage of Phase 3 from 3,390 sf to 5,580 sf along with the removal of the previously approved drivethru.

The subject property has an existing future land use designation of New Community Development and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the north of the subject property lies the right-of-way of SW Tradition Parkway followed by a large lake tract owned by Mattamy Palm Beach, LLC. This parcel has a future land use designation of New Community Development and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the west of the subject property is an undeveloped mixed-use tract. This parcel has a future land use designation of New Community Development and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the south of the subject parcel is an undeveloped mixed-use tract. This parcel has a future land use designation of New Community Development and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the east of the subject property is a developed commercial parcel (Culvers) which has a future land use designation of New Community Development and an underlying zoning designation of Master Planned Unit Development (MPUD).

SITE PLAN REQUIREMENTS

Section 158.238 of the Port St. Lucie Zoning Code identifies the requirements for Site Plan Submittal. The attached site plan meets all of the requirements of Section 158.238.

SITE PLAN SUFFICIENCY CHECKLIST

Most of the items required for site plan approval are included as part of this submittal.

1. This application is being uploaded electronically through www.fusion.cityofpsl.com. Due to this, a CD has not been included.
2. Because this is the formal submittal of the site plan amendment application, a written response has not been included.
3. This project is located in Tradition and must meet the requirements of the Traditional Design Review standards. This will be submitted directly to Tradition Commercial Association for preliminary approval and once approval from Tradition Commercial Association is received, we will supply proof of the same to the City. We have included a copy of the proposed floor plans and elevations for your review.
4. The site is under construction and a previous tree survey was submitted. Due to this, a tree survey is not included with this submittal.
5. The site is under construction and an environmental assessment was submitted with the original approval. Due to this, an environmental assessment is not included with this submittal.
6. Pursuant to Section 162.08, Public Arts is now required within 90 days of the issuance of the first building permit or site work permit for a subdivision plat. Due to this, a public art requirement package is not included as part of this application. PSLUSD will be the utility provider for this development.

Based on the above and attached information, the applicant respectfully requests approval of the proposed applications.

Z:\EDC-2019\19-370 - Baron Shoppes - Tradition\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-03-11_Baron_Shoppes_SPA_Justification_Statement_19-370.docx

Baron Shoppes Tradition, LLC
49 SW Flagler Avenue, Suite 301
Stuart, FL 34994

AGENT CONSENT FORM

Project Name: Baron Shoppes - Tradition

Parcel ID: 4316-504-0001-000-6, 4316-504-0002-000-3 and 4316-504-0003-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED Jeremiah Baron, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 5TH day of OCTOBER 2020, by Jeremiah Baron (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Melissa Suarez
Notary Signature

Melissa Suarez
Printed Name of Notary

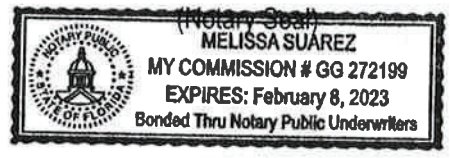
[Handwritten Signature]
Owner's Signature

JEREMIAH BARON
Owner's Name

49 SW FLAGLER AVE #301
Street Address

STUART, FL 34994
City, State, Zip

172.528.0506
Telephone / Email



My commission expires _____