

TYPE	STATUS	BUILDING TYPE
SP	CITY COUNCIL MEETING SCHEDULED	COMM

**ASSIGNED TO**

Bridget Kean; Melissa Perry; Michele Holler; Public Works Engineering

**ADDRESS**

460 NW Peacock Blvd.

SECTION	BLOCK	LOT
PI 1	SLW	1-3, Blk. 3, Par. 28

**LEGAL DESCRIPTION**

LOT 1-3, Block 3, Parcel 28, St. Lucie West Plat Number 1, Prima Vista Blvd., according to the map or plat thereof as recorded in Plat Book 26, Page(s) 8, Public Records of St. Lucie County, Florida.

Containing 3.12 acres

**SITE LOCATION**

SW Corner of NW Stadium Drive and NW Peacock Blvd.

**PARCEL #**

3323-500-0025-000-7

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
CS		CS	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
3.12	30624	

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

**UTILITY PROVIDER**

ST. LUCIE WEST

**DESCRIBE REQUEST**

Construction of two (2) office / flex buildings ( 30,624 sf total) with associated site improvements.

**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**

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
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<b>EMAIL</b>	<b>PHONE</b>
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**PROJECT ARCHITECT/ENGINEER**

<b>FIRST NAME</b>	<b>LAST NAME</b>
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J.R.	Harrison
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**Business Name**

ENGINEERING DESIGN & CONSTRUCTION, INC.

**ADDRESS**

10250 SW Village Parkway, Suite 201

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
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Port St. Lucie	FL	34987
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<b>EMAIL</b>	<b>PHONE</b>
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jaysonharrison@edc-inc.com	7724622455
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**PROPERTY OWNER**

**Business Name**

Port St. Lucie Design Center, LLC

**ADDRESS**

114 West Street

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
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Wilmington	MA	01887
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<b>EMAIL</b>	<b>PHONE</b>
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geotkiv@aol.com	(561) 743-7381
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**LETTER OF JUSTIFICATION  
460 Peacock Business Center  
Site Plan Approval**

June 3, 2021

**REQUEST**

*On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a site plan for a project to be known as 460 Peacock Business Center. The subject property totals 3.12 +/- acres. The property is generally located on the southwest corner of NW Stadium Drive and NW Peacock Boulevard in St. Lucie West. The address assigned to this parcel is 460 NW Peacock Boulevard. The petitioner is requesting approval of 30,624 sf of office / flex space development (2 buildings) with associated site improvements.*

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject properties are located on the south side of NW Stadium Drive and west of NW Peacock Boulevard in St. Lucie West. The Parcel ID number associated with this application is 3323-500-0025-000-7.

The subject property has a Future Land Use designation of Light Industrial / Service Commercial (LI/CS) and is located in the Service Commercial (CS) Zoning district. The petitioner is requesting approval of 30,624 sf of office / flex space development (2 buildings) with associated site improvements.

To the north of the subject property is the Right-of-Way of NW Stadium Drive. North of the Right-of-Way is an undeveloped commercial parcel. This parcel has a Future Land Use designation of Light Industrial / Service Commercial (LI/CS) and is located in the Service Commercial (CS) Zoning district

To the south of the subject property lies a developed commercial parcel known as Flying Panda. This parcel has a Future Land Use designation of Light Industrial / Open Space – Recreation / Intuitional (LI/OSR/I) and an underlying Zoning category of Planned Unit Development (PUD).

To the east of the subject parcel is the Right-of-Way of NW Peacock Blvd. followed by the Mets Stadium. The Mets Stadium has a Future Land Use Designation of Open Space – Recreation (OSR) and an underlying Zoning designation of General Use (GU).

West of the subject property is an undeveloped industrial parcel. This parcel has a Future Land Use designation of Light Industrial / Open Space – Recreation / Intuitional (LI/OSR/I) and a Zoning designation of Warehouse Industrial (WI).

## **SITE PLAN REQUIREMENTS**

Section 158.237 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 158.2378.

In addition to meeting the requirement of Section 158.237, the City of Port St. Lucie requires the completion of a Site Plan Sufficiency Checklist. The checklist is submitted along with this Justification Statement/Cover Letter. Because of the minor nature of this site plan amendment, some were not included.

### **Site Plan Amendment Sufficiency Checklist**

- Public arts will be submitted within 90 days of building permit issuance.
- Irrigation plans will be submitted upon review and approval of the landscape plan attached.

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

Z:\EDC-2021\21-250 - Kelly - 460 NW Peacock\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-06-03\_460\_Peacock\_Business\_Ctr\_SP\_Justification\_Statement\_21-250.docx

460 Peacock Business Center, LLC  
1935 Commerce Lane, # 5  
Jupiter, FL 33458

**AGENT CONSENT FORM**

Project Name: 460 Peacock Business Center

Parcel ID: 3323-500-00025-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED George T. Kelly, IV, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

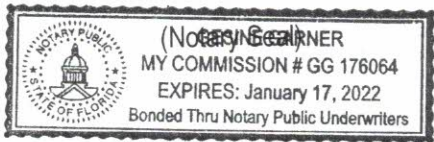
I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the 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 15<sup>th</sup> day of September, 2021, by George Kelly (Name of Person Acknowledging) who is personally known to me or who has produced Personally Known (type of identification) as identification and who did (did not) take an oath.

[Signature]  
Notary Signature

Gesine Ewarner  
Printed Name of Notary



January 17, 2022  
My commission expires

[Signature]  
Owner's Signature

460 Peacock Business Center 11c  
Owner's Name

1935 Commerce Ln Suite 5  
Street Address

Jupiter, FL, 33458  
City, State, Zip

561 743 7381  
Telephone / Email GTKellyGC@bellsoath.net