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Planning / Applications / P#: P24-229

Legal Request

Application

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Project Name:

Southern Grove-SG-3 Commercial Shoppes at the Heart - P&F

Management/Property Information

Misc Fields

Reviewers

Management

Project Type: \*

SUBDIVISION PLAT ▾

Status:

CITY COUNCIL MEETING SC... ▾

Approved Date:

Project Number: \*

P24-229

Amended Number:

Utility File Number :

5211E

Building Type :

Select... ▾

Primary Email Address:

kvelinsky@lucidodesign.com

Describe Request:

We are pleased to submit the revised plat for the SG-3 Commercial Shoppes at the Heart project. The revisions to the plat are focused on Lots 1, 2 and 3. The boundary line running east and west that delineates Lot 1 and 2 has shifted north and the boundary line for Lot 3 has expanded east and south which was previously within Parcel A.

Check this if Exempt from Public Records Request:

☐

Property Information

Address:

Project Site Location:

SW parcel of intersection of Discoveri

City Section:

Block:

SouthernGrove

Lot:

Parcels - Commercial, 1, 2 & 3

Legal Description:

COMMERCIAL PARCEL, PARCEL 1, PARCEL 2 AND PARCEL 3 OF SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA

+

Parcel Number
4315-710-0001-000-6
4315-710-0002-000-3

4315-710-0003-000-0

4315-710-0004-000-7

Current Land Use:

NEW COMMUNITY DEVELOPMENT

Proposed Zoning:

Select...

Acreage:

15.29

No. of sheets in plat:

3

Architectural Elevations:

Current Zoning:

MPUD - MASTER PLANNED UNIT DEVELOPMENT

Utility Provider:

CITY OF PORT ST. LUCIE

No. of Lots or Tracts:

5

Administrative:

Construction Plans:

Agent/Applicant	Property Owners	Authorized Signatory of Corporation	Project Architect/Engineer
<div><div>Agent First Name:<div>Kevin</div></div><div>Agent Last Name:<div>Velinsky</div></div><div>Agent Business Name:<div>Lucido &amp; Associates</div></div><div>Agent Phone:<div>(772) 220-2100</div></div><div>Agent Address:<div>701 SE Ocean Blvd</div></div><div>Agent City:<div>Stuart</div></div><div>Agent State:<div>FLORIDA</div></div><div>Agent Zip:<div>34994</div></div><div>Agent Email:<div>kvelinsky@lucidodesign.cc</div></div></div>			

Save



Bridget Kean, AICP, Senior Planner  
City of Port St. Lucie  
Planning and Zoning Department  
121 SW Port St Lucie Blvd #B  
Port St. Lucie, FL 34984

**Re: Southern Grove Shoppes at the Heart Plat- Administrative Amendment (P21-272)**  
**Project Type: Preliminary and Final Plat**

Dear Bridget,

We are pleased to submit the revised plat for the SG-3 Commercial Shoppes at the Heart project. The revisions to the plat are focused on Lots 1, 2 and 3. The boundary line running east and west that delineates Lot 1 and 2 has shifted north and the boundary line for Lot 3 has expanded east and south which was previously within Parcel A.

The provided plans accompanying this cover letter include:

- Plat (PDF and CAD)
- Boundary Survey
- Closure Report- Boundary Survey
- Closure Report- Plat

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Kevin Velinsky

**PEBB TRADITION SG3 LLC  
7900 GLADES ROAD, SUITE 600  
BOCA RATON, FLORIDA 33434**

November 21, 2024

City of Port St. Lucie  
121 SW Port St. Lucie Blvd  
Port St. Lucie, FL 34984

**Re: Southern Grove 3 – (LA Ref. #19-200)**

Dear Planning:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Lucido & Associates (Agent)** to represent **PEBB TRADITION SG3 LLC (Applicant)** during the governmental review process for the above referenced project, which may include submission of development applications, plans and permits, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

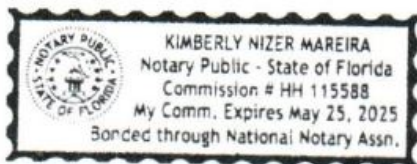
Sincerely,



Ian Weiner, Authorized Person

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of November, 2024, by Ian Weiner, as Authorized Person of PEBB Tradition SG3, LLC. He is personally known to me or [ ] has produced \_\_\_\_\_ as identification.



Notary Public, State of Florida  
Name: Kim Nizer Mareira  
Commission: HH115588

My Commission Expires: 05/25/2025