

TYPE	STATUS	BUILDING TYPE	
SUB	CUSTOMER RESPONDED		
ASSIGNED TO			
Bridget Kean; Clyde Cuffy; Rick Compitello; Public Works Engineering; Matthew Reaver			
ADDRESS			
SECTION	BLOCK	LOT	
PI 26	SouthernGrove	4	
LEGAL DESCRIPTION			
Lot 4, Southern Grove Plat No. 26, according to the Plat thereof, recorded in Plat Book 84, Page 35, public records of St. Lucie County, Florida			
SITE LOCATION			
Directly south of Trade Center Drive, West of Tom Mackie Blvd extension, east of retention area that runs east of SW Village Parkway			
PARCEL #			
4315-801-0005-000-3		4315-801-0005-010-6	
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
5.29			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
2	2		
UTILITY PROVIDER			
CITY OF PORT ST. LUCIE			
DESCRIBE REQUEST			
Port St. Lucie Governmental Finance Corporation proposes to subdivide a 5.29 acre parcel into two lots for development			
Primary Contact Email			
tiffanyowen@edc-inc.com			
AGENT/APPLICANT			
FIRST NAME	LAST NAME		
Michael	Owen		
Business Name			
ADDRESS			
10250 SW Village Parkway			
CITY	STATE	ZIP	
Port St. Lucie	FL	34987	
EMAIL	PHONE		
mikeowen@edc-inc.com	7724622455		
AUTHORIZED SIGNATORY OF CORPORATION			
FIRST NAME	LAST NAME		
ADDRESS			

CITY	STATE	ZIP
EMAIL	PHONE	
	1772462245	
PROJECT ARCHITECT/ENGINEER		
FIRST NAME	LAST NAME	
Michael	Owen	
Business Name		
Engineering Design & Construction, Inc.		
ADDRESS		
10250 SW Village Parkway, Suite 201		
CITY	STATE	ZIP
Port St. Lucie	FL	34987
EMAIL	PHONE	
mikeowen@edc-inc.com	7724622455	
PROPERTY OWNER		
Business Name		
Port St. Lucie Governmental Finance Corporation, a Florida not-for-profit corporation		
ADDRESS		
121 SW Port St. Lucie Boulevard		
CITY	STATE	ZIP
Port St. Lucie	FL	34984
EMAIL	PHONE	
wmccurry@cityofpsl.com	(772) 871-7386	
Business Name		
Tradition Business Center, LLC, a Florida limited liability company		
ADDRESS		
1935 Commerce Lane, Unit 5		
CITY	STATE	ZIP
Jupiter	FL	33458
EMAIL	PHONE	
gtkellygc@bellsouth.net	(561) 743-7381	

**LETTER OF JUSTIFICATION
Subdivision Plat Application
Preliminary and Final Plat
Southern Grove Plat No. ____
December 14, 2021**

REQUEST

On behalf of the Petitioners, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a subdivision plat application for a project to be known as Southern Grove Plat No. ____ (to be determined by the City of Port St. Lucie). The subject property can be identified as parcel ID # 4315-801-0005-000-3 and 4315-801-0005-010-6

SITE CHARACTERISTICS & PROJECT HISTORY

The property to be re-platted is Lot 4, Southern Grove Plat No. 26, as recorded in Plat Book 84, Page 35, St. Lucie County public records.

The northern portion of the property is owned by Port St. Lucie Governmental Finance Corporation and the southern portion of the property is owned by Tradition Business Center, LLC.

The property address has not been assigned, and it is located South of Trade Center Drive, West of Tom Mackie Blvd. extension, east of a retention area that runs along SW Village Parkway.

The subject property is comprised of approximately 5.29 acres. The applicant is proposing to subdivide this parcel to two (2) lots for development.

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

North of the property is a residential apartment complex known as Village at Tradition. East of the property is the right-of-way of Tom Mackie Blvd. extension followed by undeveloped land approved as part of the Accel project. South of the property lies an undeveloped parcel that was previously known as Southern Grove Vocational Campus. West of the property is a retention pond owned and maintained by the Southern Grove Community Development District. All surrounding property has the same future land use designation and zoning as the subject property.

PLAT REQUIREMENTS

Section 156.037 of the Port St. Lucie Zoning Code identifies the requirements for Plat Submittal. The attached plat meets all the requirements of Section 156.037.

SUBDIVISION PLAT SUFFICIENCY CHECKLIST

An electronic copy of this submittal has been submitted through the City's Fusion website. Due to this, a CD is not included with the submittal package. This is the initial submittal and does not include a written response to comments.

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

Port St. Lucie Governmental Finance Corporation
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

AGENT CONSENT FORM

Project Name: Southern Grove Plat No # (TBD)

Parcel ID: 4315-801-0005-000-3

BEFORE ME THIS DAY PERSONALLY APPEARED Russ Blackburn
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.

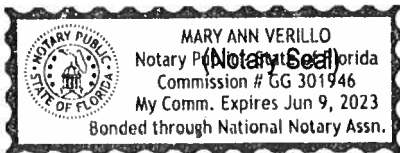
The foregoing instrument was acknowledged before me this 5 day of November 2021, by Russ Blackburn (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Mary Ann Verillo

Notary Signature

Mary Ann Verillo

Printed Name of Notary



June 9, 2023

My commission expires

Russ Blackburn

Owner's Signature

Russ Blackburn

Owner's Name

121 S.W. Port St. Lucie Blvd

Street Address

Port St. Lucie, FL 34984

City, State, Zip

R.Blackburn@cityofpsl.com

Telephone / Email

TRADITION BUSINESS CENTER LLC

AGENT CONSENT FORM

Project Name: Southern Grove Plat No # (TBD)

Parcel ID: 4315-801-0005-000-3

BEFORE ME THIS DAY PERSONALLY APPEARED George T Kelly, 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 30 day of November 2021 by George Kelly (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.

TRADITION BUSINESS CENTER, LLC

Laurine Bannister
Notary Signature

George T Kelly
Owner's Signature

Laurine Bannister
Printed Name of Notary

George T Kelly
Owner's Name



1935 Commerce Ln
Street Address

Jupiter, FL 33458
City, State, Zip

8/04/24
My commission expires

561-743 7381
Telephone / Email