Fusion

Planning & Zoning

Public Works

Utility Engineering



| | pections Meetings Allo | wed Users BlueBeam | History Fees Conditions Files Internal |
|--|--------------------------|---|--|
| | | | |
| reject Nama: | | | UE Application |
| roject Name: Southern Grove-Tradition SG-8 -Shopp | oes @ SG | | |
| lanagement/Property Information | Misc Fields | Reviewers | |
| Management | | | |
| | 6 | | |
| Project Type: * SUBDIVISION PLAT | Status: | . MEETING SC 👻 | Approved Date: |
| Project Number: * | Amended Num | | |
| P23-206 | Amended Num | ber. | Utility File Number : 5432 |
| Building Type : | Primary Email | Address: | |
| Select | | idodesign.com | |
| Describe Request: | | | |
| | a gas station with 16 pu | mps and standalone co | ackage. The proposed site plan includes onvenience store with associated parking 2. |
| | | | |
| Check this if Exempt from Public Re Property Information | ecords Request: | | |
| | ecords Request: | | Project Site Location: |
| Property Information | ecords Request: | | Project Site Location: NW corner of SW Village Pkwy and S |
| Property Information | ecords Request: | | |
| Property Information Address: | | | NW corner of SW Village Pkwy and S |
| Property Information Address: | Block: | | NW corner of SW Village Pkwy and S |
| Property Information Address: City Section: Legal Description: KNOW ALL MEN BY THESE PRESEN OWNER OF THE LAND SHOWN HE | Block: SouthrnGrove | QUISITIONS, LLC, A DE GG-8", BEING A REPLAT JBLIC RECORDS OF ST | NW corner of SW Village Pkwy and S Lot: Tract "C1" Replat LAWARE LIMITED LIABILITY COMPANY, T OF ALL OF TRACT "C1" ACCORDING T. LUCIE COUNTY, FLORIDA, LYING IN |

| Current Land Use: | | Current Zoning: | | | | |
|---|--------------------------------|-----------------|--|-------------------------|--|--|
| NEW COMMUNITY DEVELOPMENT | | • | SLC AG-5 | | | |
| Proposed Zoning: | | | Utility Provider: | | | |
| Select | | | CITY OF PORT ST. LUCIE | ⊗ - | | |
| Acreage: 21.35 No. of sheets in plat: | | | No. of Lots or Tracts: 7 Administrative: | | | |
| | | | | | | |
| | | | | | | |
| NO. OF Sheets in plat. | | | | | | |
| 3 Architectural Elevatior | 15: | | Construction Plans: | | | |
| 3 Architectural Elevation Agent/Applicant | Property Owners | | Signatory of Corporation Pro | | | |
| 3 Architectural Elevatior | | | | ject Architect/Engineer | | |
| 3 Architectural Elevation Agent/Applicant | Property Owners | | Signatory of Corporation Pro | | | |
| 3 Architectural Elevation Agent/Applicant Agent First Name: | Property Owners Agent Last Nan | | Signatory of Corporation Pro | Agent Phone: | | |
| 3 Architectural Elevation Agent/Applicant Agent First Name: Kevin | Property Owners Agent Last Nan | | Signatory of Corporation Pro | Agent Phone: | | |
| 3 Architectural Elevation Agent/Applicant Agent First Name: Kevin Agent Address: | Property Owners Agent Last Nan | | Signatory of Corporation Pro | Agent Phone: | | |

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Banyan SG8 LLC c/o Banyan Development 2200 Butts Road Suite 300 Boca Raton FL 33431

April 16, 2025

Ms. Teresa Lamar-Sarno, Director of Planning & Zoning City of Port St. Lucie 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984

RE: The Shoppes at Southern Grove (SG8) Commercial Parcel ("the Property") – OWNER'S AUTHORIZATION

Dear Ms. Lamar-Sarno:

As the contract purchaser of the Property, please consider this correspondence as formal authorization for Lucido & Associates, to represent Banyan SG8 LLC during the governmental review of the development application.

Thank you for your attention to this matter.

Sincerely,

By:

Jason Sher, Authorized Person

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 16th day of April, 2025, by Jason Sher, as Authorized Person of Banyan SG8 LLC. He [X] is personally known to me or [] has produced ______as identification.

(NOTARY SEAL)



TYLER KOPECKI Commission # HH 216584 Expires March 20, 2026

Tyler Kopecki

Notary Public State of Florida My Commission Expires:

PEBB SG8 EAT, LLC c/o PEBB Enterprises 7900 Glades Road, Suite 600 Boca Raton, Florida 33434

April 16, 2025

Ms. Teresa Lamar-Sarno, Director of Planning & Zoning City of Port St. Lucie 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984

RE: The Shoppes at Southern Grove (SG8) Commercial Parcel ("the Property") – OWNER'S AUTHORIZATION

Dear Ms. Lamar-Sarno:

As the contract purchaser of the Property, please consider this correspondence as formal authorization for Lucido & Associates, to represent PEBB SG8 EAT, LLC during the governmental review of the development application.

Thank you for your attention to this matter.

Sincerely,

By:

Ian Weiner, Authorized Person

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 16th day of April, 2025, by Ian Weiner, as Authorized Person of PEBB SG8 EAT, LLC. He [X] is personally known to me or [] has produced as identification.



Kim Nizer Mareira

Notary Public State of Florida My Commission Expires: HH634394



Mattamy Homes USA • Southeast Florida 2500 Quantum Lakes Drive, Suite 215 Boynton Beach, FL 33426 T 561-413-6100

April 17, 2025

Planning & Zoning Department City of Port St. Lucie 121 S.W. Port St. Lucie Blvd., Building B Port St. Lucie, FL 34984-5099

RE: Owners Authorization - SG8 Commercial Property

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for Lucido & Associates to represent Mattamy Palm Beach, LLC as an applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

Karl Albertson Vice President of Land Acquisition and Entitlements

STATE OF FLORIDA COUNTY OF <u>Saint LUCIE</u>

BIANCA CASSY MAGLOIRE

Notary Public - State of Florida

Commission # HH 493646

My Comm. Expires Feb 15, 2028 Bonded through National Notary Assn.

The foregoing instrument was acknowledged before me by means of [χ] physical presence or [] online notarization, this 1+2 day of 2025, by 1/201 Albert SOO , as 1000 Albert SOO , as 1000 Albert SOO , as 1000 Albert SOO , on behalf of the company.

[Notary Seal]

landel Notary Public-State of Florida Bianca Magloire Print Name: My commission expires: 2/15/28

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