

ENGINEERS SURVEYORS ENVIRONMENTAL

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## REVISED LETTER OF JUSTIFICATION

Subdivision Plat Application

Southern Grove Plat No. 28

~~January 15, 2020~~

February 11, 2020

### REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a subdivision plat application for a project to be known as Southern Grove Plat No. 28. The subject property can be identified as parcel ID # 4315-609-0004-000-6. The property address has not yet been assigned but is located at the southwest corner of SW Village Parkway and SW Village Pointe.

### SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located at the southwest corner of SW Tradition Parkway and SW Village Pointe.

The subject property is comprised of approximately 4.8 acres. The applicant is proposing to subdivide this parcel to create a total of three (3) parcels. The three phases are proposed development of a restaurant, Aspen Dental, Subway, Chipotle with drive thru and outside seating and a carwash.

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

North of the property is SW Tradition Parkway. East of the subject property is Culvers, a casual dining restaurant. South of the property is a residential community under construction and west of the property is vacant land.

### PLAT REQUIREMENTS

Section 158.037 of the Port St. Lucie Zoning Code identifies the requirements for Plat Submittal. The attached plat meets all of the requirements of Section 158.037.

In addition to meeting the requirement of Section 158.037, the City of Port St. Lucie requires the completion of a Subdivision Plat Sufficiency Checklist. The checklist is submitted along with this Justification Statement/Cover Letter.

### SUBDIVISION PLAT SUFFICIENCY CHECKLIST

An electronic copy of this submittal has been submitted through the City's FTP site. 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. There is no unity of title associated with this project since it is currently only one parcel.

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

Baron Shoppes Tradition LLC  
49 Flagler Ave Ste 301  
Stuart, FL 34994

**OWNER CONSENT FORM**

Project Name: Baron Shoppes Tradition

Parcel ID: 431560900040006

Address: TBD

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

I hereby give CONSENT to Redtail DG, Inc. and EDC Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all Tradition Community Association, 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 plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

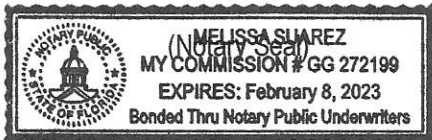
The foregoing instrument was acknowledged before me this 9th day of January, 2020, by Jeremiah Baron (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

Melissa Suarez

Notary Signature

Melissa Suarez

Printed Name of Notary



My commission expires

Jeremiah Baron

Owner's Signature

Jeremiah Baron

Owner's Name

49 SW Flagler Ave #301

Street Address

Stuart FL 34994

City, State, Zip

772-528-0506

Telephone / Email

jbaron@commercialrealestate11c.com