SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

| CITY OF PORT ST. LUCIE PLANNING & ZONING DEPARTMENT | | P&Z File No Fee (Nonrefundable)\$ | | |
|--|---|---|-------------------------------|--|
| (772)871-5212 FAX: (772)871-5124 | | Receipt # | | |
| | | | | |
| PRIMARY CONTACT EMAIL ADDRESS: Michael T. Owen - mikeowen@edc-inc.com | | | | |
| PROJECT NAME: Southern Grove Plat , a re-plat of Southern Grove Plat 18, Lot 3 | | | | |
| LEGAL DESCRIPTION: Southern Grove Plat 1 | 8, Lot 3 | | | |
| LOCATION OF PROJECT SITE: Southwest of | orner of Tradition Parkway | and Southwest Village | Pointe | |
| PROPERTY TAX I.D. NUMBER: 4315-609-0004-000-6 | | | | |
| CIRCLE ONE: PRELIMINA | ARY FINAL | PRELIMINA | RY & FINAL | |
| PROPOSED USE: Commercial | | | | |
| GROSS SQ. FT. OF STRUCTURE(S): N/A | | | - | |
| NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: N/A | | | | |
| UTILITIES & SUPPLIER: PSL USD | | | | |
| GROSS ACREAGE & SQ. FT. OF SITE: 4.8acres, 209,088 sq ft | | | | |
| FUTURE LAND USE DESIGNATION: NCD | ZONING | G DISTRICT: MPUD | | |
| OWNER(S) OF PROPERTY: NAME, ADDRESS, TELEPHONE & FAX NO | Baron Shoppes Traditio 49 Flagler Avenue, Unit Stuart, FL 34994 | | | |
| APPLICANT OR AGENT OF OWNER: NAME, ADDRESS, TELEPHONE & FAX NO | Engineering, Design & 0 10250 SW Village Parkv Port St. Lucie, FL 34987 | vay, Suite 201 | | |
| PROJECT ARCHITECT/ENGINEER: (FIRM, ENGINEER OF RECORD | Engineering Design & C J.R. Harrison PE #8227 | | | |
| FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.) | J.R. Harrison Tel 772-46 10250 SW Village Parkv | | t. Lucie, FL 34987 | |
| - I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION. | | | | |
| - I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156. | | | | |
| NOTE: Signature on this application acknowledges project has not yet been determined. Adequacy of puddequacy for public facilities is determined through be necessary for this project to be determined based of | ablic facility services is not gua certification of concurrency and in the application material submi | ranteed at this stage in the dissuance of final loo | e development review process. | |
| Infany Diven, EDC T OWNER'S SIGNATURE HAND | ittany owen D PRINT NAME | Survey TITLE | | |
| | | | | |



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: <u>Baron Shoppes Tradition</u> | |
|---|---|
| Parcel ID: <u>431560900040006</u> | Address: <u>TBD</u> |
| BEFORE ME THIS DAY PERSON, WHO BEING DULY SWORN, DEPOSES AN | ALLY APPEARED |
| or have submitted applications and a and represent us at all meetings and Association, City, County and State above. Furthermore, I hereby give co terms and conditions which may arise | G, Inc. and EDC Inc. to act on my behalf, to submit Il required material and documents, and to attend public hearings pertaining all Tradition Community permits for completion of the project indicated insent to the party designated above to agree to all e as part of the approval of this application for the plans, and other related development items for this |
| FURTHER AFFIANT SAYETH NOT. | |
| Jeremian Baron (Name of Person Ackn | before me this Am day of January, 2000, by nowledging) who is personally known to me or who spe of identification) as identification and who did |
| (did not) take an oath. | 1 |
| Melissa Suureegs Notary Signature | Owner's Signature |
| Melissa Suayez Printed Name of Notary | Jeremian Baron Owner's Name |
| MELISSA SLAREZ MY COMMISSION # GG 272199 EXPIRES: February 8, 2023 Bonded Thru Notary Public Underwriters | YUSU Plagler Awe#301 Street Address Struck FL 34994 City, State, Zip |
| My commission expires | 772-528-0506 Telephone / Email Journal Commercial real estate 11c. com |