

TYPE	STATUS	BUILDING TYPE	
SUB	CITY COUNCIL MEETING SCHEDULED		
ASSIGNED TO			
Bridget Kean; Clyde Cuffy; Rick Compitello; Michele Holler; Public Works Engineering; Bret Kaiser			
ADDRESS			
SECTION	BLOCK	LOT	
PI 32	SouthernGrove	p/o Tr 3	
LEGAL DESCRIPTION			
SOUTHERN GROVE PLAT NO. 32 (PB 90-12) TRACT 3 LESS OR 4456-2587 MPDAF COMM AT MOST NLY SW COR OF LOT 3 WITHIN PB 84-35 TH N 25-57-22 W 1697.68 FT TO POB; TH N25-57-22 W 270 FT; TH N 64-02-38E 403.40 FT; TH S 25-57-22 E 270 FT; TH S 64-02-38 W 403.40 FT TO POB (255.89 AC - 11,146,550 SF) AND COMM AT MOST NLY SW COR OF LOT 3 WITHIN PB 84-35 TH N 25-57-22 W 1697.68 FT TO POB; TH N25-57-22 W 270 FT; TH N 64-02-38E 403.40 FT; TH S 25-57-22 E 270 FT; TH S 64-02-38 W 403.40 FT TO POB (108,918 SF / 2.5 AC) (OR 4606-889)			
SITE LOCATION			
East of Village Parkway, south of Accel project - Hegener Drive			
PARCEL #			
4315-802-0004-010-2	4315-802-0004-000-9		
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
258.39			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
5	2		
UTILITY PROVIDER			
CITY OF PORT ST. LUCIE			
DESCRIBE REQUEST			
Subdivision plat of approximately 258.39 acres located in Southern Grove east of Village Parkway.			
Primary Contact Email			
patriciasesta@edc-inc.com			
AGENT/APPLICANT			
FIRST NAME	LAST NAME		
Brad	Currie		
Business Name			
ADDRESS			
10250 SW Village Parkway, Suite 201			
CITY	STATE	ZIP	
Port St. Lucie	FL	34987	
EMAIL	PHONE		
bradcurrie@edc-inc.com	7724622455		
AUTHORIZED SIGNATORY OF CORPORATION			

FIRST NAME**LAST NAME**

ADDRESS

CITY**STATE****ZIP**

EMAIL

patriciasesta@edc-inc.com

PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME

J.R.

LAST NAMEHarrison

Business Name

ENGINEERING DESIGN & CONSTRUCTION, INC.

ADDRESS

10250 SW Village Parkway, Suite 201

CITY

Port St. Lucie

STATE

FL

ZIP34987

EMAIL

jaysonharrison@edc-inc.com

PHONE7724622455

PROPERTY OWNER

Business Name

Port St. Lucie Governmental Finance Corporation

ADDRESS

C/O City Attorney, 121 SW Port St. Lucie Blvd.

CITY

Port St. Lucie

STATE

FL

ZIP34984

EMAIL

rblackburn@cityofpsl.com

PHONE(772) 871-5163

Business Name

St. Lucie County Fire District

ADDRESS

5160 N.W. Milner Drive

CITY

Port St. Lucie

STATE

FL

ZIP34983

EMAIL

wboyer@slcfd.org

PHONE

(772) 621-3322

LETTER OF JUSTIFICATION
Southern Grove Plat No. ____ with Construction Plans
 (Plat No to be assigned by the City of PSL)
 October 29, 2021

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. ____ (to be assigned by the City of Port St. Lucie). The plat encompasses 258.39 acres and can be identified as parcel ID # 4315-802-0004-010-2 and 4315-802-0004-000-9. The petitioner wishes to obtain approval to subdivide the existing parcel into four (4) parcels including the proposed right-of-way of SW Tom Mackie Blvd., a water management tract and a conservation tract. The property address has not yet been assigned but is located south and east of Tom Mackie Boulevard and west of Village Parkway in Southern Grove. Construction plans for the extension of SW Tom Mackie Blvd. are included as part of this application package.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
4315-802-0004-000-9	TBD	255.89	NCD	MPUD
4315-802-0004-010-2	TBD	2.50	NCD	MPUD
TOTAL:		258.39		

The property addresses are not yet been assigned but are located south and east of Tom Mackie Boulevard and west of Village Parkway in Southern Grove. The plat includes a large 255.89-acre parcel and also includes a 2.50-acre parcel owned by St. Lucie County Fire District totaling 258.39 acres.

The petitioner is requesting to subdivide this parcel into four (4) tracts including the proposed right-of-way of SW Tom Mackie Blvd., a water management tract and a conservation tract. These parcels are currently undeveloped. Construction plans for the extension of SW Tom Mackie Blvd. are included as part of this application package.

The subject property has a Future Land Use designation of New Community Development (NCD) and an underlying Zoning designation of Master Planned Unit Development (MPUD).

To the north of the subject parcel lies a water management tract that will soon be under construction. This parcel has a Future Land Use designation of New Community Development (NCD) and an underlying Zoning designation of Master Planned Unit Development (MPUD).

To the east of the subject property lies the right-of-way of I-95.

South of the property is proposed is an undeveloped road right of way followed by undeveloped parcels owned by Port St. Lucie Governmental Finance Corporation. This property has a Future Land Use designation of New Community Development (NCD) and an underlying Zoning designation of Master Planned Unit Development (MPUD).

West of the northern sliver of land lies the Accel development which will be under construction in the near future. Further south, the property has a western neighbor of the SW Tom Mackie Blvd. right-of-way that is currently platted followed by a 5.29-acre undeveloped commercial tract and a 25.23-acre tract previously identified as Southern Grove Vocational School. West of the SLCFD parcel lies the right-of-way of SW Village Parkway followed by land owned by the City of Port St. Lucie to the northwest and a water management tract to the southwest. West of the southwest portion of the 255.89 parcel lies an undeveloped parcel owned by Mattamy Palm Beach, LLC. All parcels have a Future Land Use designation of New Community Development (NCD) and an underlying Zoning designation of Master Planned Unit Development (MPUD).

PLAT REQUIREMENTS

Section 156.056 of the Port St. Lucie Zoning Code identifies the requirements for Plat Submittal. The attached plat meets all of the requirements of Section 156.056.

In addition to meeting the requirement of Section 156.056, the City of Port St. Lucie's Fusion website outlines the material required for this application. Street lighting is not required as part of the proposed improvements. Due to this, a street lighting plan is not included.

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

Z:\EDC-2021\21-370 - PSL - Hegener Drive Extension Phase II\ENGINEERING\Documents\Submittal Documents\Justification Statement\1 - Cover Letter.docx

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: 4315-802-0004-000-9

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.

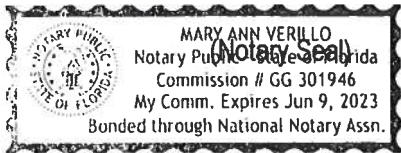
The foregoing instrument was acknowledged before me this 19 day of October, 2021, by Russ Blackburn (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Mary Ann Verillo
Notary Signature

Russ Blackburn
Owner's Signature

MARY ANN VERILLO
Printed Name of Notary

RUSS BLACKBURN
Owner's Name



121 SW PORT ST LUCIE BLVD.
Street Address

Port St. Lucie, FL. 34984
City, State, Zip

JUNE 9, 2023
My commission expires

(772) 871-5163
Telephone / Email

St. Lucie County Fire District
5160 NW Milner Drive
Port St. Lucie, FL 34983

AGENT CONSENT FORM

Project Name: Southern Grove Plat No # (TBD)

Parcel ID: 4315-802-0004-010-2

BEFORE ME THIS DAY PERSONALLY APPEARED Nate Spera,
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 29 day of Sep., 2021, by Nate Spera (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.

Vicki J. Echazabal
Notary Signature

Vicki J. Echazabal
Printed Name of Notary

(Notary Seal)

[Signature]
Owner's Signature

Nate Spera
Owner's Name

5160 NW MILNER DR.
Street Address

PT. SAINT LUCIE, FL 34983
City, State, Zip

4-13-2025
My commission expires

772-621-3400 NSPERA@SLCFD.org
Telephone / Email

