



# Planning / Applications / P#: P21-239

- Application
- Comments
- Submittals
- Meetings
- Allowed Users
- BlueBeam
- History
- Fees
- Conditions
- Files
- Reports

Save

Project Name: Southern Grove-Shoppes at the Heart (Telaro)

- Management/Property Information
- Reviewers

## Management

Project Type : \* [dropdown] Application Status: [dropdown] Project Number: \* P21-

Building Type : [dropdown] Amended Number: [input] Utility File Number: 5211

Primary Email Address: k [input]

Describe Request: On behalf of JDR Development, LLC we respectfully submit this site plan application package. The proposed site plan includes two

Public Records Exempt?:

## Property Information

Address:	<input type="text" value="None"/>	Project Site Location:	<input type="text" value="SG-3"/>				
City Section:	<input type="text" value="P"/>	Block:	<input type="text" value="Sou"/>	Lot:	<input a"="" type="text" value="Tr. "/>		
Legal Description:	<input type="text" value="COMMERCIAL TRACT A OF TELARO AT SOUTHERN GROVE PLAT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK __"/>						
<input type="button" value="+"/>							
Parcel Number	<input type="text" value="NEW COM ..."/>	MPUD - MA ...	<input type="text" value="CITY OF PO ..."/>				
4315-707-0014-000-0	<input type="text" value="Select..."/>	15.22	63781	<input type="checkbox"/>			
<input type="checkbox"/>							
<input checked="" type="checkbox"/>							
Agent/Applicant	Property Owners	Authorized Signatory of Corporation	Project Architect/Engineer				
Agent First Name:	<input type="text"/>	Agent Last Name:	<input type="text"/>	Agent Business Name:	<input type="text"/>	Agent Phone:	<input type="text" value="772:"/>
Agent Address:	<input type="text" value="701 SE Ocean Blvd"/>						
Agent City:	<input type="text"/>	Agent State:	<input type="text"/>	Agent Zip:	<input type="text"/>	Agent Email:	<input type="text" value="kvel"/>
<input type="button" value="Save"/>							



October 6th, 2021

**VIA DIGITAL DELIVERY**

Planning and Zoning Department  
City of Port Saint Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**Re: SG-3 Commercial 'Shoppes at the Heart' - Site Plan Application**

On behalf of JDR Development, LLC we respectfully submit this site plan application package. The proposed site plan includes two separate retail buildings, a grocery building, and a standalone restaurant building. There are 3 parcels to the west boundary that are planned to be future development. Access is provided off of Community Blvd., Discovery Way, and Village Parkway. The site plan has been designed to maximize pedestrian connectivity through the interior to the exterior of the site. Both the restaurant building and Retail 2 building accommodate large areas of outdoor plaza space to be utilized by their users as well as the adjacent future Heart of Tradition Plaza.

Please find attached the following items in support of the application:

- Site Plan Application
- Owner's Authorization Letter
- Property Ownership Card
- Conceptual Architectural Plans
- Preliminary Engineering Plan
- Phasing Plan
- Site Plan
- Traffic Analysis

Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

Kevin Velinsky  
Project Designer

*Mattamy Palm Beach, LLC  
1500 Gateway Blvd, Suite 212  
Boynton Beach, FL 33426*

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

**Re: Owner's Authorization -**

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 applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,



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Tony Palumbo, Mattamy Palm Beach, LLC

