



Planning / Applications / P#: P24-153

[Legal Request](#)

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

[UE Application](#) [Save](#)

Project Name:

Southern Grove-Plat No. 47 - Preliminary & Final Plat

Management/Property Information

Misc Fields

Reviewers

Management

Project Type: *

SUBDIVISION PLAT

Status:

CITY COUNCIL MEETIN...

Approved Date:

10/25/2024

Project Number: *

P24-153

Amended Number:

Utility File Number :

11-900-25

Building Type :

Select...

Primary Email Address:

dmurphy@ct-eng.com

Describe Request:

THIS APPLICATION IS FOR A REPLAT OF ALL OF LOT 6, SOUTHERN GROVE PLAT NO. 46, AS RECORDED IN PLAT BOOK 125, PAGE 17 AND A PORTION OF E/W 3 R/W, A 150.00 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, LYING EAST OF THE WEST LINE OF A 60' EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 506; INCLUDING A PARCEL OF LAND

Check this if Exempt from Public Records Request:

Property Information

Address:

Project Site Location:

ALONG SOUTHWEST MARSHAI

City Section:

PI 46

Block:

SouthernGrove

Lot:

6 Replat

Legal Description:

SEE ATTCHED SITE SURVEY



Parcel Number
4322-801-0011-000-0
4315-505-0010-010-5

Current Land Use: <input type="text" value="NEW COMMUNITY DEVELOPMENT"/>	Current Zoning: <input type="text" value="MPUD - MASTER PLANNED UNIT DEVELOP..."/>
Proposed Zoning: <input type="text" value="Select..."/>	Utility Provider: <input type="text" value="CITY OF PORT ST. LUCIE"/>
Acreage: <input type="text" value="26.55"/>	No. of Lots or Tracts: <input type="text" value="3"/>
No. of sheets in plat: <input type="text" value="3"/>	Administrative: <input type="checkbox"/>
Architectural Elevations: <input type="checkbox"/>	Construction Plans: <input type="checkbox"/>

Agent/Applicant	Property Owners	Authorized Signatory of Corporation	Project Architect/Engineer
Agent First Name: <input type="text" value="Dennis"/>	Agent Last Name: <input type="text" value="MURPHY"/>	Agent Business Name: <input type="text" value="CULPEPPER & TERP"/>	Agent Phone: <input type="text" value="(772) 464-3537"/>
Agent Address: <input type="text" value="2980 South 25th Street"/>			
Agent City: <input type="text" value="Ft Pierce"/>	Agent State: <input type="text" value="FLORIDA"/>	Agent Zip: <input type="text" value="34981"/>	Agent Email: <input type="text" value="dmurphy@ct-eng.com"/>

Save

September 16, 2024

Ms. Bridget Kean, AICP, Deputy Planning Director
City of Port St Lucie
121 SW Port St Lucie Boulevard
Port St Lucie, Florida 34984

Subject: Southern Grove Plat 47 – Initial City Submission (FUSION)

Dear Ms. Kean:

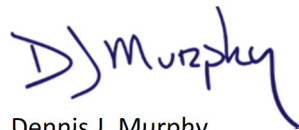
Attached, please find our application for Plat reviews associated with the proposed Southern Grove Plat 47. As you know, this Plat is being initiated by the City of Port St. Lucie and is for the purpose of addressing the realignment of Marshall Parkway to meet FDOT Interchange spacing standards and to address the creation of a future opportunity site for the Legacy Park Development area.

In reviewing the on-line County records, because of the newness of the Southern Grove Plat 46, individual property deeds are not yet available. In fact, as you review the on line records for the parcels in Plat 46, there are several inconsistencies in them as to property description that the County will need to correct. It is therefore not possible to provide specific property deeds at this time for the Plat 46 properties. We have however been able to obtain the older, broader deed covering the City's acceptance of the primary roads and other critical sites in the Southern grove area back in 2016. A copy of that Deed is attached to this submission.

Please note this Plat is identified as 'Preliminary' and there will be likely be some revisions to it prior to final presentation to the City, based on any City review comments.

Thank you for your attention to this submission. Again, if you have any questions or need additional back-up, please let me know.

Sincerely:
Culpepper & Terpening, Inc.



Dennis J. Murphy
Principal Planner

City of Port St. Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

AGENT CONSENT FORM

Project Name(s): P24-153 Southern Grove Plat No. 47

Legal Description: E/W 3 road right-of-way (O.R.B. 2418 PG. 2680) (O.R.B. 2899 PG.2933)

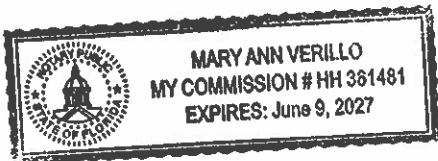
I hereby give CONSENT to Culpepper and Terpening, Inc., to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

[Signature] City Manager 11/14/24
Signature Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Nov., 2024, by Jesus Merejo, City Manager, who is personally known to me.



NOTARY SEAL/STAMP

[Signature]
Signature of Notary Public

Mary Ann Verillo
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 06/09/2027

Port St. Lucie Governmental Finance Corporation
 121 SW Port St.
 Lucie Blvd. Port St.
 Lucie, FL 34984

AGENT CONSENT FORM

Project Name(s): P24-153 Southern Grove Plat No. 47

Legal Description: Southern Grove Plat No. 46, Lot 6

I hereby give CONSENT to Culpepper and Terpening, 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 projects indicated above.



 Signature

 CEO
 Title

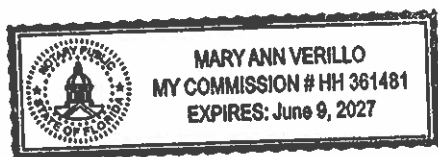
11/14/24

 Date

Jesus Merejo
 Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of** **physical presence** or **online notarization**, this 14 day of Nov, 2023, by Jesus Merejo, CEO, who is personally known to me.



NOTARY SEAL/STAMP



 Signature of Notary Public

Mary Ann Verillo

 Print Name of Notary Public
 Notary Public, State of Florida
 My Commission expires 06/09/2027