



# Planning / Applications / P#: P23-145

Legal Request

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UE Application

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**Project Name:**

Southern Grove - Plat No. 42

Management/Property Information

Reviewers

## Management

**Project Type: \***

SITE PLAN ▾

**Status:**

CITY COUNCIL MEETIN... ▾

**Approved Date:**

**Project Number: \***

P23-145

**Amended Number:**

**Utility File Number :**

5339B-1

**Building Type :**

COMMERCIAL ▾

**Primary Email Address:**

patriciasesta@edc-inc.com

**Describe Request:**

Construction of a 62,750 sf office / warehouse development with associated site improvements. TCC Tract B.

Check this if Exempt from Public Records Request:

## Property Information

**Address:**

**Project Site Location:**

East of Tom Mackie Blvd. and sc

**City Section:**

PI 40

**Block:**

SouthernGrove

**Lot:**

p/o Par 1

**Legal Description:**

A PORTION OF PARCEL 1, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 1, SAID CORNER BEING THE INTERSECTION



**Parcel Number**

4315-804-0003-010-1

**Current Land Use:**

NEW COMMUNITY DEVELOPMENT ▾

**Current Zoning:**

MPUD - MASTER PLANNED UNIT DEVELOP... ▾

**Proposed Zoning:**

Select... ▾

**Utility Provider:**

CITY OF PORT ST. LUCIE ⊗ ▾

**Acreage:**

5.86

**Bld Sq. footage:**

62750

**Administrative:**

**Architectural Elevations:**

Agent/Applicant    Property Owners    Authorized Signatory of Corporation    Project Architect/Engineer

**Agent First Name:**

Bradley J.

**Agent Last Name:**

Currie

**Agent Business Name:**

ENGINEERING DESI

**Agent Phone:**

(772) 462-2455

**Agent Address:**

10250 SW Village Parkway,

**Agent City:**

Port St. Lucie

**Agent State:**

FLORIDA ▾

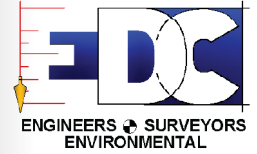
**Agent Zip:**

34987

**Agent Email:**

bradcurrie@edc-inc.cc

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**SOUTHERN GROVE PLAT # 42 – TAMBONE TRACT B  
SITE PLAN  
City of PSL # \_\_\_\_\_**

**July 5, 2023**

**REQUEST**

*On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting the review and approval of a site plan for a project known as Southern Grove Plat # 42 – Tambone Tract B. The applicant is requesting site plan approval for a 62,750-sf office / warehouse building with associated site improvements. The property is generally located on the east side of Hegener Drive and south of Trade Center Drive in Southern Grove.*

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject properties are located on the east side of Hegener Drive, approximately 1,235 feet south of SW Trade Center Drive. The parcel size is 5.86 acres and is currently undeveloped. The parcel associated with this request is noted below:

<b>Parcel ID</b>	<b>Parcel Number</b>	<b>Future Land Use</b>	<b>Zoning</b>
4315-804-0003-000-8	TBD	NCD	MPUD

The subject parcel has an existing Future Land Use designation of New Community Development (NCD) and is located in the Master Planned Unit Development (MPUD) Zoning designation. The applicant is requesting approval of a site plan for the construction of a 62,750-sf office / warehouse building.

To the north of the subject properties lies the Southern Gove CDD No 5. water management tract followed by the Phase II Accel project. This parcel has a Future Land Use designation of New Community Development (NCD) and is located in the Master Planned Unit Development (MPUD) Zoning designation.

To the west of the subject parcels lies the right of way of Hegener Drive followed by commercial developments. These parcels have a Future Land Use designation of New Community Development (NCD) and are located in the Master Planned Unit Development (MPUD) Zoning designation.

South of the subject parcel lies an undeveloped commercial tract. This parcel has a Future Land Use designation of New Community Development (NCD) and is located in the Master Planned Unit Development (MPUD) Zoning designation.

To the east of the subject property is an undeveloped commercial parcel. This parcel has a Future Land Use designation of New Community Development (NCD) and is located in the Master Planned Unit Development (MPUD) Zoning designation.

## **SITE PLAN REQUIREMENTS**

Section 158.237 of the Port St. Lucie Code identifies the requirements for Site Plan Approval. The attached site plan meet the requirements of Section 158.237.

In addition to meeting the requirement of Section 158.237, a checklist of items required for site plan review is outlined on Fusion. Most of the items noted in the checklist are included as part of this submittal.

- There is no written response as this if the initial submittal to staff for review.
- CDs are not included as the application was uploaded using Fusion.
- This project is located in Southern Grove. Floor plans and elevations will be reviewed by Tradition Commercial Association. A courtesy copy is attached for your files.

***Based on the above justification and attached information, the Petitioner respectfully requests approval of the requested application.***

Z:\EDC-2022\22-398 - Tambone - TCC Parcel B\ENGINEERING\Documents\Submittal Documents\Justification Statement\2023-07-05\_Tambone\_TCC\_Tract\_B\_SP\_Justification\_Statement\_22-398.docx

PSL 1850 LLC  
3710 Buckeye Street, Suite 100  
Palm Beach Gardens, FL 33410

**AGENT CONSENT FORM**

Project Name: TCC - Tract B

Parcel ID: PORTION OF 4315-804-0003-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Donald R. Shapiro, 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 30th day of September, 2023, by Donald R Shapiro (Name of Person Acknowledging) who is personally known to me or who has produced Drivers License (type of identification) as identification and who did (did not) take an oath.

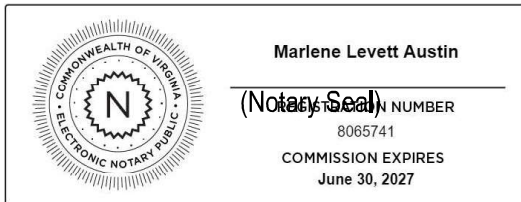
*Marlene Levett Austin*

Notary Signature

Marlene Levett Austin

Printed Name of Notary

Virginia  
Chesterfield



06/30/2027

My commission expires

*Donald R Shapiro*

Owner's Signature

Donald R. Shapiro

Owner's Name

101 Terra Linda PI

Street Address

Palm Beach Gardens, FL 33418

City, State, Zip

857-636-0404 / donald@shapiro.org

Telephone / Email