



Planning / Applications / P#: P23-189

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Project Name:

Southern Grove-11 (Parcel 25D) - Walgreens

Management/Property Information

Reviewers

Management

Project Type: *

SITE PLAN

Status:

CITY COUNCIL MEETIN...

Approved Date:



Project Number: *

P23-189

Amended Number:

Utility File Number :

5436

Building Type :

COMMERCIAL

Primary Email Address:

shannon.tamayo@kimley-hc

Describe Request:

On behalf of The Morgan Companies, we respectfully submit this site plan application package. The proposed site plan includes a retail/pharmacy with drive-through, associated parking and associated access. The remainder of the site is being set aside for future development. The site is located on the northwest corner of the Marshall Parkway/Open View Road and Village Parkway intersection. Access to

Check this if Exempt from Public Records Request:

Property Information

Address:

Project Site Location:

Northwest corner of the Marshi

City Section:

PI 13

Block:

SouthernGrove

Lot:

Parcel 25D

Legal Description:

SOUTHERN GROVE PLAT NO. 13 (PB 74-10) PARCEL 25D(15.573 AC - 678,360 SF)



Parcel Number

4322-600-0023-000-0

Current Land Use: NEW COMMUNITY DEVELOPMENT

Current Zoning: SLC AG-5

Proposed Zoning: Select...

Utility Provider: CITY OF PORT ST. LUCIE

Acreage: 1.78

Bld Sq. footage: 10000

Administrative:

Architectural Elevations:

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

Agent First Name: Chris

Agent Last Name: Hollen

Agent Business Name: Kimley-Horn & Ass

Agent Phone: (772) 794-4087

Agent Address: 445 24th St Suite #200

Agent City: Vero Beach

Agent State: FLORIDA

Agent Zip: 32960

Agent Email: Chris.hollen@kimley-h

Save

October 4, 2023

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

Re: SOUTHERN GROVE 11 (PARCEL 25D) Site Plan Application

To Whom It May Concern:

On behalf of The Morgan Companies, we respectfully submit this site plan application package. The proposed site plan includes a retail/pharmacy with drive-through, associated parking and associated access. The remainder of the site is allocated to future out parcels and is being set aside for future development. The site is located on the northwest corner of the Marshall Parkway/Open View Road and Village Parkway intersection. Access to the site is provided from two locations along Village Parkway and one from Marshall Parkway/Open View Road.

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

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

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

Sincerely,



Chris Hollen, P.E.
Vice President

September 28, 2023

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

Re: SOUTHERN GROVE 11 (PARCEL 25D) Site Plan Application

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for KIMLEY-HORN & ASSOCIATES to represent MATTAMY PALM BEACH, LLC as an applicant during the governmental review process for the above noted project.

Please feel free to contact me if you have any additional questions or comments.

Sincerely,



Frank Covelli
Vice President – Land Development & Amenities
Mattamy Homes