

| <b>TYPE</b>   | <b>STATUS</b>                      | <b>BUILDING TYPE</b>            |                        |
|---|------------------------------------|---------------------------------|------------------------|
| SUB   | CITY COUNCIL MEETING SCHEDULED     |                                 |                        |
| <b>ASSIGNED TO</b>  |                                    |                                 |                        |
| Bridget Kean; Rick Compitello; Christopher Powell; Leon Hayman; Public Works Engineering                  |                                    |                                 |                        |
| <b>ADDRESS</b>  |                                    |                                 |                        |
|   |                                    |                                 |                        |
| <b>SECTION</b>  | <b>BLOCK</b>                       | <b>LOT</b>                      |                        |
| PI 29   | SouthernGrove                      | Tr 1 Replat                     |                        |
| <b>LEGAL DESCRIPTION</b>  |                                    |                                 |                        |
| Southern Grove Plat NO. 29 (PB 88-34) Tract 1   |                                    |                                 |                        |
| <b>SITE LOCATION</b>  |                                    |                                 |                        |
| SE corner of SW Discovery Way and SW Village Parkway  |                                    |                                 |                        |
| <b>PARCEL #</b>   |                                    |                                 |                        |
| 4315-706-0002-000-0   |                                    |                                 |                        |
| <b>CURRENT LANDUSE</b>  | <b>PROPOSED LANDUSE</b>            | <b>CURRENT ZONING</b>           | <b>PROPOSED ZONING</b> |
| NCD   |                                    | MPUD                            |                        |
| <b>ACREAGE</b>  | <b>NON-RESIDENTIAL SQ. FOOTAGE</b> | <b>NO. OF RESIDENTIAL UNITS</b> |                        |
| 5.623   |                                    |                                 |                        |
| <b>NO. OF LOTS OR TRACTS</b>  | <b>NO. OF SHEETS IN PLAT</b>       |                                 |                        |
| 2   | 2                                  |                                 |                        |
| <b>UTILITY PROVIDER</b>   |                                    |                                 |                        |
| CITY OF PORT ST. LUCIE  |                                    |                                 |                        |
| <b>DESCRIBE REQUEST</b>   |                                    |                                 |                        |
| Replatting of Southern Grove Plat No 29, Tract 1. This request is to replat Tract 1 into two (2) parcels. |                                    |                                 |                        |
| <b>Primary Contact Email</b>  |                                    |                                 |                        |
| patriciasesta@edc-inc.com   |                                    |                                 |                        |
| <b>AGENT/APPLICANT</b>  |                                    |                                 |                        |
| <b>FIRST NAME</b>   | <b>LAST NAME</b>                   |                                 |                        |
| J.R.  | Currie                             |                                 |                        |
| <b>Business Name</b>  |                                    |                                 |                        |
|   |                                    |                                 |                        |
| <b>ADDRESS</b>  |                                    |                                 |                        |
| 10250 SW Village Parkway, Suite 201   |                                    |                                 |                        |
| <b>CITY</b>   | <b>STATE</b>                       | <b>ZIP</b>                      |                        |
| Port St. Lucie  | FL                                 | 34987                           |                        |
| <b>EMAIL</b>  | <b>PHONE</b>                       |                                 |                        |
| bradcurrie@edc-inc.com  | 7724622455                         |                                 |                        |
| <b>AUTHORIZED SIGNATORY OF CORPORATION</b>  |                                    |                                 |                        |
| <b>FIRST NAME</b>   | <b>LAST NAME</b>                   |                                 |                        |
| Russ  | Blackburn                          |                                 |                        |
| <b>ADDRESS</b>  |                                    |                                 |                        |
| 121 SW Port St. Lucie Blvd.   |                                    |                                 |                        |
| <b>CITY</b>   | <b>STATE</b>                       | <b>ZIP</b>                      |                        |
| Port St Lucie   |                                    | 34984                           |                        |
| <b>EMAIL</b>  | <b>PHONE</b>                       |                                 |                        |
|   |                                    |                                 |                        |

patriciasesta@edc-inc.com

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**PROJECT ARCHITECT/ENGINEER**

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**FIRST NAME**

J.R.

**LAST NAME**

Harrison

**Business Name**

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**ADDRESS**

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10250 SW Village Parkway, Suite 201

**CITY**

Port St. Lucie

**STATE**

FL

**ZIP**

34987

**EMAIL**

jaysonharrison@edc-inc.com

**PHONE**

7724622455

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**PROPERTY OWNER**

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**Business Name**

Port St. Lucie Governmental Finance Corporation

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**ADDRESS**

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

**CITY**

Port St. Lucie

**STATE**

FL

**ZIP**

34984

**EMAIL**

rblackburn@cityofpsl.com

**PHONE**

(772) 871-5163

**LETTER OF JUSTIFICATION**  
**Plat Application – Southern Grove Plat No \_\_\_\_\_**  
Replat of Southern Grove Plat No. 29  
October 15, 2020

**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 City staff). The subject property is approximately 5.623 acres and can be identified as parcel ID # 4315-706-0002-000-0. The petitioner wishes to obtain approval to replat Tract 1 of the Southern Grove Plat No 29 into two (2) tracts. A property address has not yet been assigned but is located east of Village Parkway and south of Discovery Way in Southern Grove. A site plan application is being submitted concurrently with this application for development on approximately 2.69 acres (northern portion of the site).*

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject property is located east of Village Parkway and south of Discovery Way in Southern Grove, Port St. Lucie, Florida.

The parcel totals 5.62 acres. This application is to request approval of a replat to subdivide this parcel into two (2) tracts. A site plan is being submitted concurrently with this application for the development of the northern 2.69 acres. The site plan includes the development of a four (4) story, 51,945 sf hotel with associated site improvements.

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 the right-of-way of SW Discovery Way followed by commercial development currently 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 a proposed water management tract currently under construction followed by the Oculus site currently 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).

South of the property is the balance of the parent parcel which is currently undeveloped. This 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 west lies the right-of-way of SW Village Parkway followed by a residential development currently 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).

## **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 requires the completion of a Subdivision Plat Sufficiency Checklist. The checklist is submitted along with this Justification Statement/Cover Letter.

## **SUBDIVISION PLAT SUFFICIENCY CHECKLIST**

Most of the items required for site plan approval are included as part of this submittal.

- This application is being uploaded electronically through [www.fusion.cityofpsl.com](http://www.fusion.cityofpsl.com). Due to this, a CD has not been included.
- Because this is the formal submittal of the plat application, a written response has not been included.
- Construction, landscape and irrigation plans are not included as part of this application.

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

Z:\EDC-2020\20-272 - Hospitality Arch - WoodSprings\ENGINEERING\Documents\Submittal Documents\Justification Statement\2020-10-15\_WoodSprings\_Hotel\_Plat\_Justification\_Statement\_20-272.docx

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

**AGENT CONSENT FORM**

Project Name: Woodsprings

Parcel ID: 4315-706-0002-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED \_\_\_\_\_,  
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.

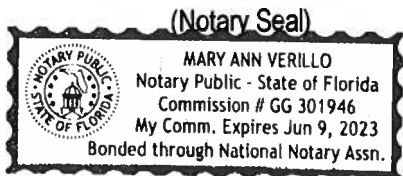
The foregoing instrument was acknowledged before me this 7 day of October 2020, by Russ Blackburn (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

Mary Ann Verillo  
Notary Signature

Russ Blackburn  
Owner's Signature

MARY ANN VERILLO  
Printed Name of Notary

Russ Blackburn  
Owner's Name



Port St. Lucie Blvd.  
Street Address

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

My commission expires \_\_\_\_\_

(772) 871-5143  
Telephone / Email

R.Blackburn@cityofPSL.com