NO	P20-216	Southern Grove-	Plat No. 34			
ASSIGNED TO  Bridget Kean; Rick Compitello; Christopher Powell; Leon Hayman; Public Works Engineering ADDRESS  SECTION  BLOCK  Pl 29 SouthernGrove Plat NO. 29 (PB 88-34) Tract 1  SITE LOCATION  SOUTHER Grove Plat NO. 29 (PB 88-34) Tract 1  SITE LOCATION  SE corner of SW Discovery Way and SW Village Parkway  PARCEL# 4315-706-0002-000-0  CURRENT LANDUSE PROPOSED LANDUSE NOD  ACREAGE NON-RESIDENTIAL SQ, FOOTAGE NO. OF SHEETS IN PLAT  2 UTILITY PROVIDER CITY OF PORT ST, LUCIE  DESCRIBE REQUEST Replatting of Southern Grove Plat No 29, Tract 1. This request is to replat Tract 1 into two (2) parcels.  Primary Contact Email particiases take decinic.com  AGENT/APPLICANT FIRST NAME JR  CURY BUSINESS Name  ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME ADDRESS BUSINESS NAME BUSINESS NAME BUSINESS NAME BUSINESS NAME ADDRESS BUSINESS NAME BUSINESS NAM	ТҮРЕ	STATUS	BUILDING TYPE			
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AGENT/APPLICANT  FIRST NAME  J.R.  Currie  Business Name  ADDRESS  10250 SW Village Parkway, Suite 201  CITY  STATE  Port St. Lucie  FL  34987  EMAIL  bradcurrie@edc-inc.com  7724622455  AUTHORIZED SIGNATORY OF CORPORATION  FIRST NAME  Russ  ADDRESS  121 SW Port St. Lucie Blvd.  CITY  STATE  LAST NAME  LAST NAME  Blackburn  ADDRESS  121 SW Port St. Lucie Blvd.  CITY  STATE  ZIP  Port St Lucie  34984	<b>Primary Contact Email</b>					
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Russ Blackburn  ADDRESS  121 SW Port St. Lucie Blvd.  CITY STATE ZIP  Port St Lucie 34984	bradcurrie@edc-inc.co	m	7724622455			
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patriciasesta@edc-inc.com			
PROJECT ARCHITECT/ENGINE	ER		
FIRST NAME		LAST NAME	
J.R.		Harrison	
Business Name			
ADDRESS			
10250 SW Village Parkway, Suite	201		
CITY	STATE		ZIP
Port St. Lucie	FL		34987
EMAIL		PHONE	
jaysonharrison@edc-inc.com		7724622455	
PROPERTY OWNER			
<b>Business Name</b>			
Port St. Lucie Governmental Fina	ance Corporation		
ADDRESS			
C/O City Attorney, 121 SW Port	St. Lucie Blvd.		
CITY	STATE		ZIP
Port St. Lucie	FL		34984
EMAIL		PHONE	
rblackburn@cityofpsl.com		(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 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 <a href="https://www.fusion.cityofpsl.com">www.fusion.cityofpsl.com</a>. 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\Submittal Doc

# Port St. Lucie Governmental Finance Corporation 121 SW Port St. Lucie Blvd.

Port St. Lucie, FL 34984

# **AGENT CONSENT FORM**

Project Name: <u>Woodsprings</u>					
Parcel ID: 4315-706-0002-000-0					
BEFORE ME THIS DAY PERSONALLY APP WHO BEING DULY SWORN, DEPOSES AN	PEARED, ID SAYS THE FOLLOWING:				
to submit or have submitted applicati to attend and represent me at all a County and State permits for comple hereby give consent to the party desi	ng Design & Construction, Inc. to act on my behalf, ions and all required material and documents, and meetings and public hearings pertaining all City, tion of the project indicated above. Furthermore, I ignated above to agree to all terms and conditions roval of this application for the proposed use of a				
FURTHER AFFIANT SAYETH NOT.	n Dalle				
The foregoing instrument was acknowledged	before me this day of				
KUSS IDIUCK DURINGNAme of Person Ackr	nowledging) who is personally known to me or who				
has produced(type of identification) as identification and who did					
(did not) take an oath.					
Mugambleuils Notary Signature	Owner's Signature				
Notary Signature  MARY ANN VERILLO  Printed Name of Notary	Owner's Name				
(Notary Seal)  MARY ANN VERILLO  Notary Public - State of Florida Commission # GG 301946 My Comm. Expires Jun 9, 2023 Bonded through National Notary Assn.  My commission expires	Street Address  Port St. Lucie pc.  City, State, Zip  (M2) 871-5143  Telephone / Email  RB/ackburne City of PSL. C				