



# Planning / Applications / P#: P22-132

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**Project Name:**

Southern Grove-Plat No. 42 - Preliminary abd Final

Management/Property Information **Reviewers**

### Management

**Project Type: \*** SUBDIVISION PLAT **Status:** CITY COUNCIL MEETING SCHEDULED **Approved Date:**

**Project Number: \*** P22-132 **Amended Number:**  **Utility File Number :** 5339B

**Building Type :** Select... **Primary Email Address:** patriciasesta@edc-inc.com

**Describe Request:**  
Subdivision Plat for the replat of Parcel 1 of Southern Grove Plat No 40 as recorded in PB 102, Page 39. The proposed replat would subdivide the parcel into three (3) tracts.

Check this if Exempt from Public Records Request:

### Property Information

**Address:**  **Project Site Location:** east of Tom Mackie Blvd., south of the Accel WMT

**City Section:** Pl 40 **Block:** SouthernGrove **Lot:** Par. 1

**Legal Description:**  
Parcel 1 of Southern Grove Plat N 40, as recorded in Plat Book 102, Page 39 of the Public Records of St. Lucie County, Florida.



**Parcel Number**  
4315-804-0003-000-8

**Current Land Use:** NEW COMMUNITY DEVELOPMENT **Current Zoning:** MPUD - MASTER PLANNED UNIT DEVELOPMENT

**Proposed Zoning:** Select... **Utility Provider:** CITY OF PORT ST. LUCIE

**Acreage:** 40.03 **No. of Lots or Tracts:** 3

**No. of sheets in plat:** 2 **Administrative:**

**Architectural Elevations:**  **Construction Plans:**

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

Agent First Name: Agent Last Name: Agent Business Name: Agent Phone:

Brad

Currie

(772) 462-2455

**Agent Address:**

10250 SW Village Parkway, Suite 201

**Agent City:**

Port St. Lucie

**Agent State:**

FLORIDA

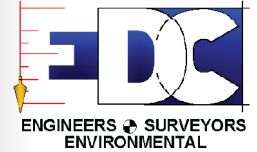
**Agent Zip:**

34987

**Agent Email:**

bradcurrie@edc-inc.com

Save



## LETTER OF JUSTIFICATION / COVER LETTER

Traditions Commerce Park  
Subdivision Plat  
April 26, 2023

### **REQUEST**

***On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a plat to subdivide the 40.03 acre into two (2) tracts for a project to be known as Traditions Commerce Park (FKA Miller 40 Acre). The subject property can be identified as Parcel # 4315-804-0003-000-8 and is located east of Tom Mackie Blvd. and south of the Accel WMT. A plat application was submitted to the City on April 18, 2022 and was tabled at SPRC on May 11, 2022.***

### **SITE CHARACTERISTICS & PROJECT HISTORY**

The subject property is located on the east side of the Tom Mackie Boulevard right-of-way and south of the Accel WMT in Southern Grove. An address has not yet been assigned for this parcel as it is undeveloped. A plat application to subdivide the parcel into three (3) tracts was submitted to the City on April 18, 2022 and was tabled at SPRC on May 11, 2022 as construction plans were not included with the submittal. The attached plat has been revised to reduce the proposed parcels. Both parcels have access to core infrastructure from Tom Mackie Boulevard. Due to this, construction plans are not required as part of this submittal. As each parcel proposes development, site specific site and construction plans will be submitted for review and approval by staff.

The subject property has an existing Future Land Use designation of New Community Development and an underlying Zoning designation of Master Planned Unit Development.

To the north of the subject parcel lies the water management tract associated with the Accel development. 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 west of the subject property lies the undeveloped right-of-way of Tom Mackie Boulevard followed by a platted undeveloped parcel previously known as Southern Grove Vocational Campus. 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 south of the subject lies undeveloped land owned by Port St. Lucie Governmental Finance. This parcel can be identified as parcel # 4315-4-0005-000-2. 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 parcel lies the right of way of Interstate 95 (I-95). This parcel has a Future Land Use designation of New Community Development (NCD) and an underlying Zoning designation of Master Planned Unit Development (MPUD).

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

Z:\EDC-2021\21-325 - Miller - Southern Grove Property\ENGINEERING\Documents\Submittal Documents\Justification Statement\2023-04-26\_Traditions\_Commerce\_Park\_40\_Acre\_Plat\_Justification\_21-325.docx

Traditions Commerce Park, LLC  
5750 Powerline Road  
Fort Lauderdale, FL 33309

**AGENT CONSENT FORM**

Project Name: Traditions Commerce Park

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

BEFORE ME THIS DAY PERSONALLY APPEARED THOMAS MILLER 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 14 day of April, 2022, by THOMAS MILLER (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.

[Signature]

Notary Signature

THOMAS MILLER

Owner's Signature

Jacqueline Shakes

Printed Name of Notary

THOMAS MILLER - MANAGER

Owner's Name

5750 POWERLINE RD

Street Address

FORT LAUDERDALE, FL 34990

City, State, Zip

Jan. 24, 2025

My commission expires

954-410-3139 T.MILLER@MILLERCONSTRUCTION.COM

Telephone / Email



Jacqueline Shakes  
Comm. # H120426  
Expires: Jan. 24, 2025  
Bonded Thru Aaron Notary