



Planning / Applications / P#: P22-007

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Project Name:

Southern Grove-Tradition Business Center

Management/Property Information

Reviewers

Management

Project Type: *

SITE PLAN ▾

Status:

CITY COUNCIL MEETING ... ▾

Approved Date:

Project Number: *

P22-007

Amended Number:

Utility File Number:

5339A-1

Building Type :

COMMERCIAL ▾

Primary Email Address:

patriciasesta@edc-inc.com

Describe Request:

Construction of two (2) office / warehouse buildings located in Southern Grove totaling 34,224 SF with associated site improvements.

Check this if Exempt from Public Records Request:

Property Information

Address:

Project Site Location:

South of Trade Center Drive, east

City Section:

PI 26

Block:

SouthernGrove

Lot:

4

Legal Description:

A portion of SOUTHERN GROVE PLAT NO. 26 (PB 84-35) LOT 4 (5.29 AC - 230,432 SF)



Parcel Number

4315-801-0005-000-3

Current Land Use:

NEW COMMUNITY DEVELOPMENT ▾

Current Zoning:

MPUD - MASTER PLANNED UNIT DEVELOPMENT ▾

Proposed Zoning:

Select... ▾

Utility Provider:

CITY OF PORT ST. LUCIE  ▾

Acreage:

3.24

Bld Sq. footage:

34224

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 Design a

Agent Phone:

(772) 462-2455

Agent Address:

10250 SW Village Parkway, Suite 201

Agent City:

Port St. Lucie

Agent State:

FLORIDA ▾

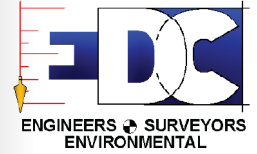
Agent Zip:

34987

Agent Email:

bradcurrie@edc-inc.com

Save



LETTER OF JUSTIFICATION

Site Plan Application

Tradition Business Center

January 5, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a site plan application for a project to be known as Tradition Business Center. The subject property is approximately 3.20 acres and can be identified as a portion of parcel ID # 4315-801-0005-000-3. The petitioner wishes to obtain approval for the office / flex space development which includes two (2) buildings that total 34,224 sf with associated site improvements. A property address has not yet been assigned but is located east of SW Village Parkway and a Southern Grove CDD Water Management Tract and south of Trade Center Drive in Southern Grove. A plat application was submitted under separate cover by the City of Port St. Lucie for the approval of a lot split to create this parcel.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is east of SW Village Parkway and a Southern Grove CDD Water Management Tract and south of Trade Center Drive in Southern Grove, Port St. Lucie, Florida.

The subject property currently comprised of approximately 5.29 acres. The petitioner purchased 3.20 acres from Port St. Lucie Governmental Finance Corporation of which the City of Port St. Lucie will be submitting a separate plat application to formally plat the 3.20 acres. This site plan includes a proposed two office / flex space buildings totaling 34,224-sf with associated site improvements. This parcel is currently cleared and undeveloped. The petitioner will receive water and sewer to serve the proposed development from Port St. Lucie Utility Services Department (PSLUSD).

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 balance of the parcel which totals 2.09 acres followed by the Right-of-Way of Trade Center Drive. North of the Right-of-Way is a multi-family residential development that is currently under construction which is known as Village at Tradition. 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 the undeveloped Right of Way SW Tom Mackie Boulevard followed by the Accel Lake Parcel. These parcels are currently under construction and have a future land use designation of New Community Development

(NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the west is a Southern Grove CDD lake followed by the SW Village Parkway Right-of-Way. The stormwater tract has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

SITE PLAN REQUIREMENTS

Section 158.238 of the Port St. Lucie Zoning Code identifies the requirements for Site Plan Submittal. The attached site plan meets all of the requirements of Section 158.238.

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

1. This project is located in Tradition and must meet the requirements of the Traditional Design Review standards. This will be submitted directly to Tradition Commercial Association for preliminary approval and once approval from Tradition Commercial Association is received, we will supply proof of the same to the City. We have included a courtesy copy of the proposed floor plans and elevations for your files.
2. Pursuant to Section 162.08, Public Arts is now required within 90 days of the issuance of the first building permit or site work permit for a subdivision plat. Due to this, a public art requirement package is not included as part of this application. PSLUSD will be the utility provider for this development.
3. Construction plans will be submitted under separate cover as part of the construction plan review process.

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

Z:\EDC-2021\21-469 - Kelly - Lot 4 Southern Grove Plat 26 - 3.24 acres\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-01-05_Tradition_Business_Ctr_SP_Justification_21-469.docx

TRADITION BUSINESS CENTER LLC

AGENT CONSENT FORM

Project Name: Southern Grove Plat No # (TBD)

Parcel ID: 4315-801-0005-000-3

BEFORE ME THIS DAY PERSONALLY APPEARED George T Kelly, 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 30 day of November 2021 by George Kelly (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.

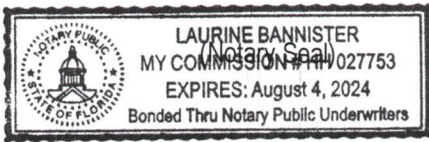
TRADITION BUSINESS CENTER, LLC

Laurine Bannister
Notary Signature

George T Kelly
Owner's Signature

Laurine Bannister
Printed Name of Notary

George T Kelly
Owner's Name



1935 Commerce Ln
Street Address

Jupiter, FL 33458
City, State, Zip

8/04/24
My commission expires

561-743 7381
Telephone / Email