

P21-084

Southern Grove-Plat No. 37

TYPE	STATUS	BUILDING TYPE
SUB	CITY COUNCIL MEETING SCHEDULED	

ASSIGNED TO

Bridget Kean; Clyde Cuffy; Rick Compitello; Leon Hayman; Public Works Engineering

ADDRESS

SECTION	BLOCK	LOT
PI 16	SouthernGrove	Tr. A

LEGAL DESCRIPTION

SOUTHERN GROVE PLAT NO. 16 (PB 72-16) TRACT A (5.655 AC - 246,332 SF)

SITE LOCATION

East of SW Village Pkwy, North of SW Discover Way

PARCEL #

4315-603-0001-000-7

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
5.65		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
2	2

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Subdivision of a 5.66 acre parcel in Southern Grove into two (2) tracts. (FLORIDA VISION)

Primary Contact Email

patriciasesta@edc-inc.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Bradley J.	Currie

Business Name

ADDRESS

10250 SW Village Parkway, Suite 201

CITY	STATE	ZIP
Port St. Lucie	FL	34987

EMAIL	PHONE
bradcurrie@edc-inc.com	7724622455

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

patriciasesta@edc-inc.com

PROJECT ARCHITECT/ENGINEER

FIRST NAME

J.R.

LAST NAME

Harrison

Business Name

ENGINEERING DESIGN & CONSTRUCTION, INC.

ADDRESS

10250 SW Village Parkway, Suite 201

CITY

Port St. Lucie

STATE

FL

ZIP

34987

EMAIL

jaysonharrison@edc-inc.com

PHONE

7724622455

PROPERTY OWNER

Business Name

Florida Vision Realty Tradition, LLC

ADDRESS

11380 SW Village Parkway, Suite 300

CITY

Stuart

STATE

FL

ZIP

34996

EMAIL

skurka@slcommercial.com

PHONE

(772) 286-9400

LETTER OF JUSTIFICATION
Plat Application – Southern Grove Plat No _____
Replat of Tract A Southern Grove Plat No. 16
March 29, 2021

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 5.655 acres and can be identified as parcel ID # 4315-603-0001-000-7. The petitioner wishes to obtain approval to replat Tract A of the Southern Grove Plat No 16 into two (2) tracts. The current site address for the overall parcel is 11380 SW Village Parkway, Port St. Lucie, Florida. A site plan application is being submitted concurrently with this application for development of approximately 1.26 acres (western portion of the site).

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located at 11380 SW Village Parkway in Port St. Lucie, Florida.

The parcel totals 5.655 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 western 1.26 acres. The site plan includes the development of a 14,800-sf medical office building 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 is a developed commercial parcel known as Torrey Pines Institute. 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 developed commercial parcel which is leased by Cleveland Clinic. 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 an undeveloped commercial parcel. 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 an undeveloped residential parcel. 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. 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\20-203 - Florida Vision Realty Tradition\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-03-29_Florida_Vision_Plat_Justification_Statement_20-203.docx

Florida Vision Realty Tradition, LLC
6245 Paddington Pl
Vero Beach, FL 33410

AGENT CONSENT FORM

Project Name: Florida Vision Realty

Parcel ID: 4315-603-0001-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Joseph Gage, 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 1 day of March, 2021, by Joseph Gage (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.

Cynthia Schiefer
Notary Signature

Cynthia Schiefer

Printed Name of Notary

(Notary Seal)

2/10/2024

My commission expires

X [Signature]
Owner's Signature

Joseph Gage

Owner's Name

11380 SW Village Pkwy

Street Address

Ste 300

Stuart, FL 34996

City, State, Zip

772-286-9400

Telephone / Email