

P25-169

Southern Grove-SG8 - Commercial - Buffer Wall

TYPE

LM

STATUS

P&Z MEETING SCHEDULED

BUILDING TYPE**ASSIGNED TO**

Bridget Kean; Anne-Marie Ludlum; Sofia Trail

ADDRESS

SECTION	BLOCK	LOT
	SouthernGrove	Tracts B-1 & C-1

LEGAL DESCRIPTION

KENLEY (PB 104-16) TRACT B-1 (20.000 ACRES – 871,200 SF)

KENLEY (PB 104-16) TRACT C-1 (21.353 ACRES – 930-136 SF)

SITE LOCATION

Village Parkway and Becker Road

PARCEL #

4327-702-0016-000-6 4327-702-0015-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
MU		PUD	
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE		NO. OF RESIDENTIAL UNITS

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER**DESCRIBE REQUEST**

See Cover Letter Attached;

Primary Contact Email

dphillips@lucidodesign.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Derrick	Phillips

Business Name

Lucido and Associates

ADDRESS

701 Se Ocean Blvd

CITY	STATE	ZIP
Stuart	FL	34999

EMAIL	PHONE
dphillips@lucidodesign.com	7722202100

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY **STATE** **ZIP**

EMAIL **PHONE**

PROJECT ARCHITECT/ENGINEER

FIRST NAME **LAST NAME**

Business Name

ADDRESS

CITY **STATE** **ZIP**

EMAIL **PHONE**

PROPERTY OWNER

Business Name

Baynan SG8 LLC (Ross Feurring)

ADDRESS

2200 Butts Road

CITY	STATE	ZIP
Boca Raton	FL	33431

EMAIL	PHONE
ross@banyandev.com	(561) 483-9100

FINAL PERMIT INSPECTION REQUIRED BY:



lucido&associates

October 1, 2025

City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: Southern Grove 8 Commercial – (LA Ref. #23-035)

Dear Planning:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Lucido & Associates (Agent)** to represent **Banyan SG8 LLC (Applicant)** during the governmental review process for the above referenced project, which may include submission of development applications, plans and permits, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,


Authorized Signee / Banyan SG8 LLC

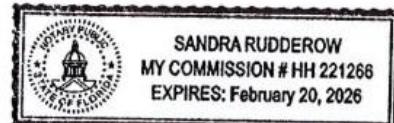
STATE OF Florida
COUNTY OF Palm Beach
The foregoing was acknowledged before me this 30th day of September, 2025, by
Ross Fawcett, of Banyan SG8 LLC. He/She is personally known to me or [
] has produced _____ as identification.

(Notarial Seal)

(Print Name)
NOTARY PUBLIC

Sandra Rudderow
Sandra Rudderow

My Commission Expires:



PEBB SG8 EAT, LLC

September 18, 2025

City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

RE: Southern Grove - SG8 Commercial Buffer Wall (P25-169)

Dear Planning:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Derrick E Phillips, Jr of Lucido & Associates (Agent)** to represent **PEBB SG8 EAT (Applicant)** during the governmental review process for the above referenced project, which may include submission of development applications, plans and permits, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,



Applicant / **PEBB SG8 EAT, LLC**

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 23rd day of September, 2025, by Ian Weiner, as Authorized Person of PEBB SG8 Eat, LLC. He is personally known to me



Notary Public, State of Florida

Printed Name: Kim Nizer Mareira

My Commission Expires: 05/25/2029

