



# Planning / Applications / P#: P23-048

Legal Request

- Application
- Comments
- Submittals
- Inspections
- Meetings
- Allowed Users
- BlueBeam
- History
- Fees
- Conditions
- Files
- Reports

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### Project Name:

Southern Grove-Marshall Parkway - Preliminary

### Management/Property Information

### Reviewers

## Management

#### Project Type: \*

SUBDIVISION PLAT ▾

#### Status:

CITY COUNCIL MEETING ... ▾

#### Approved Date:

#### Project Number: \*

P23-048

#### Amended Number:

#### Utility File Number:

11-900-0206

#### Building Type :

Select... ▾

#### Primary Email Address:

dmurphy@ct-eng.com

#### Describe Request:

On behalf of Mattamy Homes, Culpepper & Terpening, Inc. is pleased to present the 80% submittal for the Open View Road extension – Phase 3 project (includes Platting). This submittal includes the following documents for review and comments:

Check this if Exempt from Public Records Request:

## Property Information

#### Address:

#### Project Site Location:

west end of existing Open View R

#### City Section:

PI 13

#### Block:

SouthernGrove

#### Lot:

#### Legal Description:

A PARCEL OF LAND LYING IN SECTION 22 AND SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF RELOCATED UTILITY SITE 6, SOUTHERN GROVE PLAT NO. 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 10 THROUGH 19 IN THE PUBLIC



**Parcel Number**

0000-000-0000-000-0

**Current Land Use:**  
 NEW COMMUNITY DEVELOPMENT

**Current Zoning:**  
 MPUD - MASTER PLANNED UNIT DEVELOPMENT

**Proposed Zoning:**  
 Select...

**Utility Provider:**  
 CITY OF PORT ST. LUCIE

**Acreage:**  
 6.27

**No. of Lots or Tracts:**  
 1

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

**Administrative:**

**Architectural Elevations:**

**Construction Plans:**

Agent/Applicant	Property Owners	Authorized Signatory of Corporation	Project Architect/Engineer
<b>Agent First Name:</b> Stefan	<b>Agent Last Name:</b> Matthes	<b>Agent Business Name:</b> Culpepper & Terpenir	<b>Agent Phone:</b> (772) 464-3537
<b>Agent Address:</b> 2980 south 25th street			
<b>Agent City:</b> Ft Pierce	<b>Agent State:</b> FLORIDA	<b>Agent Zip:</b> 34981	<b>Agent Email:</b> smatthes@ct-eng.com

Save

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

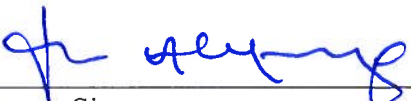
**AGENT CONSENT FORM**

Project Name(s): P23-048 Marshall Parkway at Southern Grove Preliminary Plat with Construction Plans

Parcel ID N/A

I hereby give CONSENT to the following entities 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 to all City, County and State permits for completion of the project indicated above including submittal of a final subdivision plat:

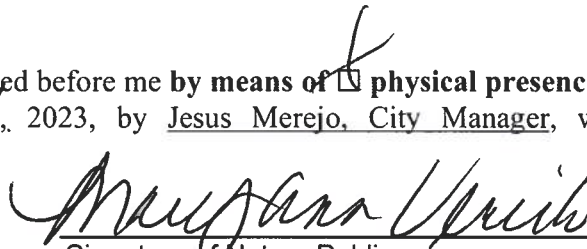
Mattamy Palm Beach, LLC  
Culpepper and Terpening, Inc.

 \_\_\_\_\_ 5/15/23  
Signature Title Date

Jesus Merejo  
Print Name

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of  **physical presence** or  **online notarization**, this 15 day of May, 2023, by Jesus Merejo, City Manager, who is personally known to me.

  
Signature of Notary Public

MARY ANN VERILLO  
Print Name of Notary Public  
Notary Public, State of Florida  
My Commission expires 06/09/2023



C&T Project No.: 22-083  
File: Correspondence  
Sender's Email: smatthes@ct-eng.com

March 10, 2023

**VIA:** email to: [CSchwerdt@cityofpsl.com](mailto:CSchwerdt@cityofpsl.com)

Mr. Colt Schwerdt, PE  
Assistant Director  
Public Works Department  
City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**RE: Open View Road Extension Phase III Infrastructure Improvements  
80% Submittal - FUSION**

Dear Mr. Schwerdt,

On behalf of Mattamy Homes, Culpepper & Terpening, Inc. is pleased to present the 80% submittal for the Open View Road extension – Phase 3 project. These plans have been revised in accordance with the preliminary comments received by the City. This submittal includes the following documents for your review and comments:

- One (1) pdf. copy of the Boundary Survey
- One (1) pdf. copy of the Preliminary Plat
- One (1) pdf. copy of the 80% Roadway Improvement Plans;
- One (1) pdf. copy of the Draft Geotechnical Report;
- One (1) pdf. copy of the Revised Roadway Spread Calculations;
- One (1) pdf. copy of the Revised Hydraulic grade/pipe sizing calculations; and
- One (1) copy of the 80% Engineer's Estimate of Probable Construction Cost

Upon your initial review, we would suggest scheduling a meeting to discuss the various components presented and their associated costs. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,  
**CULPEPPER & TERPENING, INC.**

Stefan K. Matthes, P.E.  
Senior Vice President

Enclosures: as listed