

P20-230

Western Grove-6A Seville

TYPE

STATUS

BUILDING TYPE

SUB

CITY COUNCIL MEETING SCHEDULED

ASSIGNED TO

Bridget Kean; Rick Compitello; Dale Majewski; John Kwasnicki; Leon Hayman; Kacey CooperArmstrong; Bolivar Gomez; Public Works Engineering

ADDRESS

SECTION

BLOCK

LOT

WesternGrove

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE S00°01'15"W A DISTANCE OF 2277.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5,654.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.88 FEET THROUGH A CENTRAL ANGLE OF 02°06'23" TO A POINT OF TANGENCY; THENCE S02°05'08"E A DISTANCE OF 2,727.91 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N87°54'52"E A DISTANCE OF 689.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1,565.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,187.19 FEET THROUGH A CENTRAL ANGLE OF 43°27'49" TO A POINT OF TANGENCY; THENCE N44°27'03"E A DISTANCE OF 822.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,568.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,024.63 FEET THROUGH A CENTRAL ANGLE OF 63°10'03" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.42 FEET THROUGH A CENTRAL ANGLE OF 51°46'55" TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 130.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 211.43 FEET THROUGH A CENTRAL ANGLE OF 93°11'13" TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 58.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.42 FEET THROUGH A CENTRAL ANGLE OF 51°46'55" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,568.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 482.53 FEET THROUGH A CENTRAL ANGLE OF 17°37'44" TO A POINT OF TANGENCY; THENCE S70°06'36"E A DISTANCE OF 617.84 FEET; THENCE S18°50'26"W A DISTANCE OF 1,049.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,630.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 535.99 FEET THROUGH A CENTRAL ANGLE OF 18°50'26" TO A POINT OF TANGENCY; THENCE S00°00'00"E A DISTANCE OF 692.32 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,430.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 771.17 FEET THROUGH A CENTRAL ANGLE OF 30°53'55" TO A POINT OF TANGENCY; THENCE S30°53'55"W A DISTANCE OF 920.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2,075.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1119.01 FEET THROUGH A CENTRAL ANGLE OF 30°53'55" TO A POINT OF TANGENCY; THENCE S00°00'00"E A DISTANCE OF 2635.18 FEET; THENCE N89°50'39"W A DISTANCE OF 3,144.22 FEET; THENCE N00°00'53"W A DISTANCE OF 3,649.38 FEET; THENCE N85°42'58"E A DISTANCE OF 74.89 FEET; THENCE N02°05'08"W A DISTANCE OF 2,529.26 FEET TO THE POINT OF BEGINNING.
 CONTAINING 575.099 ACRES, MORE OR LESS.
 SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SITE LOCATION

The project is generally located west of Interstate 95, east of Range Line Road, north of SW Discovery Way and south of future extension of Tradition parkway.

PARCEL #

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	

575.099

NO. OF LOTS OR TRACTS

187

NO. OF SHEETS IN PLAT

39

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Western Grove 6A - Seville is a part of the Tradition MPUD, which is approximately 3,038 acres in size and is located within the City of Port St. Lucie. The project proposes to create 186 total Single-Family Residential lots.

Primary Contact Email

jonathan.gomez@kimley-horn.com

AGENT/APPLICANT**FIRST NAME**

Kinan

LAST NAME

Husainy

Business Name**ADDRESS**

445 24th St

CITY

Vero Beach

STATE

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EMAIL

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PHONE

7727944117

AUTHORIZED SIGNATORY OF CORPORATION**FIRST NAME****LAST NAME****ADDRESS****CITY****STATE****ZIP****EMAIL****PHONE****PROJECT ARCHITECT/ENGINEER****FIRST NAME**

Kinan

LAST NAME

Husainy

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7727944117

PROPERTY OWNER**Business Name**

Mattamy Palm Beach, LLC

ADDRESS

2500 Quantum Lakes Drive, Suite 215

CITY

Boynton Beach

STATE

FL

ZIP

34226

EMAIL

Tony.Palumbo@mattamycorp.com

PHONE

(561) 413-6096



LETTER OF AUTHORIZATION

September 29, 2020

Representatives of the following agencies:

City of Port St. Lucie

South Florida Water Management District

Tradition Community Development District 1

RE: Western Grove 6A

To whom it may concern,

Please be advised by this correspondence that Kinan Husainy with Kimley-Horn and Associates, Inc. is authorized to act as Applicant/Agent on behalf of Mattamy Palm Beach, LLC. for the purpose of making application submittals for permits and negotiating conditions for the above referenced project.

Tony Palumbo
Vice President

A handwritten signature in blue ink, appearing to read "Tony Palumbo", written over a faint, larger version of the same signature.

Mattamy Palm Beach, LLC.
2500 Quantum Lakes Dr., Suite #215
Boynton Beach, FL 33426