



Planning / Applications / P#: P24-149

[Legal Request](#)

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

[UE Application](#) [Save](#)

Project Name:

Southern Grove-America Walks MPUD - Amendment

Management/Property Information

Reviewers

Management

Project Type: *

PUD AMENDMENT ▾

Status:

P&Z MEETING SCHEDULED ▾

Approved Date:

Project Number: *

P24-149

Amended Number:

Utility File Number :

5355

Building Type :

Select... ▾

Primary Email Address:

dphillips@lucidodesign.com

Describe Request:

To change current FLU from NCD to Mixed Use consistent with Policy 1.2.2.7. Minor edits to MPUD formatting, permitted Uses and graphics included within the Document.

Check this if Exempt from Public Records Request:

Property Information

Address:

8500 SW America Walks Blvd

Project Site Location:

America Walks / Southern Grove

City Section:

PI 3

Block:

SouthernGrove

Lot:

Parcel 29

Legal Description:

SOUTHERN GROVE PLAT NO. 3 (PB 61-17) PARCEL 29 – LESS THAT PART OF COMMUNITY BLVD AS IN OR 3939-2995 – CONTAINING 68 AC MORE OR LESS

[+](#)

Parcel Number

4334-700-0001-000-4

4334-700-0005-000-2

1224 700 0002 000 8

Current Land Use:

Select... ▼

Current Zoning:

Select... ▼

Proposed Zoning:

Select... ▼

Utility Provider:

CITY OF PORT ST. LUCIE ✕ ▼

Acreage:

119

Administrative:

Architectural Elevations:

Agent/Applicant	Property Owners	Authorized Signatory of Corporation	Project Architect/Engineer
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Agent First Name:

Derrick

Agent Last Name:

Phillips

Agent Business Name:

Phillips

Agent Phone:

(772) 220-2100

Agent Address:

701 SE Ocean Blvd

Agent City:

Stuart

Agent State:

FLORIDA ▼

Agent Zip:

34994

Agent Email:

dphillips@lucidodesign.cc

Save



September 11, 2024

VIA DIGITAL DELIVERY

Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: America Walks MPUD – MPUD Amendment

On behalf of **Mattamy Palm Beach LLC (Owner/Applicant)**, we, **Lucido and Associates (Agent)** respectfully submit this MPUD Future Land Use Amendment application package. The proposed Master Planned Unit Development (MPUD) Zoning District may include general commercial, medical offices, and various residential lot types including, limited multi-Family lots.

Please find attached the following items in support of the application:

1. Cover Letter
2. Property Ownership Card
3. Deed
4. Agent Authorization
5. MPUD

Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Derrick E Phillips Jr", written over a horizontal line.

Derrick E Phillips Jr
Project Manager



Mattamy Homes USA • Southeast Florida
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426
561-413-6100

August 21, 2024

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099

RE: Owners Authorization — America Walks

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for Lucido & Associate to represent Mattamy Palm Beach, LLC as an applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely, 

Karl Albertson, Vice President of Land Acquisition and Entitlements

ENCORE AT TRADITION

March 10, 2025

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

Re: Southern Grove 7(America Walks MPUD) – (LA Ref. #24-095)

Dear Planning:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Lucido & Associates (Agent)** to represent **AW-PSL Land Holdings 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,



Applicant / AW-PSL Land Holdings LLC

STATE OF Florida
COUNTY OF Brevard

The foregoing was acknowledged before me this 13 day of March, 2025, by Martin Beirne, of AW-PSL Land Holdings. He/She [] is personally known to me or [] has produced Ohio Drivers License as identification.



(Print Name) Erica Urdaneta
NOTARY PUBLIC

(Notarial Seal)



My Commission Expires: May 23, 2027