

P21-042

# Western Grove- Emery - Final Plat with Construction Plans

<b>TYPE</b>	<b>STATUS</b>	<b>BUILDING TYPE</b>
SUB	CITY COUNCIL MEETING SCHEDULED	

**ASSIGNED TO**

Clyde Cuffy; Rick Compitello; Dale Majewski; Leon Hayman; Bolivar Gomez; Public Works Engineering

**ADDRESS**

<b>SECTION</b>	<b>BLOCK</b>	<b>LOT</b>
	WesternGrove	

**LEGAL DESCRIPTION**

A portion of Section 8, Township 37 South, Range 39 East, together with a portion of Fernlake Drive, together with a portion of Tradition Parkway, St. Lucie County, Florida. The full legal description is on file in the Planning and Zoning Department office.

**SITE LOCATION**

west of Interstate 95, east of Range Line Road, south of the proposed extension of Crosstown Parkway, and north of the Discovery Way right-of-way.

**PARCEL #**

4308-132-0001-000-0      4308-000-0000-000-7

<b>CURRENT LANDUSE</b>	<b>PROPOSED LANDUSE</b>	<b>CURRENT ZONING</b>	<b>PROPOSED ZONING</b>
NCD		MPUD	

<b>ACREAGE</b>	<b>NON-RESIDENTIAL SQ. FOOTAGE</b>	<b>NO. OF RESIDENTIAL UNITS</b>
59.4		

<b>NO. OF LOTS OR TRACTS</b>	<b>NO. OF SHEETS IN PLAT</b>
131	8

**UTILITY PROVIDER**

CITY OF PORT ST. LUCIE

**DESCRIBE REQUEST**

Submitting application for Final Plat of Western Grove - Emery. The project was previously permitted for preliminary subdivision plat under P20-196.

**Primary Contact Email**

kinan.husainy@kimley-horn.com

**AGENT/APPLICANT**

<b>FIRST NAME</b>	<b>LAST NAME</b>
Kinan	Husainy

**Business Name**

**ADDRESS**

445 24th St., Suite 200

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Vero Beach	FL	32960

<b>EMAIL</b>	<b>PHONE</b>
kinan.husainy@kimley-horn.com	7727944100

**AUTHORIZED SIGNATORY OF CORPORATION**

<b>FIRST NAME</b>	<b>LAST NAME</b>

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**ADDRESS**

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**CITY****STATE****ZIP**

---

**EMAIL****PHONE**

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**PROJECT ARCHITECT/ENGINEER**

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**FIRST NAME****LAST NAME**

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Kinan

Husainy

**Business Name**

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Kimley-Horn and Associates, Inc.

**ADDRESS**

---

445 24th St., Suite 200

**CITY****STATE****ZIP**

---

Vero Beach

FL

32960

**EMAIL****PHONE**

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kinan.husainy@kimley-horn.com

7727944100

**PROPERTY OWNER**

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**Business Name**

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Mattamy Palm Beach, LLC

**ADDRESS**

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2500 Quantum Lakes Drive, Ste 215

**CITY****STATE****ZIP**

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Boynton Beach

FL

33426

**EMAIL****PHONE**

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Tony.Palumbo@mattamycorp.com

(561) 413-6096

# Kimley»Horn

February 17, 2021

Bridget Kean  
City of Port St Lucie  
Planning and Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984

RE: Emry at Tradition (Western Grove 1) – Application for Final Plat

Dear Ms. Kean,

On behalf of Mattamy Palm Beach, LLC., we are pleased to submit this application for Final Plat with Construction Plans for Emry at Tradition.

Emry at Tradition 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 is <sup>59.41</sup>~~57.36~~ AC, has 131 total proposed units and is governed by the Western Grove DRI. The general geographic location is north of existing senior living development The Brennity at Tradition, south of existing development The Preserve at Tradition, and east of Future Fern Lake Parkway.

The subdivision plat application for this project was submitted on 10/14/2020 and assigned permit # P20-196.

Enclosed with this letter please find the following related materials:

1. Owner's Authorization
2. Sufficiency Checklist
3. Signature Authority
4. Proof of Ownership – Warranty Deed and Proof of Paid Taxes
5. Final Plat Bond
6. Final Plat
7. Construction/Detail Plans
8. Landscape Plans
9. Boundary Survey

Should you have any questions or need any addition information, please do not hesitate to contact me at 772-794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kinan Husainy, P.E



LETTER OF AUTHORIZATION

September 21, 2020

Teresa Lamar-Sarno  
Interim Planning and Zoning Director  
City of Port St. Lucie  
121 S.E. Port St. Lucie Blvd  
Port St. Lucie, FL 34984

RE: Western Grove 1 - Emery

Dear Ms. Lamar-Sarno:

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 of Land Acquisitions & Development

A handwritten signature in blue ink, appearing to read "Tony Palumbo", with a stylized flourish at the end.

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