

TYPE

STATUS

BUILDING TYPE

SUB

CITY COUNCIL MEETING SCHEDULED

ASSIGNED TO

Bridget Kean; Clyde Cuffy; Rick Compitello; Dale Majewski; Lisa Alexander; Public Works Engineering

ADDRESS

SECTION

BLOCK

LOT

WesternGrove

LEGAL DESCRIPTION

A PORTION OF SECTIONS 6, AND 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF N-S ROAD A (POWERLINE ROAD), AS DESCRIBED IN EXHIBIT "C" OF OFFICIAL RECORD BOOK 3071, PAGE 2651 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 71°44'59" WEST, A RADIAL DISTANCE OF 1,450.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF THE WEST LINE OF SAID POWERLINE ROAD, THROUGH A CENTRAL ANGLE OF 18°56'51", A DISTANCE OF 479.51 FEET; THENCE SOUTH 00°41'50" WEST ALONG THE WEST LINE OF POWERLINE ROAD, AS DESCRIBED IN EXHIBIT C OF OFFICIAL RECORD BOOK 3071, PAGE 2651 OF SAID PUBLIC RECORDS, A DISTANCE OF 257.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'50" WEST ALONG SAID WEST LINE OF POWERLINE ROAD, A DISTANCE OF 757.37 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1440.00 FEET AND A CENTRAL ANGLE OF 18°08'36"; THENCE SOUTHWESTERLY ALONG SAID WEST LINE THE ARC A DISTANCE OF 455.99 FEET; THENCE CONTINUE SOUTH 18°50'26" WEST ALONG SAID WEST LINE OF POWERLINE ROAD, A DISTANCE OF 670.64 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 70°06'36" WEST, A DISTANCE OF 615.45 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,689.30 FEET AND A CENTRAL ANGLE OF 18°00'22"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 533.72 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 46°46'29"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 47.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 16°31'25"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 37.49 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 54°56'15"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 55.61 FEET; THENCE SOUTH 87°04'22" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 87°04'22" WEST, A RADIAL DISTANCE OF 58.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 54°56'15", A DISTANCE OF 55.61 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 16°31'24"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 37.49 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 46°46'29"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 47.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1698.30 FEET AND A CENTRAL ANGLE OF 37°48'39"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 1120.75 FEET; THENCE SOUTH 44°27'03" WEST, A DISTANCE OF 212.29 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2174.05 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 587.98 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 16°38'23"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 45.01 FEET; THENCE NORTH 73°21'37" EAST, A DISTANCE OF 139.94 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 73°14'52" WEST, A RADIAL DISTANCE OF 556.71 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°18'28", A DISTANCE OF 119.59 FEET; THENCE NORTH 66°55'00" EAST, A DISTANCE OF 740.41 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 43° 19'54"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 98.32 FEET; THENCE SOUTH 66°24'55" EAST, A DISTANCE OF 660.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 716.05 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 850.00 FEET AND A CENTRAL ANGLE OF 16°01'21"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 237.70 FEET TO THE POINT OF BEGINNING.

SITE LOCATION

West of the Tradition Parkway terminus, East of Range Line Rd, and South of Glades Cut Off Rd

PARCEL #

4306-311-0000-000-6 4307-100-0000-000-1 4305-322-0001-000-4

CURRENT LANDUSE

RM

PROPOSED LANDUSE

CURRENT ZONING

MPUD

PROPOSED ZONING

ACREAGE

121.1

NON-RESIDENTIAL SQ. FOOTAGE

NO. OF RESIDENTIAL UNITS

NO. OF LOTS OR TRACTS

440

NO. OF SHEETS IN PLAT

12

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Submitting a subdivision plat application for a proposed residential project named Aria at Tradition - Western Grove.

Primary Contact Email

kinan.husainy@kimley-horn.com

AGENT/APPLICANT

FIRST NAME

Kinan

LAST NAME

Husainy

Business Name

ADDRESS

445 24th Street, Suite 200

CITY

Vero Beach

STATE

FL

ZIP

32960

EMAIL

kinan.husainy@kimley-horn.com

PHONE

7727944100

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME

LAST NAME

ADDRESS

CITY

STATE

ZIP

EMAIL

PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME

Kinan

LAST NAME

Husainy

Business Name

Kimley-Horn and Associates, Inc.

ADDRESS

445 24th Street, Suite 200

CITY

Vero Beach

STATE

FL

ZIP

32960

EMAIL

kinan.husainy@kimley-horn.com

PHONE

7727944100

PROPERTY OWNER

Business Name

Mattamy Palm Beach, LLC.

ADDRESS

2500 Quantum Lakes Drive

CITY

Boynton Beach

STATE

FL

ZIP

33426

EMAIL

tony.palumbo@mattamycorp.com

PHONE

(561) 413-6096



September 16, 2020

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

RE: Western Grove 5A

Dear Ms. Cox,

On behalf of Mattamy Palm Beach, LLC., we are pleased to submit this application for Subdivision Plat with Construction Plans for Western Grove 5A.

Wester Grove 5A 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 120 AC, has 440 total proposed units, a mix of single family and multi-family development, and is governed by the Western Grove DRI. The general geographic location is west of existing development Esplanade at Tradition and north of future Tradition Parkway.

Enclosed with this letter please find the following related materials:

1. 2 CDs with all application materials
2. Owner's Authorization
3. Sufficiency Checklist
4. Signature Authority
5. Proof of Ownership – Warranty Deed and Proof of Paid Taxes
6. Confirmation of Service Capacity
7. Drainage Report
8. Environmental Assessment
9. Traffic Assessment
10. Pipe Sizing Calculations
11. Lift Station Calculations – 50% and 100% Buildout
12. Preliminary Plat
13. Construction Plans
14. Landscape Plans
15. Boundary Survey

The required check associated with this submittal will be delivered prior to SPRC.

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

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

AGENT CONSENT FORM

Project Name(s): P20-174 – Western Grove 5A and Tradition Parkway-right-of-way construction.

Parcel ID N/A

I hereby give CONSENT to Kinan Husainy of Kimley Horn & Associates 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 all City, County and State permits for completion of the project indicated above.

Russ Blackburn City Manager 4-7-2021
Signature Title Date

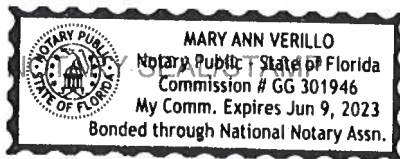
Russ Blackburn
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of April 2021, by Russ Blackburn, City Manager, who is personally known to me.

Mary Ann Verillo
Signature of Notary Public

Mary Ann Verillo
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 06-09-2023





August 18, 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 5A

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

DocuSigned by:
Tony Palumbo
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Mattamy Palm Beach, LLC.
2500 Quantum Lakes Dr., Suite #215
Boynton Beach, FL 33426