



**Mattamy Homes • Southeast Florida**  
Division  
2500 Quantum Lakes Dr., Suite 215  
Boynton Beach, FL 33426  
T 561-413-6101

March 13, 2025

City Council Members  
C/O Jesus Merejo – City Manager  
City of Port St. Lucie  
121 SW Port St Lucie Blvd  
Port St Lucie, FL 34984

**Re: Tradition Parkway Phase 1 & 2 (P20-143), Phase 3 (P21-171) & Fernlake Drive (P20-196) - Request for Roadway Acceptance & Performance Bond Release**

City Council Members:

Pursuant to Section 156.148 (D) of the Code of Ordinances, please accept this letter as notification from Mattamy Palm Beach, LLC (the "Developer") that Tradition Parkway Phase 1 & 2 (P20-143), Tradition Parkway Phase 3 (P21-171) and Fernlake Drive (P20-196) (the "Roadway"), as recorded in Plat Book 66, Page 37 (Tradition Parkway Ph 1); Plat Book 96, Page 15 (a portion of Tradition Parkway Phase 1 and Fernlake Drive); Plat Book 100, Page 20 (Tradition Parkway Phase 2); and Plat Book 101, Page 1 (Tradition Parkway Phase 3) of the Public Records of St. Lucie County, Florida has been completed and this letter shall also serve as a request for the City to accept ownership and maintenance of the Roadway. Based on field reviews under my responsible charge, the project has been completed in substantial conformance with the approved plans and the City's Subdivision Regulations in effect on the date of plan approval. A final inspection was performed and passed with representation from the EOR and City present. The project has also been certified by SFWMD.

The Roadway improvements, per City Code, have been supplemented with Maintenance Bond No. SBP150790\_025 which was provided to the City for review on February 3, 2025. All the original versions of the required documentation for project certification have been delivered to the Public Works Department.

Upon City Council acceptance of the Roadway, we also formally request the release of the Roadway's Performance Bond No. SUR0068926 in the amount of \$3,669,312.58. Please mail the bond to: Mattamy Palm Beach, LLC, Attn: Sam Nicho, 2500 Quantum Lakes Dr., Suite 215, Boynton Beach, FL 33246. Additionally, please notify me via email when the bond is mailed and provide tracking information, if available.

Should you have any questions, please do not hesitate to contact me at (754) 264-1535.

Sincerely,

DocuSigned by:

*Karl Albertson*

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Karl Albertson  
Vice President