



# Planning / Applications / P#: P22-134

- Application
- Comments
- Submittals
- Meetings
- Allowed Users
- BlueBeam
- History
- Fees
- Conditions
- Files
- Reports

Save

Project Name:

Southern Grove-Tradition SG-10 - Replat

Management/Property Information

Reviewers

## Management

Project Type: \*

SUBDIVISION PLAT ▾

Status:

CITY COUNCIL MEETING ... ▾

Approved Date:

Project Number: \*

P22-134

Amended Number:

Utility File Number:

5218-2

Building Type :

Select... ▾

Primary Email Address:

Nick.Miller@kimley-horn.com

Describe Request:

Submitting plat for project known as "Eden at Tradition".

Check this if Exempt from Public Records Request:

## Property Information

Address:

Project Site Location:

West of Village Parkway, north of

City Section:

PI 13

Block:

SouthernGrove

Lot:

Par. 27D

Legal Description:

See plat.



Parcel Number  
4322-600-0027-010-1

Current Land Use:  
MEDIUM DENSITY RESIDENTIAL

Current Zoning:  
MPUD - MASTER PLANNED UNIT DEVELOPMENT

Proposed Zoning:  
Select...

Utility Provider:  
CITY OF PORT ST. LUCIE

Acreage:  
19.68

No. of Lots or Tracts:  
4

No. of sheets in plat:  
6

Administrative:

Architectural Elevations:

Construction Plans:

Agent/Applicant	Property Owners	Authorized Signatory of Corporation	Project Architect/Engineer
-----------------	-----------------	-------------------------------------	----------------------------

Agent First Name: \*  
Nick

Agent Last Name: \*  
Miller

Agent Business Name: \*  
Kimley Horn

Agent Phone: \*  
(772) 794-4038

Agent Address: \*  
12740 Gran Bay Parkway West, Suite 2350

Agent City: \*  
Jacksonville

Agent State: \*  
FLORIDA

Agent Zip: \*  
32258

Agent Email: \*  
nick.miller@kimley-horn

Save



April 13, 2022

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

RE: Parcel Tradition SG-10 Replat

Dear Ms. Cox,

On behalf of Mattamy Palm Beach, LLC., we are pleased to submit this application for Subdivision Plat for Tradition SG-10

Enclosed with this letter please find the following related materials:

1. Preliminary Plat
2. ALTA Survey
3. TOPO Survey
4. Proof of Ownership – Warranty Deed
5. Owner Authorization Letter

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.

Nick Miller, P.E

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

**AGENT CONSENT FORM**

Project Name(s): P22-134 – Tradition SG-10 Replat Preliminary and Final Subdivision Plat

Parcel ID and22-600-0027-000-8

I hereby give CONSENT to Mattamy Palm Beach, LLC, and Kimley-Horn and Associates to include Parcel 4322-600-0027-000-8 in the project listed above and 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.

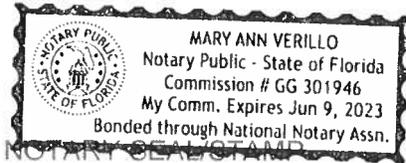
Russ Blackburn City Manager 11-16-2022  
Signature Title Date

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 16 day of Nov, 2022, 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

## **LEGAL DESCRIPTION**

**Parcel ID: 4322-600-0027-000-8 (PARCEL 27D)**

**A PORTION OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"E A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 14.825 ACRES OF LAND, MORE OR LESS.**



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

Letter of Authorization

April 13, 2022

Representatives of the following agencies:  
City of Port St. Lucie  
South Florida Water Management District  
Tradition Community Development District

RE: Southern Grove 10 (SG-10)

To Whom It May Concern,

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

Anthony Palumbo  
Vice President

A handwritten signature in blue ink, appearing to read "APalumbo", written over a horizontal line.

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