

P22-039

Southern Grove - Mattamy Palm Beach, LLC -
Comp. Plan. Text Amend.

TYPE	STATUS	BUILDING TYPE
CP	CITY COUNCIL MEETING SCHEDULED	

ASSIGNED TO

Bridget Kean

ADDRESS

SECTION	BLOCK	LOT
PI 13	SouthernGrove	Par 27D

LEGAL DESCRIPTION

SOUTHERN GROVE PLAT NO. 13 (PB 74-10) PARCEL 27D- LESS THAT PART MPDAF: BEG SW COR OF PARCEL 27D, TH N 04 13 26 E 635.29 FT, TH S 89 14 41 E 596.05 FT, TH N 03 14 21 E 87.14 FT, TH S 81 49 52 E 217.07 FT, TH S 75 35 46 E 2.83 FT, TH S 57 00 52 E 172

SITE LOCATION

Northwest corner of SW Village Pkwy and Paar Dr

PARCEL #

4322-600-0027-010-1

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD	NCD	MPUD	MPUD

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
30.86		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

To change the subdistrict of a parcel of Neighborhood/Village Commercial to Mixed Use to accommodate a storage facility program

Primary Contact Email

myates@lucidodesign.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Matthew	Yates

Business Name**ADDRESS**

701 E Ocean Blvd

CITY	STATE	ZIP
Stuart	FL	34991

EMAIL	PHONE
myates@lucidodesign.com	7722202100

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
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ADDRESS

CITY	STATE	ZIP
EMAIL	PHONE	
PROJECT ARCHITECT/ENGINEER		
FIRST NAME	LAST NAME	
Business Name		
ADDRESS		
CITY	STATE	ZIP
EMAIL	PHONE	
PROPERTY OWNER		
Business Name		
Mattamy Palm Beach LLC		
ADDRESS		
2500 Quantum Lakes Dr, Suite 215		
CITY	STATE	ZIP
Boynton Beach	FL	33426
EMAIL	PHONE	
Tony.Palumbo@mattamycorp.com	(561) 413-6096	



January 31, 2022

via electronic submittal

Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RE: Southern Grove 10 (SG10) – Comprehensive Plan Amendment (LA 22-040)

On behalf of Mattamy Palm Beach, LLC (“Owner”), we are pleased to submit an application for a small-scale Comprehensive Plan Amendment for an approximately 30 ac parcel of land located at the north-west corner of the Paar Drive and Village Parkway intersection in the Southern Grove area of development.

Enclosed with this letter please find the following materials:

- a. Application
- b. Owner’s Authorization
- c. Warranty Deed
- d. Boundary Survey
- e. Location Map
- f. Existing Figure 1-4
- g. Proposed Figure 1-4
- h. Existing Map H
- i. Proposed Map H

PROJECT NARRATIVE:

The SG 10 parcel is intended to be developed to include residential (rental), retail, and self-storage (warehouse) uses. The current subdistrict designation of Neighborhood/Village Commercial does not support the storage use (warehouse); therefore, our request is to change the subdistrict to a Mixed-Use Area. The proposal is consistent with Policy 1.2.2.7 Mixed Use Areas by meeting the minimum parcel size of 30 ac., contains three uses as noted above, and shall have a residential density in the range of 5-20 units per ac.

Additional changes are proposed (at the request of the City) to modify the boundary of Neighborhood/Village Commercial and Employment Center at the north-east corner of Village Pkwy and Marshal Pkwy, and to change NVC to Mixed-Use in the south-east corner of that intersection. A 40 ac parcel at the north-west corner of Village and Becker Rd is proposed to change from NVC to Mixed-Use to allow greater flexibility in the development program of that parcel.

The adjustments to Southern Grove’s subdistricts are illustrated on the proposed Figure 1-4 and Map H exhibits provided with this package.

COMPREHENSIVE PLAN AMENDMENT:

Applicant: Lucido & Associates

Owner: Mattamy Palm Beach, LLC

701 E. Ocean Blvd. Stuart, FL 34994 P (772)220 – 2100 F (772)223 – 0220

Location: North-West corner of Paar Drive and Village Parkway intersection

Legal Description: SOUTHERN GROVE PLAT NO. 13 (PB 74-10) PARCEL 27D- LESS THAT PART MPDAF: (30.86 ac – 1,334,436 sf)

Existing Zoning: A rezoning application to propose MPUD zoning shall be submitted

Existing Future Land Use: NCD

Existing Use: Vacant Agricultural Land

Surrounding Uses:

South: NCD Land Uses – MPUD Zoning –Residential Use (rental)

West: NCD Land Uses – PUD Zoning – Residential, Vacant Agricultural, Conservation Uses

North and East: NCD Land Uses – TBD Zoning -Vacant future Employment Center

Sewer/Water Service: The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the subject property.

Transportation: A transportation analysis for the Southern Grove area of development has been completed and includes the anticipated program for the parcel. Existing infrastructure is in place and future improvements have been designed to accommodate the development of this parcel.

Park/Open Space: A future park is proposed to the west of this development. The project area will be required to provide a percentage of the development area as usable open space.

Schools: The St. Lucie County School Board staff has been involved with the master planning of the Southern Grove development area.

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

Environmental: The existing site has been cultivated for previous agricultural uses.

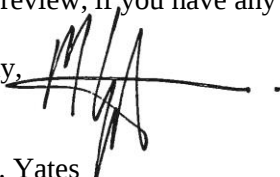
Flood Zone: The flood map for the property is panel number 12111C0400J. The property is located in Zone X, an area of minimal flood hazard. Zone X is determined to be outside the 0.2% annual chance of flooding.

Police: The Southern Grove DRI Development Order requires coordination with the City of Port St. Lucie Police Department through the development review process to ensure the ability for the Department to provide for public safety.

Fire/EMS: The Southern Grove DRI Development Order requires coordination with the St. Lucie County Fire District through the development review process to ensure the ability of the District to provide for public safety.

Upon your review, if you have any question, feel free to contact me directly at (772) 220-2100.

Respectfully,



Matthew R. Yates

701 E. Ocean Blvd. Stuart, FL 34994 P (772)220 – 2100 F (772)223 – 0220

***Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426***

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

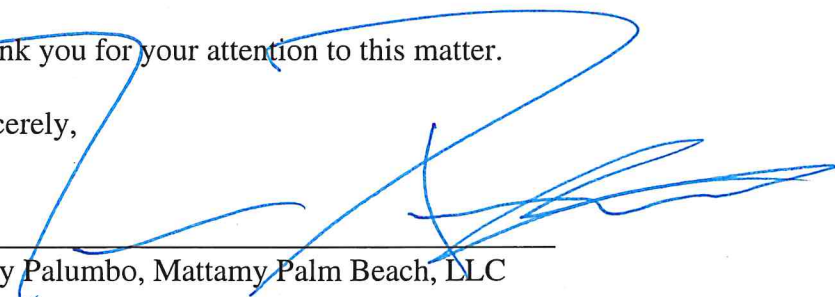
Re: Owner's Authorization - Southern Grove 10 (SG 10)

To Whom It May Concern:

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

Thank you for your attention to this matter.

Sincerely,



Tony Palumbo, Mattamy Palm Beach, LLC

Port St. Lucie Governmental Finance Corporation

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

AGENT CONSENT FORM

Project Name(s): P22-039 Southern Grove Comprehensive Plan Text Amendment and associated 2022 Southern Grove DRI Amendment

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida

I hereby give CONSENT to Lucido & 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 to the processing and approval of P22-039 Southern Grove Comprehensive Plan Text Amendment and associated 2022 Southern Grove DRI Amendment.


Signature

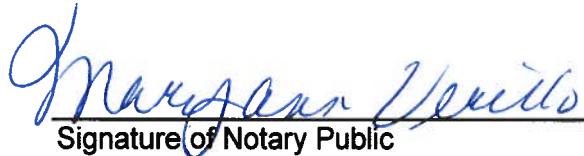
CEO
Title

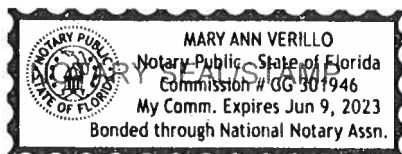
2-8-2022
Date

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 8 day of Feb, 2021, by Russ Blackburn, CEO, who is personally known to me.


Signature of Notary Public



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