

Planning / Applications / P#: P23-170

Legal Request

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Project Name:

Western Grove-DRI - Map "H" Amendment

Management/Property Information Reviewers

Management

Project Type: * DRI CONCEPTUAL MASTER PLAN/AMENDMENT Status: P&Z MEETING SCHEDULED Approved Date:

Project Number: * P23-170 Amended Number: Utility File Number: Type file number...

Building Type: Select... Primary Email Address: myates@lucidodesign.com

Describe Request: Western Grove Map H Amendment - to update wetland locations to be consistent with SFWMD and DEP protected wetlands, memorialize proposed school parcel location, memorialize proposed park parcel location, memorialize fire proposed fire station parcel location, update proposed water management lakes within development pods

Check this if Exempt from Public Records Request:

Property Information

Address: Project Site Location:

City Section: Block: WesternGrove Lot:

Legal Description:

Parcel Number

No data

Current Land Use: Select... Current Zoning: Select...

Proposed Zoning: Select... Utility Provider: Select...

Acreage: Administrative:

Architectural Elevations:

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

Agent First Name: Matthew Agent Last Name: Yates Agent Business Name: Lucido and Associates Agent Phone: (772) 220-2100

Agent Address:

701 E Ocean Blvd

Agent City:

Stuart

Agent State:

FLORIDA

Agent Zip:

34994

Agent Email:

myates@lucidodesign.com

Save

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

10/25/2023

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 – Western Grove DRI
City of Port Saint Lucie**

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,

DocuSigned by:
Frank Covelli
06D476BCD247448...

Frank Covelli,
Vice President – Land Development & Amenities | Southeast Florida Division



September 20, 2023

via electronic submittal

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

RE: Western Grove DRI – DRI Map Amendment Application

On behalf of Mattamy Palm Beach , LLC (“Owner”), we are pleased to submit an application for DRI Map Amendment for a portion of City known as Western Grove.

Enclosed with this letter please find the following materials:

DRI Map Amendment

- a. REVISED Map H (Master Plan)

DRI MAP AMENDMENT:

REVISED MAP H-1

- a. Update wetland and conservation areas to be consistent with protected wetlands per the SFWMD and DEP permits;
- b. Memorialize 20 ac school dedication parcel and location;
- c. Memorialize 2.9 ac fire station dedication parcel and location;
- d. Memorialize 13 ac park dedication parcel and location;
- e. Update water management lake locations within community development pods

Applicant: Lucido & Associates

Owner: Mattamy Palm Beach, LLC

Location: Bordered by SW Discovery Way to the South, Tradition communities to the East, Crosstown Parkway to the North, and Range Line Road to the West

Sewer/Water Service:

The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the subject property. Under the current NCD future land use designation and MPUD zoning, the most intense use would be neighborhood commercial.

Transportation: There is no anticipated increase in traffic due to the requested changes. The existing Western Grove DRI development order addresses traffic impacts and the required associated improvements for a maximum threshold of development in order to ensure acceptable levels of service on the adjacent roadways.

Park/Open Space: The property currently has 13 acres for a public park and a separate 20 acres for a school site for a total of 33 acres. The proposed park site will provide adequate land to maintain the City’s level of service of 5.0 acres per 1,000 population.

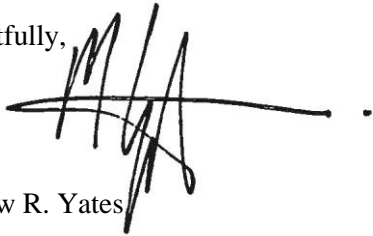
701 E. Ocean Blvd. Stuart, FL 34994 P (772)220 – 2100 F (772)223 – 0220

Schools: The St. Lucie County School Board staff has agreed to the proposed location of the school site, which is proposed centrally within the DRI boundary along N/S Road A and adjacent to park sites.

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

Upon your review, if you have any questions, please contact me directly at (772) 220-2100.

Respectfully,

A handwritten signature in black ink, appearing to read 'Matthew R. Yates', followed by a horizontal line and a period.

Matthew R. Yates