



## Planning / Applications / P#: P23-107

[Legal Request](#)[Application](#) [Comments](#) [Submittals](#) [Inspections](#) [Meetings](#) [Allowed Users](#) [BlueBeam](#) [History](#) [Fees](#) [Conditions](#) [Files](#) [Reports](#)[UE Application](#)[Save](#)**Project Name:**

Southern Grove-MPUD - SG-8 (Parcels 8A/8B)

Management/Property Information

Reviewers

### Management

**Project Type: \***

PUD REZONING ▾

**Status:**

P&amp;Z MEETING SCHED... ▾

**Approved Date:****Project Number: \***

P23-107

**Amended Number:****Utility File Number :**

5432

**Building Type :**

Select... ▾

**Primary Email Address:**

kvelinsky@lucidodesign.com

**Describe Request:**

On behalf of Amherst Acquisitions, we respectfully submit this MPUD application package. The site is located on the NW corner of the Becker Road and Village Parkway intersection. Access into the site is provided from 3 locations on Village Parkway to the east and 2 locations from Becker Road to the south with future access points to the North. The proposed MPUD includes various mixed-uses including a

Check this if Exempt from Public Records Request: ☐

### Property Information

**Address:**

Village Pkwy and Becker Rd

**Project Site Location:**

NW corner of SW Village Pkwy

**City Section:**

Kenley

**Block:**

SouthernGrove

**Lot:**

Tr. "B-1" &amp; "C-1"

**Legal Description:**

KENLEY (PB 104-16) TRACT B-1 (20.000 ACRES – 871,200 SF)  
KENLEY (PB 104-16) TRACT C-1 (21.353 ACRES – 930-136 SF)



Parcel Number
4327-702-0016-000-6
4327-702-0015-000-9

<b>Current Land Use:</b> NEW COMMUNITY DEVELOPMENT	<b>Current Zoning:</b> SLC AG-5
<b>Proposed Zoning:</b> MPUD - MASTER PLANNED UNIT DEVELOP...	<b>Utility Provider:</b> CITY OF PORT ST. LUCIE
<b>Acreage:</b> 41.35	<b>Administrative:</b> <input type="checkbox"/>
<b>Architectural Elevations:</b> <input type="checkbox"/>	

Agent/Applicant	Property Owners	Authorized Signatory of Corporation	Project Architect/Engineer
<b>Agent First Name:</b> Kevin	<b>Agent Last Name:</b> Velinsky	<b>Agent Business Name:</b> Lucido & Associate	<b>Agent Phone:</b> (772) 220-2100
<b>Agent Address:</b> 701 SE Ocean Blvd			
<b>Agent City:</b> Stuart	<b>Agent State:</b> FLORIDA	<b>Agent Zip:</b> 34994	<b>Agent Email:</b> kvelinsky@lucidodesig

Save



June 21, 2023

VIA DIGITAL DELIVERY

Planning and Zoning Department  
City of Port Saint Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**Re: SOUTHERN GROVE 8 (PARCEL 8A/8B) - MPUD Application**

On behalf of Amherst Acquisitions, we respectfully submit this MPUD application package. The site is located on the NW corner of the Becker Road and Village Parkway intersection. Access into the site is provided from 3 locations on Village Parkway to the east and 2 locations from Becker Road to the south with future access points to the North. The proposed MPUD includes various mixed-uses including a home improvement warehouse, a gas station with 8 pumps and a coffee shop with drive thru, and associated parking and access. The remainder of the site is allocated to future outparcel A, B, C, and D that are being set aside for future development.

Please find attached the following items in support of the application:

- Cover Letter
- Owner's Authorization
- Property Ownership Card/ Tax Verification
- Southern Grove MPUD
- SG-8 Plat (pg. 14 & pg. 15)
- Traffic Analysis

Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

Derrick E Phillips Jr  
Project Manager



**Mattamy Homes USA • Southeast Florida**  
2500 Quantum Lakes Drive, Suite 215  
Boynton Beach, FL 33426  
T 561-413-6100

**June 6, 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 – Southern Grove-8A & B  
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 an applicant during the governmental review process for the above noted project.**

**Thank you for your attention to this matter.**

**Sincerely,**

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

**Anthony Palumbo, Vice President of Land Acquisition and Entitlements**

**AMHERST ACQUISITIONS, LLC**  
**c/o PEBB Enterprises**  
**7900 Glades Road, Suite 600**  
**Boca Raton, Florida 33434**

June 7, 2023

Ms. Teresa Lamar-Sarno, Director of Planning & Zoning  
City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

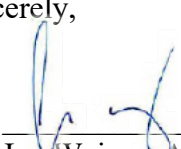
**RE: SG3 Commercial Parcel 'Shoppes at the Heart' ("the Property") – OWNER'S  
AUTHORIZATION**

Dear Ms. Lamar-Sarno:

As the contract purchaser of the Property, please consider this correspondence as formal authorization for Lucido & Associates, to represent AMHERST ACQUISITIONS, LLC during the governmental review of the development application.

Thank you for your attention to this matter.

Sincerely,

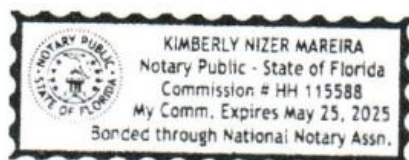
By:  \_\_\_\_\_  
Ian Weiner, Authorized Person

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 2023, by Ian Weiner, as Authorized Person of Amherst Acquisitions, LLC. He [X] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

 \_\_\_\_\_  
Kim Nizer Mareira

(NOTARY SEAL)



Notary Public State of Florida  
My Commission Expires: HH115588