

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

**ADDRESS**

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<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
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<b>EMAIL</b>	<b>PHONE</b>
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**PROJECT ARCHITECT/ENGINEER**

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<b>FIRST NAME</b>	<b>LAST NAME</b>
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**Business Name**

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**ADDRESS**

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<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
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<b>EMAIL</b>	<b>PHONE</b>
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**PROPERTY OWNER**

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**Business Name**

Mattamy Palm Beach LLC

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**ADDRESS**

2500 Quantum Lakes Dr, Suite 215

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<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
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Boynton Beach	FL	33426
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<b>EMAIL</b>	<b>PHONE</b>
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Tony.Palumbo@mattamycorp.com	(561) 413-6096
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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.

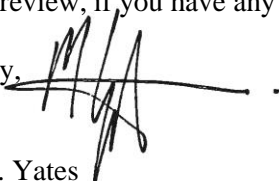
**Flood Zone:** The flood map for the property is panel number 12111C0400J. The property is located in Zone X, an area of minimal flood hazard. Zone X is determined to be outside the 0.2% annual chance of flooding.

**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,



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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.

	CEO	<u>2-8-2022</u>
_____ 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 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

