

| TYPE | STATUS | BUILDING TYPE |
|------|--------------------------------|---------------|
| CPA | CITY COUNCIL MEETING SCHEDULED | |

ASSIGNED TO

Bridget Kean; Clyde Cuffy; Laney Southerly; Diana Spriggs; Public Works Engineering; Utility Engineering

ADDRESS

TBD

| SECTION | BLOCK | LOT |
|---------|--------------|-----|
| | WesternGrove | |

LEGAL DESCRIPTION

see attached complete legal description

SITE LOCATION

South of Crosstown Pkwy, East of Range Line Rd, North of Discovery Way

PARCEL #

4305-322-0001-000-4 4307-100-0000-000-1 4305-500-0032-000-6 4308-000-0000-000-7
4308-802-0001-000-6

| CURRENT LANDUSE | PROPOSED LANDUSE | CURRENT ZONING | PROPOSED ZONING |
|-----------------|------------------|----------------|-----------------|
| NCD | NCD | MPUD | MPUD |

| ACREAGE | NON-RESIDENTIAL SQ. FOOTAGE | NO. OF RESIDENTIAL UNITS |
|---------|-----------------------------|--------------------------|
| 1941 | | |

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Western Grove

PROPOSED CHANGES

1. Re-introduce Tradition Parkway from N/S 'A' west to Range Line Road, this is the same alignment previously dedicated to the City, then to Tradition Development and then (per 18-R84) back to the City;
2. Removal of a Neighborhood/ Village Commercial Pod (approximately 8.12 acres west of N/S 'A' and north of Tradition Parkway;
3. Re-alignment of N/S 'A' from Westcliffe Lane north to Crosstown Parkway; the connections to Crosstown and Westcliffe remain unchanged, this is to accommodate the preferred Utility Site acreage on the east side of N/S 'A';
4. Update of conceptual lake system to be consistent with the current subdivision plans;

Primary Contact Email

myates@lucidodesign.com

AGENT/APPLICANT

| FIRST NAME | LAST NAME |
|------------|-----------|
| | Yates |

Business Name**ADDRESS**

701 E Ocean Blvd

| | | |
|-------------|--------------|------------|
| CITY | STATE | ZIP |
| Stuart | FL | 34994 |

| | |
|-------------------------|--------------|
| EMAIL | PHONE |
| myates@lucidodesign.com | 7722202100 |

AUTHORIZED SIGNATORY OF CORPORATION

| | |
|-------------------|------------------|
| FIRST NAME | LAST NAME |
|-------------------|------------------|

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
Midway Glades Developers, LLC

ADDRESS
7807 Baymeadows Rd E Ste 205

| | | |
|--------------|--------------|------------|
| CITY | STATE | ZIP |
| Jacksonville | FL | 32256 |

| | |
|---------------------------|----------------|
| EMAIL | PHONE |
| jlynch@GreenPointeLLC.com | (564) 401-2564 |



September 30, 2020

via electronic submittal

Ms. Teresa Lamar-Sarno, AICP
Assistant to the City Manager for Land Development Services
Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RE: Western Grove Development of Regional Impact (DRI) – Development Order and Comprehensive Plan Amendments

Dear Ms. Lamar-Sarno:

On behalf of Mattamy Palm Beach, LLC., we are pleased to submit this application for Amendment to the Western Grove DRI Development Order, Map H and the appropriate Comprehensive Maps. Enclosed with this letter please find the following materials:

1. DRI Development Order and Map Amendment

- a. Owners authorization (for both applications)
- b. EXISTING Map H
- c. REVISED Map H
- d. REVISED Development Order (DO) with strike-through and underlined;

2. Comprehensive Plan Amendment

- a. EXISTING Future Land Use Map
- b. PROPOSED Future Land Use Map

PROJECT NARRATIVE:

The Western Grove Development of Regional Impact is approximately 1,941.41 acres in size and is located within the City of Port St. Lucie. General geographical location is west of Tradition and bordered by future SW Discovery Way (south), an existing FPL transmission line easement, existing Vitalia Community, existing Town Park community (east), future Crosstown Parkway (north) and existing Rangeline Road(west).

The current Western Grove Development Order (Resolution 18-R84) of the City of Port St. Lucie was given approval on November 13, 2018 and recorded on November 14, 2018. This previous amendment was to remove Fern Lake Drive (between Westcliffe Lane north to Crosstown Parkway) and re-introduce the previously removed Tradition Parkway (from N/S Road 'A' west to Range Line Road). Since this last amendment in 2018, Mattamy has focused on refining of their proposed development plans within Western Grove, have worked on a variety of related items with City departments and staff such as the proposed Utility Site (N/S 'A' and Crosstown Parkway) and are now ready to move forward with the requested amendments.

PROPOSED CHANGES (applicable to both applications)

1. Re-introduce Tradition Parkway from N/S 'A' west to Range Line Road, this is the same alignment previously dedicated to the City, then to Tradition Development and then (per 18-R84) back to the City;

2. Removal of a Neighborhood/ Village Commercial Pod (approximately 8.12 acres west of N/S 'A' and north of Tradition Parkway;
3. Re-alignment of N/S 'A' from Westcliffe Lane north to Crosstown Parkway; the connections to Crosstown and Westcliffe remain unchanged, this is to accommodate the preferred Utility Site acreage on the east side of N/S 'A';
4. Update of conceptual lake system to be consistent with the current subdivision plans;

DRI MAP AMENDMENT:

1. REVISED MAP H to accommodate outlined changes;

DRI Development Order Changes:

1. Revised document to address outlined changes as well as any needed adjustments to the transportation section pursuant to recent updated traffic study;

COMPREHENSIVE PLAN AMENDMENT:

1. Amendments to Existing Figures within the Future Land Use Element.

Figure 1-3, Tradition/ Western Grove Conceptual Land Use Plan, depicts the conceptual master plan required by NCD District Policy 1.2.1.3 to illustrate how the land use sub-categories (Residential, Neighborhood Village, Town Center, Resort, Mixed-Use and Employment Center) would be allocated, where they would be located, and how they would function in relation to each other. We are providing the EXISTING Figure 1-3 as Exhibit 'A' and a PROPOSED Figure 1-3 as Exhibit 'B'. The net cumulative revisions to Figure 1-3 are illustrated below:

| <u>Legend</u> | <u>Unit</u> | <u>Existing</u> | <u>Proposed</u> | <u>Change</u> |
|---------------|-------------|-----------------|-----------------|---------------|
| NCD | acres | +/- 4,233.44 | detail prov. | N/A |
| OSC/OSR | acres | +/- 374.68 | detail prov. | N/A |

NCD Districts


Sub-district 1 (Tradition)

| | | | | |
|----------------|-------|----------|----------|-----------|
| | Acres | 3,014.82 | 2,727.45 | no change |
| Residential | acres | 2,034.69 | 2,034.69 | no change |
| Mixed Use | acres | 455.99 | 455.99 | no change |
| Town Center | acres | 122.75 | 122.75 | no change |
| Village Center | acres | 4.6 | 4.6 | no change |
| OSC/OSR | acres | 40.06 | 40.06 | no change |

Sub-district 2 (Western Grove)

| | | | | |
|----------------|-------|--------------|----------|-----------|
| | Acres | 1,894.48 | 1,894.48 | no change |
| Residential | acres | 1,606.93 | 1,615.05 | + 8.12 |
| Mixed Use | acres | N/A | N/A | N/A |
| Town Center | acres | N/A | N/A | N/A |
| Village Center | acres | 18.76 | 10.69 | - 8.12 |
| OSC/OSR | acres | not provided | 307.58 | no change |

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

Respectfully,

 Steven D. Garrett, RLA
 Vice President

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

November 9, 2020

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 MPUD, DRI, and Comprehensive Plan

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