



*Tradition Design Review Committee
Architectural Review*

10807 SW Tradition Square Port St. Lucie, FL 34987

Phone (772) 345-5101

Date: 7.3.24

To: EDC, Inc.

*Attention: Patricia Sesta
10250 SW Village Parkway
Port St. Lucie, FL 34987*

*Regarding: St. Matilda Multi-Family – Preliminary Site Plan, Landscape Plans
and Elevations*

*This notice serves as the Design Review Committee's response to your request as referenced
above. Please note any comments made by the Committee as listed below.*

*If you have any questions regarding this matter, please do not hesitate to contact the Committee
at (772) 345-5101.*

STATUS: Conditionally Approved

*The Committee has reviewed this submittal and has provided preliminary
conditional approval with the following comments:*

- *Crepe Myrtles should be replaced with non-deciduous trees*
- *The site is located in Basin B of the SGCD. The construction of a portion of the L25A lake may be required to accommodate the stormwater run-off from the project*
- *How will the proposed offsite stormwater lake be connected to the SGCD master system?*
- *What is the intent of the existing 20' access easement along the southern portion of the project?*
- *Committee is looking for additional plantings, layering of shrubs and groundcovers and a denser buffer along Village parkway. Applicant should add in shrub and groundcover understory throughout site to enhance the overall appearance – currently it appears 'code minimum'*
- *Formal submittal of "Commercial Projects" TDRC application, plans and fees will be required*
- *Submittal is required to Southern Grove Community Development District for irrigation and drainage permit – please contact Culpepper & Terpening, Attention Stef Mathes 2980 S. 25th Street, Fort Pierce, FL 34981 (772) 464-3537 x222, smathes@ct-eng.com*

Thank you.

Tradition Design Review Committee

10202 VILLAGE PARKWAY
 SUITE 201
 FORT ST. LUCIE, FL 34907
 TEL: 772-462-2465
 FAX: 772-462-2465

10202 VILLAGE PARKWAY
 SUITE 201
 FORT ST. LUCIE, FL 34907
 TEL: 772-462-2465
 FAX: 772-462-2465



TRADITION

DESIGN REVIEW COMMITTEE

PLANS:

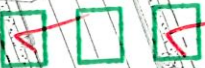
APPROVED:

DISAPPROVED

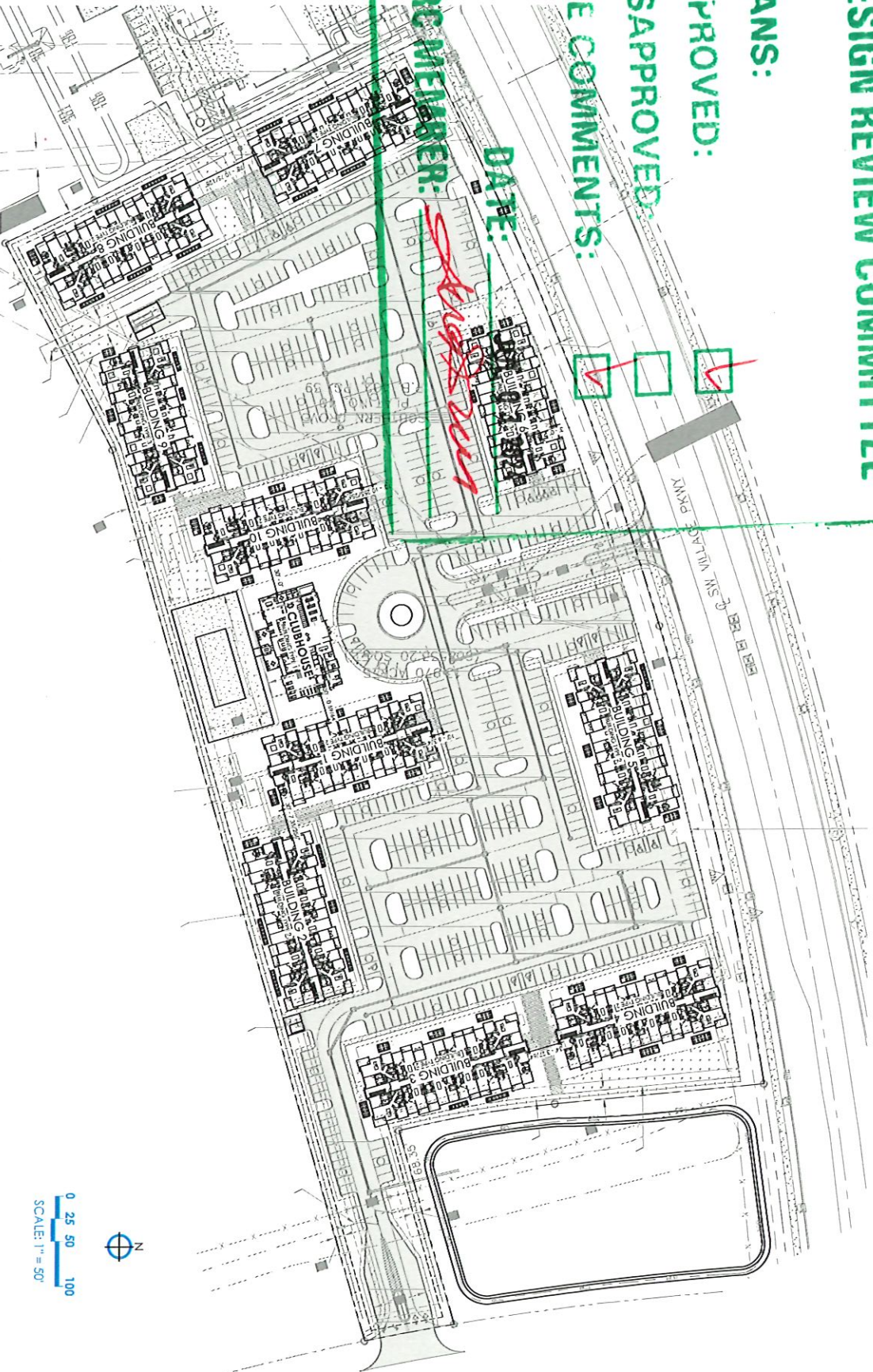
SEE COMMENTS:

DATE:

DRC MEMBER:



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1 ARCHITECTURAL SITE PLAN

0 25 50 100
SCALE: 1" = 50'



TRADITION

DESIGN REVIEW COMMITTEE

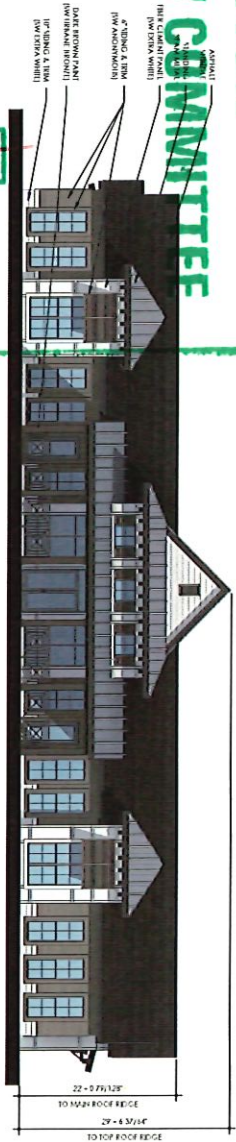
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APPROVED:

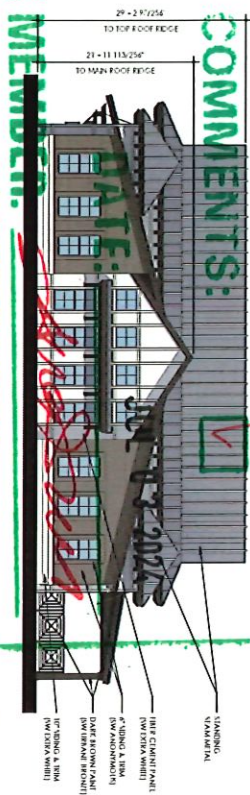
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SEE COMMENTS:

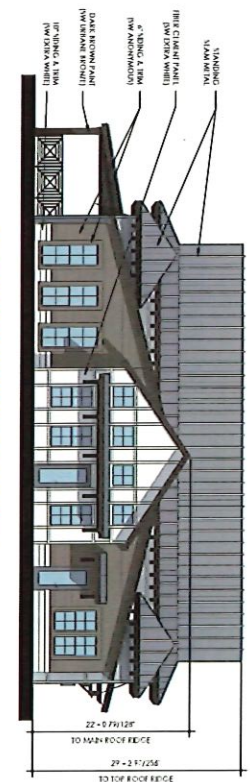
DRC MEMBER:



4 CLUBHOUSE REAR ELEVATION



2 CLUBHOUSE LEFT ELEVATION



3 CLUBHOUSE RIGHT ELEVATION



1 CLUBHOUSE FRONT ELEVATION



DARK BROWN
10" SIDING & TRIM
SW 7046
ANONYMOUS



OFF WHITE
6" SIDING
SW 7049
NUANCE



WHITE
10" SIDING & FCP
SW 7006
EXTRA WHITE



DARK BROWN TRIM
AND COLUMNS
SW 7048
URBANE BRONZE



TAN FIELD STONE



ACCENT STONE



ASPHALT SHINGLE

ATLANTIC
PORT ST. LUCIE, FL



ST. MATILDA TRADITION
PORT ST. LUCIE, FL



architects • planners

05-17-2024

BUILDING TYPE 1 CLUBHOUSE -
ELEVATIONS

A 214

DESIGN REVIEW COMMITTEE

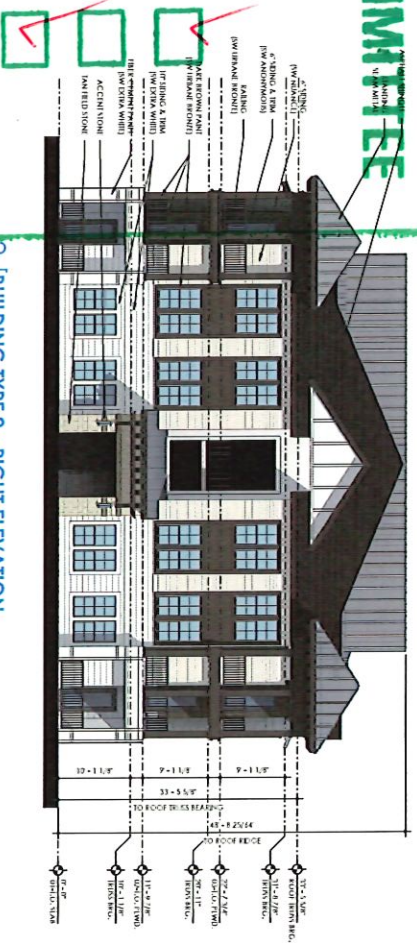
APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE: 03/03/2024 ^{67 YOUNG (PWR NINJANI)}

DRG MEMBER



2 [BUILDING TYPE 2 - RIGHT ELEVATION]



1 BUILDING TYPE 2 - FRONT ELEVATION



DARK BROWN
10" SIDING & TRIM
SW 7046
ANONYMOUS



OFF WHITE
6" SIDING
SW 7049
NUANCE



WHITE
10" SIDING & FCP
SW 7006
EXTRA WHITE



DARK BROWN TRIM
AND COLUMNS
SW 7048
URBANE BRONZE



TAN FIELD STONE



ACCENT STONE



ASPHALT SHINGLE

ST. MATILDA TRADITION
PORT ST. LUCIE, FL

05/17/2024

BUILDING TYPE 2 - ELEVATIONS

A 225

TRADITION DESIGN REVIEW COMMITTEE

PLANS:
APPROVED:
DISAPPROVED:
SEE COMMENTS:

DATE: JUL 03 2024

DRC MEMBER



2 BUILDING TYPE 2 - LEFT ELEVATION



1 BUILDING TYPE 2 - REAR ELEVATION

- DARK BROWN
10" SIDING & TRIM
SW 7046
ANONYMOUS
- OFF WHITE
6" SIDING
SW 7049
NUANCE
- WHITE
10" SIDING & FCP
SW 7006
EXTRA WHITE
- DARK BROWN TRIM
AND COLUMNS
SW 7048
URBANE BRONZE
- TAN FIELD STONE
- ACCENT STONE
- ASPHALT SHINGLE

ATLANTIC
PORT ST. LUCIE, FL
ST. MATILDA TRADITION
DESIGNED BY: J3
PFC DESIGN



architects + planners

05-17-2024

BUILDING TYPE 2 - ELEVATIONS

A 226

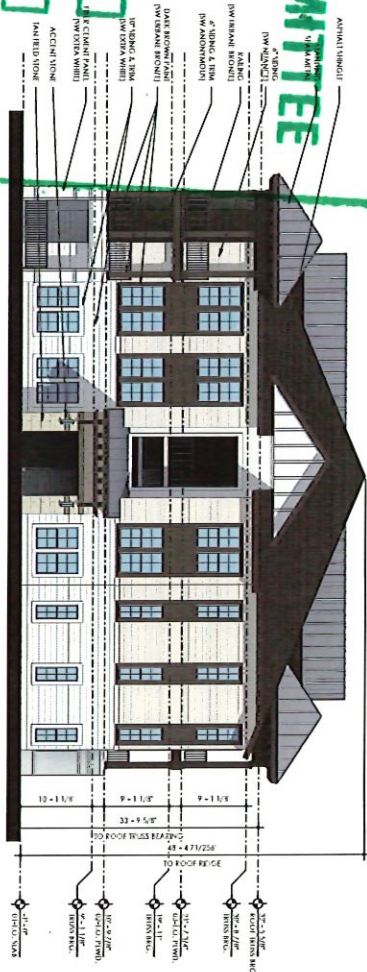
TRADITION DESIGN REVIEW COMMITTEE

PLANS:
APPROVED:
DISAPPROVED:
SEE COMMENTS:

DATE:

DRC MEMBER:

☒ ☐ ☐



2 [BUILDING TYPE 3 - RIGHT ELEVATION]



1 [BUILDING TYPE 3 - FRONT ELEVATION]

- DARK BROWN
10\"/>
- OFF WHITE
6\"/>
- WHITE
10\"/>
- DARK BROWN TRIM
AND COLUMNS
SW 7048
URBANE BRONZE
- TAN FIELD STONE
- ACCENT STONE
- ASPHALT SHINGLE



ATLANTIC
PORT ST. LUCIE, FL

ST. MATILDA TRADITION
PORT ST. LUCIE, FL
4728
PRELIMINARY



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05-17-2024

BUILDING TYPE 3 - ELEVATIONS

A 233

TRADITION

DESIGN REVIEW COMMITTEE

PLANS:



APPROVED: TRASH COMPACTOR FRONT ELEVATION

DISAPPROVED:

SEE COMMENTS:

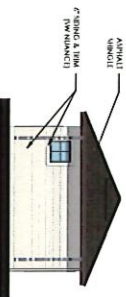
10 TRASH COMPACTOR LEFT ELEVATION

DATE: JUL 03 2024

DRC MEMBER:



5 MAINTENANCE LEFT ELEVATION

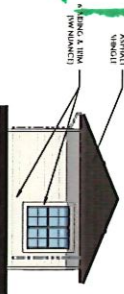


3 MAINTENANCE REAR ELEVATION

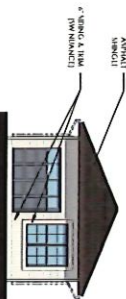
7 TRASH COMPACTOR REAR ELEVATION



8 TRASH COMPACTOR RIGHT ELEVATION

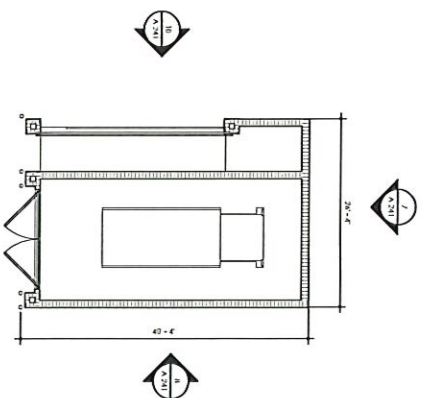


2 MAINTENANCE RIGHT ELEVATION

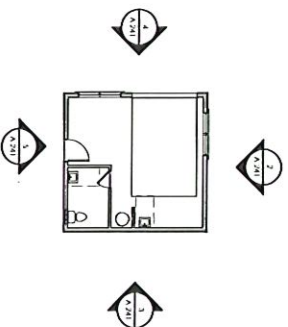


4 MAINTENANCE FRONT ELEVATION

6 TRASH COMPACTOR



1 MAINTENANCE FLOOR PLAN



TRADITION

DESIGN REVIEW COMMITTEE

PLANS:

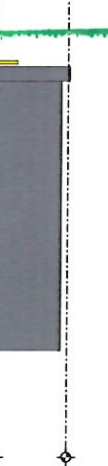
APPROVED:

DISAPPROVED:

SEE COMMENTS:

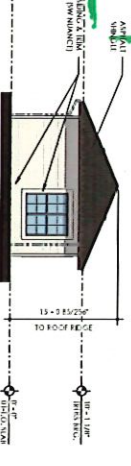
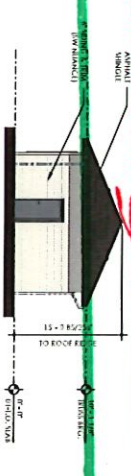
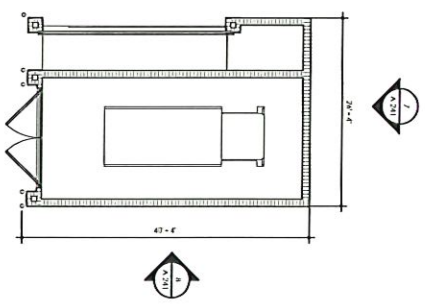
10 [TRASH COMPACTOR LEFT ELEVATION]
DATE: JUL 03 2024

DRC MEMBER: *Handwritten signature*



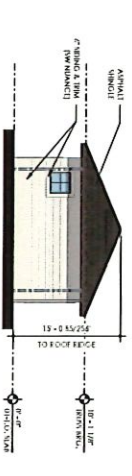
8 [TRASH COMPACTOR RIGHT ELEVATION]

6 [TRASH COMPACTOR]



5 [MAINTENANCE LEFT ELEVATION]

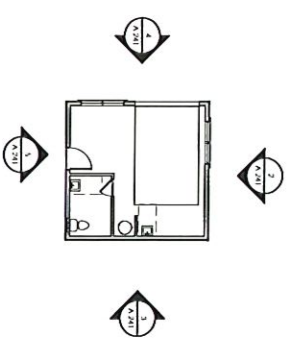
2 [MAINTENANCE RIGHT ELEVATION]



3 [MAINTENANCE REAR ELEVATION]

4 [MAINTENANCE FRONT ELEVATION]

1 [MAINTENANCE FLOOR PLAN]



(CITY OF PSL Requirements,

Building Type 1 - Outdoors

Week
Month

DESIGN REVIEW CUMULATIVE INDEX

Shihua Reviewed: 16 January 2002 Revised: 16 January 2002 Printed: 16 January 2002	Shihua Reviewed: 16 January 2002 Revised: 16 January 2002 Printed: 16 January 2002
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Printed: 16 January 2002

From
Requiem (1991) -
Prologue
Sample

APPROVED

SEAPROVER

SEE COMMENTS:

Plant List

DATE:

JUL 03 2024

DRUG ALTERNATIVE

DISCOUNT TOLLANCE
FCL 90%
Shafwan

[illegible]

100

Jeffrey W. Smith, RLA
2024.06.19 01:28:44 -04'00

Sheet 2

Sheet 4

Sheet 3

Conceptual Landscape Plan


 Scale: 1" = 80'
 0 40 80 160

Jeffrey W. Smith, RLA
National Executive Director
10000

Job No. 7540001
 Drawn By JWS
 Submitted Date 6-11-2004
 Revision Date

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Printed: Jeffrey Smith
 CL-1
 of 4
 7/17/2004

St. Matilda

Tradition

City of Port St. Lucie, Florida

**Conceptual
Design
Group, Inc.**

EMERSON AIR-TECHNICAL - AIR POLLUTION
1600 East Ocean Boulevard, Suite 1204
Ft. Lauderdale, Florida 33304
(773) 344-2340
CA 0001625

PLANS:
APPROVED
DISAPPROVED
SEE COMMENTS:
DATE:
DRC MEMBER:

PROPOSED
25' LANDSCAPE
BUFFER

BUILDING 4
17' P.E.
36' UNITS

JUL 03 2024

RECEIVED
RECEIVED

RECEIVED

PROPOSED
LANDSCAPE
BUFFER

PROPOSED
OUTFALL PIPE

MONUMENT
SIGN

**PROPOSED
DESTINATION WAY**
FKA EWING ROAD 2

3 STORIES
36 UNITS

PROPOSED
GATED ENTRY/EXIT

POSED
PAD (TYP)

POSED
B (TYP)

PROPOSE 20' U.E.
(ORB_,PG_)

PROPOSED 19'-4"x20'
MAINTENANCE BUILDING
387 SF

PROPOSED
DRAINAGE
PIPE (TYP)

PROPOSED
A/C PAD (TYP)

PROP FENCE

PROPOSED SANITARY
SEWER PIPE (TYP)

PROPOSED WATER
METER & RPZ (TYP)
PROPOSED FIRE LINE
W/ DDCV & FDC (TYP)
PROPOSED
A/C PAD (TYP)

BUILDING 4
(TYPE 2)
36 UNITS

3 STORIES
36 UNITS

Conceptual Landscape Plan



City of Port St. Lucie, Florida

**Conceptual
Design
Group, Inc.**
Landscape Architecture - Site Planning
9001 F and Ocean Boulevard, Suite 1300
Miami, Florida 33199
(773) 3442360
LA 0001035

Jeffrey W. Smith, RZA
Nucleic Acid Sequence Number
LA10001615

Job No. 94-0007
Drawn By JMS
Submittal Dates 11-17-2003

Revision Dates

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approval of the center. If you wish to
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TRADITION

DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

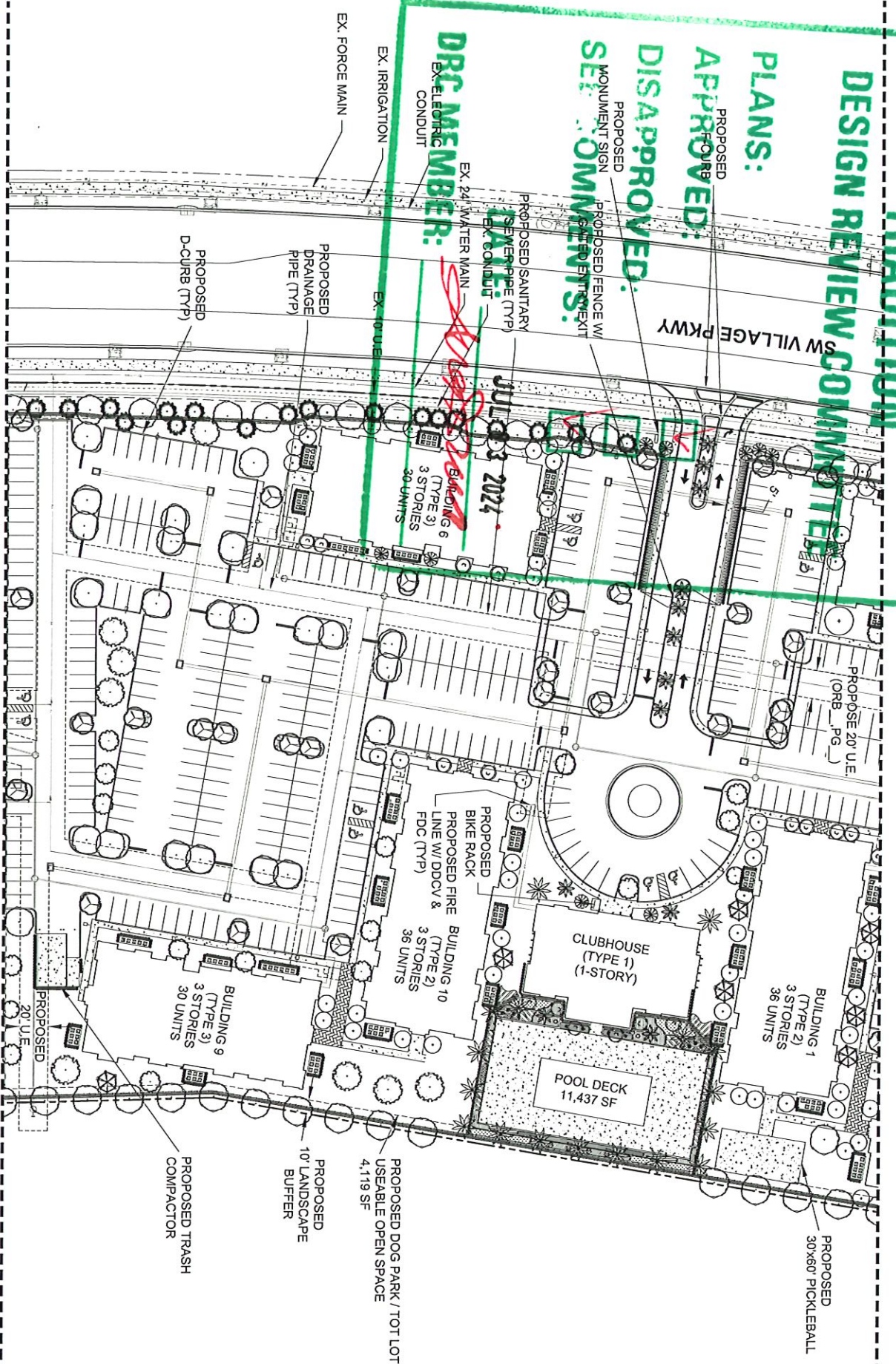
DISAPPROVED:

SELF-COMMENTS:

DRF MEMBER:

DATE:

JUL 03 2024



Conceptual Landscape Plan

North
Scale: 1" = 30'
0 15 30 60

Job No.	345001
Drawn By	JMS
Submittal Date	6-11-2024
Revision	CL-3 4

St. Matilda
Tradition
City of Port St. Lucie, Florida

Conceptual Design Group, Inc.
Landscape Architecture - 3000 West
1770 West 17th
1770 West 17th

**Conceptual
Design
Group, Inc.**
Landscape Architect - Site Planning
1001 First Ocean Boulevard, Suite 1300
Long Beach, CA 90802
(714) 344-2340
LA 0001625