



# Planning / Applications / P#: P22-097

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**Project Name:**

Tradition-MPUD Amendment No. 14

Management/Property Information

Reviewers

## Management

**Project Type: \***

PUD AMENDMENT ▾

**Status:**

CITY COUNCIL MEETING ... ▾

**Approved Date:**

**Project Number: \***

P22-097

**Amended Number:**

**Utility File Number:**

11-342-00

**Building Type :**

Select... ▾

**Primary Email Address:**

myates@lucidodesign.com

**Describe Request:**

1. Decrease the side setbacks from 6' to 5' for residential development (Exhibit 6)
2. Decrease the building separation from 12' to 10' for residential development (Exhibit 6)
3. Update/refresh all Typical Lot Layout exhibits (Exhibit 10 A-I)
4. Increase the maximum allowable density for multi family development in a Residential Area from 20 DU's

Check this if Exempt from Public Records Request:

## Property Information

**Address:**

**Project Site Location:**

West of I95, North of Tradtion Pkv

**City Section:**

**Block:**

Tradition

**Lot:**

**Legal Description:**

The Tradition DRI. Please see legal description (Exhibit 7) within the MPUD document.



**Parcel Number**

4309-801-0002-000-3

**Current Land Use:**

Select... ▼

**Current Zoning:**

Select... ▼

**Proposed Zoning:**

Select... ▼

**Utility Provider:**

CITY OF PORT ST. LUCIE ✕ ▼

**Acreage:**

3.04

**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 Associate:

**Agent Phone:**

(772) 220-2100

**Agent Address:**

701 E Ocean Blvd

**Agent City:**

Stuart

**Agent State:**

FLORIDA ▼

**Agent Zip:**

34994

**Agent Email:**

myates@lucidodesign.c

Save

*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 - Tradition MPUD**

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



March 2, 2022

VIA DIGITAL DELIVERY

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

**Re: TRADITION MPUD - Amendment Application**

We are pleased to submit for your review an application to amend the Tradition MPUD. The following is a list of proposed amended items:

1. Decrease the side setbacks from 6' to 5' for residential development (Exhibit 6)
2. Decrease the building separation from 12' to 10' for residential development (Exhibit 6)
3. Update/refresh all Typical Lot Layout exhibits (Exhibit 10 A-I)
4. Increase the maximum allowable density for multi family development in a Residential Area from 20 DU's to 28 DU's, to be consistent with Policy 1.2.2.3 for NCD Residential Areas (Exhibit 6)
5. Revise Land Use Plan to change approximately 91 ac of Town Center area to Residential (Exhibit 8B)
6. Revise and simplify the Site Information Development Area data table (Exhibit 5)
7. Revise the maximum building height for residential uses (Exhibit 6)

In support of this application please find attached a proposed MPUD document. Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Yates", followed by a horizontal line and a period.

Matthew R. Yates  
Senior Landscape Architect