

TYPE	STATUS	BUILDING TYPE
SP	CITY COUNCIL MEETING SCHEDULED	RES

ASSIGNED TO

Bridget Kean; John Kwasnicki; Lisa Alexander; Public Works Engineering

ADDRESS

Southern Grove

SECTION	BLOCK	LOT
PI 21	SouthernGrove	Tr 1

LEGAL DESCRIPTION

This land use designation is intended to help the City facilitate the development of large-scale, sustainable new communities with mixed-uses

SITE LOCATION

City of Port St Lucie, FL 34987

PARCEL #

4315-610-0001-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
15.85		264

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

multi-family project on 15.85 acres that is a portion of the 37.30-acre parcel depicted in the survey provided under separate cover. Platting to separate the parcels is in progress by the master developer. The development includes approximately 264 apartments in eleven buildings.

Primary Contact Email

oreis@bowmanconsulting.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Isaac	Reis

Business Name**ADDRESS**

301 SE Ocean Boulevard, Suite 301

CITY	STATE	ZIP
Stuart	FL	34994

EMAIL	PHONE
oreis@bowmanconsulting.com	(772) 678-4330

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Anthony	Palumbo

ADDRESS

2500 Quantum Lakes Dr., Suite 215

CITY	STATE	PHONE	ZIP
Boyton Beach	FL		33426
EMAIL		PHONE	
Tony.Palumbo@mattamycorp.com		5614136096	

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME
Isaac	Leite

Business Name

Bowman Consulting Group

ADDRESS

301 SE Ocean Boulevard, Suite 301

CITY	STATE	PHONE	ZIP
Stuart	FL		34994
EMAIL		PHONE	
ileite@bowmanconsulting.com		7726784338	

PROPERTY OWNER

Business Name

Mattamy Palm Beach LLC

ADDRESS

9075 N. Meridian Street

CITY	STATE	PHONE	ZIP
Indianapolis	IN		46260
EMAIL		PHONE	
Mike.Klein@SCBodner.com		(317) 536-2000	

December 2, 2020
030210-01-003

Bridget Kean, AICP
City of Port St Lucie
Planning & Zoning Department
121 SW Port St Lucie Boulevard
Port St Lucie, Florida 34984

RE: The Lucie at Tradition Site Plan Application Submittal P20-_____

Owner: Mattamy Palm Beach LLC (Mattamy Homes)

Developer/Purchaser: SC Bodner, LLC

Project: The Lucie at Tradition

Location: Tradition Southern Groves MPUD/Southern portion of Plat 21 Tract 1

Ms. Kean,

Bowman Consulting Group, Ltd. is the Engineer of Record for the above reference project and will be representing the interested parties throughout the Site Plan Review Process in order to obtain the necessary entitlements and permits to construct and operate the project.

This submittal is for Site Plan approval for The Lucie at Tradition multifamily site located in Tradition, FL. The project is the 15.85-acre balance in the southern portion Tract 1 of Plat 21. The northern portion of Tract 1 is the previously approved Boardwalk @ Tradition-Southern Grove (fka: Thompson Thrift) – P20-057. Plat 21 is in the process of being re-platted by Mattamy Homes.

The project will be phased by building similar to Springs at Tradition the abuts the project to the north. The main entrance is just south of the main entrance to Springs at Tradition. The project will also have an entrance on the west side of the property off Community Boulevard. The site generally includes 11 apartment buildings, a clubhouse, a maintenance building, 7 multi-unit freestanding garage buildings and a pet park. The first phase of construction will generally include the main entrance, Clubhouse and related parking area, Phase 1 of the utilities, the entire stormwater system and improvements along the perimeter buffers of the project.

Construction detail plans are scheduled to be submitted in February. Projected milestone goals for the project include receiving Council approval of the site plan in February of 2021 and all construction permits in May of 2021.

Please do not hesitate to contact me regarding any matters pertaining to this Project and/or the application package. We look forward to working with you and the other departments throughout the review process.

Sincerely,
Bowman Consulting Group, Ltd.



Howard Ehram, P.E., CGC, LEED AP
Sr. Project Manager
hehram@bowmanconsulting.com



Mattamy Homes • Southeast Florida Division
2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426
T 561-413-6101

LETTER OF AUTHORIZATION

December 2, 2020

Ms. Teresa Lamar-Sarno, AICP
Assistant to the City Manager
City of Port St. Lucie Blvd
121 S.E. Port St. Lucie Blvd
Port St. Lucie, FL 34984

RE: Southern Grove Parcel 1C

Dear Ms. Lamar-Sarno:

Please be advised by this correspondence that SC Bodner Company, Inc. as contract purchaser of the property and Bowman Consulting, LLC as their agents are authorized to act as Applicant/Agent on behalf of Mattamy Homes for the purpose of making application submittals for permits and negotiating conditions for the above reference project.

Anthony J. Palmbo

DocuSigned by:

Tony Palmbo

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VP of Land Acquisitions and Development

Mattamy Homes
2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426