

TYPE	STATUS	BUILDING TYPE	
SPMRA	CITY COUNCIL MEETING SCHEDULED	RES	
<b>ASSIGNED TO</b>			
Bridget Kean; John Kwasnicki; Michele Holler; Public Works Engineering			
<b>ADDRESS</b>			
TBD			
SECTION	BLOCK	LOT	
PI 3	SouthernGrove	p/o Par. 28	
<b>LEGAL DESCRIPTION</b>			
A PORTION OF PARCEL 28 ACCORDING TO SOUTHERN GROVE PLAT NO.3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA			
<b>SITE LOCATION</b>			
South-west corner of Village Pkwy and Paar Dr intersection			
<b>PARCEL #</b>			
4327-701-0002-000-2			
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
29.99			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
0	0		
<b>UTILITY PROVIDER</b>			
CITY OF PORT ST. LUCIE			
<b>DESCRIBE REQUEST</b>			
The purpose of this amendment is to accommodate several minor refinements to program elements that have evolved following site plan approval. Minor adjustments are proposed site wide.			
<b>Primary Contact Email</b>			
myates@lucidodesign.com			
<b>AGENT/APPLICANT</b>			
FIRST NAME	LAST NAME		
Matthew	Yates		
<b>Business Name</b>			
Lucido & Associates			
<b>ADDRESS</b>			
701 E Ocean Blvd			
CITY	STATE	ZIP	
Stuart	FL	34994	
EMAIL	PHONE		
myates@lucidodesign.com	7722202100		
<b>AUTHORIZED SIGNATORY OF CORPORATION</b>			
FIRST NAME	LAST NAME		
<b>ADDRESS</b>			
<b>CITY</b>			
<b>STATE</b>			
<b>ZIP</b>			

EMAIL		PHONE	
PROJECT ARCHITECT/ENGINEER			
FIRST NAME		LAST NAME	
Business Name			
ADDRESS			
CITY		STATE	ZIP
EMAIL		PHONE	
PROPERTY OWNER			
Business Name			
Mattamy Palm Beach LLC			
ADDRESS			
2500 Quantum Lakes Dr, Suite 215			
CITY		STATE	ZIP
Boynton Beach		FL	33426
EMAIL		PHONE	
Tony.Palumbo@mattamycorp.com		(561) 739-7902	



April 20, 2022

*via electronic submittal*

Port St. Lucie Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

**RE: Capstone Community – Site Plan Amendment**

The purpose of this amendment is to accommodate several minor refinements to program elements that have evolved following site plan approval. Minor adjustments are proposed site wide. We hope the attached plans/documents sufficiently support a minor amendment request as the revised site data demonstrates the changes are within the allowable thresholds. Below is a list of site plan modifications:

1. The product type mix has been updated to increase the quantity of 2-bedroom units and fewer 1-bedroom units with no increase to residential density.
2. The perimeter wall has been eliminated.
3. Addition of site amenities such as a playground, dog park, bench locations, and an increase in useable open space area.
4. Addition of a temporary leasing trailer with temporary parking.
5. Addition of back yard concrete patios for all units
6. Addition of stepping-stone pathways to access fenced back yards.
7. Miscellaneous utility updates
8. Site data calculations updated accordingly.

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

Respectfully,

Matthew R. Yates



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 – CCC – PSL LLC  
City of Port Saint Lucie**

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent CCC- PSL LLC as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ben Walker", written over a horizontal line.

Ben Walker, its Member