

GHO Homes

Model Home Park of Southern Grove (Belterra)

Site Plan

Project No. P19-182

Laura H. Dodd, Planner II



Requested Application:

This 8.13 acres site is proposed to create:

- Six model homes
- Sales center
- Parking lot

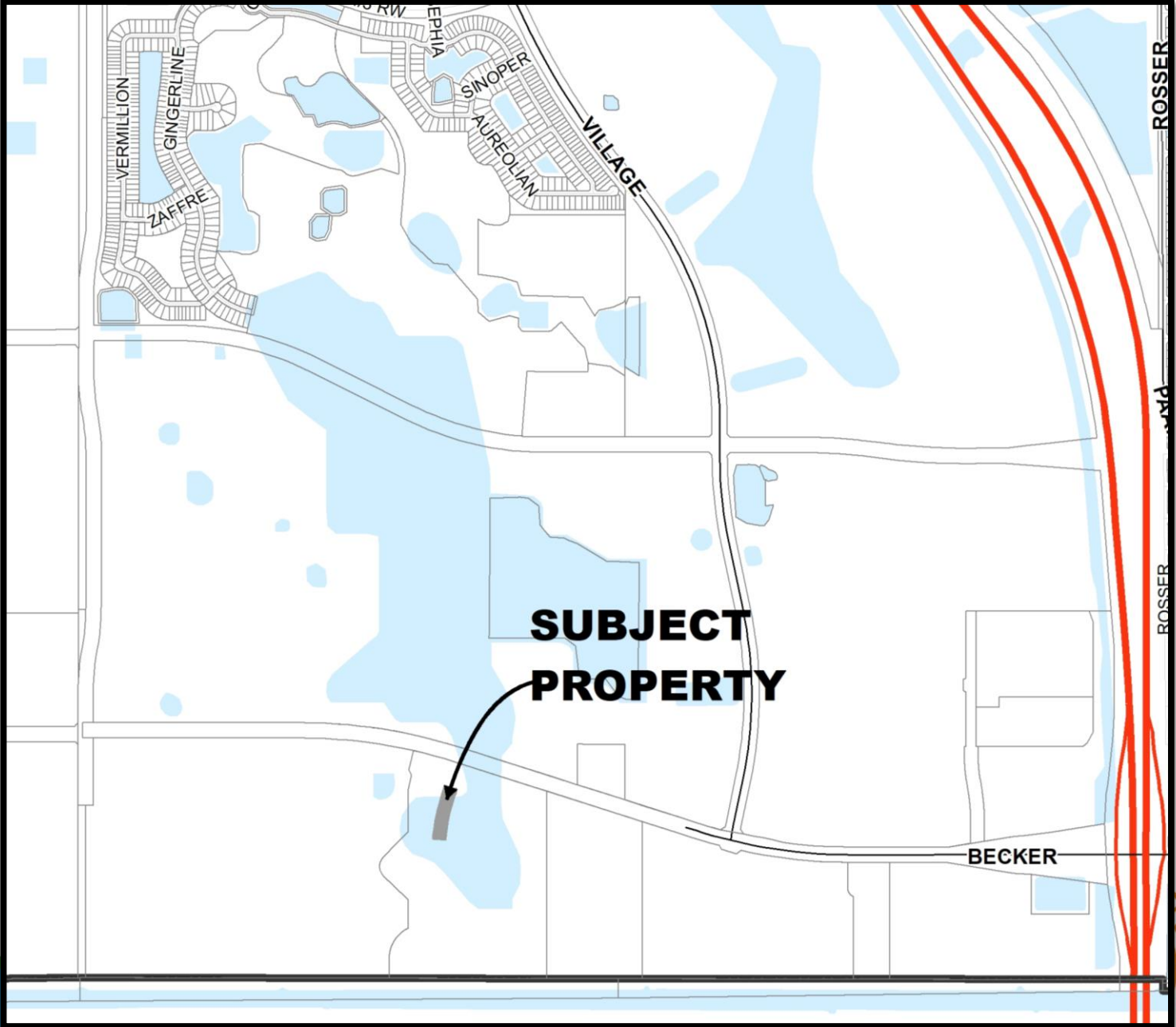


Applicant and Owner

Carnahan Proctor & Cross (CPC) is acting as the agent for the owner,
Mattamy Palm Beach, LLC



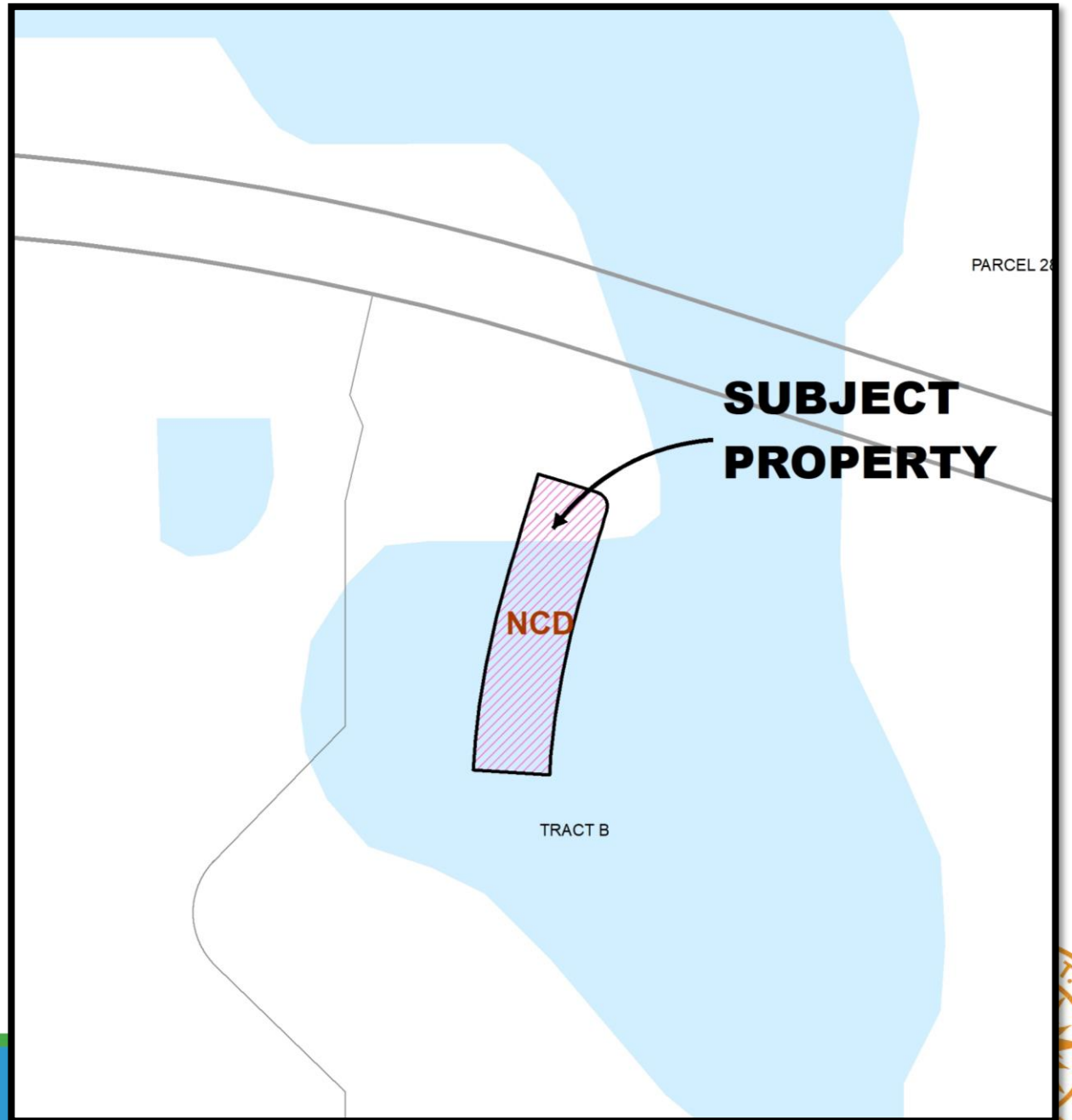
Subject property



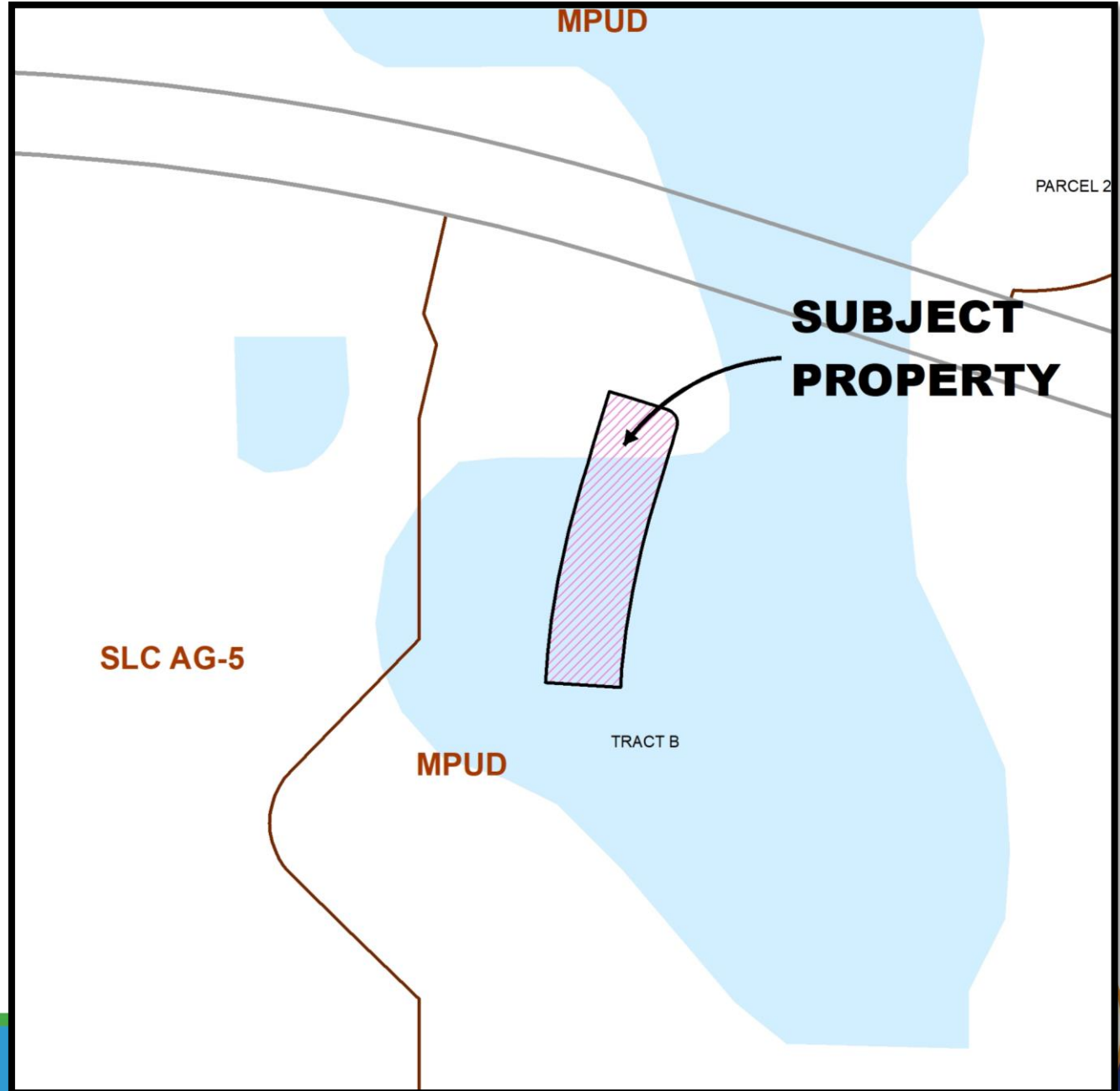
Aerial



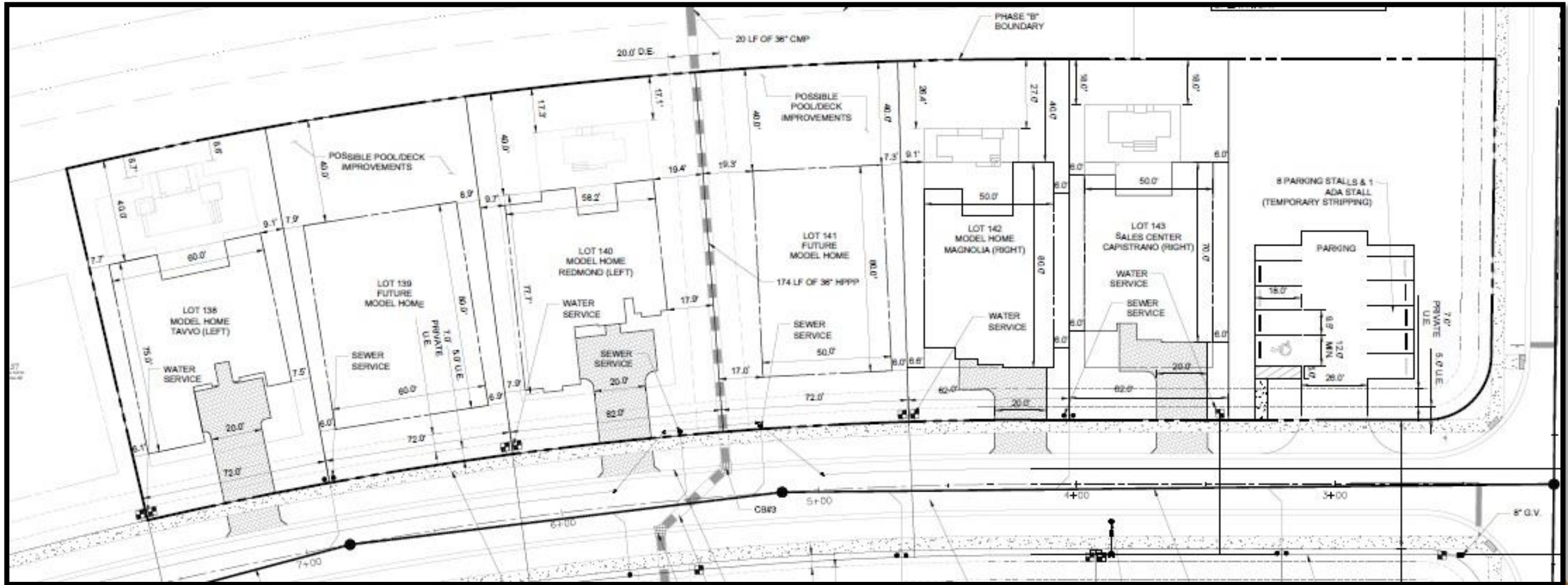
Land Use



Zoning



Proposed Site Plan



Zoning Review

- Complies with parking minimum requirements.
- Complies with building height maximum requirements.
- Complies with setback requirements.



Natural Resource & Public Art

Native Habitat/Tree Protection:

- Upland preservation/mitigation requirements for the Southern Grove DRI are addressed in the Development Order. Exotic vegetation removal is required concurrent with development.

Public Art:

- Per land development regulation Section 162.08 Public Art For Private Development the applicant must elect for contribution by one of the three (3) assessment methods within ninety (90) days of the issuance of the first building permit or site work permit for a subdivision plat for any portion of the project. The applicant elected to contribute to fund.



Recommendation

The Site Plan Review Committee reviewed the request on March 24, 2021, and recommended approval of the site plan.

