

**Site Data**

Total Site Area:	80,330 sf.	(1.84 ac.)	100%
Future Land Use Designation:	NCD - New Community Development		
Existing Zoning:	MPUD		
Building Height:	35' max		
Total Building SF:	2,576 sf		

**Pervious / Impervious Calculations**

Impervious Area:	13,176 sf.	(0.30 ac.)	17%
Building Coverage (Sales Center):	3,040 sf.	(0.07 ac)	4%
Pavement:	7,175 sf.	(0.16 ac)	9%
Sidewalks/Pedestrian Areas:	2,961 sf.	(0.07 ac)	4%
Pervious Area:	67,154 sf.	(1.54 ac.)	83%
Landscape:	67,154 sf.	(1.54 ac)	100%

**Parking Requirements**

Parking Required - Sales Center Office (400 sf) @ 1 sp/200 sf:	2 Spaces (temp)
(temporary - includes 1 ADA space)	
Total Parking Provided:	16 Spaces

**Building Setback Requirements**

	Required	Provided
Front:	15' (18' w/garage)	28'
Side:	5'	6'
Side:	5'	10'
Rear:	10'	28'

**Notes:**

- All models shall be dry model units with water service for sales center bathrooms via temporary meter and service line.
- A temporary sewage tank shall be provided.

**General Notes:**

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a City utility line or appearance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements are taken from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St. Lucie Land Development Regulations.)
- The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).

**Traffic Statement**

The proposed Sales Center is designed to include 16 temporary parking spaces to accommodate more than the maximum number of patrons that have been seen during peak hours at similar sites. The entrance to the parking lot is internal to the development site to avoid stacking into public right of way.

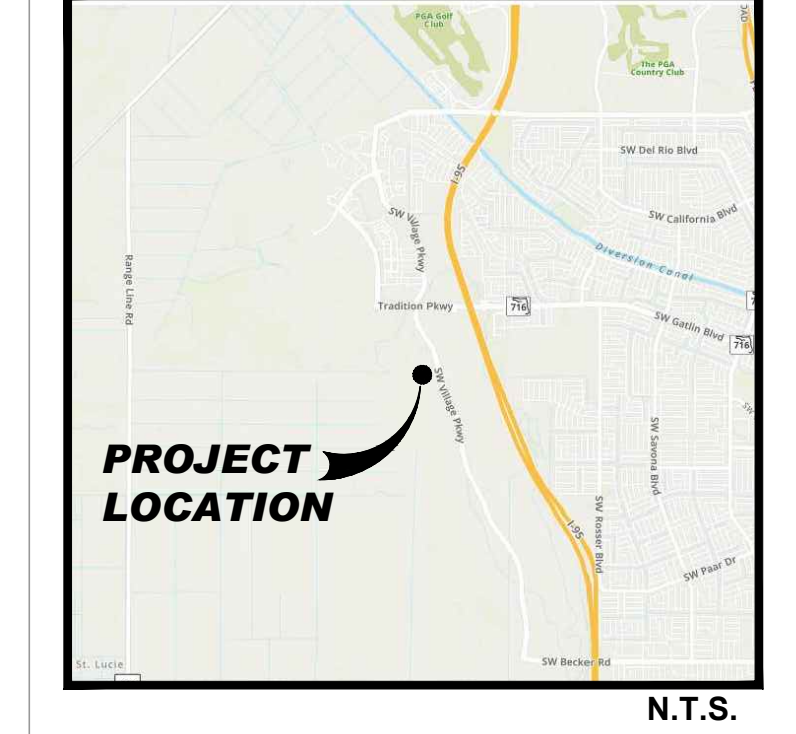
**Drainage Statement**

Model Park:  
The stormwater for this project is part of the overall Southern Grove Drainage system permitted under ERP #56-100997-P issued by SFWMD. The proposed impervious area for the temporary parking lot is less than the proposed impervious area for the lot when the homesite is built. The parking lot has been designed to be higher than the 10yr - 24hr storm elevation.

**Legal Description**

LOTS 156-162, 164, AND 165 WITHIN A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA

**Key / Location:**



**Project Team:**

Owner/Developer:  
**Mattamy Homes**  
1500 Gateway Blvd, Suite 212  
Boynton Beach, FL 33426  
561-739-7902

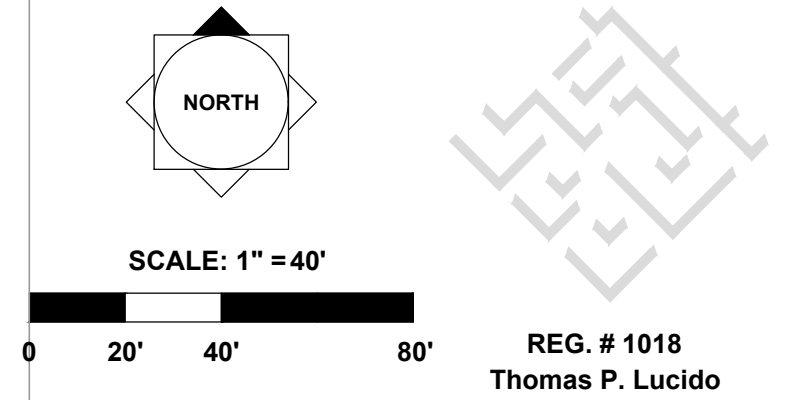
Engineer:  
**Kimley-Horn**  
445 24th Street, Suite 200  
Vero Beach, FL 32960  
772-794-4100

Landscape Architect/Land Planner:  
**Lucido & Associates**  
701 E Ocean Blvd  
Stuart, FL 34904  
772-220-2100

**MATTAMY HOMES**  
**Telaro**  
**Model Park**  
**Site Plan**

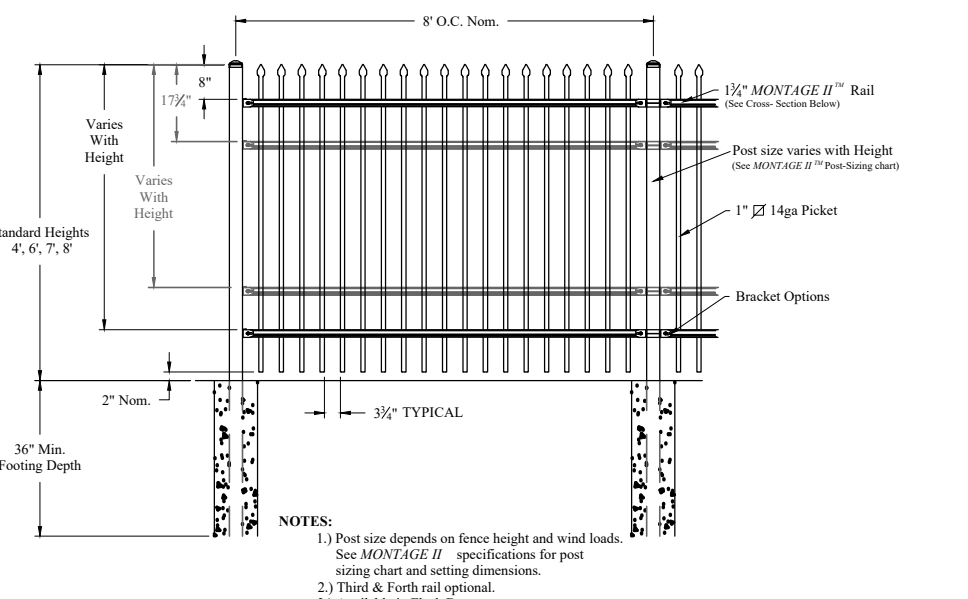
City of Port St. Lucie, FL  
April 15, 2020  
City of Port St. Lucie P# 20-064  
PSLUD No. 5211A

Date	By	Description
4-15-2020	SAW	Submittal
7-21-2020	MRY	Response to SPRC comments
7-27-2020	MRY	Response to SPRC comment
3-16-2021	MRY	Update legal description

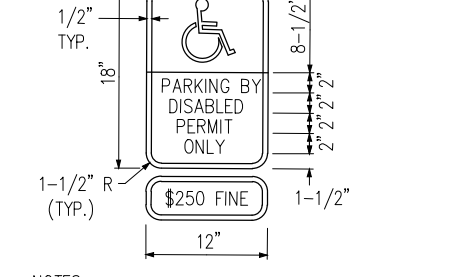


Designer: SAW  
Manager: SG  
Project Number: 20-275.03  
Municipal Number: P20-064  
Computer File: **SP**

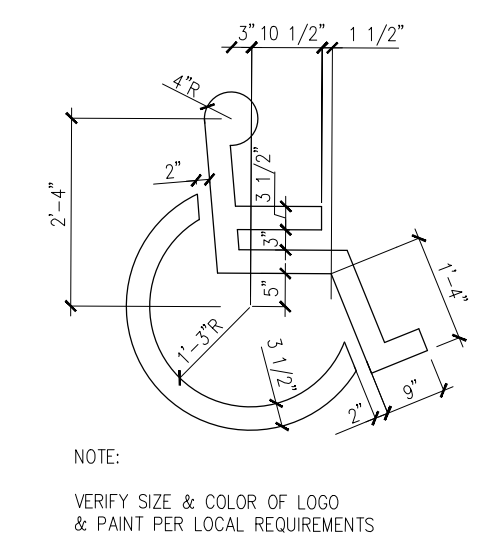
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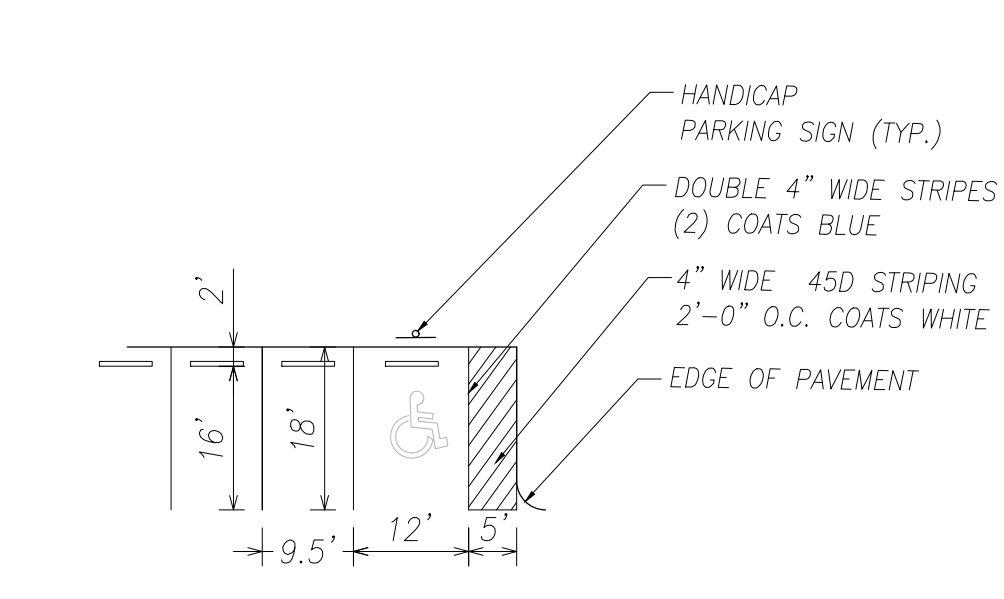
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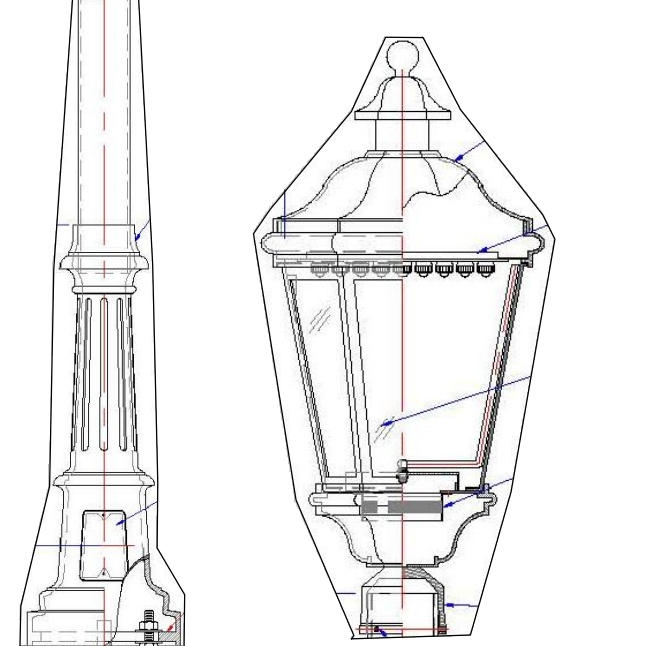
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HANDICAP LOGO  
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TYPICAL PARKING AND HANDICAP SPACE DETAIL  
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LIGHT DETAIL  
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