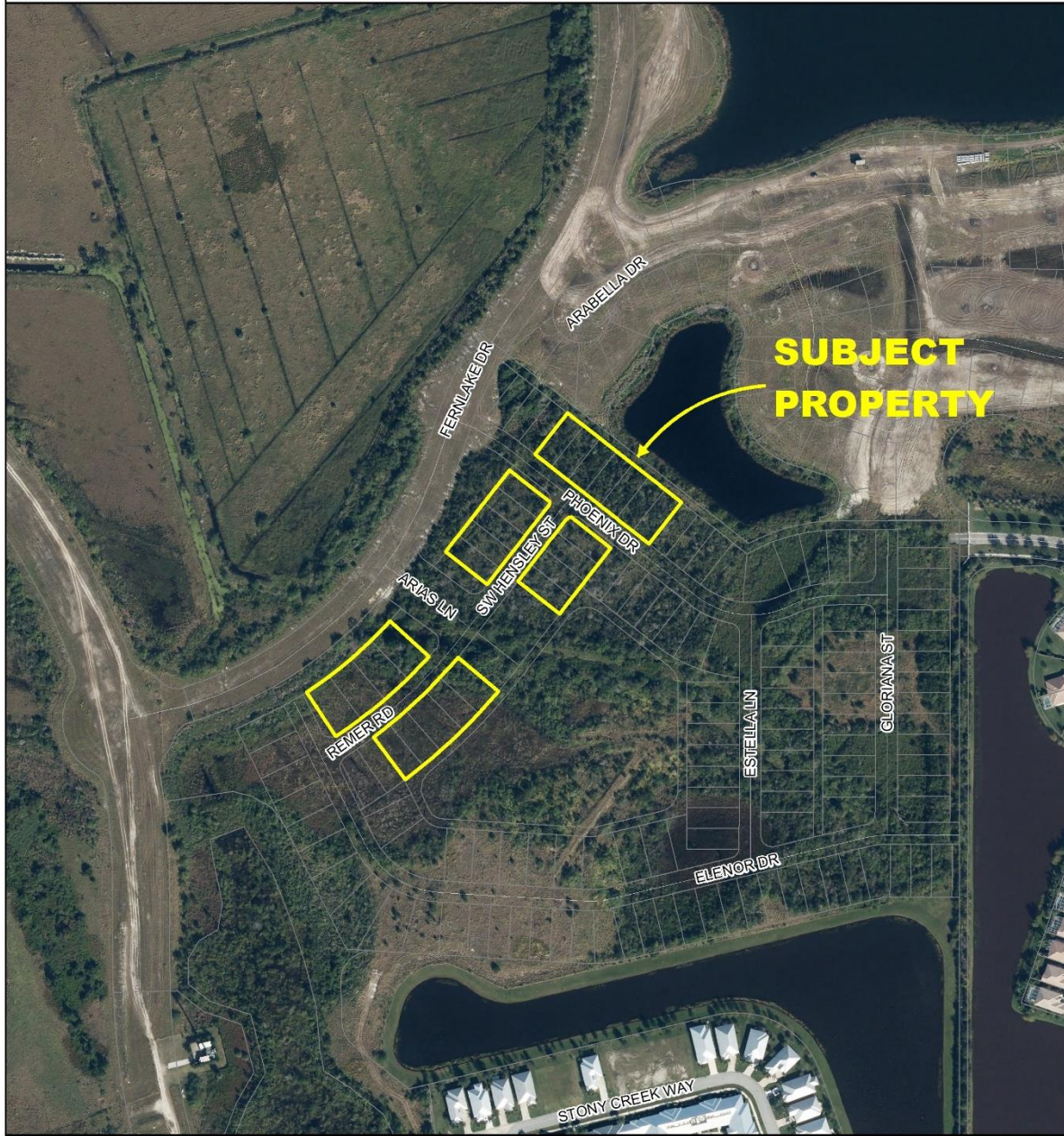




**Mattamy WG1/ Emery Model Home Park and Sales Center  
Minor Site Plan  
P21-038**



**Project Location Map**

**SUMMARY**

Applicant's Request:	A model home park and sales center consisting of twenty (20) lots with a proposed model home in each, one (1) lot for a sales center and four (4) lots for two separate temporary parking lots
Applicant:	Scott Wolfe, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	Emery Subdivision (Western Grove)
Address:	N/A
Project Planner:	Stephen Mayer, Planner III

**Project Description**

The proposed model home park consists of twenty (20) lots with a proposed model home in each, one (1) lot for a sales center and four (4) lots for two separate temporary parking lots.

**Previous Actions and Prior Reviews**

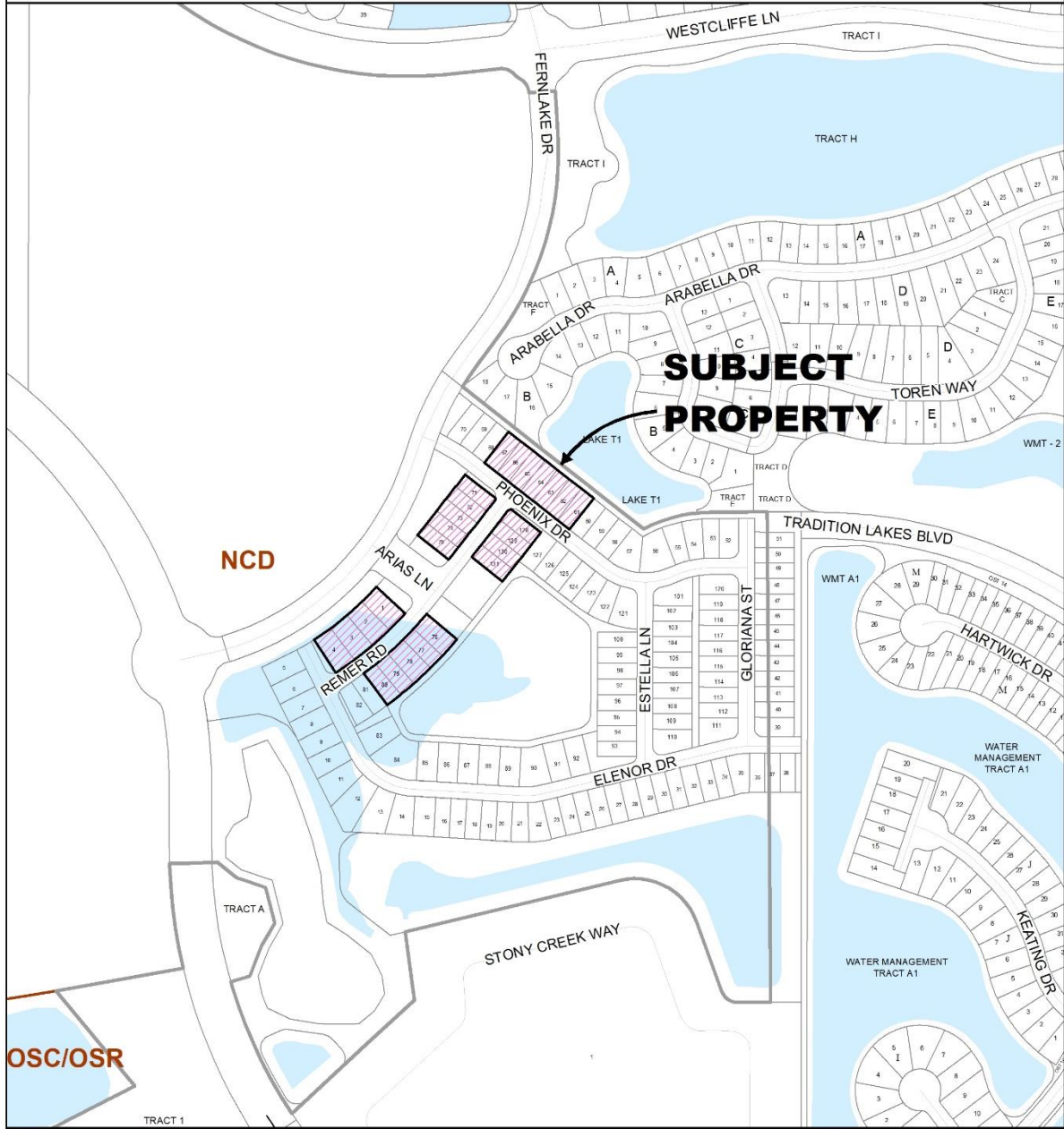
The Site Plan Review Committee is pending on September 22, 2021.

**Location and Site Information**

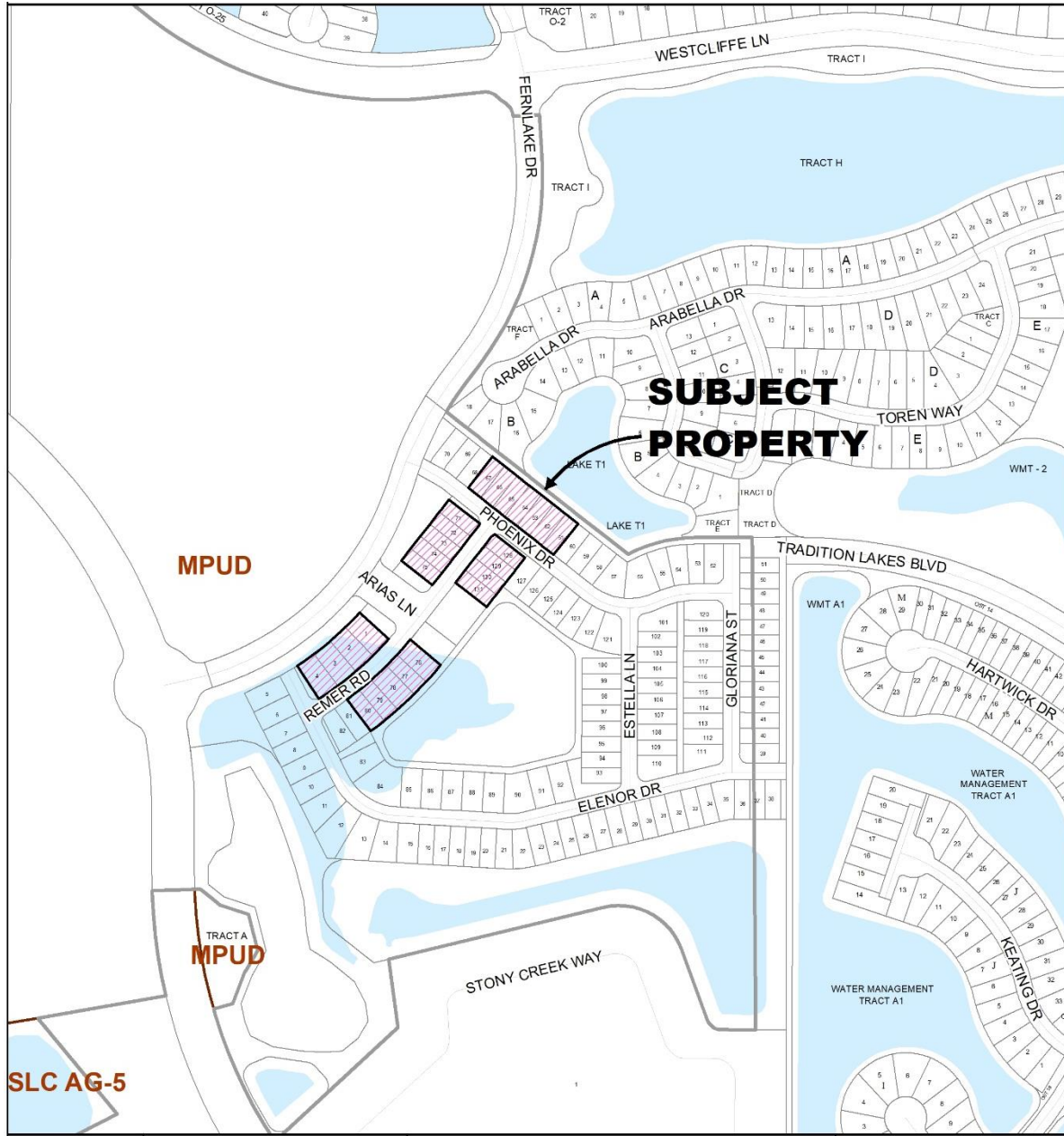
Parcel Number:	TBD
Property Size:	3.57 Acres/ 155,564 square feet
Legal Description:	Lots 1, 2, 3, 4, 61, 62, 63, 64, 65, 66, 67, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80 128, 129, 130, 131 Emery, according to the Plat thereof, as recorded in Plat Book 3071, Page 2612, of the Public Records of St. Lucie County, Florida.
Future Land Use:	NCD
Existing Zoning:	PUD
Existing Use:	Vacant land

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	The Preserve at Tradition
South	NCD	MPUD	The Brennity at Tradition
East	NCD	MPUD	Lakes at Tradition
West	NCD	MPUD	Vacant Land



**Future Land Use Map**



Zoning Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use of a model park is consistent with the WG1/Emery PUD.
<b>DUMPSTER ENCLOSURE</b>	N/A
<b>ARCHITECTURAL DESIGN STANDARDS</b>	N/A
<b>STACKING:</b>	N/A
<b>PARKING REQUIREMENTS</b>	There are twenty-six (26) parking spaces provided including four (4) handicapped space in two separate parking lots, serving twenty (20) model homes
<b>BUILDING HEIGHT</b>	The maximum building height of the proposed model home will not exceed 35 feet.
<b>SETBACKS</b>	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD zoning district.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	Port St. Lucie will be the provider of utilities for the proposed project. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to the issuance of building permits.
<b>TRANSPORTATION</b>	This project is part of Western Grove DRI and the Emery Final Subdivision Plat (P21-042). The staff review for the final plat indicates there is adequate capacity available.
<b>PARKS AND OPEN SPACE</b>	N/A
<b>STORMWATER</b>	The project is part of the overall Southern Grove Drainage system permitted under ERP #56-100997-P issued by SFWMD.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	Public school requirements are addressed under Condition 57 of the DRI Development Order. Per Policy PSFE 2.4.2.8: Exemptions of the City of Port St. Lucie Comprehensive Plan, Developments of Regional Impact, as defined in

	<p>Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed an application for development approval prior to May 1, 2005, are exempt from the school concurrency requirement. As the Western Grove DRI had filed an application prior to July 1, 2005, it is exempt from school concurrency.</p>
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**NATURAL RESOURCE PROTECTION (Chapter 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

**Native Habitat/Tree Protection:** Upland preservation/mitigation requirements are addressed in the final subdivision plat (P21-042). The property consists of vacant property. No further mitigation is required.

**Wildlife Protection:** N/A

**OTHER**

**Fire District:** The access location (external and internal) has been reviewed by the Fire District for safety purposes.

**Public Art (Chapter 162):** The public art requirement was addressed with the final subdivision plat.

**Related Projects**

P20-196 Conceptual Subdivision Plan for WG1

P21-042 Subdivision Final Plat for Emery

P21-037 Emery Amenity Site Plan

**STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan.

The recommendation of the Site Plan Review Committee is pending their recommendation at the September 22<sup>nd</sup> meeting.