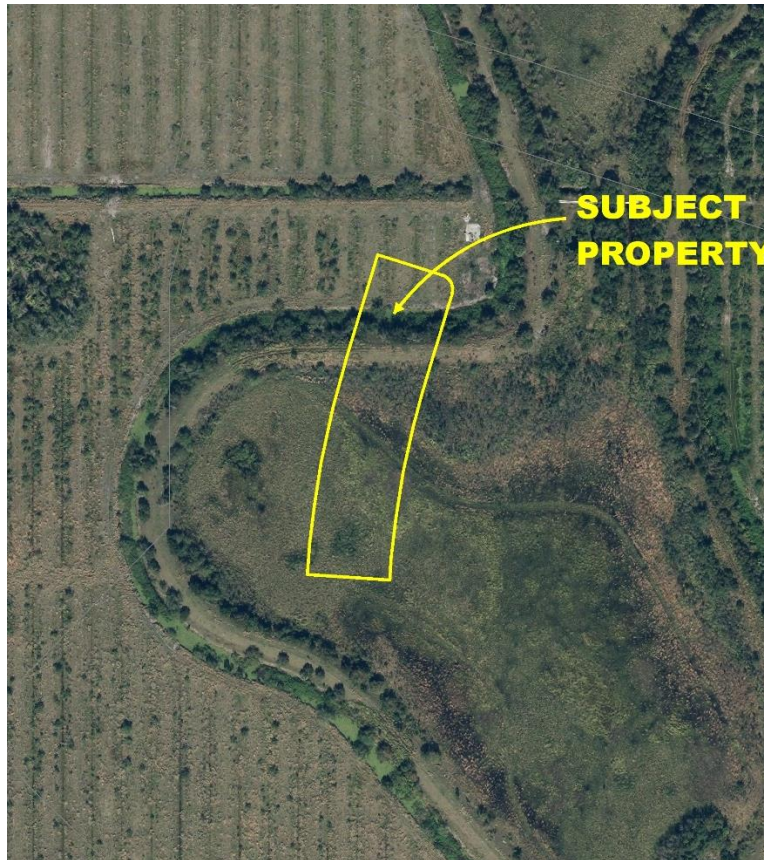




**GHO Homes Model Homes at Southern Grove
 Site Plan
 P19-182**



Project Aerial Map

SUMMARY

Applicant's Request:	A model home park consisting of six model homes, a sales center, and a temporary parking lot in the Southern Grove MPUD.
Applicant:	William Barbaro, P.E., CPC
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property lying southwest of the intersection of I-95 and Becker Road, abutting the city limits to the south, Becker Road Extension to the north
Address:	TBD
Project Planner:	Laura H. Dodd, Planner II

Project Description

The proposed project consists of seven lots for a model home park in the Southern Grove MPUD. Six lots with a proposed model home on each, one lot with a sales center, and one lot for a temporary parking lot.

Previous Actions and Prior Reviews

Site Plan Review Committee unanimously recommended approval on March 24, 2021. The City Council approved the final plat with construction plans at their meeting of April 12, 2021 (P21-015 Belterra Phase I).

Location and Site Information

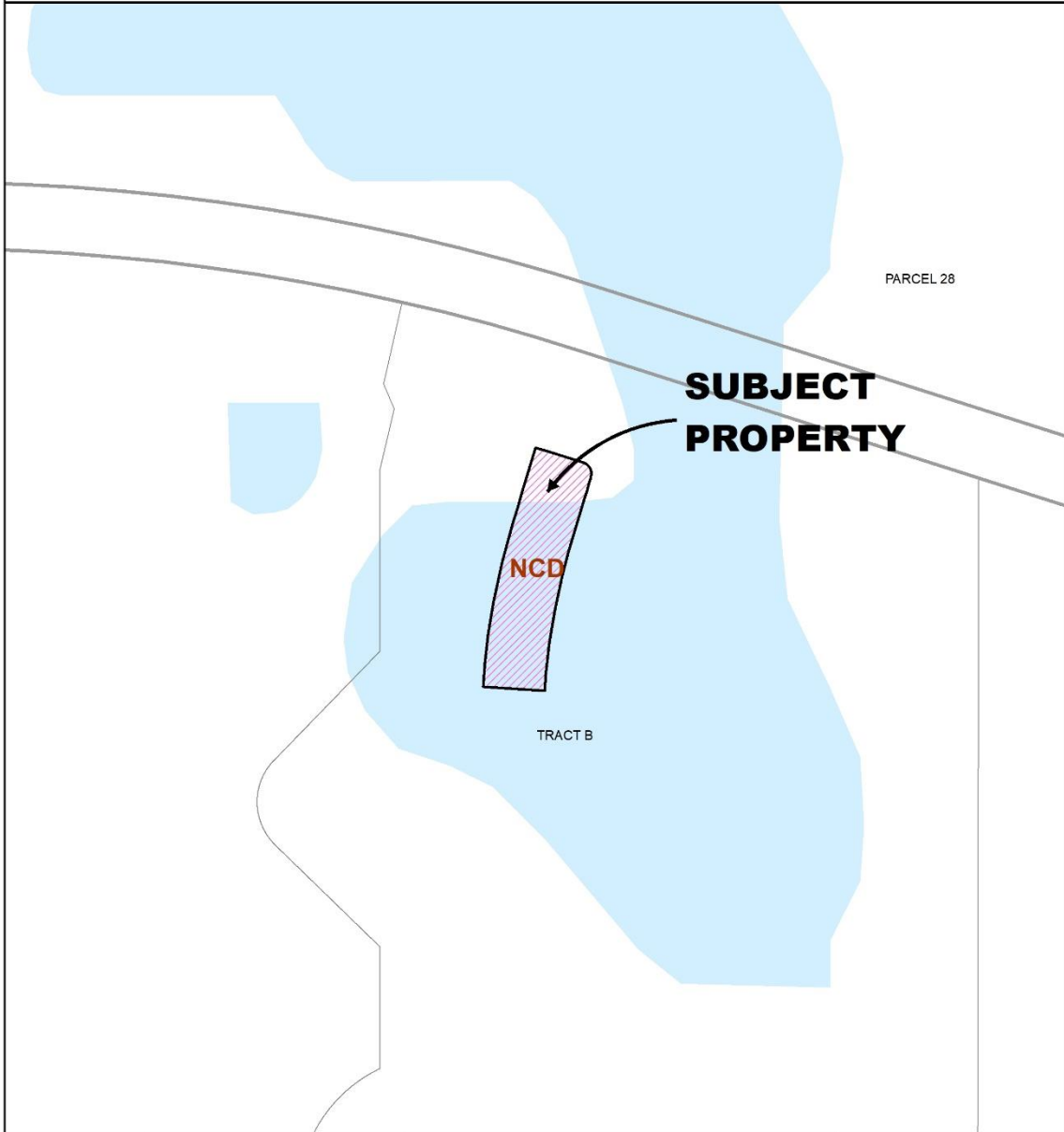
Property Size:	8.13 acres
Parcel ID:	433470000020001 & 433470000060009
Legal Description:	Lots 138-144 as recorded in Belterra Phase I, Plat I; Tract B, according to Southern Grove Replat No. 30, as recorded in Plat Book 87, Pages 17 through 19, Public Records of St. Lucie County, Florida
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land


Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land
South	Martin County	Martin County	Vacant Land
East	NCD	MPUD	Vacant Land
West	NCD	MPUD	Vacant Land

NCD=New Community Development, MPUD=Master Planned Unit Development

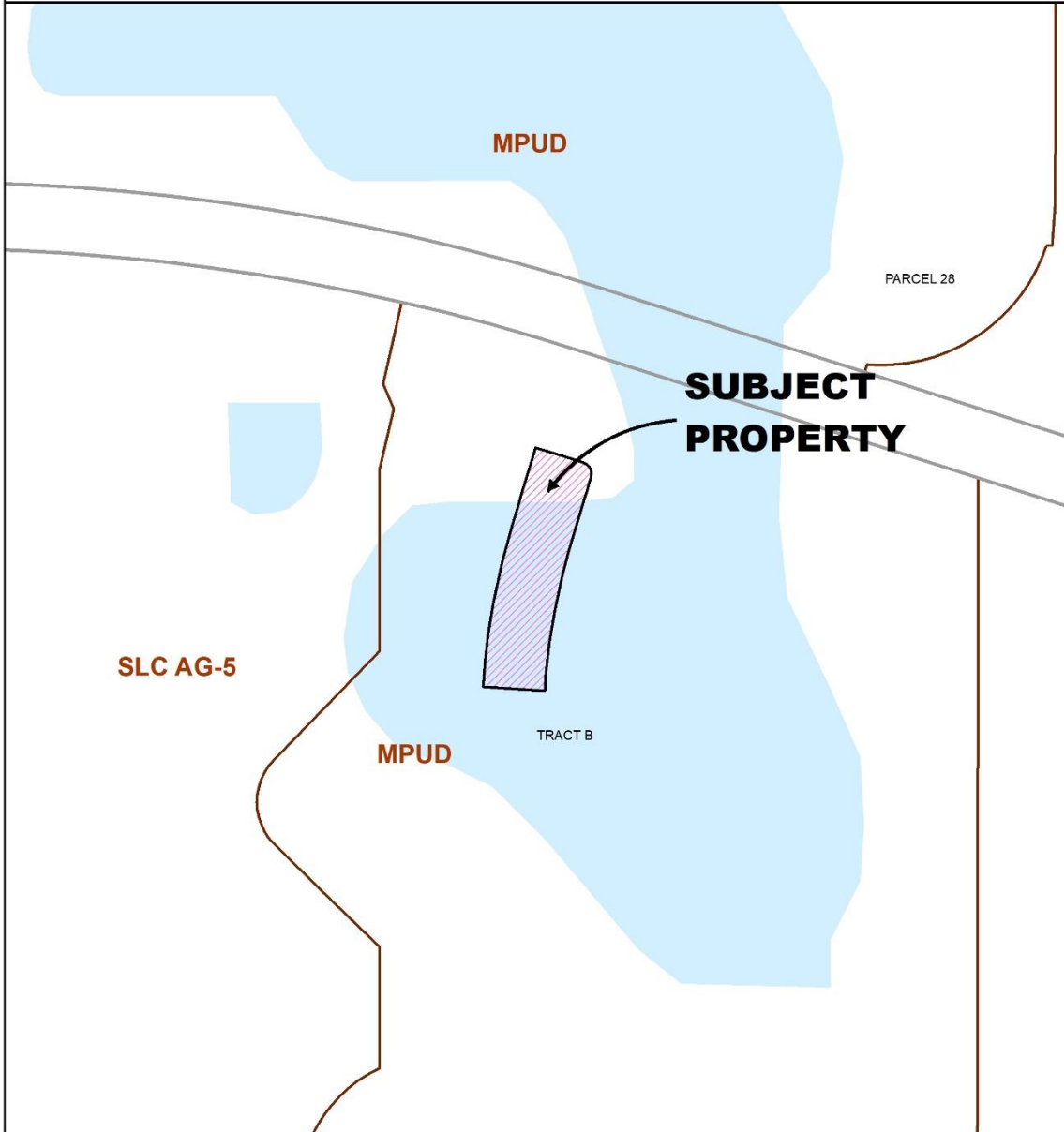
FUTURE LAND USE




	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN GHO HOMES SOUTHERN GROVE, PLAT NO. 3, LOTS 139-144	DATE: 4/13/2021
			APPLICATION NUMBER: P19-182
			USER: patricias
			SCALE: 1 in = 300 ft

Future Land Use Map

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN GHO HOMES SOUTHERN GROVE, PLAT NO. 3, LOTS 139-144	DATE: 4/13/2021
			APPLICATION NUMBER: P19-182
			USER: patricias
			SCALE: 1 in = 300 ft

Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code, and SGHO Homes at Southern Grove MPUD, and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed use of a model home park is consistent with the GHO Homes at Southern Grove MPUD.
DUMPSTER ENCLOSURE	N/A
ARCHITECTURAL DESIGN STANDARDS	N/A
PARKING REQUIREMENTS	There are 9 parking spaces provided, including 1 handicap space.
BUILDING HEIGHT	The maximum building height of the proposed model homes will not exceed 35 feet.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the MPUD.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, and the Southern Grove Development of Regional Impact (DRI) Development Order, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	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.
TRANSPORTATION	Traffic was reviewed in conjunction with the Final Plat application. Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.
PARKS AND OPEN SPACE	Per the DRI development order, a plan for the provision of neighborhood and community recreational sites and facilities has been submitted by the developer.
STORMWATER	The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Adequate school capacity was reviewed during the Final Plat application and was determined to be in compliance with the adopted level of service standards.

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 for the Southern Grove DRI are addressed in the Development Order. Exotic vegetation removal is required concurrent with development.

OTHER

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

Public Art (Chapter 162): 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.

Related Projects

P21-015 Belterra Subdivision Phase 1 Final Subdivision Plat with Construction Plans

P19-191 GHO Homes at Southern Grove Subdivision Preliminary Plat and Construction Plans

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 Site Plan Review Committee recommended approval of the site plan at their meeting of March 24, 2021.

City Council Action Options:

- Motion to recommend approval
- Motion to recommend approval with conditions
- Motion to recommend denial