

**Site Data**

<b>Total Area:</b>	259,008 SF	5,946 AC
<b>Impervious Area:</b>	187,443 SF	4,30 AC
<b>Buildings:</b>	35,325 SF	81 AC
<b>Vehicle Use Area:</b>	145,794 SF	3.35 AC
<b>Sidewalks &amp; Pedestrian Access:</b>	6,324 SF	0.15 AC
<b>Pervious Area:</b>	71,565 SF	1.64 AC
<b>Existing Land Use:</b>	NCD	
<b>Zoning:</b>	MPUD	

**Building Data**

<b>Gross Floor Area:</b>	35,325 s.f.
<b>Maximum Proposed Building Height:</b>	27'-0"
<b>FFE:</b>	31.5'
<b>West Setback:</b>	115.6'
<b>North Setback:</b>	84.5'
<b>East Setback:</b>	126.1'
<b>South Setback:</b>	292.6'

**Parking Requirements**

Use	Rate	Square Footage	Required Parking	Provided Parking
Useable Parking for Public			86 (4 HC)	96 (4 HC)
Service	@3 per Bay (23 Bays)	-	69 spaces (3 HC)	
Retail	1/250 sf	4,271 sf	17 spaces (1 HC)	
			<b>Total 96 (4 HC)</b>	

<b>Loading Zones</b>	25,000-60,000 (2 spaces)	114'x38'/4,332	2 Loading spaces
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**Legal Description:**

KNOW ALL MEN BY THESE PRESENTS THAT MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS 'TESLA AT SG-7', BEING A REPLAT OF PARCEL D, TRADITION SG-7, AS RECORDED IN PLAT BOOK 133, PAGE 7, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY FLORIDA, CONTAINING 5.946 ACRES MORE OR LESS.

**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 appurtenance. 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).

**Environmental Assessment (for Known Wildlife Species Table, Refer to sheet SP2)**

The subject site was historically part of a larger citrus grove operation that is no longer being utilized for citrus production. Currently the property is being used for cattle grazing. A review of historic aerial photos indicates that the property has been in agricultural use for more than 35 years. The pattern of ditches and furrows constructed for drainage and irrigation of the former citrus grove remains in place on the site. The primary vegetative cover on the site is composed of forage grasses, ruderal weeds, and invasive non-native vegetation. Field observations conducted in August 2020 and February 2025 confirm that there are no remaining native or natural upland areas on the subject property.

**Traffic Statement (Overall SG7 & Tesla Site)**

The overall proposed site plan includes the following uses:  
 Convenience Store with Gas Station (6,500 SF + 16 Fueling Positions)  
 Coffee/Donut Shop with Drive-Through (2,500 SF)  
 General Commercial Use (15,000 SF)  
 Fast Food Restaurant with Drive-Through (5,000 SF)  
 Multifamily Mid-Rise Residential (459 Dwelling Units)  
 Automobile Sales Dealership (New) (35,325 SF)  
 The following traffic evaluation has been prepared to evaluate the proposed driveway connections and identify where signalization would be appropriate. Access to the site is proposed via three (3) connections to Becker Road:  
 One (1) full access signalized connection on the west side of the site.  
 One (1) right-in/right-out driveway located central to the site.  
 One (1) full-access signalized connection on the east side of the site aligning with the T-intersection at SW Anthony F. Sansone Sr. Boulevard.

Table 1: Trip Generation Calculations

Land Use	ITE L&C	Intensity	Daily Trips	AM Peak Hour		PM Peak Hour	
				In	Out	In	Out
Convenience Store/Gas Station (6,500 vpts)	945	6.5	6,342	594	297	297	257
Coffee/Donut Shop (2,500)	977	2.5	1,334	135	135	106	97
Strip Retail Plaza (4,000)	822	15	8,127	35	21	34	50
Fast Food Restaurant - DT	994	5	2,337	223	134	109	86
Multifamily Mid-Rise (459)	221	409	2,084	170	89	132	179
Automobile Sales (New)	840	35.325	9,631	66	48	38	53
<b>Subtotal</b>			<b>18,897</b>	<b>1,303</b>	<b>629</b>	<b>624</b>	<b>553</b>

TRAFFIC ASSIGNMENT  
 The AM and PM peak hour trips associated with the project were assigned to the driveways along Becker Road based on a review of complementary land uses in the vicinity of the project. Figure 1 also illustrates the project trip distribution.

**Drainage Statement**

The stormwater system for this project is part of the overall Southern Grove master drainage system and is designed to be consistent with the current approved conceptual permit. The site is located in Basin F of the Master Permit. Stormwater will be treated through the wet pond proposed on-site as part of the Southern Grove Master Infrastructure Plat application (P21-114) prior to discharging to the SFVMD C-23 canal via the C-South CDD drainage canal. The system will be compliant with SFVMD treatment criteria. Dry pretreatment will be provided on-site via an infiltration trench.

**PSLUSD Notes**

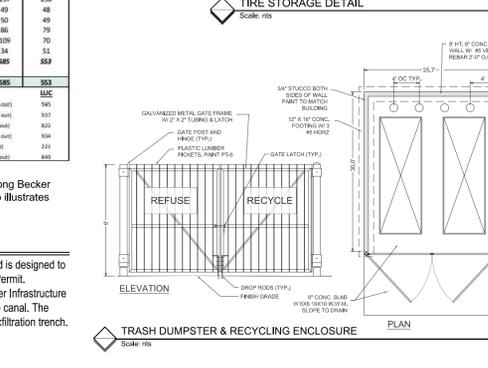
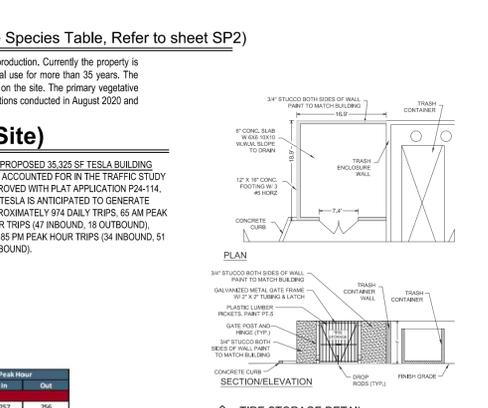
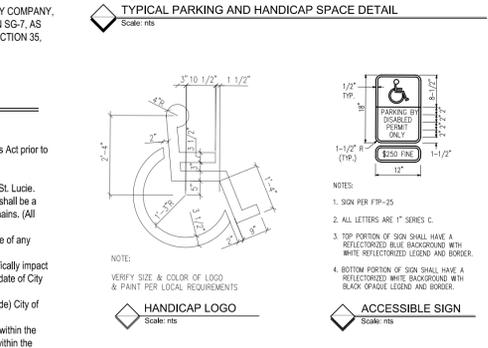
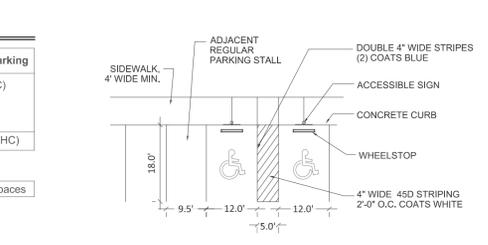
All PSLUSD pipes shall have a minimum horizontal separation of 5' from all other underground utilities including light poles and a vertical separation of at least 18" including footers. (USM Page 16, line 5)

**Abbreviations**

AC	ACRE	P.L.S.	PROFESSIONAL LAND SURVEYOR
CM	CONCRETE MONUMENT	PVC	POLY VINYL CHLORIDE
BFO	BURIED FIBER OPTIC	(R)	RADIAL BEARING
CAP	CORRUGATED ALUMINUM PIPE	TRIP	TRIPLE
CONC	CONCRETE	UE	UTILITY EASEMENT
DBL	DOUBLE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIA	DIAMETER	N	NORTH
FND.	FOUND	PSM	PROFESSIONAL SURVEYOR & MAPPER
IR&C	IRON ROD & CAP	R/W	RIGHT-OF-WAY
LB	LICENSED BUSINESS	SF	SQUARE FOOT
M&W	M&C NAIL & WASHER	N	NORTH
MON	MONUMENT	S	SOUTH
NO	NOT IN CONTRACT	E	EAST
NIC	NOT IN CONTRACT	W	WEST
O.R.B.	OFFICIAL RECORDS BOOK	NE	NORTHWEST
LS	LANDSCAPING	NW	NORTHWEST
P.B.	PLAT BOOK	SE	SOUTHEAST
PG	PAGE	SW	SOUTHWEST
P.O.S.	POINT OF SERVICE		

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 - 100% chromium free  
 - 100% nickel free  
 - 100% zinc free  
 - 100% iron free  
 - 100% aluminum free  
 - 100% silicon free  
 - 100% boron free  
 - 100% phosphorus free  
 - 100% sulfur free  
 - 100% chlorine free  
 - 100% bromine free  
 - 100% iodine free  
 - 100% fluorine free  
 - 100% oxygen free  
 - 100% nitrogen free  
 - 100% carbon free  
 - 100% hydrogen free  
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 - 100% neon free  
 - 100% argon free  
 - 100% krypton free  
 - 100% xenon free  
 - 100% radon free

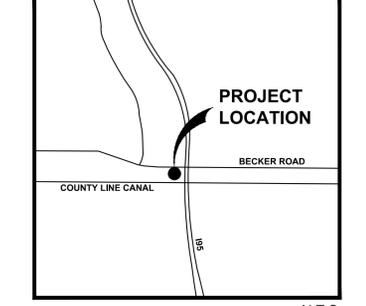


**Legend**

—○—○—	OVERHEAD UTILITY LINE	⊕	CENTERLINE
—x—x—	BARBED WIRE FENCE	Δ	DELTA (CENTRAL ANGLE)
—x—x—	PARCEL BOUNDARY (PROPERTY LIMIT)	⊖	ANCHOR
—	CENTER LINE	⊖	CATCH BASIN
—BFO—	BURIED FIBER OPTIC	⊖	CONCRETE POWER POLE
—FIB—	FIBER OPTIC	⊖	CURB INLET
—W/L—	WATER LINE	⊖	DRAINAGE MANHOLE
—FM—	FORCE MAIN	⊖	ELECTRIC HAND HOLE
—SS—	SANITARY SEWER LINE	⊖	FIBER OPTIC HAND HOLE
—	—	⊖	FIBER OPTIC MARKER
—	—	⊖	IRRIGATION CONTROL VALVE
—	—	⊖	LIGHT POLE
—	—	⊖	TRAFFIC SIGN
—	—	⊖	TRAFFIC HAND HOLE
—	—	⊖	WOOD POWER POLE (UNLESS NOTED)
—	—	⊖	SANITARY

701 E Ocean Blvd., Stuart, Florida 34984 (772) 220-2100, Fax (772) 223-0220

**Key / Location:**



**Project Team:**

<b>Client &amp; Property Owner:</b>	Mattamy Homes 1500 Gateway Blvd., Suite 212 Boynton Beach, FL 33426
<b>Purchaser:</b>	Tesla Florida, Inc. Fort Lauderdale, FL
<b>Land Planner / Landscape Architect:</b>	Lucido & Associates 701 East Ocean Boulevard Stuart, FL 34984
<b>Engineer:</b>	Kimley-Horn 1920 Wekiva Way, Suite 200 West Palm Beach, FL 33411
<b>Surveyor:</b>	Caulfield & Wheeler, Inc. 240 NW Peacock Blvd., Suite 201 Port Saint Lucie, FL 34986

**Mattamy SG7 - Parcel D**

**Site Plan**

Project # P24-215  
PSLUSD Project # 5438D

City of Port St. Lucie, Florida

Date	By	Description
11.20.24	JE	Initial Submittal
01.31.25	JE	Re-Submittal
03.05.25	JE	Re-Submittal
05.01.25	JE	Re-Submittal
07.24.25	JE	Re-Submittal
08.12.25	JE	Re-Submittal
10.06.25	JE	Re-Submittal
11.11.25	JE	Re-Submittal
11.25.25	JE	Re-Submittal



REG. # LA6667114  
Steven Garrett

Designer	JE	Sheet
Manager	SG	
Project Number	24-160	
Computer File	SG7 Parcel D.dwg	

**SP1**  
P24-215

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