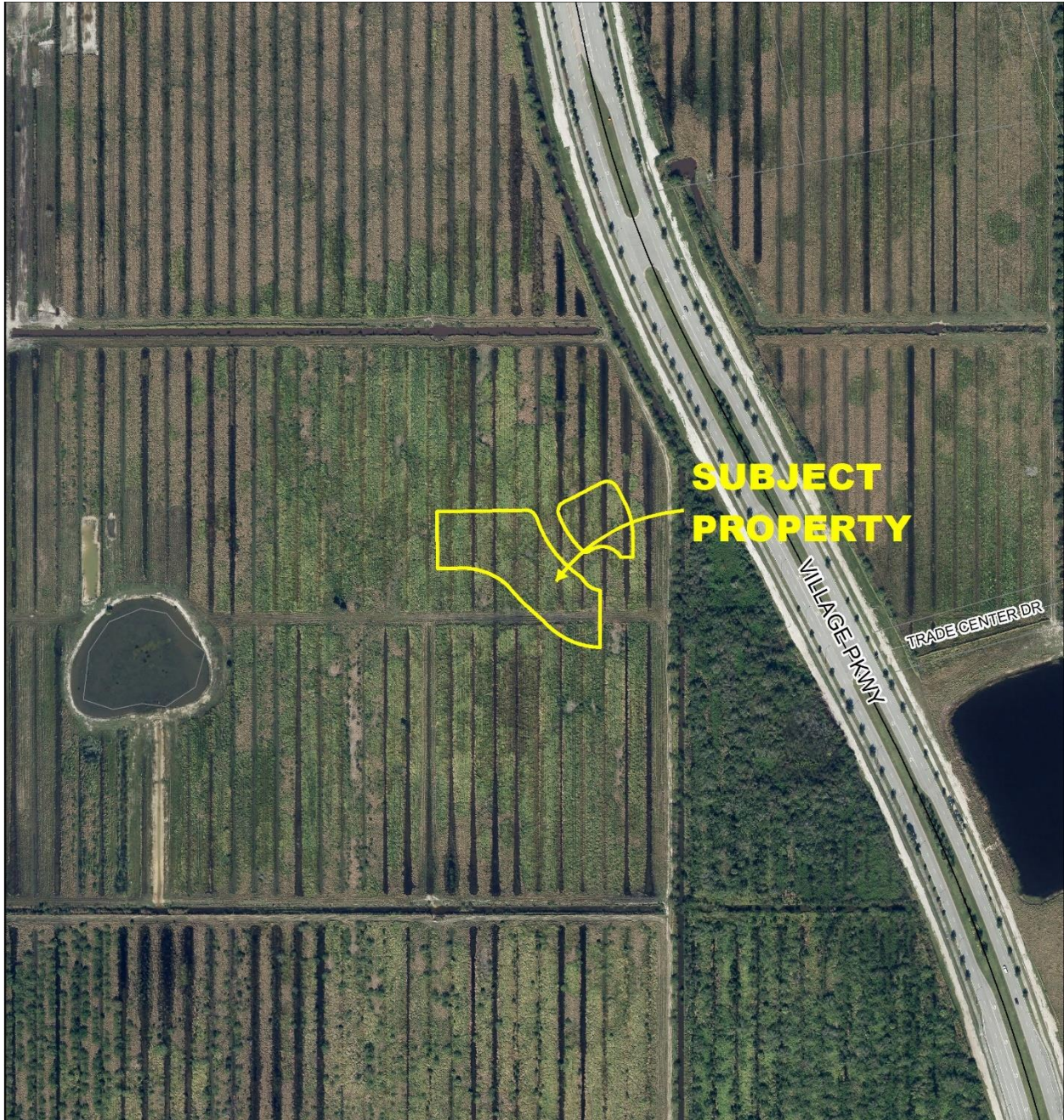




**Telaro Model Home Park at Southern Grove  
Site Plan  
P20-064**



**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 3 MPUD.
Applicant:	Matt Yates, Lucido & Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	East of Community Blvd, south of Discovery Way, and west of Village Parkway
Address:	TBD
Project Planner:	Isai Chavez, Planner I

**Project Description**

The proposed project consists of nine lots for a model home park in the Southern Grove 3 MPUD. Six lots with a proposed model home on each, one lot with a sales center, and two lots for a temporary parking lot.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the site plan at their meeting of May 13, 2020.

The City Council approved the final plat with construction plans at their meeting of March 22, 2021 (P21-013 Telaro at Southern Grove Phase I).

**Location and Site Information**

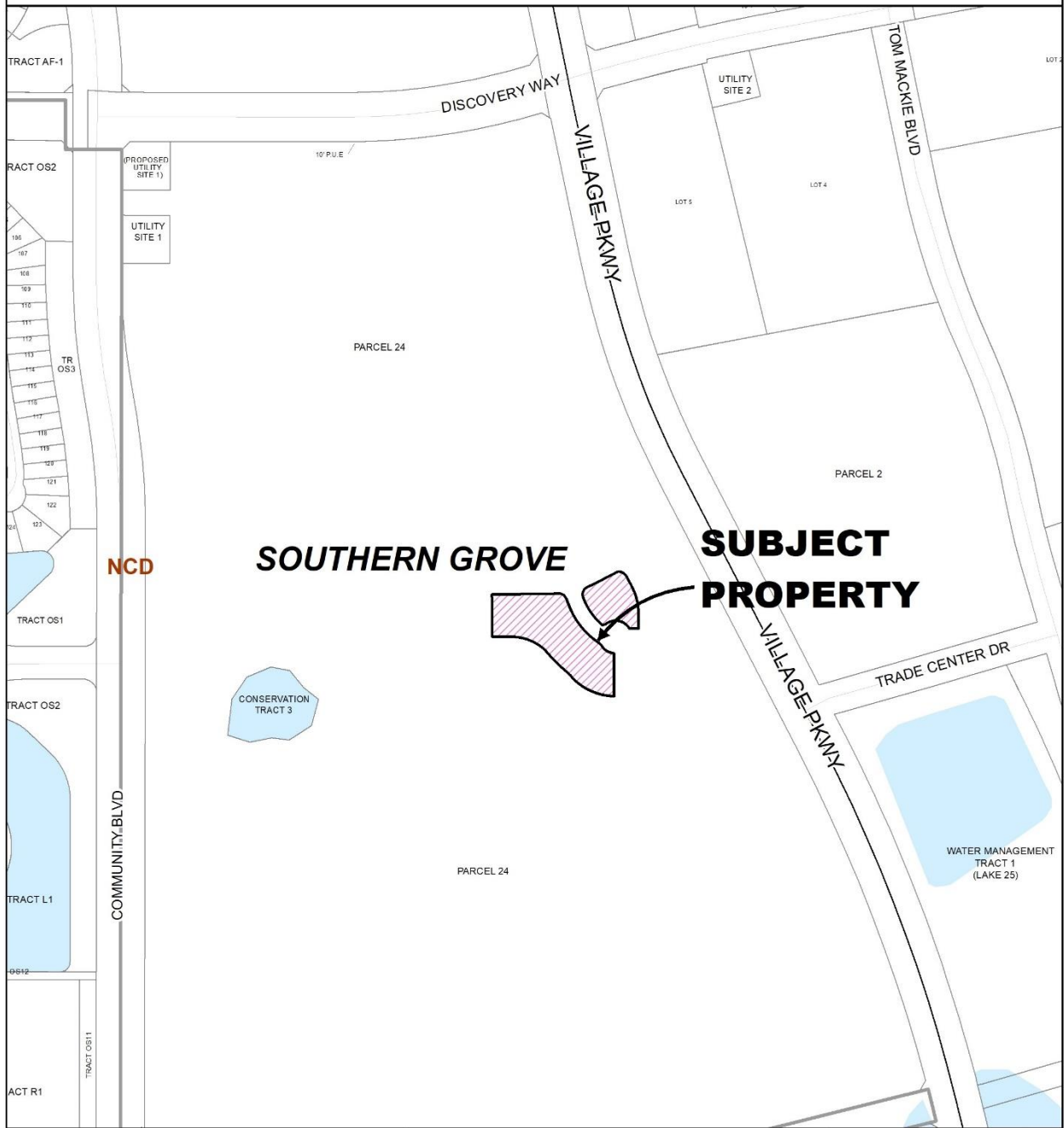
Parcel Number:	4315-700-0025-000-9
Property Size:	1.84 acres/ 80,330 square feet
Legal Description:	Lots 156-162, 164, and 165 within a parcel of land lying in Parcel 24 and Parcel 25A, Southern Grove Plat No. 3
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

**Surrounding Uses**

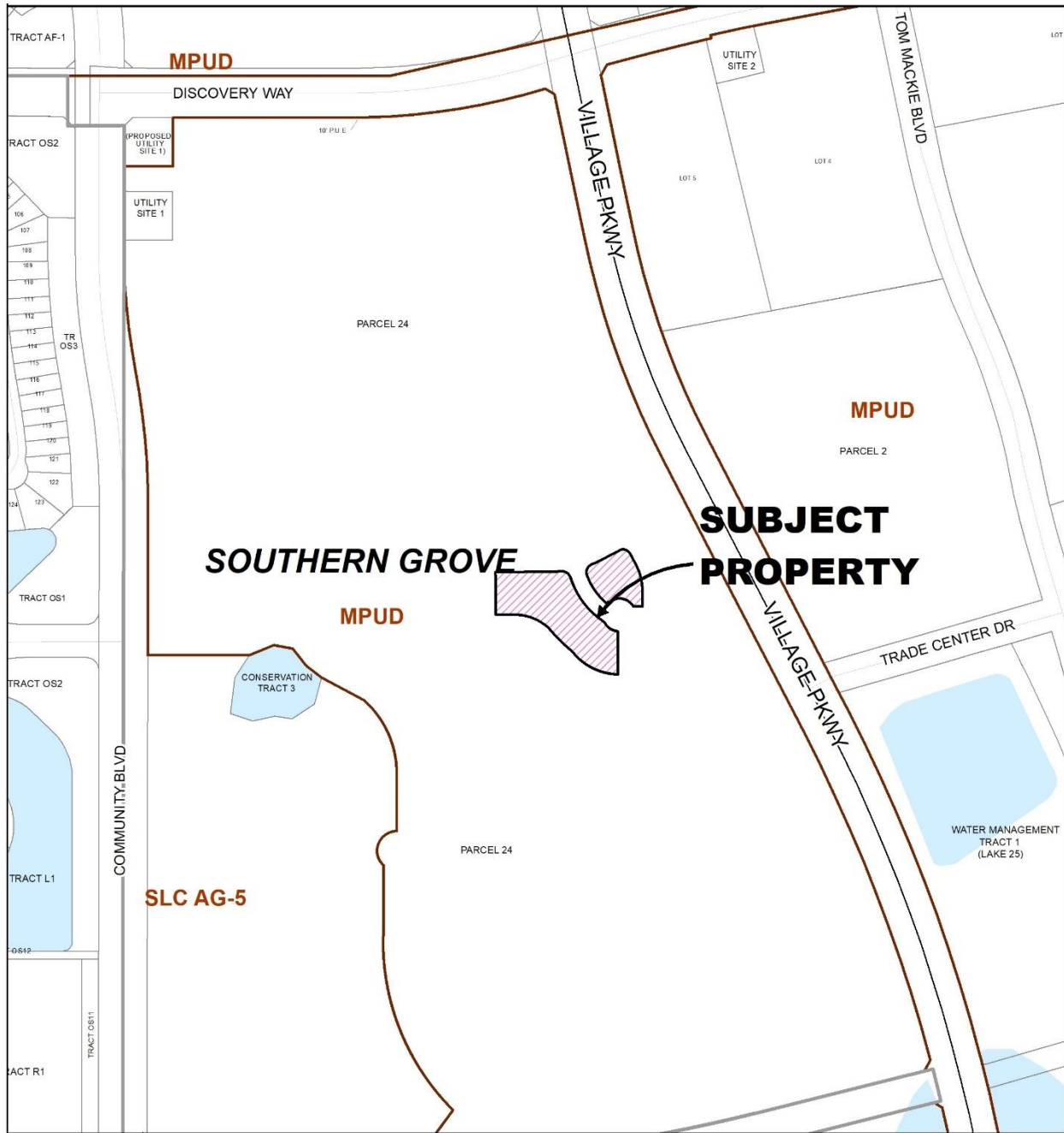
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Grand Palms at Tradition
South	NCD	MPUD	Vacant land
East	NCD	MPUD	Vacant land
West	NCD	MPUD	Riverland MPUD

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





**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 Southern Grove 3 MPUD, and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use of a model home park is consistent with the Southern Grove 3 MPUD.
<b>DUMPSTER ENCLOSURE</b>	N/A
<b>ARCHITECTURAL DESIGN STANDARDS</b>	N/A
<b>PARKING REQUIREMENTS</b>	There are 16 parking spaces provided, including 1 handicap space.
<b>BUILDING HEIGHT</b>	The maximum building height of the proposed model homes 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 Southern Grove 3 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:

<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>	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.
<b>PARKS AND OPEN SPACE</b>	Per the DRI development order, a plan for the provision of neighborhood and community recreational sites and facilities has been submitted by the developer.
<b>STORMWATER</b>	The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.
<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>	Adequate school capacity was reviewed during the Final Plat application and was determined to be in compliance with the adopted level of service standards.
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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 for the Southern Grove DRI are addressed in the Development Order. There are no wetlands on the site. 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):** The applicant elected to contribute to fund during final plat application. Whereas, they shall contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds.

**Related Projects**

P21-013 Telaro at Southern Grove Phase 1 Final Subdivision Plat with Construction Plans

P20-040 Telaro at Southern Grove 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 May 13, 2020.

**City Council Action Options:**

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