

From: Brian lubinski <bplubinski@gmail.com>
Sent: Monday, February 8, 2021 1:27 PM
To: Sally Walsh
Subject: Public Comments - Approve a Major Site Plan for Veranda Volaris at Port St. Lucie (P20-173).

Sally,
This is for tonight's city council meeting. Agenda item 7.e.

City Council,

I am in favor of the Volaris Apartment Project but I have a few concerns that I would like the city council to address:

Parking: There are 601 parking spots as required. The developer is including 25 garages as part of the 601. It is my opinion that the 25 garage parking spaces should not be included. Garage spaces do not meet the dimensional requirements of a standard space of 9.5 feet in width per our City Code of Ordinances 158.221.B(13).

Also, Sec. 158.221.C.(7)a. requires "*Dwelling with one-car garage: Two (2) exterior parking spaces. Dwelling with two-car (or more) garage: One (1) exterior parking space. Dwelling with no garage: Two (2) spaces per dwelling unit with two (2) or more bedrooms. One and one-half (½) spaces per dwelling unit for one (1) bedroom or efficiency apartments.*"

Notice that there is no reduction in spaces because the developer provided a one-car garage.

Please keep in mind that the Dog Park, Leasing Office and Maintenance building do not have dedicated parking and will have to share with the tenants and Amenity Center. This area of Port St. Lucie has no public transportation and limited shopping and services. Anyone living at Volaris will need a vehicle and that vehicle will need to be parked somewhere. Garages at apartment complexes are typically used for storage of household goods and will most likely not be used for vehicles. I would request that the parking situation be further reviewed for compliance with our City Code of Ordinances. I would also recommend the developer consider Compact Parking Spots per Sec. 158.189.G. This would significantly reduce the amount of asphalt and preserve green space while still meeting the parking requirements.

Landscape Buffer Strip Requirements: I am under the impression that a masonry wall is required between multifamily and single family.

Sec. 154.03.(C.)3.d.2.states:

"2. Landscape Buffer Strip Requirements. Landscape Buffer Strips are areas where a wall or fence is required in addition to landscaping.

- a. Landscape Buffer Strip Abutting Residential or Open Space Land Uses — Wall Required. ...A wall is required in a landscape buffer strip where multi-family development abuts property to the side or rear which is designated with single-family zoning or PUD zoning with single-family uses."*

I think it is critical that a masonry wall be constructed. The parking lot on the east and rear portion of the property is orientated in a manner that the headlights for vehicles will shine through the landscape buffer and into the sliding glass doors and windows of Veranda Gardens residents.

A couple of additional comments that I want to bring to your attention. The slide deck that you are reviewing (7. Staff Presentation) has some conflicts with the drawings.

1. Slide six indicates a rear setback of 25 feet. The drawing shows only 20 feet. Slide nine in the lower right corner indicates 20 feet.
2. Slide six shows a building height of 37 feet 6 inches. This seems misleading. This measurement is from the surface to the midpoint of the roof. The actual building height will be around 45 feet.
3. Slide 12 shows a total buffer ("Buffer Section") of 30 feet. This is only at the midpoint for the east side of the property. The south side (rear) will only have a 20 foot buffer.

Thank you for your time and consideration. I look forward to this project. I have no doubt that Volaris will be a beautiful apartment complex and will add value to the community.

Sincerely,
Brian Lubinski