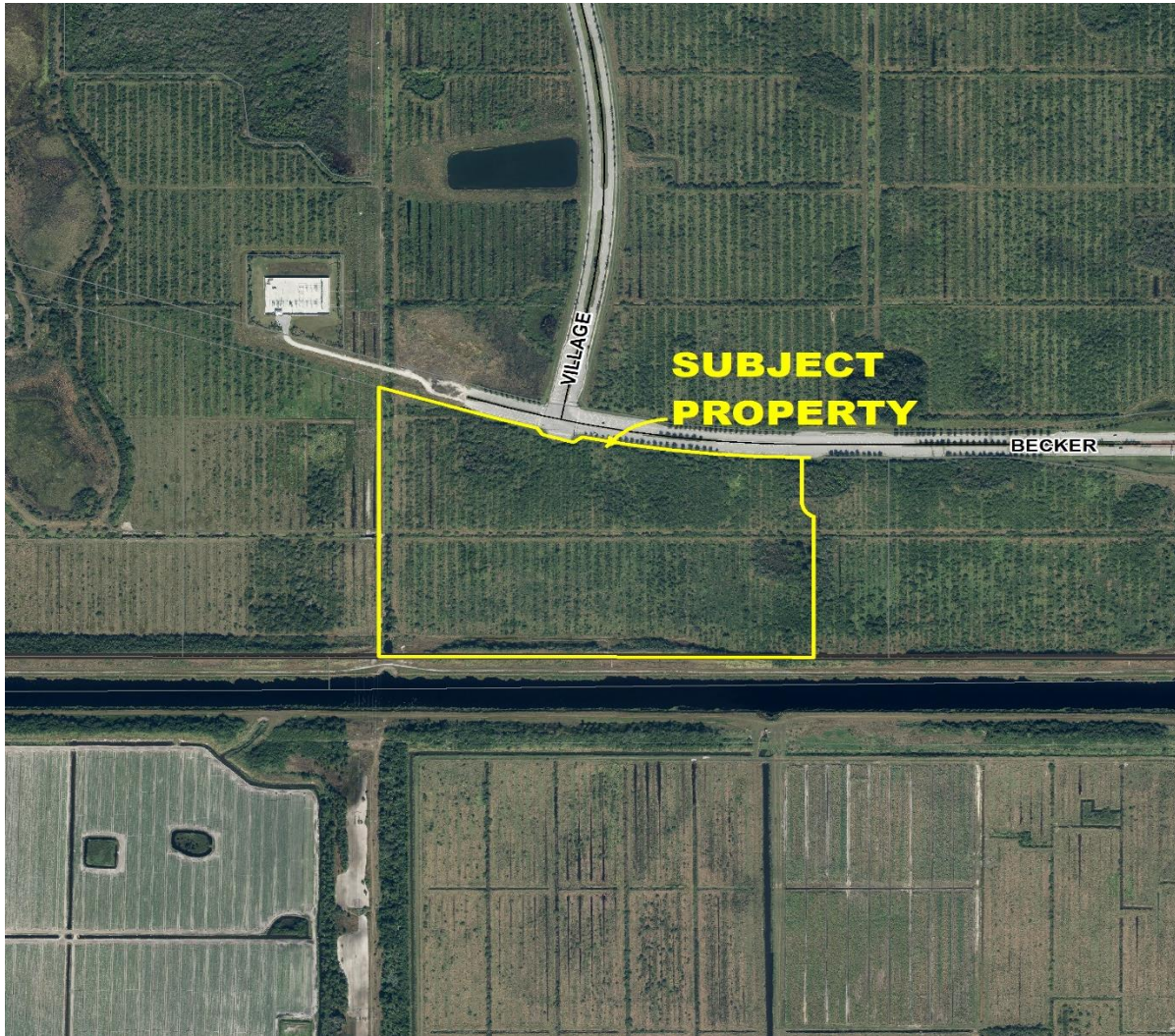




**America Walks at Southern Grove
Major Site Plan Amendment Application
P20-039 A-1**



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan amendment for a multi-family residential development consisting of 415 units to be known as America Walks.
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	America Walks at Port St. Lucie, LLC
Location:	The property is located south of the intersection of SW Village Parkway and Becker Road, north of the C-23 Canal, and west of Interstate 95.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

America Walks at Port St. Lucie, LLC, has applied for an amendment to the America Walks Site Plan (P20-039) approved on April 27, 2020. The approved America Walks Site Plan consists of 410 residential units in the form of one story, two bedroom villas in four unit, five unit and six unit buildings for a total of 298 villa units and two multi-story one and two bedroom independent living apartment buildings for a total of 112 apartment units. The proposed amendment revises the the number and configuration of the four unit, five unit and six unit buildings. It results in an increase of five additional villa units for a total of 303 villa units and 112 apartment units for a total of 415 residential units. Per Section 158.237 (C) (1) of the Zoning Code, an increase of five or more residential units qualifies as a major amendment to a site plan.

In addition, the proposed amendment reconfigures the second driveway entrance off of Becker Road on the east side of the property, removes an external dumpster enclosure that was located adjacent to the driveway below the dog park, and includes miscellaneous drainage related changes . The currently approved America Walks Site Plan (P20-039) includes a shared driveway to serve the America Walks project and the adjacent parcels to the east. The proposed site plan reduces the driveway to only provide secondary access for America Walks. The driveway will be expanded with the development of the adjacent parcels. America Walks will provide valet pick up for trash and recycling and utilize the large internal trash compactor and recycling collector that will be located on the ground floor of Apartment Building No. 1.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan amendment at the September 23, 2020 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4334-700-0003-000-8
Property Size:	60 acres
Legal Description:	Southern Grove Plat No. 30, Tract D
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (America Walks MPUD)
Existing Use:	Vacant land
Proposed Use:	Age restricted residential rental community

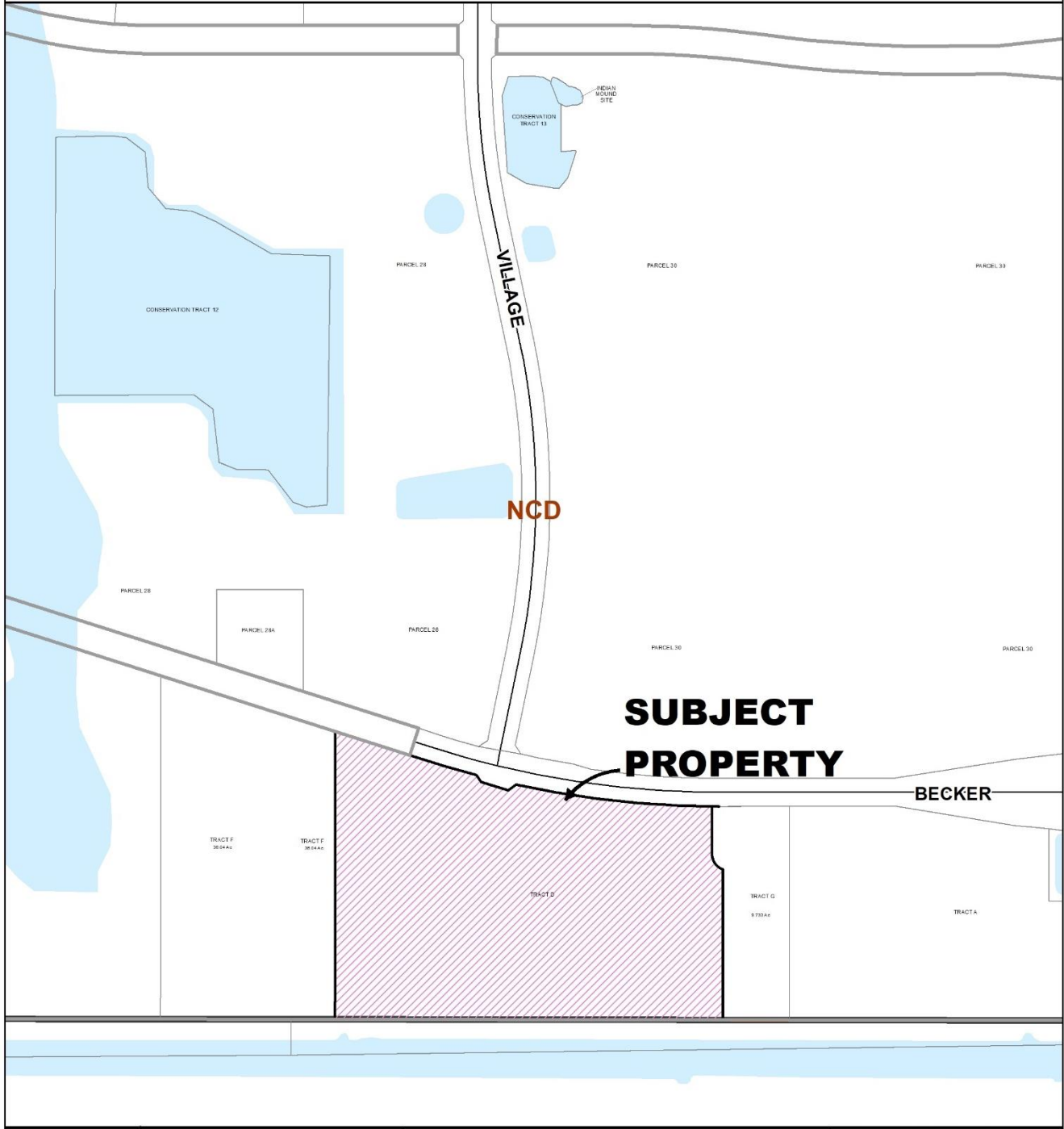
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land
South	NCD		C-23 Canal
East	NCD	MPUD	Vacant Lane
West	NCD	MPUD	Vacant land

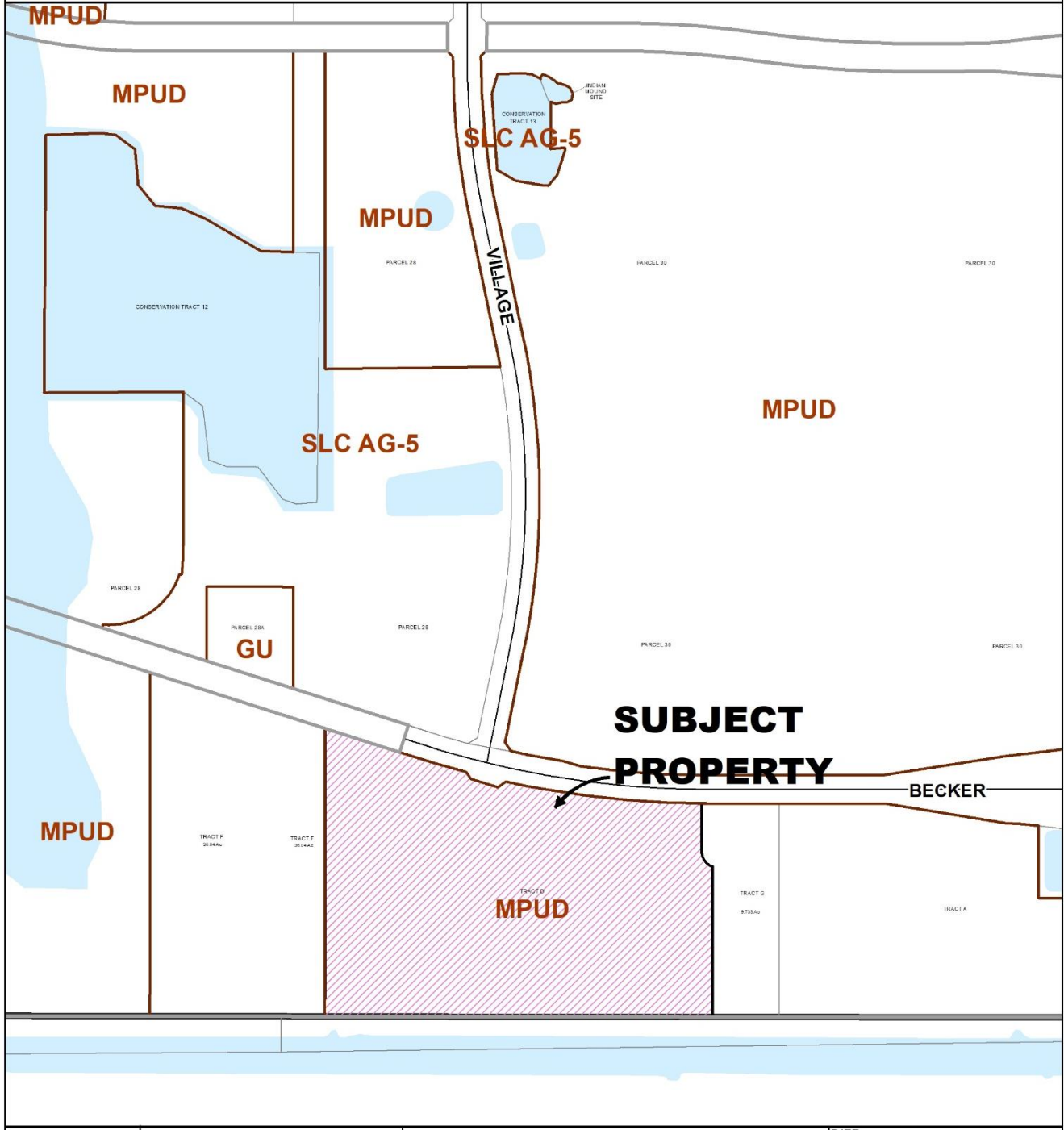
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the America Walks-Becker Road Master Planned Unit Development (MPUD) and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property is located in the residential designated area of the MPUD. Multiple-family dwelling (villa, duplex, apartment), clubhouse, and recreation uses are listed as permitted uses.
DUMPSTER ENCLOSURE	America Walks will provide valet pick up for trash and recycling and utilize the large internal trash compactor and recycling collector that will be located on the ground floor of Apartment Building No. 1.
ARCHITECTURAL DESIGN STANDARDS	The applicant provided documentation of the Tradition Design Review Committee's approval of the building elevation drawings with the original site plan submittal (P20-039). No changes are proposed to the building elevations as part of the site plan amendment.
STACKING REQUIREMENTS	A stacking analysis was submitted with the original Traffic Impact Study and approved by the Public Works Department. No changes are proposed to the main entrance with the proposed site plan amendment.
BUILDING HEIGHT	The villas will be one story with a proposed building height of twenty-one (21) feet and three (3) inches. The independent living apartment buildings will have a proposed height of fifty-nine (59) feet and six (6) inches. The MPUD sets a maximum height of sixty-five (65) for multi-family residential development.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
PARKING	The MPUD requires 1.5 parking spaces per residential unit and 1 parking space per independent living apartment unit. The parking shown on the site plan exceeds these requirements. Parking spaces for the villas include one garage space and one driveway space for a total of 606 parking spaces. A total of 143 parking spaces, including 6 handicapped spaces, are provided for the 112 independent living apartment buildings and clubhouse.
BUFFER	A ten foot wide landscape buffer is required around the site perimeter. The required buffer area is depicted on the site plan.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted. As noted in the report, wetland impacts and mitigation are addressed in the federal and state permits issued for the Southern Grove DRI. A survey was conducted for gopher tortoises and no gopher tortoises or burrows were observed. As noted in the report, the absence of pine flatwoods on the property does not provide habitat for gopher tortoises and associated commensal species.

CONCURRENCY REVIEW

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required.
TRANSPORTATION	<p>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.</p> <p>The project will generate an average of 1,635 daily trips per day and 104 p.m. peak hour trips per day per ITE Trip Generation Manual 10th Edition, Senior Adult Housing (ITE Code 252). A Traffic Impact Study was submitted with the original site plan and the revised analysis to account for five additional units was approved by the Public Works Department.</p>
PARKS AND RECREATION	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
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	Per Policy PSFE 2.4.2 of the Comprehensive Plan, age restricted developments that prohibit permanent occupancy by persons of school age, where enforceable age restrictions are recorded, are exempt from the City's public school concurrency requirements. The applicant is required to apply to the school district for exemption from impact fees for age restricted housing.

OTHER

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

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: The proposed project is located in an area designated for mixed use development as shown on the master development for the Southern Grove DRI (Map H), the Southern Grove CRA District Master Plan (Figure 7), and the conceptual land use plan for the Southern Grove NCD District (Figure 1-4 of the Future Land Use Element).

RELATED PROJECTS

P20-007 – America Walks – Becker Road MPUD

P20-039 – America Walks Site Plan

P20-042 – Southern Grove Plat No. 30 Preliminary and Final Subdivision Plat

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval. The Site Plan Review Committee recommended approval of the proposed MPUD and concept plan at the September 23, 2020 Site Plan Review Committee meeting.