

Project Team:
 Owner/Developer: Matmany Homes
 1500 Gateway Blvd., Suite 212
 Boynton Beach, FL 33426
 561-739-7902
 Engineer: Kimley-Horn
 445 24th Street, Suite 200
 Vero Beach, FL 32960
 772-794-4100
 Surveyor: Caulfield & Wheeler, Inc.
 410 SE Port St. Lucie Blvd
 Port St. Lucie, FL 34984
 772-408-1920
 Landscape Architect/Land Planner: Lucido & Associates
 701 E Ocean Blvd
 Stuart, FL 34904
 772-220-2100

Capstone Community

Port St. Lucie, Florida
Site Plan Amendment
 April 20, 2022

City of Port St. Lucie P# 20-141-A1
 PSLUD No. 5367

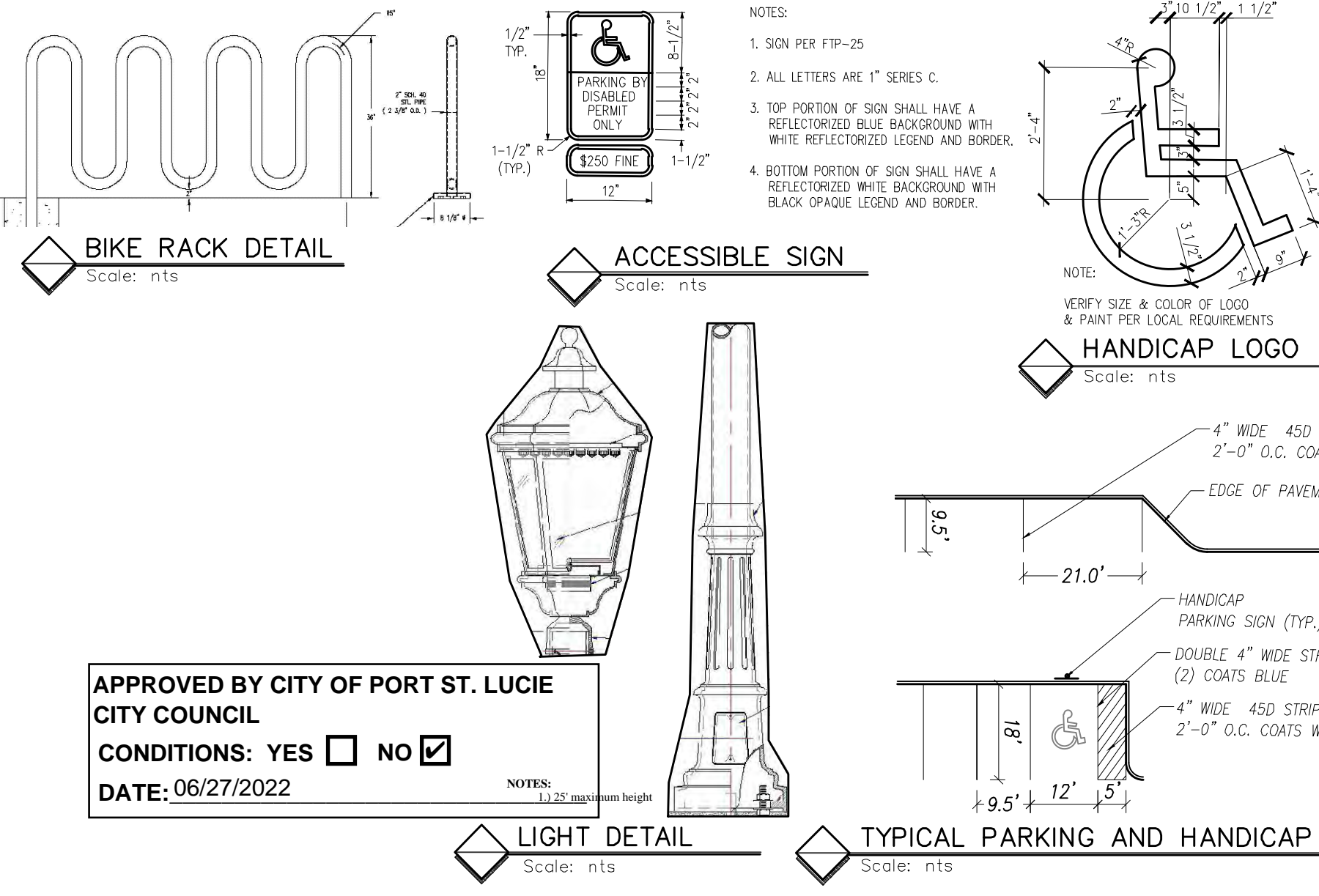
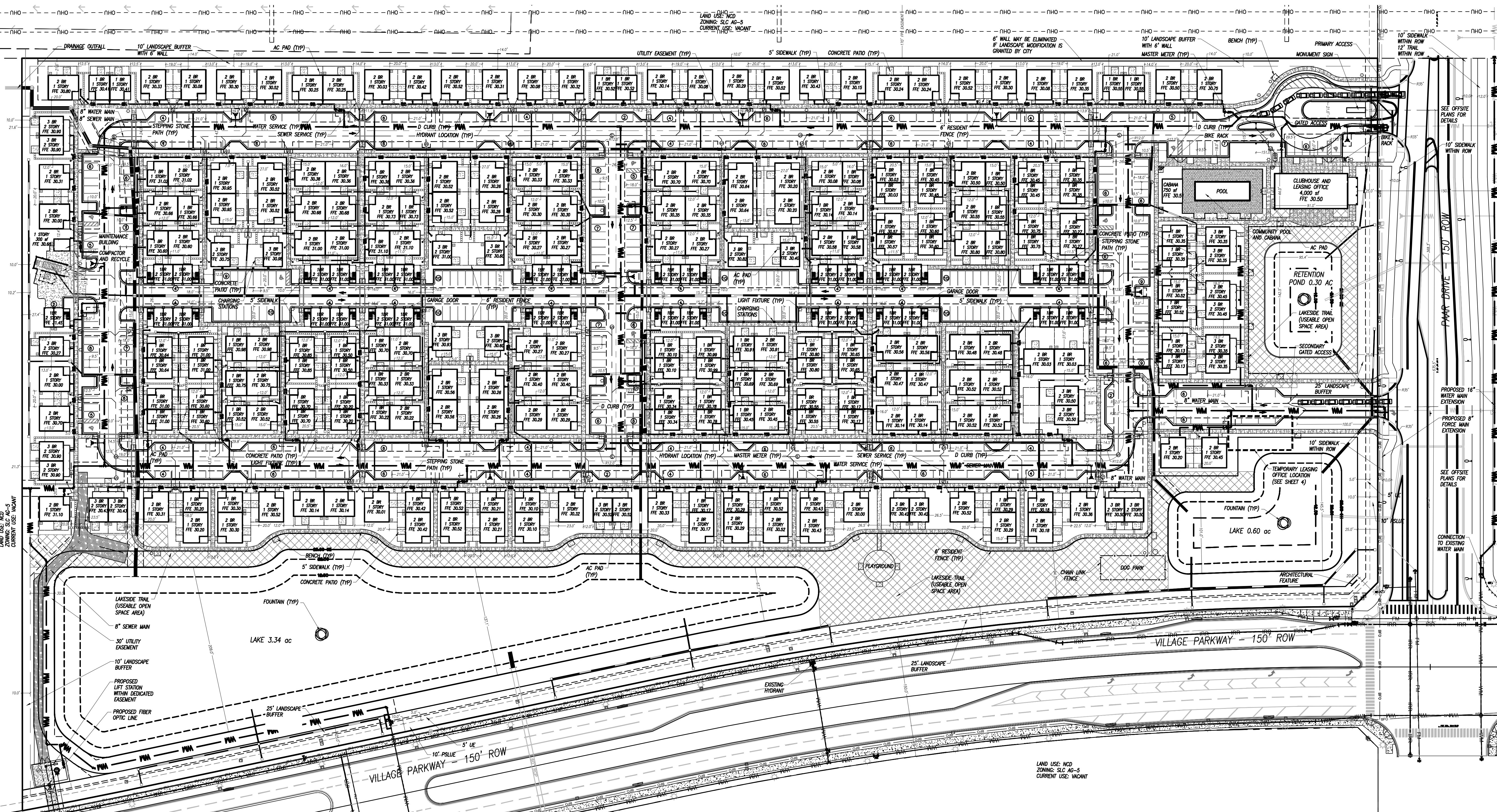
Date	By	Description
05.17.22	MRY	Response to comments
06.03.22	MRY	Update legal description
06.14.22	MRY	Update FFE's

Product Type / Unit Count	Count
1 BR / 1 STORY	1 Bedroom Cottage (700 sf, ht 12')
1 BR / 2 STORY	1 Bedroom Cottage / Over Garage (740 sf, ht 21')
2 BR / 1 STORY	2 Bedroom Cottage (1,050 sf, ht - 12')
3 BR / 2 STORY	3 Bedroom Cottage (1,440 sf, ht - 21')
Total Units	286 Units

Building Setback Requirements	Required	Provided
Front:	25'	25'
Side:	10'	14'
Rear:	10'	94.7'
		21.3'

Site Data	Value	Percentage
Total Site Area:	1,306,710 sf	(29.99 ac) 100%
Future Land Use Designation:	NCD - New Community Development	
Existing Zoning:	MPUD	
Building Height:	35' max	
Total Units:	286 DU	
Density:	10 DU/Ac	
Building Coverage:	6.31 ac	(21%)
Maximum Impervious Area Allowed:	23.99 ac	(80%)
Open Space:	16.41 ac	(55%)

REG. # 1018
 Thomas P. Lucido



Traffic Statement:

Land Use	Intensity	Daily Trips	AM Peak Hour	PM Peak Hour
Proposed Site Traffic	Single Family Detached	286 DU	2,734	2,088
			In	Out
			256	176
			176	256

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 as 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 permit 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).
- This project is not located in a public water supply wellfield protection zone.

Environmental Statement:

The SFMWD issued multiple permits (56-1544-P, 56-02379-P, and 56-02531-P), most recently in 2006, that authorize impacts to any and all wetlands on the site with mitigation provided for off site.

The US Army Corps of Engineers issued permit No. SAJ-2006-02046 in 2008. That permit authorizes impacts to any and all wetlands that may occur within the subject parcel with mitigation provided for off site.

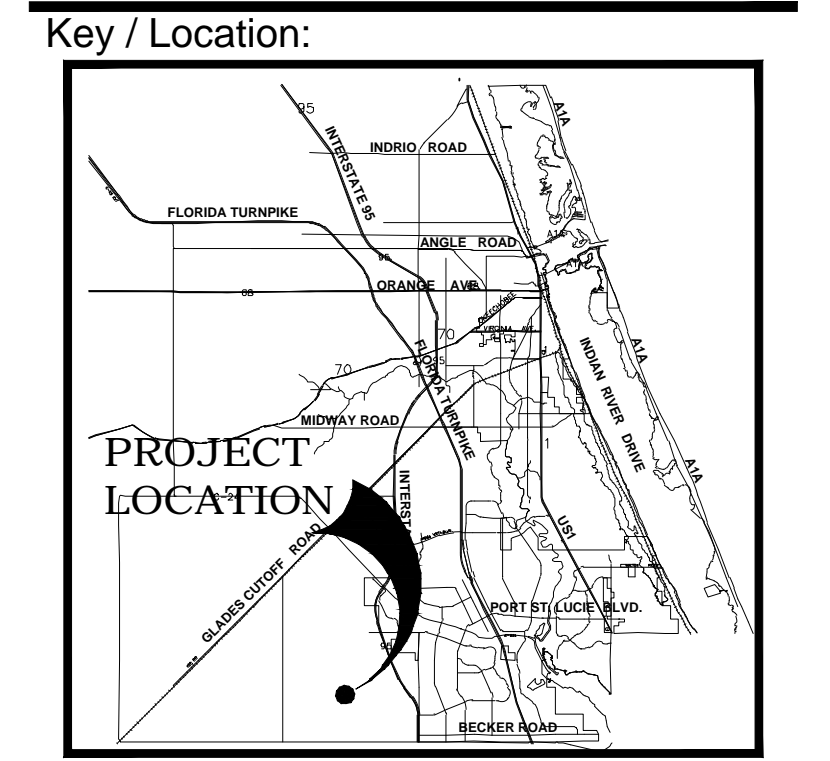
The only occurrence of protected species on the site was transient foraging by little blue herons. The development activity will not affect this species.

Drainage Statement:

As part of the proposed project, a surface water management system will be constructed to provide both water quality and quantity for the development. The system will consist of a series of interconnected wet retention ponds, which ultimately outfall through a proposed control structure and into the existing drainage ditch to the south. The proposed control structure is consistent with conceptual ERP (Permit #56-02531-P). In addition, the proposed land use and grading are consistent with the conceptual ERP therefore, the proposed project will not adversely affect water quality and quantity.

APPROVED BY CITY OF PORT ST. LUCIE
 CITY COUNCIL
 CONDITIONS: YES NO
 DATE: 06/27/2022

DESIGNER: Lucido & Associates
 PROJECT NUMBER: LA 20-370
 MUNICIPAL NUMBER: P20-141-A1
 COMPUTER FILE: Site Plan - Capstone - AMENDMENT 4.20.22



Project Team:

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 1500 Gateway Blvd., Suite 212
 Boynton Beach, FL 33426
 561-739-7902

Owner/Developer:
 CCC-PSL LLC
 431 Office Park Dr
 Birmingham, AL 35223
 205-868-1327

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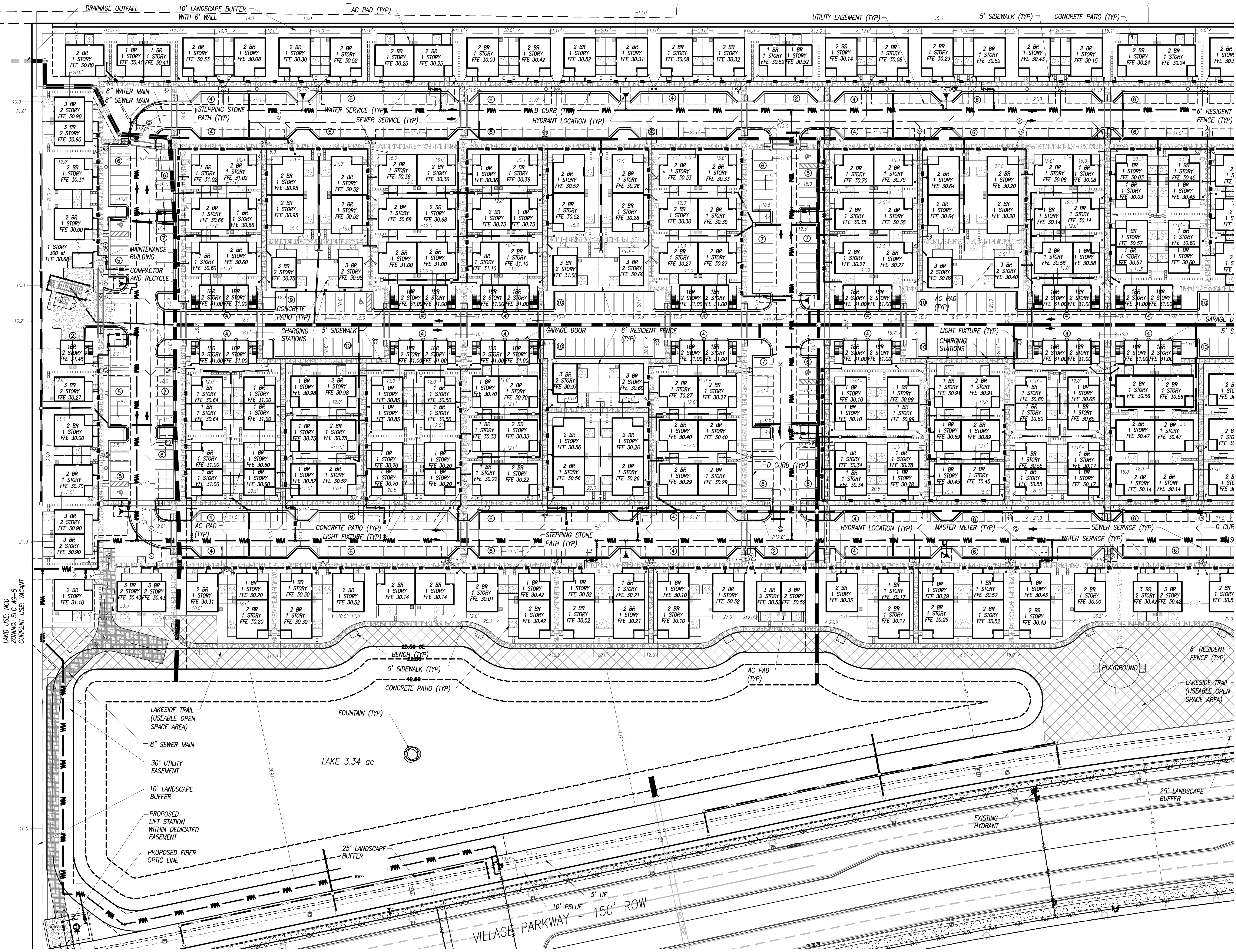
Date	By	Description
05.17.22	MRY	Response to comments
06.03.22	MRY	Update legal description
06.14.22	MRY	Update FFE's

SCALE: 1" = 40'

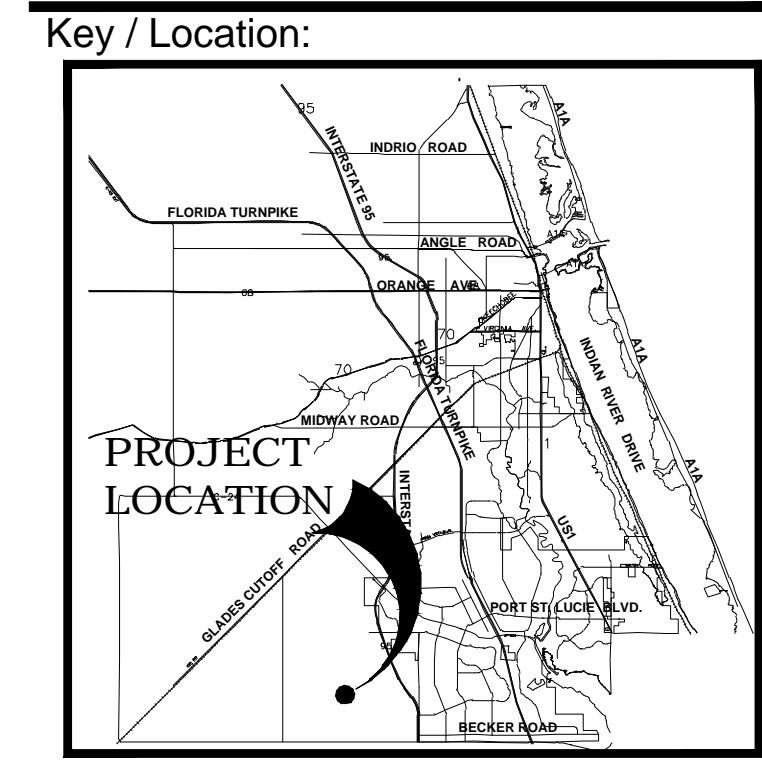
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Designer: _____ Sheet: _____
 Manager: _____
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 Municipal Number: P20-141-A1
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LAND USE: NCD
 ZONING: SLG AG-5
 CURRENT USE: VACANT



Project Team:

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Owner/Developer: CCC-PSL LLC, 431 Office Park Dr, Birmingham, AL 35223, 205-868-1327

Engineer: Kimley-Horn, 445 24th Street, Suite 200, Vero Beach, FL 32960, 772-794-4100

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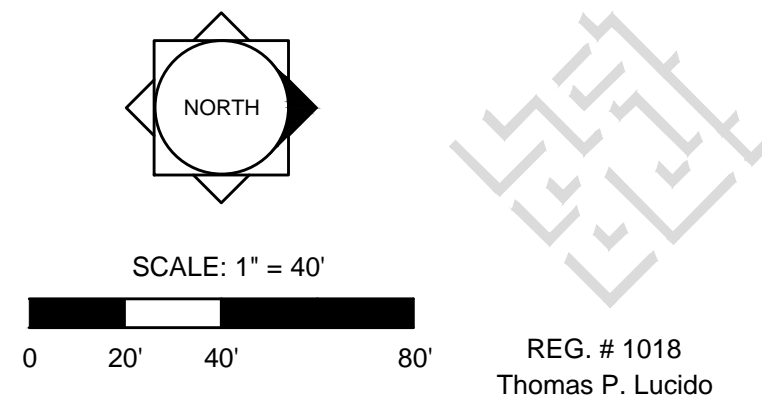
Landscaping Architect/Land Planner: Lucido & Associates, 701 E Ocean Blvd, Stuart, FL 34904, 772-220-2100

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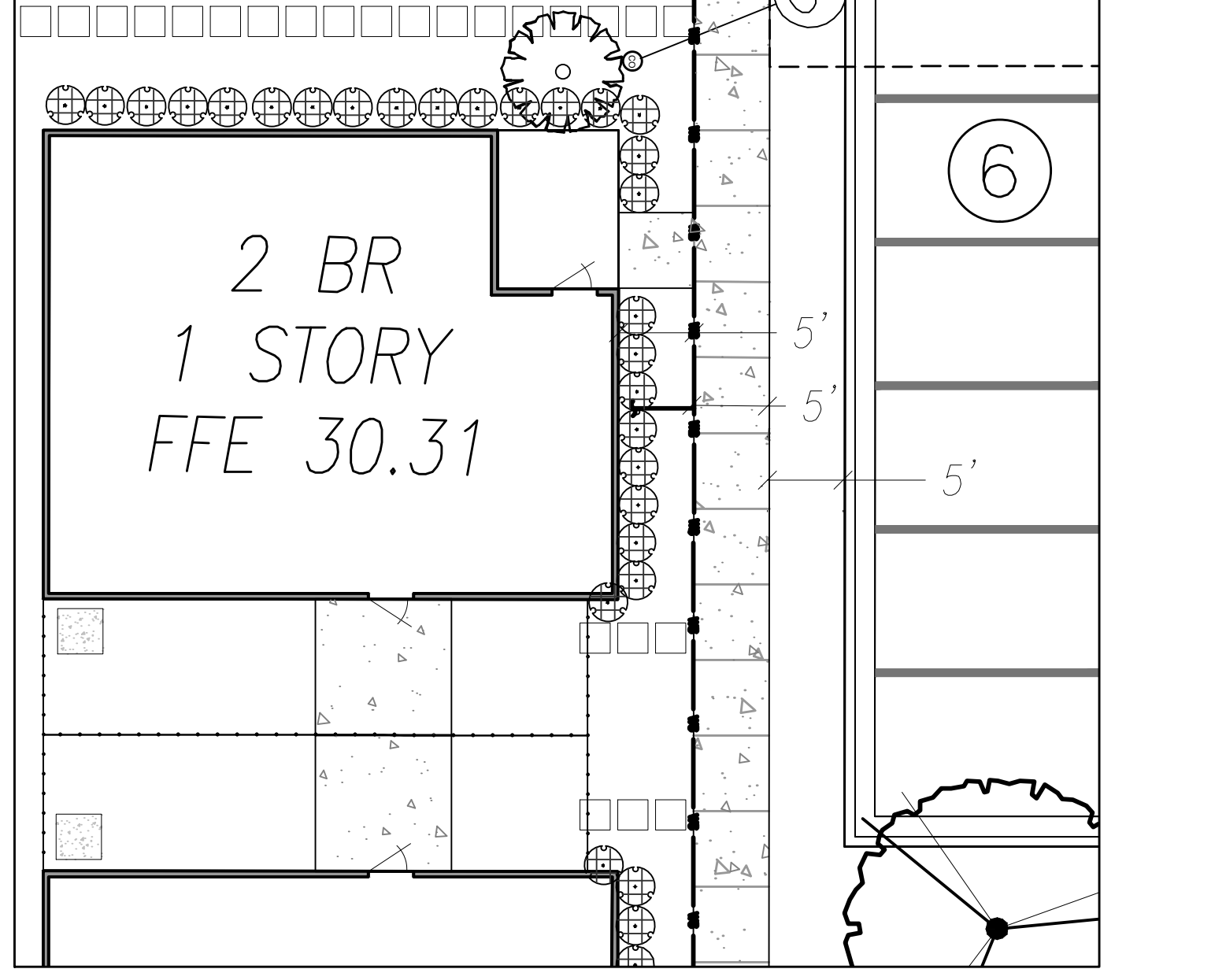
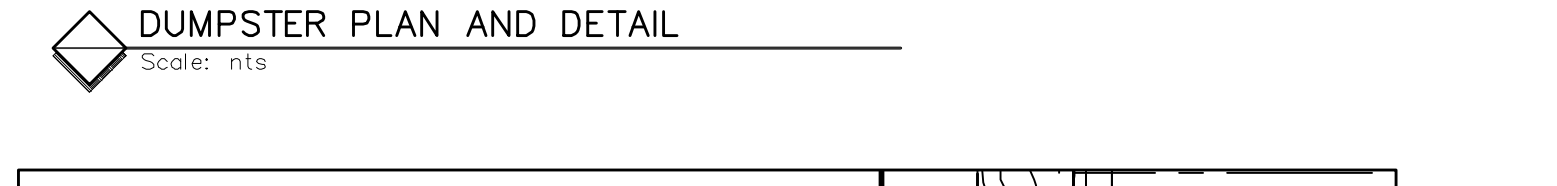
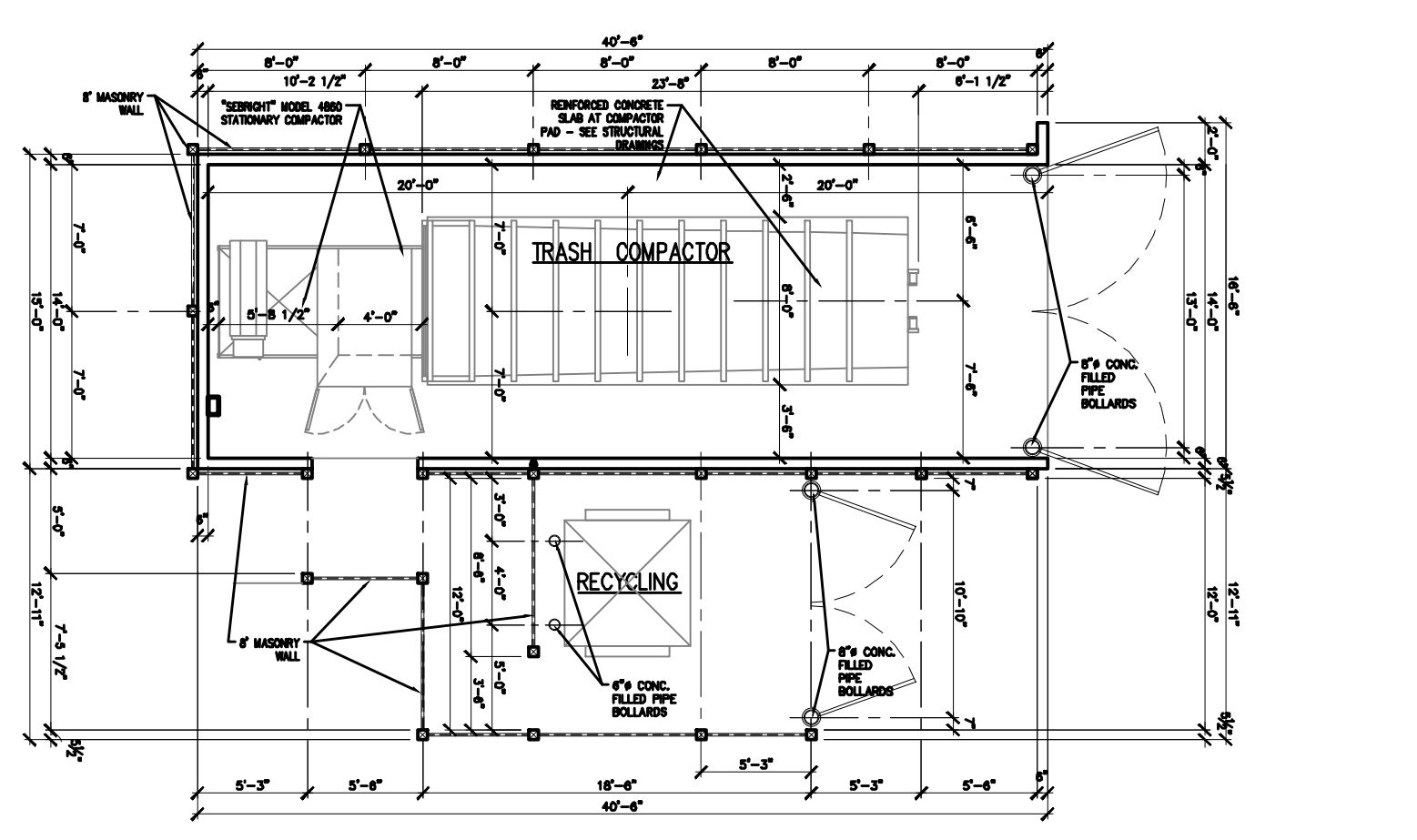
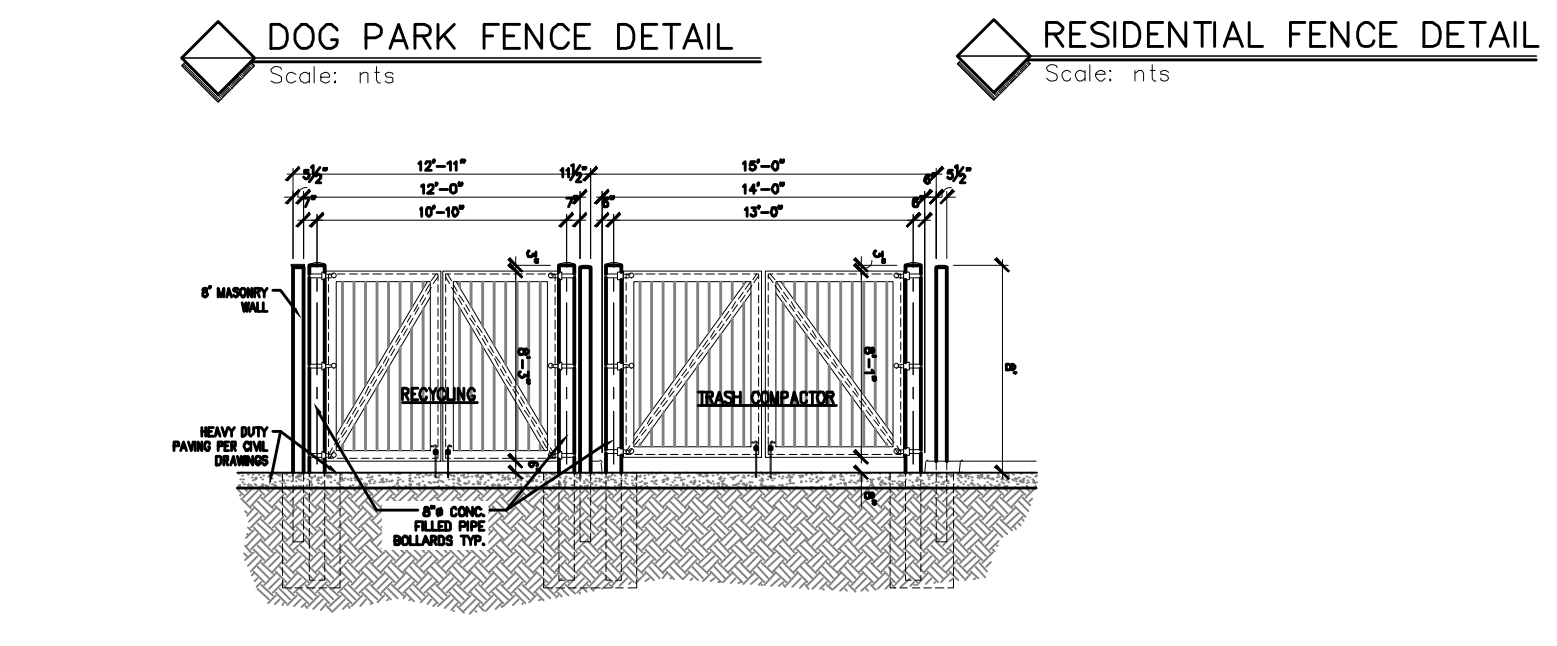
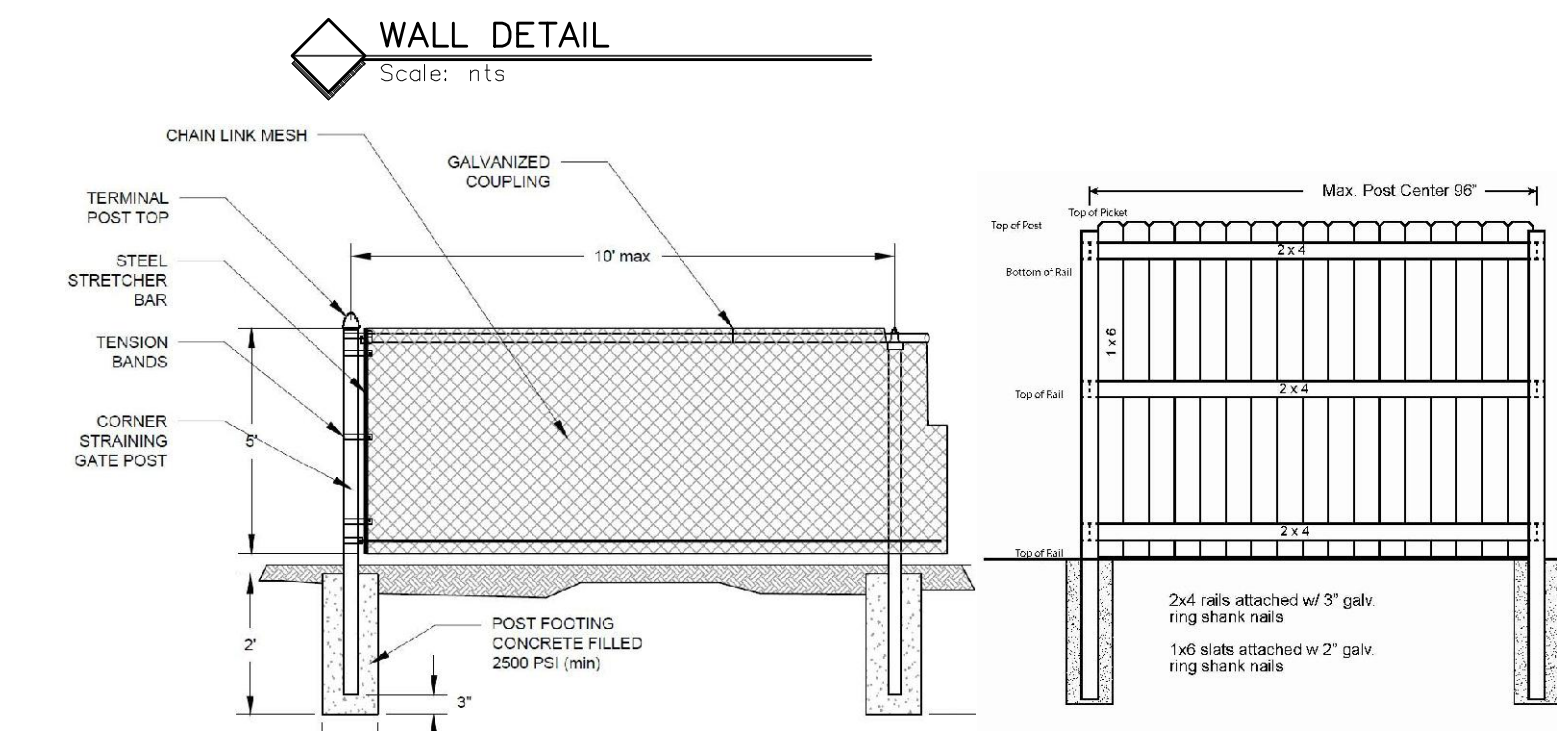
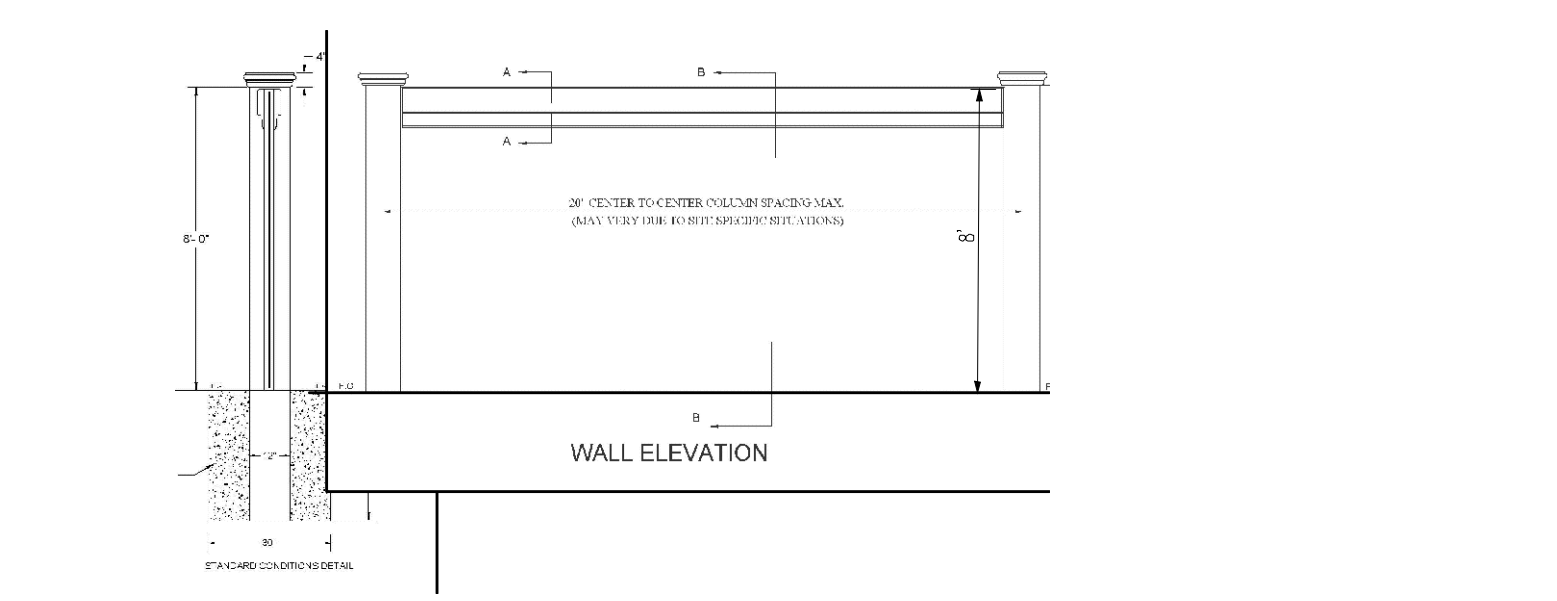
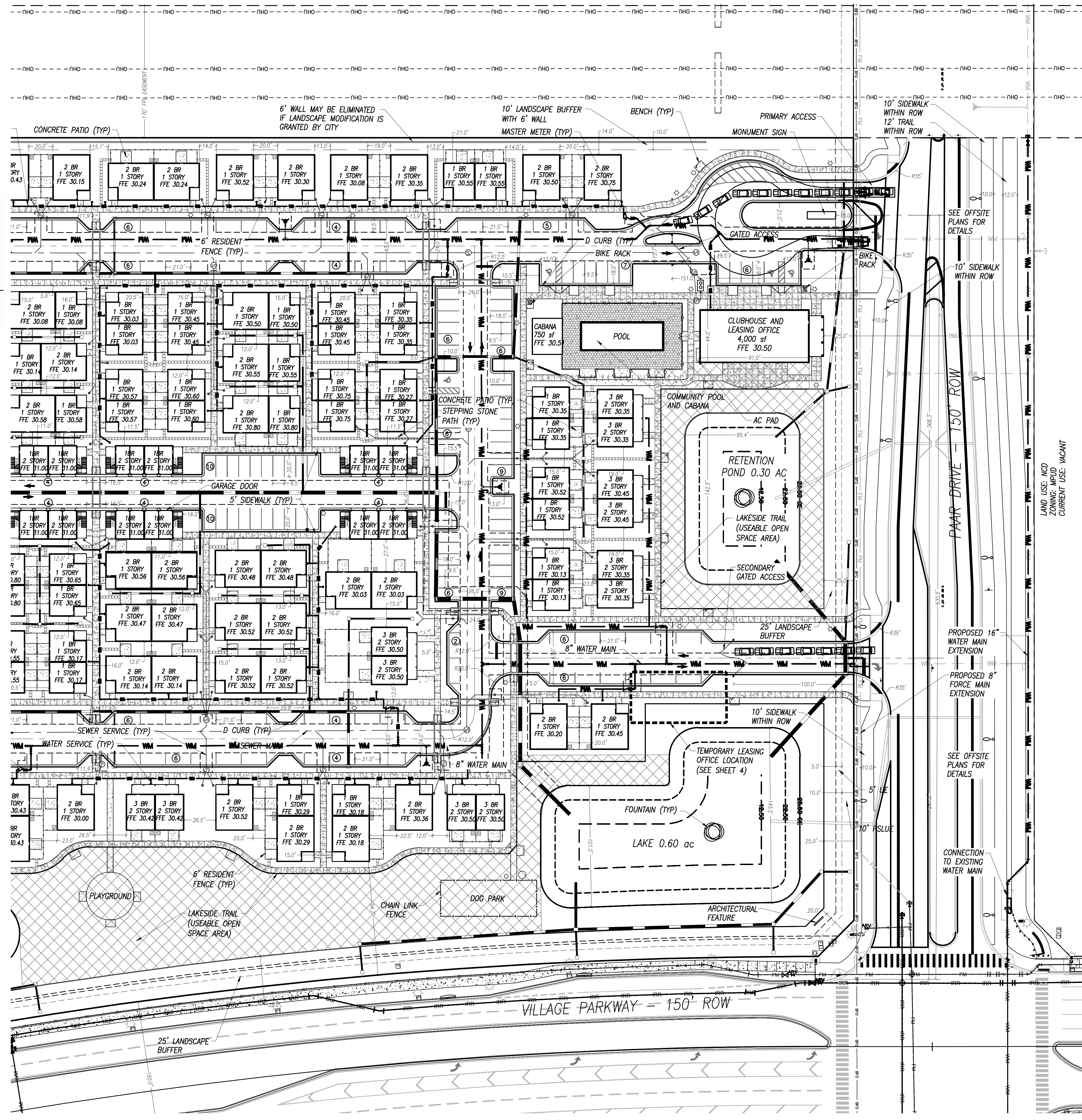
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Date	By	Description
05.17.22	MRY	Response to comments
06.03.22	MRY	Update legal description
06.14.22	MRY	Update FFE's
07.11.22	MRY	Add wall detail

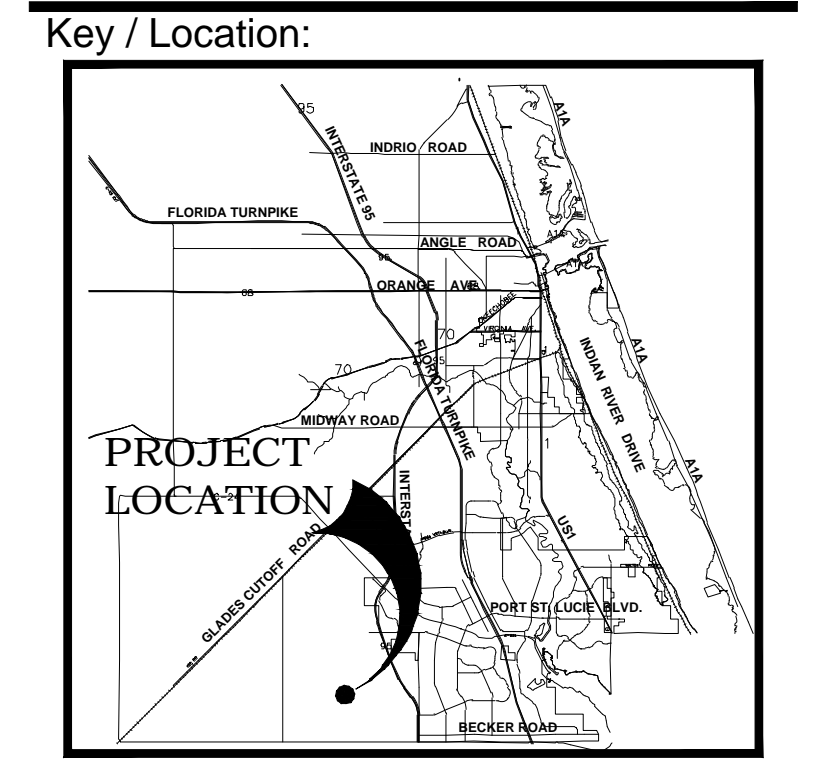


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LAND USE: MCD
 ZONING: MPUD
 CURRENT USE: M/CANT



Project Team:

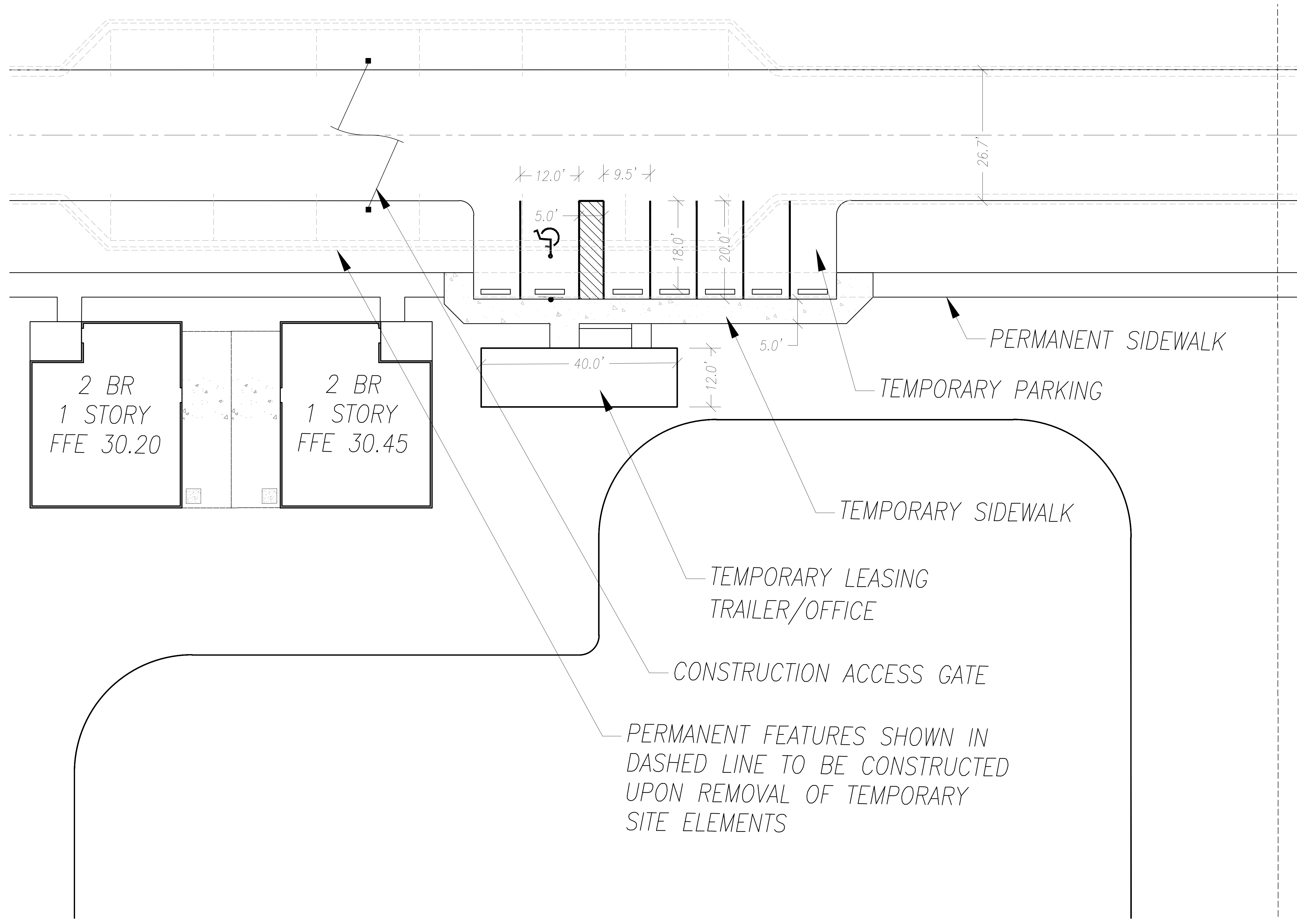
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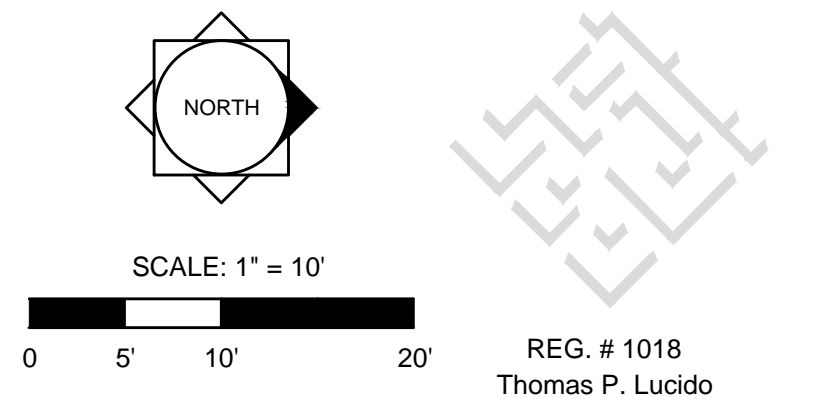
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TEMPORARY LEASING OFFICE DETAIL
 Scale: 1" = 10'

General Notes:

- Temporary leasing office shall comply with Sec 158.226 of the City of Port St. Lucie Zoning Code, Florida Building Code, and follow all City permitting requirements.
- Leasing office and all temporary site elements shall be removed upon completion of the permanent office located in the clubhouse building.
- Permanent site features contained within this plan shall be constructed upon removal of the temporary elements.



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