

Capstone Site Plan Amendment Project No. P20-141 A-1

City Council Meeting
June 27, 2022
Bridget Kean, AICP
Senior Planner



Proposed Project

- A request for an amendment to the site plan for Capstone Communities to revise the mix of one bedroom and two bedroom cottages, provide for a temporary leasing office, and to add additional amenities.



Applicant and Owner

Matt Yates, Lucido and Associates acting as the agent for
CCC-PSL, LLC (owner)

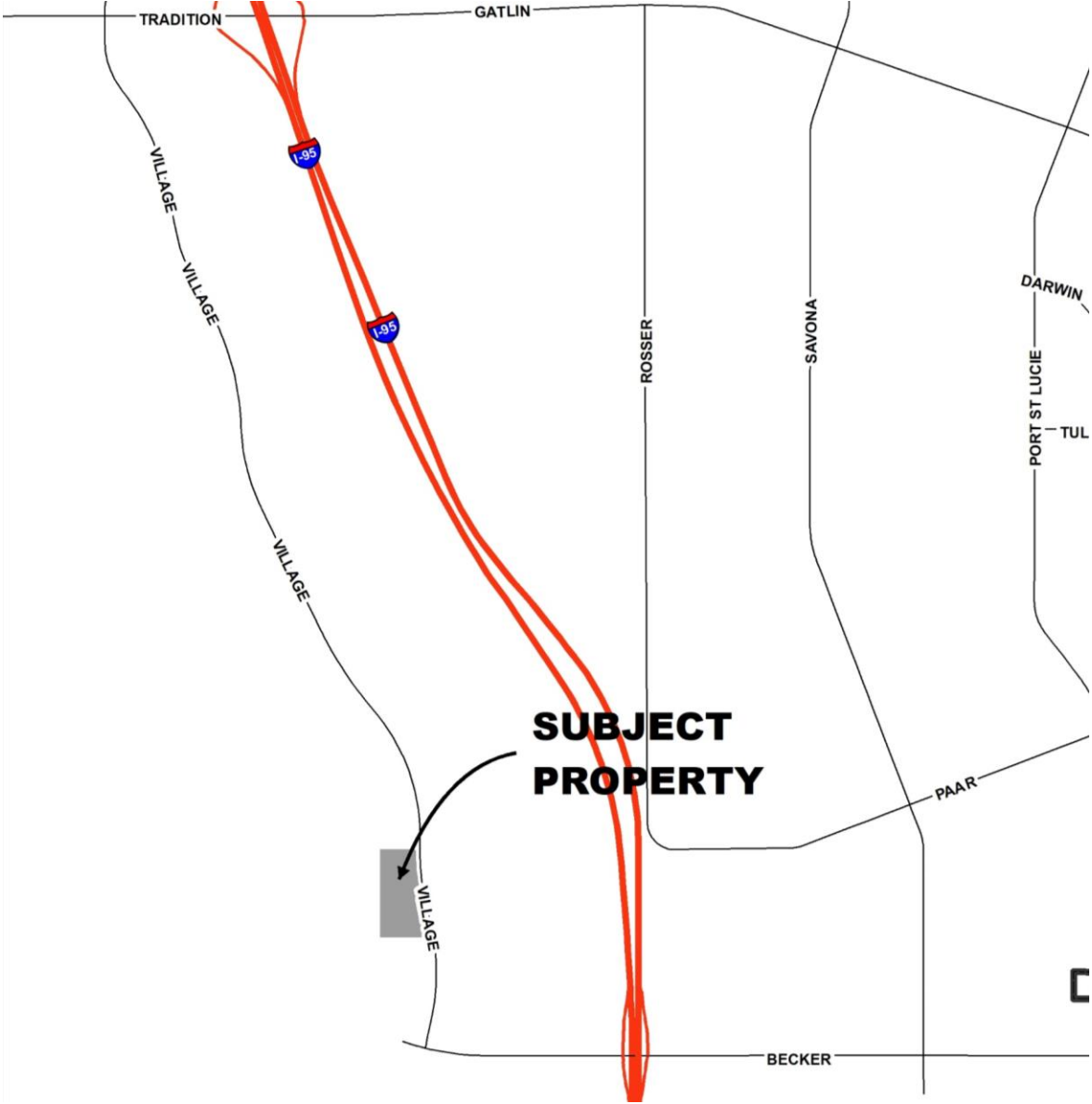


Cottages at Port St. Lucie

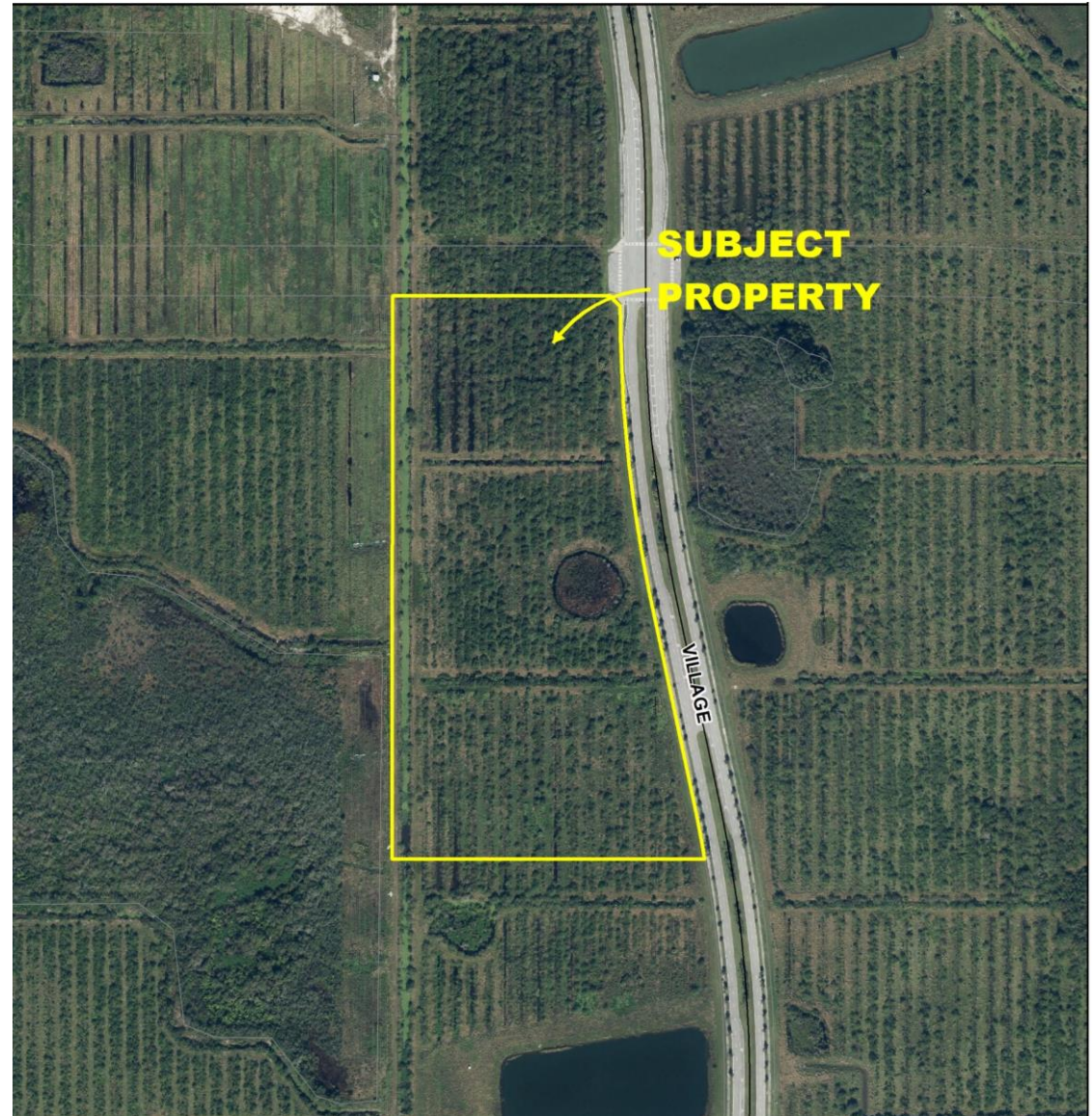
- A gated residential rental community of one bedroom, two bedroom, and three bedroom single story and two story cottages for a total of 286 dwelling units.
- Amenities include community swimming pool, clubhouse and dog park.



Subject property



Aerial



Zoning Review

- The project was reviewed for consistency with the Southern Grove 4 MPUD and the City's Land Development Code as part of the approval of the original site plan (P20-141).
- The proposed amendment includes a temporary leasing office and 7 temporary parking spaces adjacent to the stormwater lake at the northeast entrance off of Paar Drive.
- The temporary leasing office will remain in place until the clubhouse/leasing office is completed.
- The area used as the temporary sales office has to be converted back to its intended use within six (6) months of the termination of the temporary permit.



Concurrency Review

- The project was reviewed for concurrency with the City's level of service requirements with the original site plan (P20-141).
- There is no increase to development intensity in the proposed amendment.



Traffic Impact Statement

- Traffic Study received December 2020
- Report completed by MacKenzie Engineering & Planning, Inc. for Capstone Companies, Inc.
- Reviewed by City Staff
- Found to be consistent with the DRI
- No traffic impact over what was previously approved is proposed based on the site plan amendment.



Other - Public Art

- The subject property is located within the Southern Grove DRI.
- On June 13, 2022, the City Council approved a proposal for an alternative equivalent proposal for public art submitted by Mattamy Palm Beach, LLC, for the Heart in the Park sculpture.
- The subject property is included in the list of Identified Projects whose public art assessment is applied to the value of the Heart in the Park Sculpture.



Recommendation

The Site Plan Review Committee recommended approval of the proposed amendment at the May 11, 2022 Site Plan Review Committee meeting.

