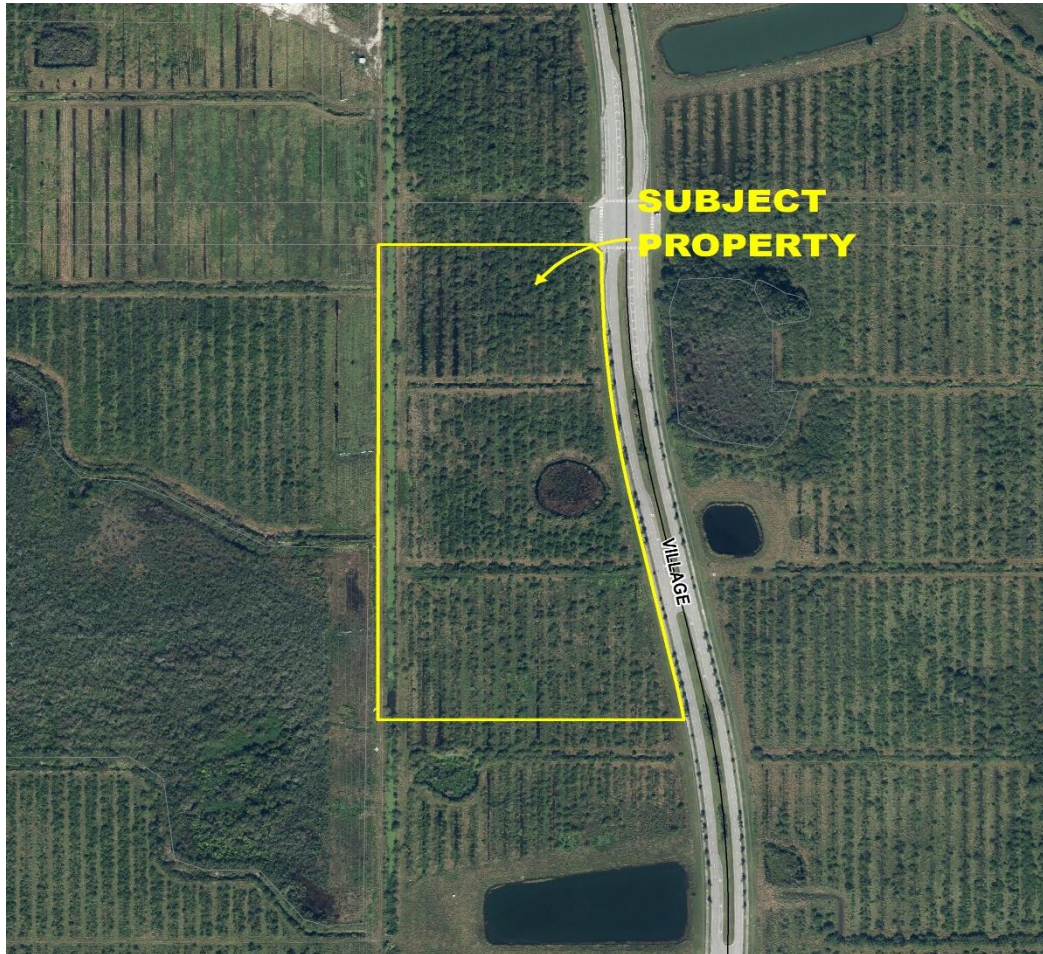




Southern Grove 4 Capstone Site Plan
Major Site Plan Application
P20-141



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for a multi-family residential development consisting of 286 dwelling units for Capstone Community.
Applicant:	Matthew R. Yates, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located at the southwest corner of the intersection of SW Village Parkway and the Paar Drive right-of-way and within the Southern Grove DRI.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, has applied for site plan approval for a multi-family project to be developed by Capstone Communities. The project will be a gated residential rental community of one bedroom, two bedroom, and three bedroom cottages with yards for a total of 286 dwelling units. The breakdown is as follows:

The residential breakdown is as follows:

- 105 –1 Bedroom 1 Story Cottage (700 S.F., ht 12 ft)
- 33 - 1 Bedroom 2 Story Cottage/Over Garage (740 S.F., ht 21 ft)
- 119 - 2 Bedroom 1 Story Cottage (1050 S.F., ht 12 ft)
- 29 - 3 Bedroom 2 Story Cottage (1,350 S.F., ht 21 ft)

The development will also include a pool, a clubhouse, and a walking path a proposed stormwater pond that will abut SW Village Parkway. There is an associated application for preliminary and final subdivision plat approval with construction plans for a Southern Grove Parcel 28 Replat (P21-007). Southern Grove Parcel 28 Replat creates a thirty (30) tract for the Capstone development (Tract B) as well as a larger tract (Tract A) for future development. Southern Grove Parcel 28 Replat includes a right -of- way tract for the platting and construction of approximately 651 linear feet of Paar Drive west of SW Village Parkway. The Paar Drive extension is required to provide access to the two driveways that will serve the Capstone development.

Previous Actions and Prior Reviews

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

Location and Site Information

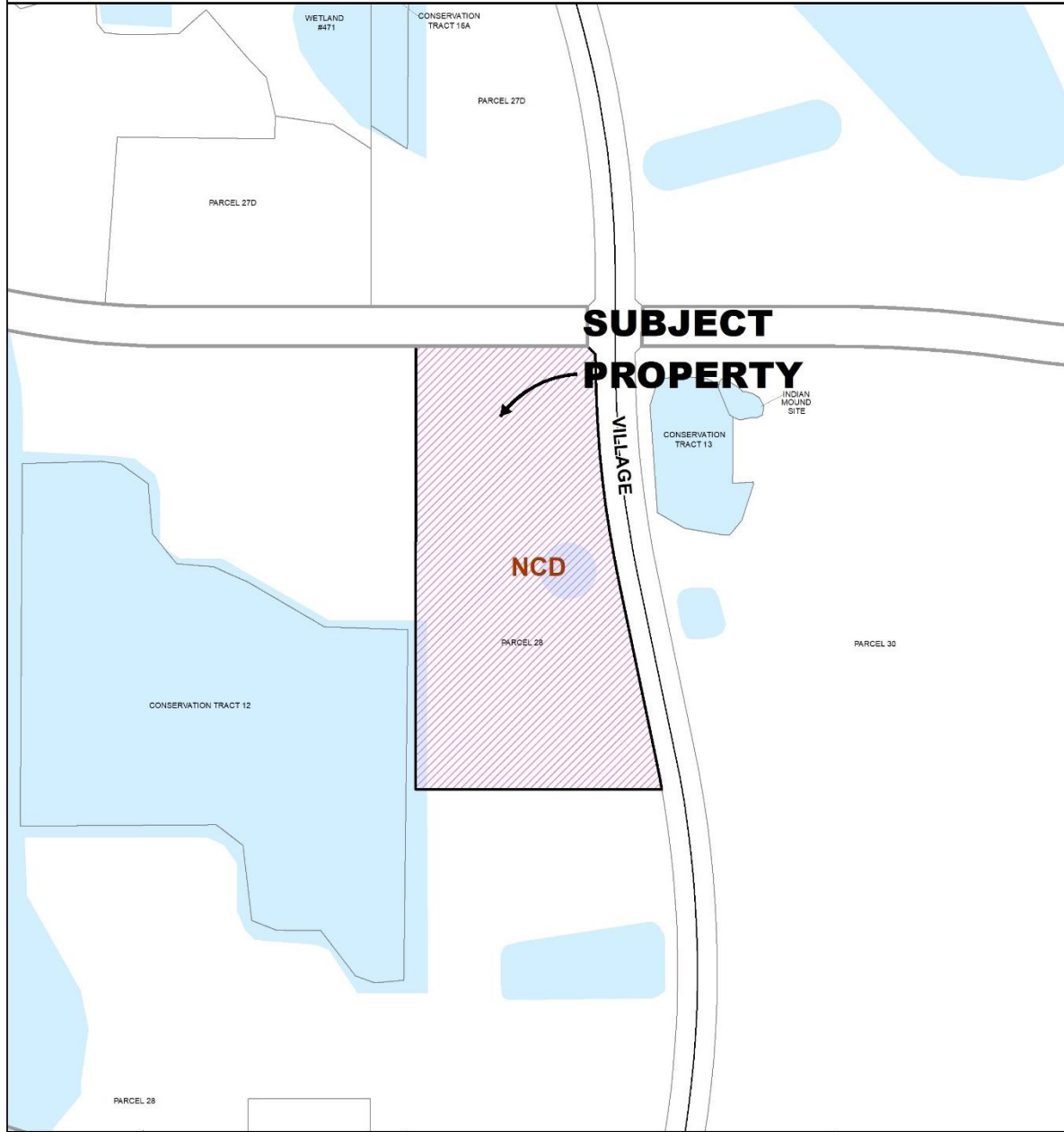
Parcel Number:	4315-700-0030-000-7
Property Size:	29.99 acres
Legal Description:	A portion of Parcel 28, Southern Grove Plat No. 3. Proposed legal description is Tract B, Southern Grove Parcel 28 Replat.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Southern Grove 4 MPUD)
Existing Use:	Vacant land
Proposed Use:	A multi-family residential community of one, two, and three bedroom rental cottages

Surrounding Uses

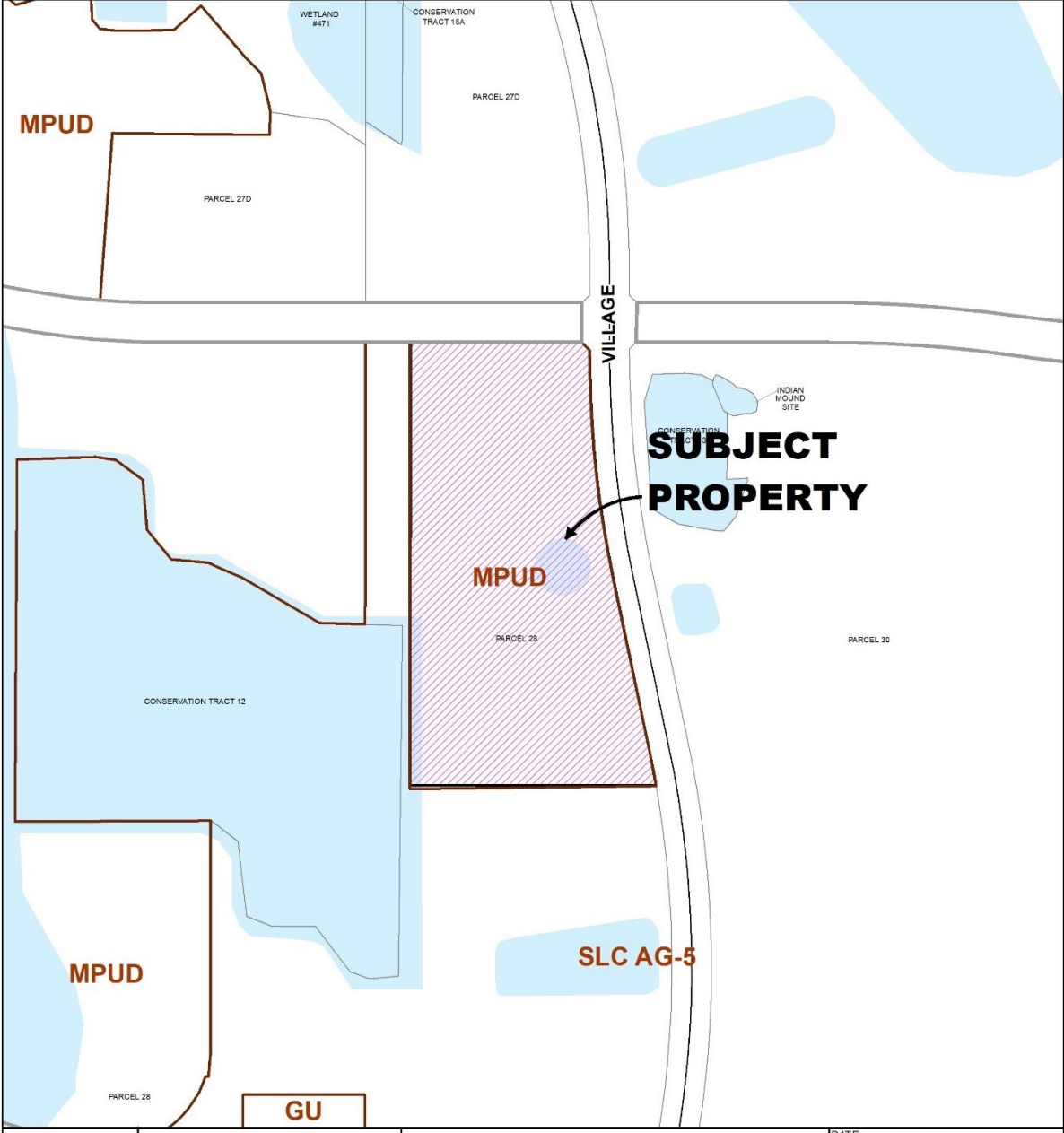
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant land
East	NCD	MPUD	Vacant land in Tradition Regional Business Park MPUD
South	NCD	SLC AG-5	Vacant land
West	NCD	MPUD	Vacant land in Southern Grove 4 MPUD

NCD – New Community Development District MPUD – Master Planned Unit Development
SLC AG-5 – St. Lucie County Agriculture (1 dwelling unit per 5 acres)

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Southern Grove 4 Master Planned Unit Development (MPUD) and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The subject property is designated as Parcel SG-4b on Exhibit 8, the MPUD conceptual plan. Exhibit 9 is the MPUD development program. It identifies Parcel SG-4b as intended for rental single-family and duplex units. Rental community of single family and duplexes (excluding mobile homes) is listed as a permitted use in the MPUD.
DUMPSTER ENCLOSURE	Provided. The enclosure will be designed accommodate a trash compactor and recycling dumpster
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided documentation of the Tradition Design Review Committee’s approval of the building elevation drawings.
STACKING REQUIREMENTS	Stacking and circulation have been reviewed by the Public Works Department. The entrance gate is setback approximately 240 linear feet from the roadway and there is sufficient access for a car to turn around outside the gate.
BUILDING HEIGHT	The MPUD sets a building height of 35 feet for residential development. The proposed height for the one story units is 12 feet and the proposed height for the two story units is 21 feet.
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. The total required for the residential units is 429 spaces. The site plan provides a total of 483 parking spaces including 9 handicapped spaces.
BUFFER	The MPUD requires ten (10) foot wide perimeter landscape buffers. The ten (10) foot wide perimeter landscape buffer areas are depicted on the along the south and west boundary lines. The site plan provides for twenty-five (25) foot wide perimeter landscape buffers along Paar Drive and SW Village Parkway.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted that identifies the site as a former citrus grove that is now used for cattle grazing. Field observations in August 2020 confirmed that there are no remaining native or natural upland areas on the subject property. The wetlands on the subject property have been addressed at the Federal and state level. Wetland impacts and mitigation were previously authorized by South Florida Water Management District (SFWMD) Permits 56-01544-P, 56-02379-P, and 56-02531-P. In accordance with these permits, all wetlands were authorized for impact and were mitigated for off-site.

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 2,734 daily trips per day and 279 p.m. peak hour trips per day per ITE Trip Generation Manual 10th Edition Land Use Code 210 for single -family detach units. A Traffic Analysis Report was submitted and approved by the Public Works Department. Access to the development will be along Paar Drive with the main driveway approximately 700 feet west of the Paar Drive and SW Village Parkway intersection. There is an associated subdivision plat (P21-007) that provides for the construction of Paar Drive to provide access to the site.</p>
PARKS AND RECREATION	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order. Mattamy Palm Beach, LLC, has provided the City with a parks and recreation plan for the provision of neighborhood and community recreational sites and facilities to meet the demand created by residential development in the Southern Grove DRI per Condition 67 the development order. The plan is under review by City staff.
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	<p>Public school requirements are addressed under Condition 62 of the DRI Development Order. St. Lucie County School District staff has stated that there are no capacity issues at this time. The School District has approved an amended educational impact agreement with the developer that mitigate the impacts of growth. The agreement is under review by the City Attorney’s Office for City Council approval.</p> <p>The School District is satisfied with the Engineer of Record’s analysis that shows a school bus can safely maneuver at the main entrance to provide a bus stop.</p>

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 a designated Residential sub-area as depicted on Map H, the master development plan for the Southern Grove DRI, the master plan for the Southern Grove CRA District (Figure 7), and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Per Policies 1. 1.2.2.2 and 1.2.2.3, Residential Areas shall contain neighborhoods of housing; contain a variety of dwelling and/or lot types; contain useable open space in uses such as squares, greens and parks; and contain local and collector streets, pedestrian paths and bike paths that contribute to a system of fully connected routes from individual neighborhoods to neighborhood. The minimum density allowed in a residential area is one (1) dwelling unit per acre and the maximum density is twenty-eight (28) dwelling units per acre.

RELATED PROJECTS

P21-007 – Southern Grove Parcel 28 Replat Plat 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 site at the September 23, 2020 Site Plan Review Committee meeting.