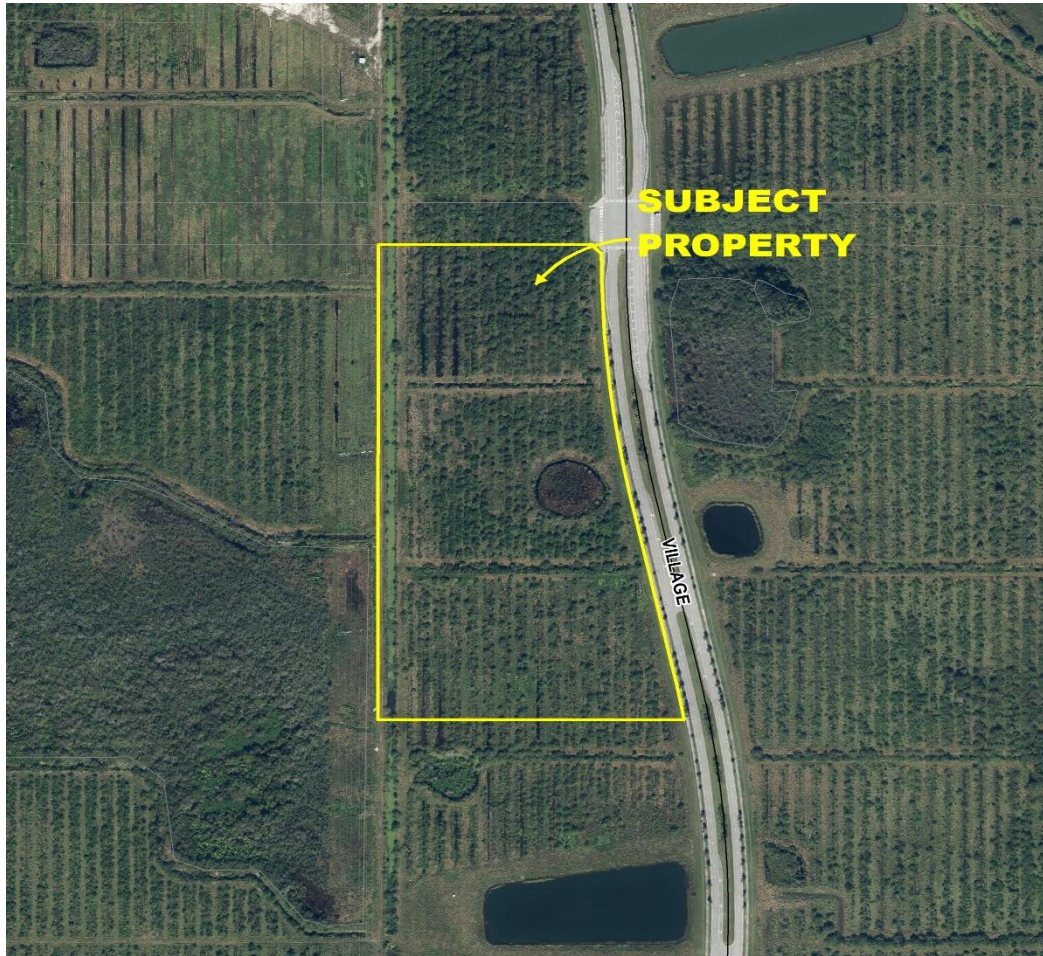




**Southern Grove 4 Capstone Site Plan Amendment
 Major Site Plan Amendment Application
 P20-141- A-1**



Project Location Map

SUMMARY

Applicant's Request:	An application for a major amendment to the site plan for Capstone Communities.
Applicant:	Matthew R. Yates, Lucido and Associates
Property Owner:	CCC-PSL, 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

Lucido and Associates, acting as the agent for Capstone Communities (owner), has applied for a major amendment to the Capstone Community Site Plan. The Capstone Community Site Plan was approved by the City Council on April 26, 2021. The project to be known as the Cottages at Port St. Lucie is a gated multi-family residential rental community of one bedroom, two bedroom, and three bedroom single story and two story cottages for a total of 286 dwelling units. The development program also includes a community swimming pool and a clubhouse. The Cottages at Port St. Lucie will be located on a thirty (30) acre parcel that is located at the southwest corner of the intersection of Paar Drive and SW Village Parkway.

The proposed amendment changes the mix of one bedroom and two bedroom units with no increase to residential density. It adds additional amenities such as a playground, dog park, and concrete patios within the fenced backyards.

The revised mix of units is as follows:

- ~~93 105~~ –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)
- ~~131 119~~ - 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 proposed amendment also includes a temporary leasing office and seven temporary parking spaces including one handicapped space. The temporary leasing office will be located 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. Per Section 158.226 of the Zoning Code, a temporary sales or leasing office is permitted on the site of a new residential development upon submittal of a site plan. A temporary sales office permit is required. The permit can be issued for one (1) year with annual renewals until all the units are constructed. 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.

Previous Actions and Prior Reviews

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

Location and Site Information

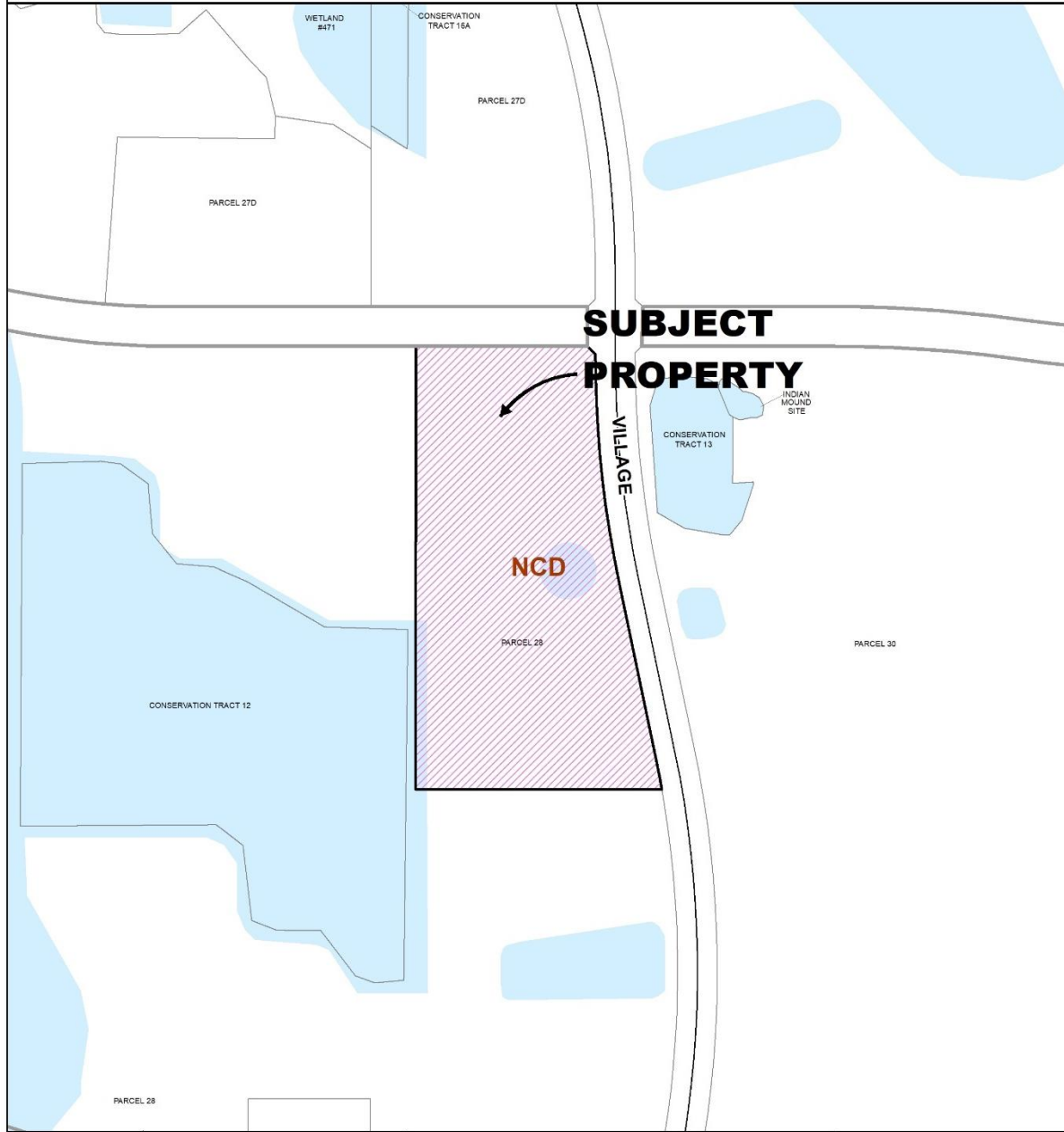
Parcel Number:	4327-701-0002-000-2
Property Size:	30 acres
Legal Description:	Tract B, Southern Grove Parcel 28 Replat
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Southern Grove 4 MPUD)
Existing Use:	Vacant land
Proposed Use:	A multi-family residential community of one, two, and three bedroom rental cottages

Surrounding Uses

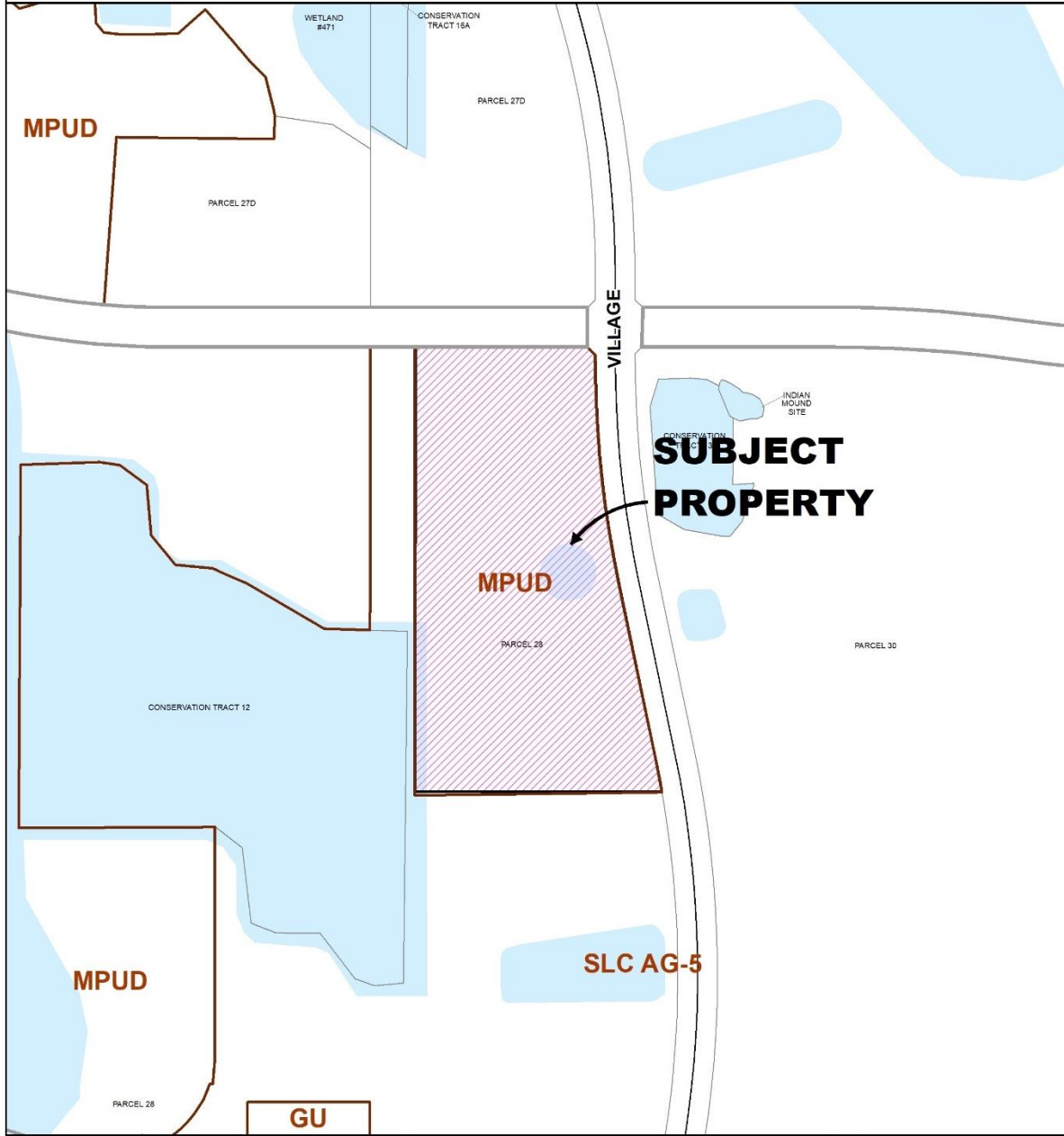
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5 (proposed rezoning to MPUD)	Vacant land (Proposed Multi-family development)
East	NCD	MPUD	Vacant land in Tradition Regional Business Park MPUD
South	NCD	SLC AG-5	Vacant land
West	NCD	MPUD	Vacant land. Proposed Kenley Subdivision

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 (SG 4 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	The site plan provides for a trash compactor and recycling dumpster within an eight- foot high masonry enclosure.
ARCHITECTURAL DESIGN STANDARDS	The applicant provided documentation of the Tradition Design Review Committee’s approval of the building elevation drawings with the approval of the original site plan.
STACKING REQUIREMENTS	Stacking and circulation were reviewed by the Public Works Department as part of the approval of the original site plan. 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 and sixty-six (66) garage spaces.
BUFFER	The site plan depicts the required landscape buffers including the required landscape buffer wall along the west side where the property is adjacent to single-family residential development.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted and reviewed with the original site plan and the site is currently under construction. 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.

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>A traffic analysis was reviewed and approved as part of the approval of the original site plan. 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. The site plan provides for two driveway access points on Paar Drive. Plans have been approved for construction of Paar Drive from SW Village Parkway west to a proposed roundabout at the entrance to the Kenley subdivision (approx. 2,500 linear feet).</p>
PARKS AND RECREATION	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order. City staff is negotiating a Parks Conveyance Agreement with Mattamy Palm Beach, LLC for the provision of neighborhood and community recreational sites and facilities to meet the demand created by residential development in the Southern Grove DRI.
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 to mitigate the impacts of growth. The agreement is under review by the City Attorney's Office for City Council approval.</p> <p>A turn analysis for busses and trucks was reviewed and approved with the original site plan.</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 assessment methods for providing public art within ninety (90) days of the issuance of the first building permit. The assessment methods include artwork on site, fee in lieu of providing public art onsite, a combination of artwork on site and payment in lieu, or submittal of an alternative equivalent proposal. Under the alternative equivalent proposal option, a developer may apply to combine the

public art assessment associated with multiple projects into one larger work of art in lieu of several small works of art and submit a proposal for freely accessible work of art on City public right-of-way, on property owned by other public agencies, or on another property under the control or ownership of the developer. Mattamy Palm Beach, LLC, as the master developer of the Southern Grove DRI, the Tradition DRI, and the Western Grove DRI, has received approval of an alternative equivalent proposal for a Heart in the Park sculpture at the June 13, 2022 City Council meeting. The Capstone project is included on the list of identified projects whose public art assessment is applied to the value of the Heart in the Park Sculpture.

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

P20-141 – Capstone Community Site Plan

P21-007 – Southern Grove Parcel 28 Replat 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 major site plan amendment at the May 11, 2022 Site Plan Review Committee meeting.