

America Walks-Becker Road Site Plan

America Walks Site Plan Amendment Application
(P20-039 A-1)
City Council Meeting
December 14, 2020
Bridget Kean, AICP
Senior Planner



Applicant and Owner

- Steve Garrett, Lucido and Associates, is acting as the agent for America Walks at Port St Lucie, LLC.



Proposed Project

- An amendment to the site plan for America Walks approved April 27, 2020 (P20-039).
- Proposed amendment revises the number and configuration of the four unit, five unit and six unit villas resulting in an increase of 5 additional residential units.

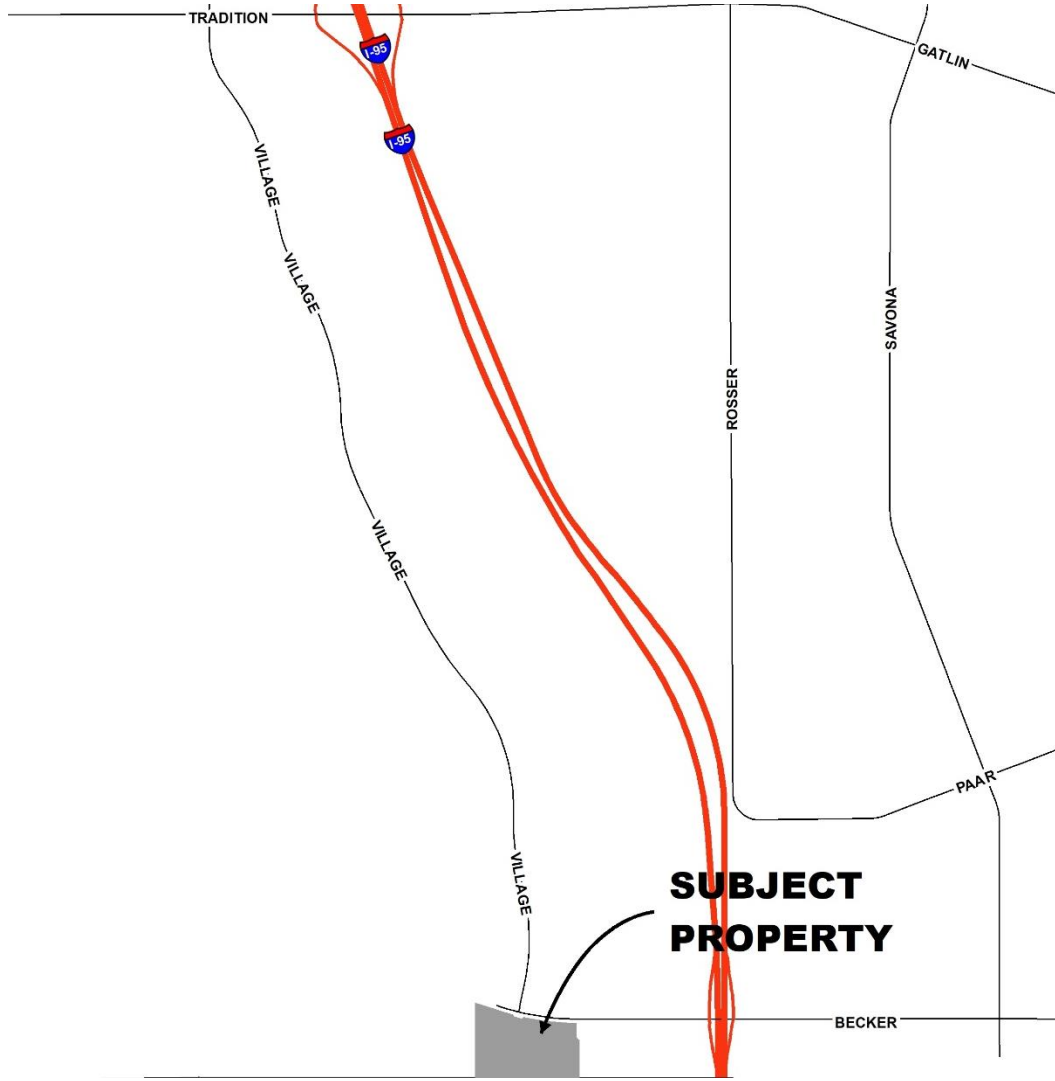


Background

- America Walks is an age restricted residential rental community that will consist of 415 residential units
 - 303 attached two bedroom villas in 4 unit, 5 unit and 6 unit buildings
 - 112 independent living apartment units in two buildings.
- Amenities include dog park, pickle ball court, pool and clubhouse with gym, club room, dining room, kitchen and spa and pedestrian access throughout the development.

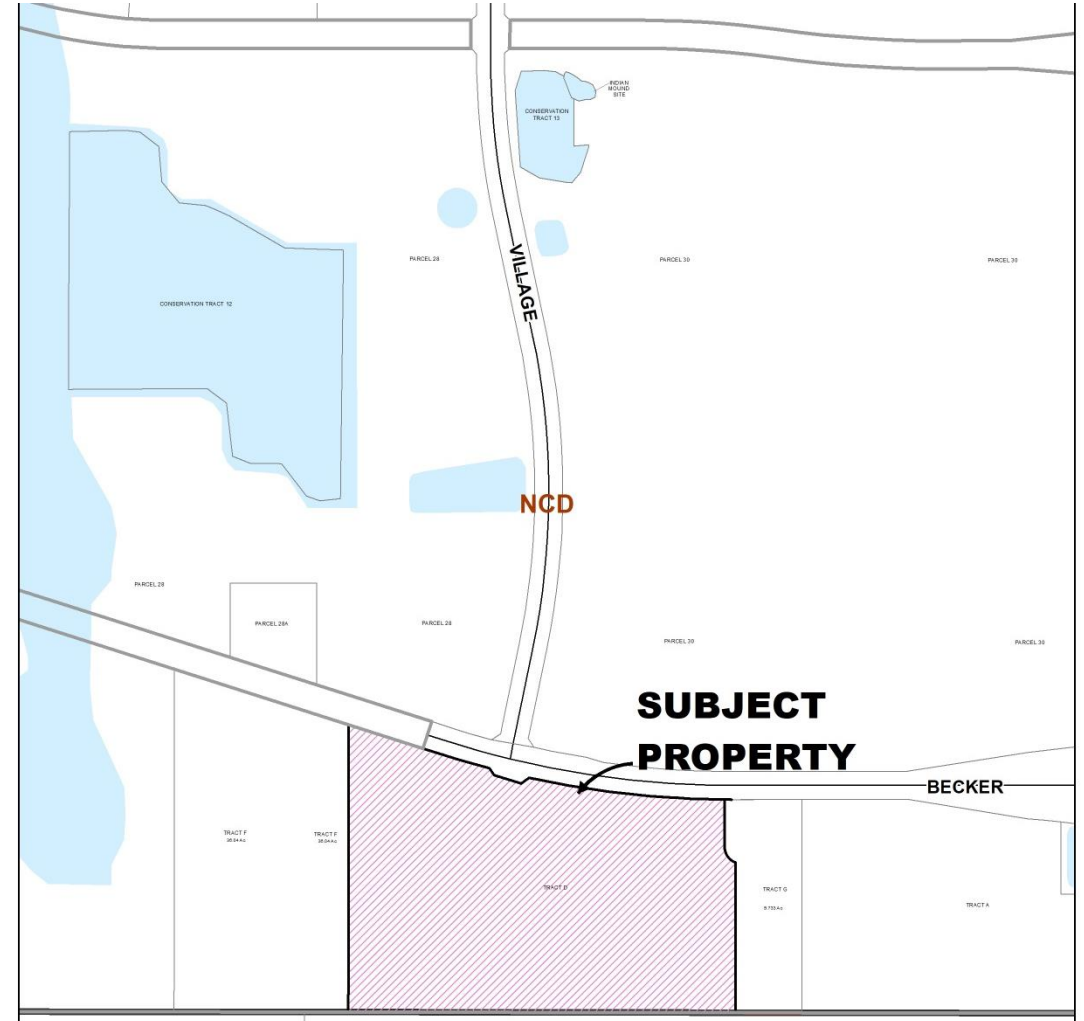


Location Map



Subject Property

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Vacant Land
East	NCD	MPUD	Vacant Land
South	NCD	MPUD	Vacant Land
West	NCD	MPUD	Vacant Land



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Complies with America Walks- Becker Road MPUD
DUMPSTER ENCLOSURE	Complies
ARCHITECTURAL DESIGN STANDARDS	Approved by Tradition Design Review Committee
PARKING REQUIREMENTS	Complies, villas will include two car garage per unit and surface parking provided for independent living apartment buildings
SETBACKS	Complies with America Walks- Becker Road MPUD
BUILDING HEIGHT	Complies, proposed building height of ±21 feet for villas and ±60 feet for independent living apartment buildings
BUFFERING	A ten foot wide landscape buffer is required around the site perimeter as depicted on the site plan.



Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	<p>1,635 average daily trips per day and 104 p.m. peak hour trips per day per ITE Trip Generation Manual for Senior Housing.</p> <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>
PARKS AND OPEN SPACE	N/A
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	Adequate capacity
PUBLIC SCHOOL CONCURRENCY	Not applicable. Age restricted community.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	N/A
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option





CityofPSL.com





4 Clubhouse East Elevation



3 Clubhouse West Elevation



2 Clubhouse North Elevation



1 Clubhouse South Elevation

SW 7036 Accessible
Beige
Body Color 1
P1

SW 7580 Carnelian
Doors, Shutters
P8

SW 9152 Let it Rain
Body Color
P2

SW 6994 Greenblack
Doors, shutters
P9

SW 7008 Alabaster
Trim, Brackets, Garage Doors
Body Color
P3

SW 9142 Moscow
Midnight
Shutters, Doors
P10

SW 7016 Mindful Gray
Body Color 4
P4

SW 6349 Pennywise
Shutters
P11

SW 6205 Comfort Gray
Body Color
P5

Weather Wood Asphalt
Shingles
R1

SW 7071 Grey Screen
Body Color 6
P6

Standing Seam Metal
Roof D. C. S. M Nevada
Silver
R2

SW 6227 Meditative
Body Color
P7

Stone Veneer Pro-Fit
Alpine LedgeStone Echb
Ridge
S1

Herring Bone Metal
Garage Doors
G1

Clay Metal
Garage Doors
G2



237 S Westmonte Drive • Suite 220 • Altamonte Springs FL 32714
407-830-1400 • www.ForumArchitecture.com • AA002731

Proposed Color Elevations

America Walks - Port St. Lucie

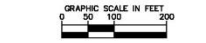
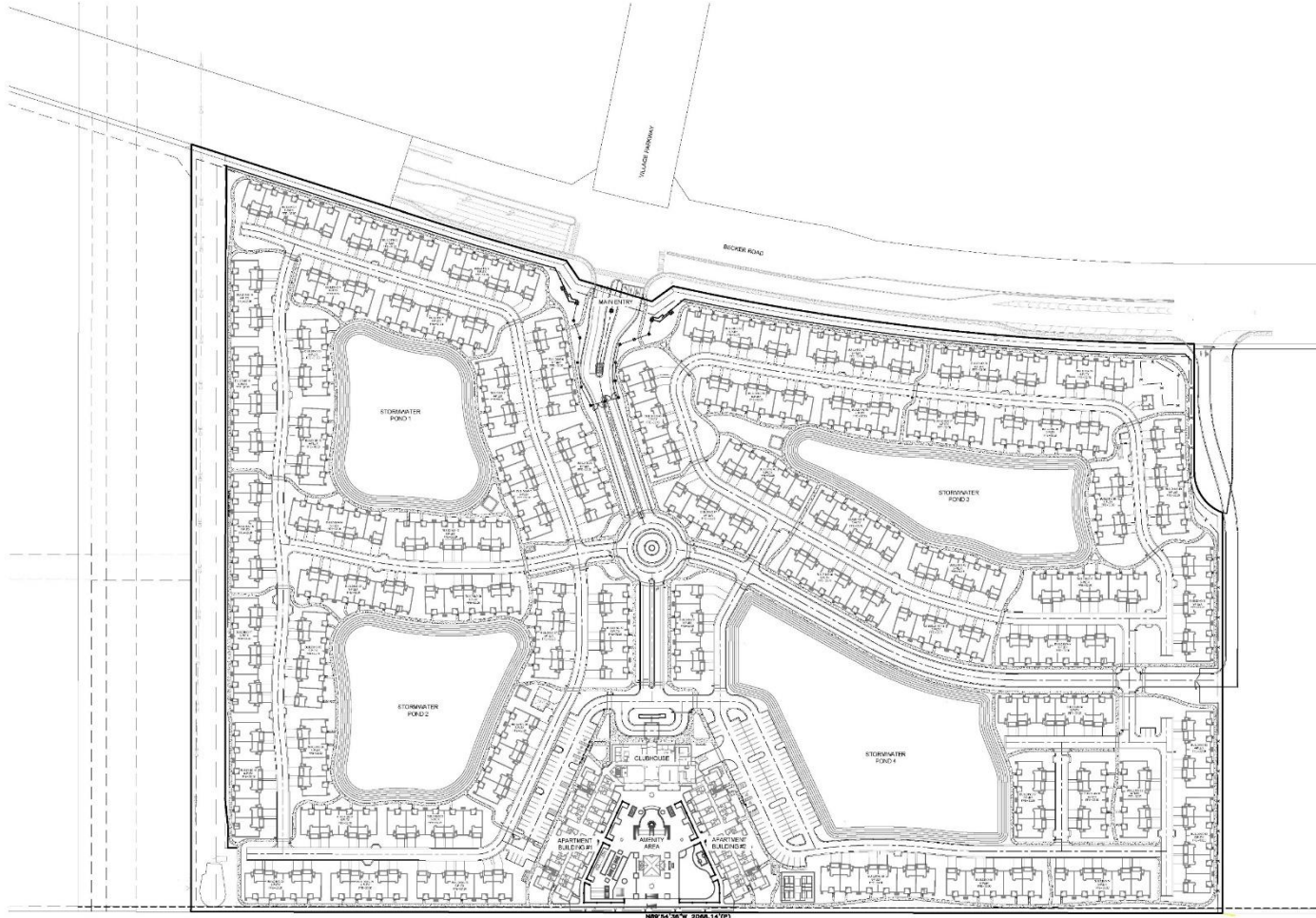
08 SEP 2020 • Port St. Lucie, FL

© FORUM ARCHITECTURE & INTERIOR DESIGN, INC. This document and its content is the property of Forum Architecture & Interior Design, Inc. and is provided for informational and illustrative purposes only for the project(s) specifically noted. This content of this document is subject to change beyond the date noted. Any reproductions, revisions or modifications of these documents without expressed written consent from Forum Architecture & Interior Design, Inc. is prohibited by law.

CityofPSL.com



ALL INFORMATION SHOWN HEREON IS BASED ON THE RECORD PLANS AND SURVEYS OF THE PROJECT AND THE INFORMATION PROVIDED BY THE CLIENT. THE CITY OF PORT ST. LUCIE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CITY OF PORT ST. LUCIE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CITY OF PORT ST. LUCIE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



SITE DATA

THE MASTER PLAN	18.06 ACRES
TRACT 'B' - MULTIFAMILY	18.06 ACRES
TRACT 'C' - COMMON AREA	0.38 ACRES
TRACT 'D' - LAKE	12.18 ACRES
TRACT 'E' - WETLANDS	2.66 ACRES
TRACT 'F' - UNDEVELOPED ROAD RW	2.66 ACRES
TRACT 'G' - WETLAND BUFFER AREA	3.32 ACRES
TRACT 'H' - WETLAND BUFFER AREA	3.32 ACRES
TRACT 'I' - WETLANDS	3.18 ACRES
TOTAL AREA	48.78 ACRES

NOT INCLUDED IN THIS MASTER PLAN:

TRACT 'A' - FUTURE DEVELOPMENT	14.88 ACRES
TOTAL AREA	63.67 ACRES

WETLANDS AREA	18.00 AC
PERVIOUS AREA, WETLANDS, & LAKE	46.82 AC
SW ALLOWED	0.75
SW PROVIDED	0.28

EXISTING ZONING: PD
EXISTING FUTURE LAND USE: C-AC/OFFICE LOW DENSITY
EXISTING USE: VACANT
PROPOSED LAND USE: RESIDENTIAL-PHASE
MAX BUILDING HEIGHT: 35 FT OFFICE LOW DENSITY
 75 FT C-AC

RESIDENTIAL DENSITY CALCULATIONS:

TOTAL DWELLING UNITS	360
TOTAL AREA FOR DENSITY CALCULATIONS	46.82 ACRES
COMMUNITY ACTIVITY CENTER (C-AC)	0.48 ACRES
OFFICE LOW DENSITY	6.37 ACRES
TOTAL TRACT 'I' AREA	18.06 ACRES

COMMUNITY ACTIVITY CENTER:

MAX:	40 DU/ACRE AND/OR 0.3 FAR
MIN:	20 DU/ACRE AND/OR 0.36 FAR

COMMUNITY ACTIVITY CENTER:

8.48AC TRACT 'I' + 1.86AC (1/2 OF TRACT 'C') = 10.34	
24 UNITS / 10.64 ACRES = 2.07 UNITS/ACRE	

OFFICE LOW DENSITY:

MAX:	21 DU/ACRE AND/OR 0.4 FAR
MIN:	10/ACRE

OFFICE LOW DENSITY:

148 UNITS / 8.57 ACRES = 17.04 UNITS/ACRE	
---	--

WORKING SPACES PROVIDED:

1 BEDROOM/STUDIO	1.0 SPACES PER UNIT
2 BEDROOMS	1.75 SPACES PER UNIT
3 BEDROOMS	2 SPACES PER UNIT

UNIT MIX:

STUDIOS	1.0 x 14 UNITS = 14 SPACES
1 BEDROOM/STUDIO	1.0 x 147 UNITS = 147 SPACES
2 BEDROOMS	1.75 x 187 UNITS = 328 SPACES
3 BEDROOMS	2 x 32 UNITS = 64 SPACES
TOTAL REQUIRED:	552 SPACES

ON-SITE PARKING PROVIDED:

REGULAR SPACES	604
PARALLEL SPACES (COMMON AREA)	80
GRASSY SPACES	57
TANDEM SPACES	48
HANDICAP SPACES	16
TOTAL PARKING SPACES PROVIDED:	679

ADDITIONAL SPACES:

ROAD FRONTAGE PARK FRONTAGE	20 FT MAX
WETLAND BUFFER SETBACK	20 FT

REQUIREMENTS:

PD REQUIRED NEIGHBORHOOD PARKS:	0.0015 ACRES/DEVELOPING UNIT * 360 = 0.54 ACRES
PD PROVIDED NEIGHBORHOOD PARKS:	0.68 ACRES
PD REQUIRED COMMUNITY PARKS:	0.0028 ACRES/DEVELOPING UNIT * 360 = 0.94 ACRES
PD PROVIDED COMMUNITY PARKS:	1.09 ACRES

PHASING:
 THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

STORMWATER MANAGEMENT:
 ALL STORMWATER RUNOFF WILL BE DIVERTED TO THE ON-SITE LAKE WHERE IT WILL BE TREATED AND PROVIDE ATTENUATION. A CONTROL STRUCTURE LOCATED AT LAKE 1 THEN CONTROLS THE OUTFALL WHICH THEN OUTFALLS TO THE EAST WETLAND.

BICYCLE PARKING:
 FOR MULTIFAMILY BUILDINGS 3 STORIES OR LESS, THERE SHALL BE NO LONG-TERM SPACES AND 1 SPACE FOR EVERY 3 UNITS. FOR MULTIFAMILY BUILDINGS 4 STORIES OR MORE, THERE SHALL BE 1 LONG TERM AND SHORT TERM SPACE FOR 20 UNITS.

BUILDING	NUMBER OF UNITS	LONG TERM	SHORT TERM
BLDG #1 (TYPE 2)	3	0	0
BLDG #2 (TYPE 1)	4	1	0
BLDG #3 (TYPE 8)	2	1	0
BLDG #4 (TYPE 8)	2	1	0
BLDG #5 (TYPE 8)	2	1	0
BLDG #6 (TYPE 8)	2	1	0
BLDG #7 (TYPE 7)	2	2	0
BLDG #8 (TYPE 7)	3	2	0
BLDG #9 (TYPE 8)	2	1	0
BLDG #10 (TYPE 8)	2	1	0
BLDG #11 (TYPE 8)	2	1	0
BLDG #12 (TYPE 5)	3	6	0
BLDG #13 (TYPE 5)	3	6	0
BLDG #14 (TYPE 5)	3	6	0
BLDG #15 (TYPE 5)	3	6	0
BLDG #16 (TYPE 5)	3	6	0
BLDG #17 (TYPE 5)	3	6	0
BLDG #18 (TYPE 5)	2	1	0
BLDG #19 (TYPE 5)	2	1	0
CLUBHOUSE	1	1	0
TOTAL SPACES:	64	4	0

Always call 811 two full business days before you dig to have underground utilities located and marked.

DATE: 08/05/2020

BY: [Signature]

SCALE: AS SHOWN

PROJECT: AMERICA WALKS

PROJECT NO: 2019-03-000000

DATE: 08/05/2020

BY: [Signature]

SCALE: AS SHOWN

PROJECT: AMERICA WALKS

PROJECT NO: 2019-03-000000

DATE: 08/05/2020

BY: [Signature]

SCALE: AS SHOWN

PROJECT: AMERICA WALKS

PROJECT NO: 2019-03-000000

DATE: 08/05/2020

BY: [Signature]

SCALE: AS SHOWN

PROJECT: AMERICA WALKS

PROJECT NO: 2019-03-000000

DATE: 08/05/2020

BY: [Signature]

SCALE: AS SHOWN

PROJECT: AMERICA WALKS

PROJECT NO: 2019-03-000000

DATE: 08/05/2020

BY: [Signature]

SCALE: AS SHOWN

PROJECT: AMERICA WALKS

PROJECT NO: 2019-03-000000

Kimley»Horn

6220 PALM-COAST AND ASSOCIATES, INC.
 1815 S. GARDNER - SUITE 100 - PALM BEACH, FL 33480
 WWW.KIMLEY-HORN.COM CA 0000000

OVERALL SITE PLAN

AMERICA WALKS

Sheet Number
C4.0



Recommendation

The Site Plan Review Committee recommended approval of the site plan at their meeting on November 23, 2020.

