

Capstone Communities Landscape Modification P23-001

Planning and Zoning Board Meeting

February 7, 2023

Bridget Kean, AICP, Senior Planner



APPLICANT AND OWNER

Matt Yates, Lucido and Associates, is acting as the agent for CCC-PSL, LLC, property owner.



PROJECT SUMMARY

- A site plan for Capstone Community Cottages was approved by the City Council on April 21, 2021 (P20-141) and amended on June 27, 2022 (P20-141 A-1).
- Capstone is a horizontal multi-family project of one-story and two-story detached cottages and attached duplexes for a total of 286 dwelling units.
- The building height for the one-story units is twelve (12) feet and the building height for the two-story units is twenty-one (21) feet.
- The project is located at the southwest corner of the intersection of Paar Dr and SW Village Parkway.
- A subdivision plat was approved for the property west of Capstone for 214 single-family residential lots (Kenley).



Code Requirements

- Section 154.03(C)5 of the Landscape and Land Clearing Code, a wall is required in a landscape buffer strip where multi-family development abuts property to the side or rear which is designated with single-family zoning or PUD zoning with single-family uses.
- Under Section 154.12 of the Landscape and Land Clearing Code, an applicant can apply for an exemption or modification to the requirement for an architectural buffer wall in a landscape buffer strip and propose enhanced landscaping in lieu of the wall.

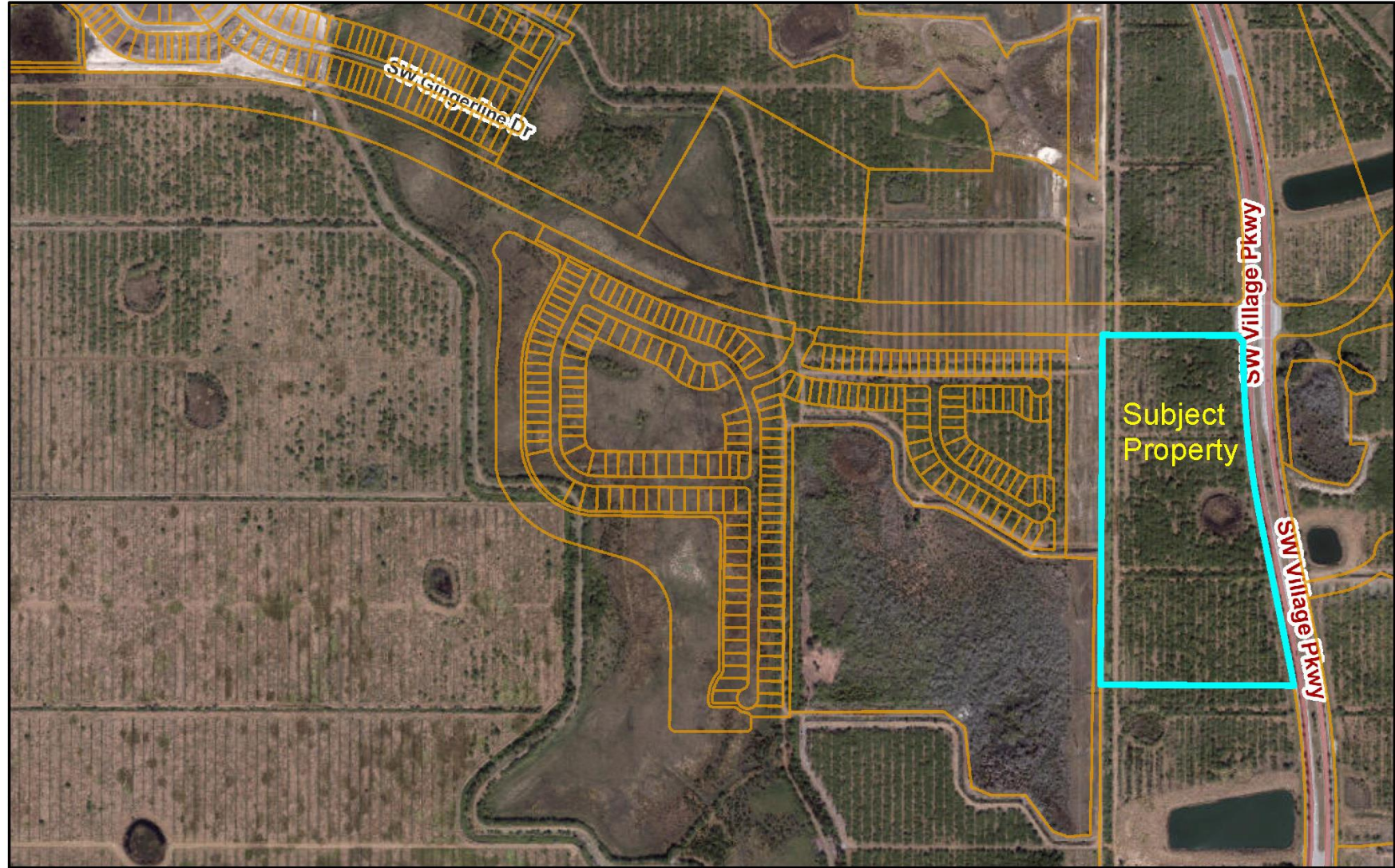


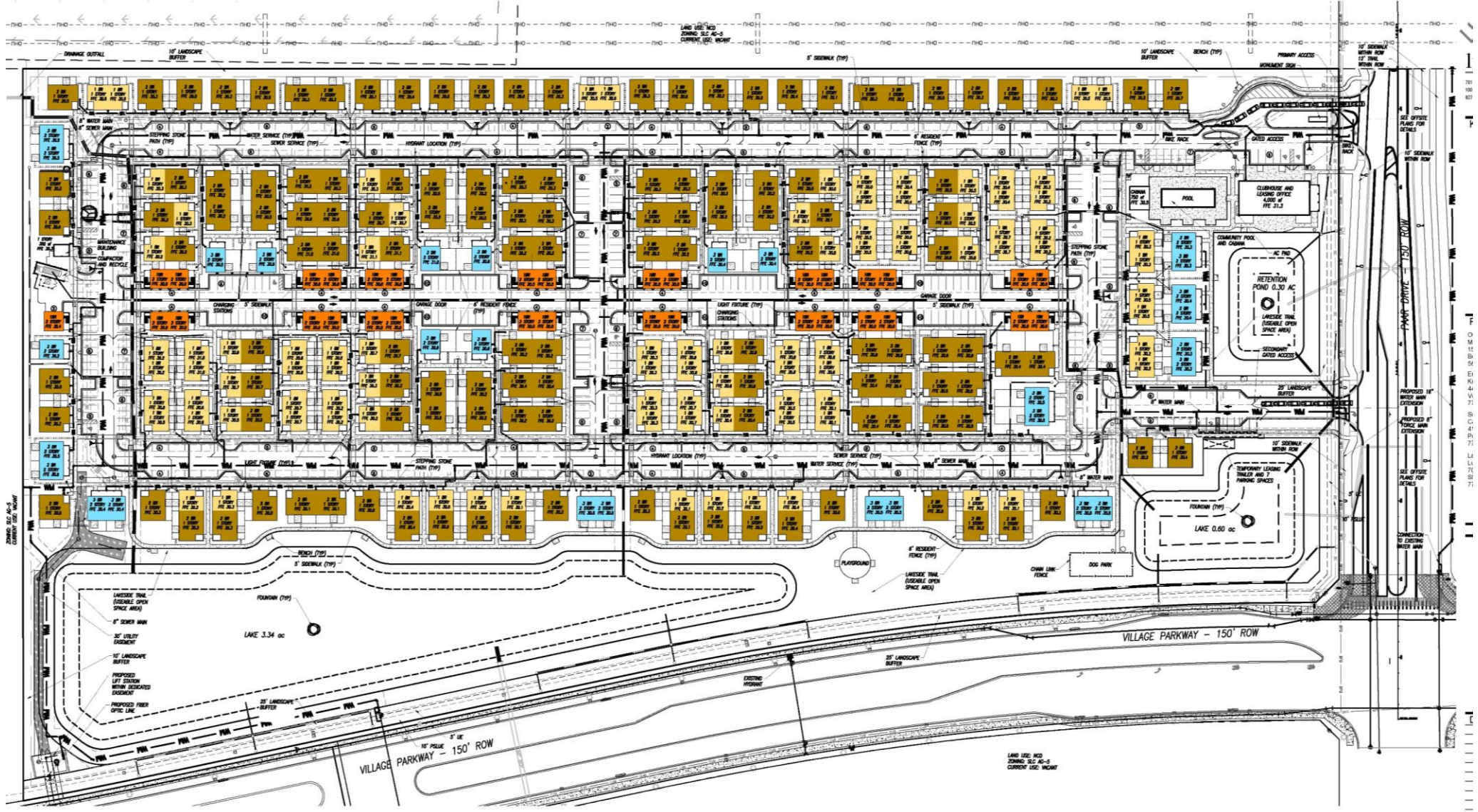
MODIFICATION REQUEST

- The request is to allow for enhanced landscaping in lieu of a wall along the western perimeter landscape buffer.
- Capstone Cottages abuts a 170-foot wide FPL easement to the west that is between the Capstone project and the approved Kenley subdivision.
- The southern portion of Capstone also borders a 41 acre open space tract to the west. The open space tract is between Capstone and the approved Kenley subdivision.
- Enhanced landscaping will include a mix of Oak trees with a minimum height of 14 to 16 feet at time of planting, Eagleston Holly trees at a minimum height of 14 feet at time of planting, Sabal Palms with 12 to 14 feet of clear trunk at time of planting and a row of Calusa shrubs four feet tall at time of planting.



LOCATION MAP





Product Type/Unit Count:

1 Bedroom Cottage / 93 Units



ONE BEDROOM COTTAGE L



Elevation

Alternate Elevation



Main Floor

Windows & porches vary per elevation. CAPSTONE COTTAGES 692 sq ft

TWO BEDROOM COTTAGE



Elevation

Alternate Elevation



Floor Plan

Windows & porches vary per elevation. CAPSTONE COTTAGES 1050 sq ft

THREE BEDROOM COTTAGE



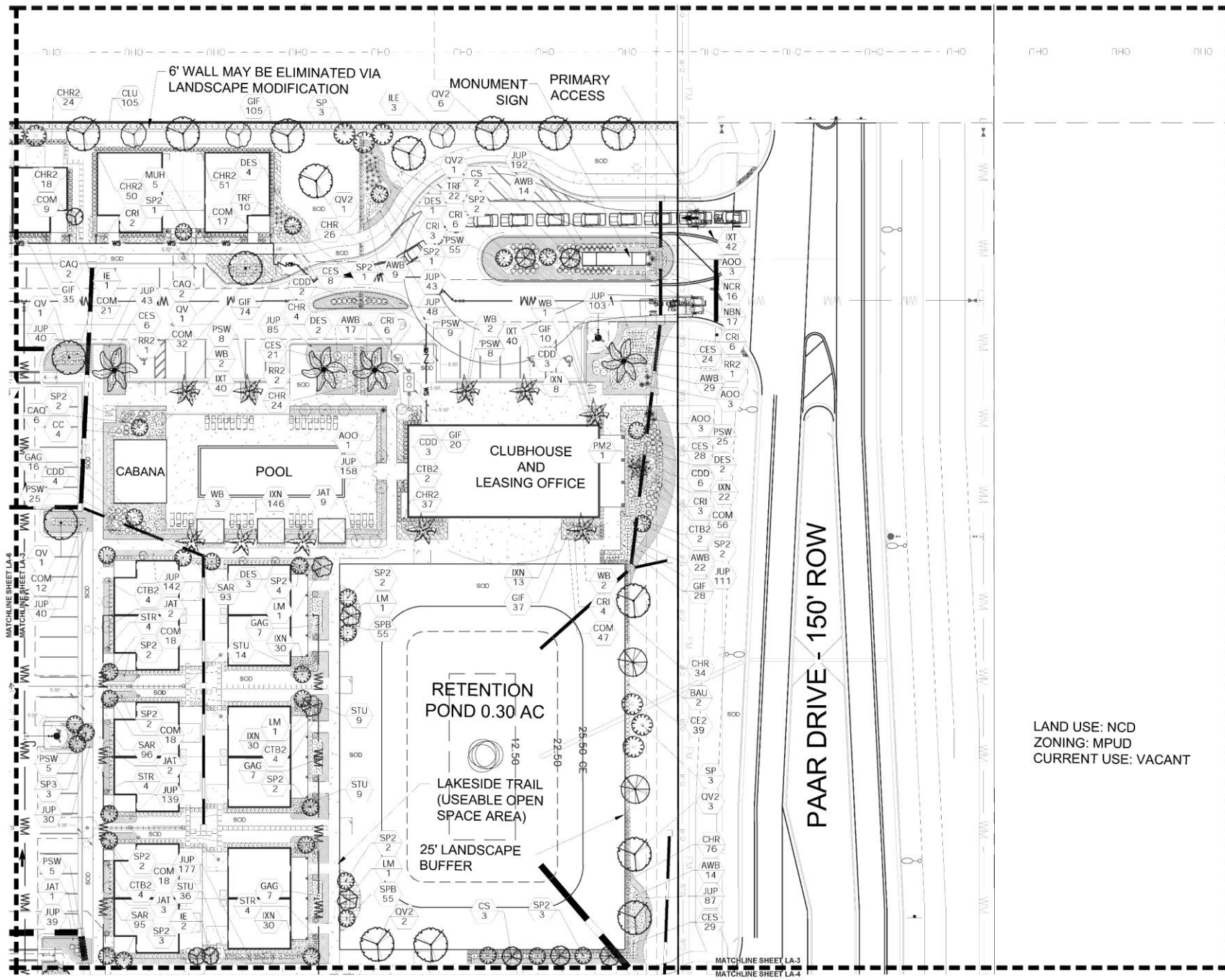
Elevation



Main Floor Plan (720 sq ft)

Upper Floor Plan (626 sq ft)

Windows & porches vary per elevation. CAPSTONE COTTAGES 1346 sq ft



Project Team:
 Owner/Developer:
 Maternity Homes
 1500 Gateway Blvd, Suite 212
 Boynton Beach, FL 33426
 561-739-7902
 Engineer:
 Kinley Horn
 445 2nd Street, Suite 200
 Vero Beach, FL 32960
 772-794-4100
 Surveyor:
 Caulfield & Wheeler, Inc.
 410 SE Port St. Lucie Blvd
 Port St. Lucie, FL 34954
 772-408-1920
 Landscape Architect/Land Planner:
 Lucido & Associates
 701 E. Ocean Blvd
 Stuart, FL 34984
 772-220-2100

Capstone Community

Port St. Lucie, Florida
Landscape Modification Plan

January 4, 2022
 City of Port St. Lucie P# 20-141-A1
 PSLUD No. 5367

Date	By	Description
1.4.23	MRY	Initial Submittal
1.23.23	MRY	Increase size of hedge

LAND USE: NCD
 ZONING: MPUD
 CURRENT USE: VACANT



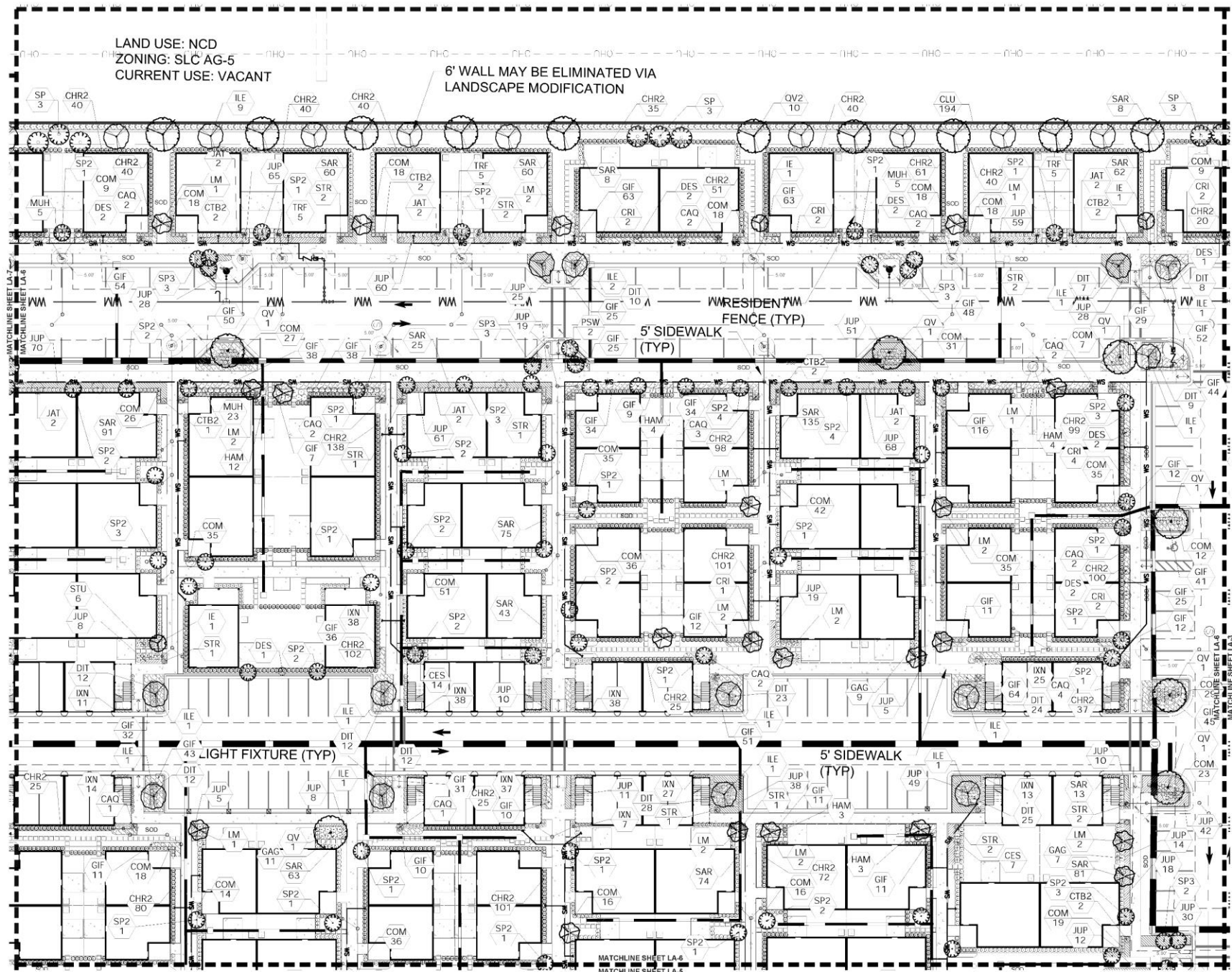
Designer: BW Sheet
 Manager: MRY
 Project Number: 20-370
 Municipal Number: P20-141-A1
 Computer File: Capstone - Landscape Modification.dwg

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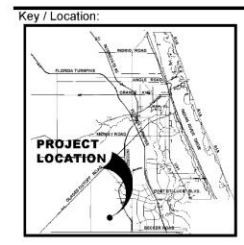
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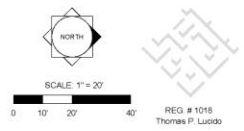
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Project Team:
 Owner/Developer: Matthew Homes, 1200 Gateway Blvd, Suite 212, Boynton Beach, FL 33426, 561-739-1922
 Engineer: Kinley Horn, 445 28th Street, Suite 200, Vero Beach, FL 32960, 772-764-8100
 Surveyor: Caulfield & Wheeler, Inc., 410 SE Port St. Lucie Blvd, Port St. Lucie, FL 34984, 772-428-1620
 Landscape Architect/Land Planner: Lucido & Associates, 701 E. Ocean Blvd, Suite FL 34904, 772-220-2100

Capstone Community
 Port St. Lucie, Florida
Landscape Modification Plan
 January 4, 2022
 City of Port St. Lucie P# 20-141-A1
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Date	By	Description
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1.23.23	MRY	Increase size of hedge



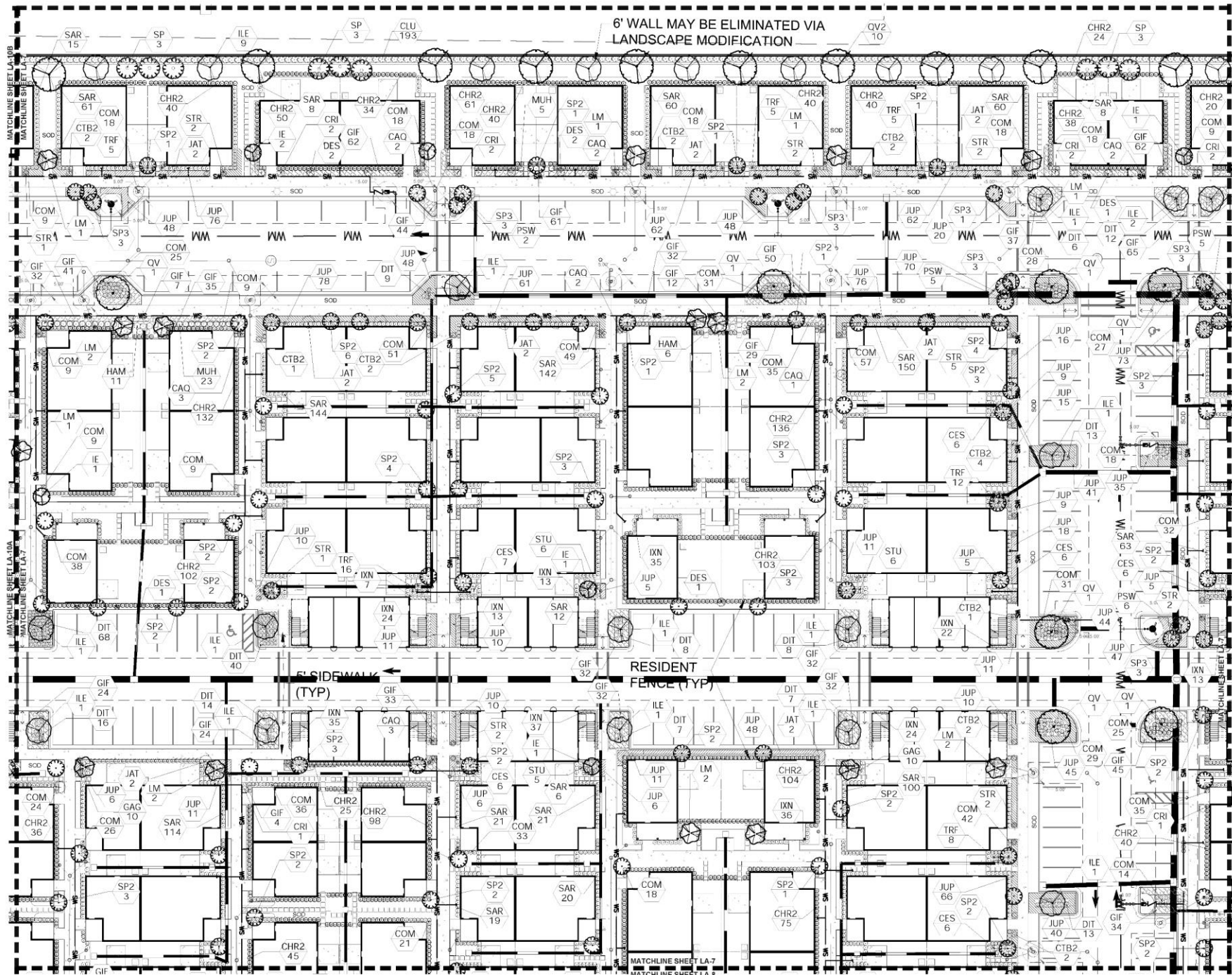
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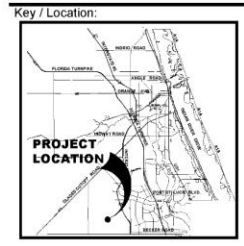
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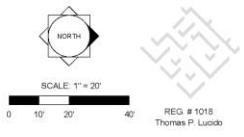
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QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

