

# Capstone Site Plan Project No. P20-141

City Council Meeting  
April 26, 2021  
Bridget Kean, AICP  
Senior Planner



# Proposed Project

- An application for site plan approval for Thompson Thrift
- A gated residential rental community consist of 107 duplex buildings for a total of 214 residential dwelling units in one-story and two-story duplex buildings.
- Recreational amenities include: a pool, clubhouse, private patios, and two dog parks.

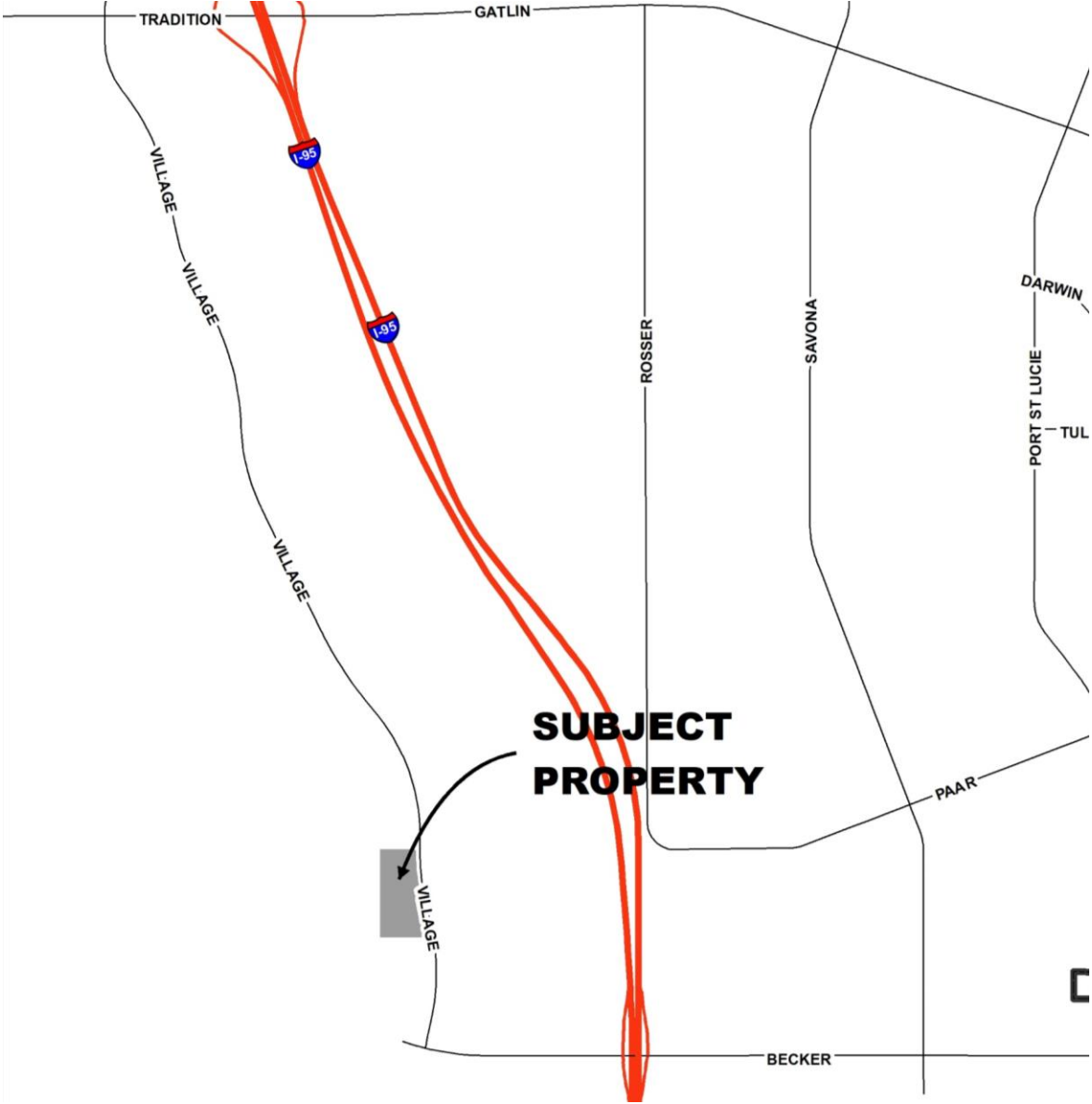


# Applicant and Owner

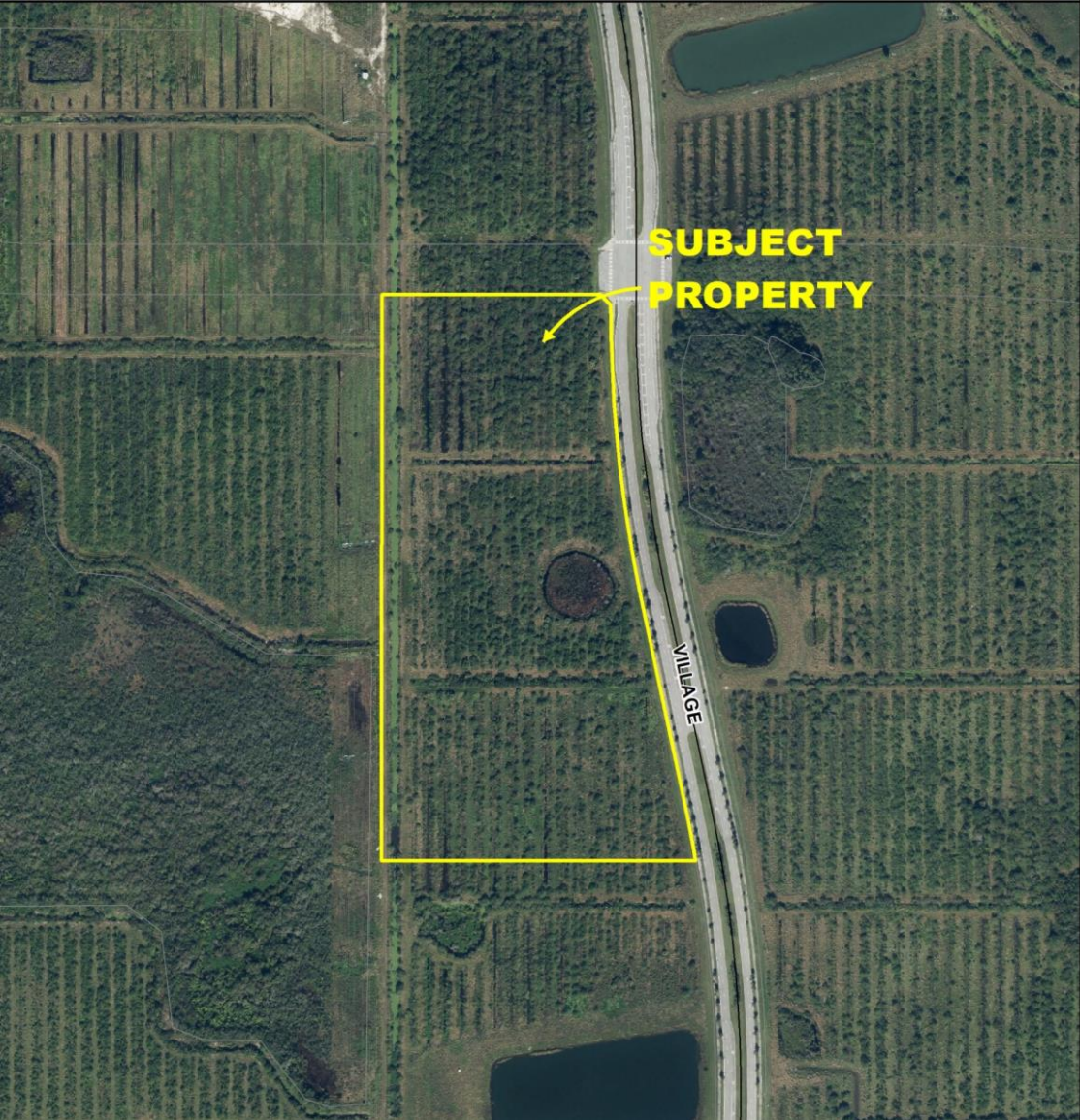
Kimley-Horn, acting as the agent for  
Mattamy Palm Beach, LLC (owner)



# Subject property

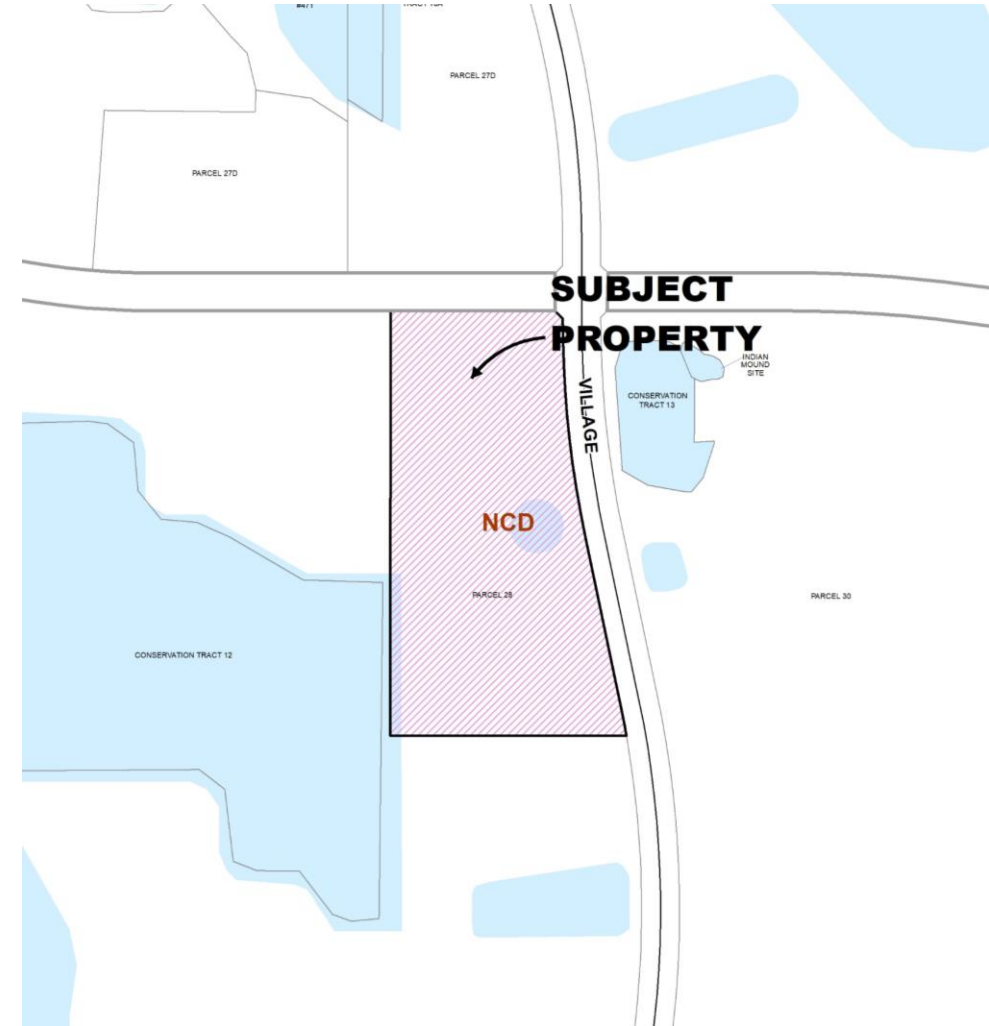


# Aerial



# Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	SLC AG-5	Vacant land
East	NCD	MPUD	Vacant Lande
South	NCD	MPUD	Vacant land
West	NCD	MPUD & SLC AG-5	Vacant Land including FPL easement and conservation tract



# Zoning Review

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>USE</b>	Complies with Southern Grove 4 MPUD
<b>DUMPSTER ENCLOSURE</b>	The enclosure will be designed accommodate a trash compactor and recycling dumpster.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	Approved by Tradition Design Review Committee
<b>STACKING REQUIREMENTS</b>	A traffic analysis was provided and approved by the Public Works Department
<b>PARKING REQUIREMENTS</b>	Complies, MPUD requires 1.5 parking spaces per residential unit for a total of 429 spaces. The site plan provides a total of 483 parking spaces including 9 handicapped spaces.
<b>SETBACKS</b>	Complies with Southern Grove 4 MPUD
<b>BUILDING HEIGHT</b>	Complies, Proposed height of 12 feet for 1 Story units and 21 feet for 2 Story units.
<b>BUFFERING</b>	Site plan depicts the 10 foot wide perimeter landscape buffers along the south and west property lines 25 foot wide perimeter landscape buffers along SW Village Parkway and Paar Drive.

# Concurrency Review

<b>CRITERIA</b>	<b>FINDINGS</b>
<b>SEWER/WATER SERVICES</b>	City of Port St Lucie Utility Systems Department
<b>TRANSPORTATION</b>	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 10 <sup>th</sup> Edition Land Use Code 210 for single-family detached dwelling units.
<b>PARKS AND OPEN SPACE</b>	Public park and recreation facilities are addressed under Condition 67 of the Southern Grove DRI Development Order.
<b>STORMWATER</b>	Required to be provided to be in compliance with adopted Level of Service Standards
<b>SOLID WASTE</b>	There is adequate capacity
<b>PUBLIC SCHOOL CONCURRENCY</b>	Public school requirements are addressed under Condition 62 of the DRI Development Order. The School District and the Public Works Department are satisfied by the Engineer of Record's analysis that shows a school bus can safely maneuver at the main entrance to provide a bus stop.



# Other

<u>CRITERIA</u>	<u>FINDINGS</u>
<b>NATURAL RESOURCE PROTECTION</b>	Addressed in the Army Corp of Engineers permit for the Southern Grove DRI.
<b>FIRE DISTRICT</b>	Access location (external and internal) has been reviewed by the Fire District for safety purposes
<b>PUBLIC ART</b>	Required, per Code applicant has 90 days after issuance of 1 <sup>st</sup> building permit to identify preferred option





**Project Team:**  
 Owner/Developer:  
 Matthew Horvath  
 1500 Gateway Blvd., Suite 212  
 Boynton Beach, FL 33426  
 561-739-7902  
 Engineer:  
 Kinley-Korn  
 445 24th Street, Suite 200  
 Vero Beach, FL 32960  
 772-784-4100  
 Surveyor:  
 Caulfield & Wheeler, Inc.  
 410 SE Port St. Lucie Blvd  
 Port St. Lucie, FL 34984  
 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  
 Product Type Exhibit

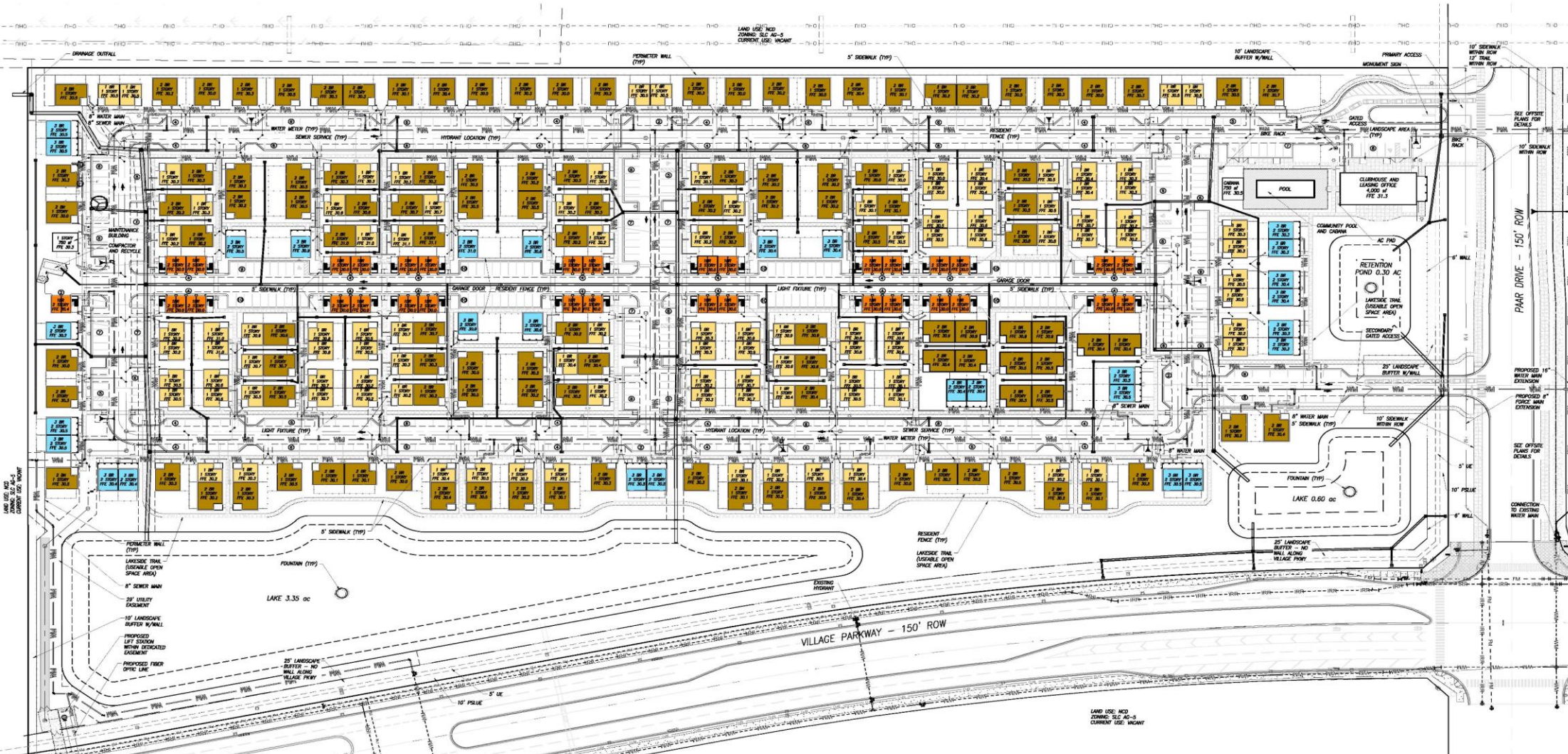
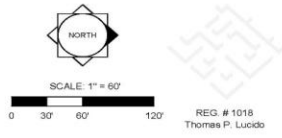
City of Port St. Lucie P# 20-141  
 PSLUD No. 5367

Date	By	Description
3.8.21	MY	Response to SPRC comm
4.14.21	MY	Revise product type

**Product Type/Unit Count:**

- 1 Bedroom Cottage / 105 Units  
1 Story
- 1 Bedroom Cottage - Over Garage / 33 Units  
2 Story
- 2 Bedroom Cottage / 119 Units  
1 Story
- 3 Bedroom Cottage / 29 Units  
2 Story

Total Units = 286 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

# Recommendation

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

