



TO: Linda Cox, Acting City Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Planner

RE: **Sound Meadows Affordable
Housing Site Plan
4000 S. US Highway 1**

BOARD DATE: September 9, 2024

STAFF REPORT

Owner: SP Sound LLC
5403 W. Gray St.
Tampa, FL 33609

Applicant: Brain Nolan, AICP
701 SE Ocean Blvd.
Stuart, FL 34994

Applicant's Request: Site Plan: Affordable Housing

Location(s): 4000 S. US Highway 1
Parcel ID: 2434-801-0005-010-6
2434-801-0004-000-6

Future Land Use: General Commercial (GC)

Current Zoning: C-3, General Commercial

Surrounding FLU:

| | | | |
|-------|------|-------|------|
| North | East | South | West |
| GC | RU | CC | GC |

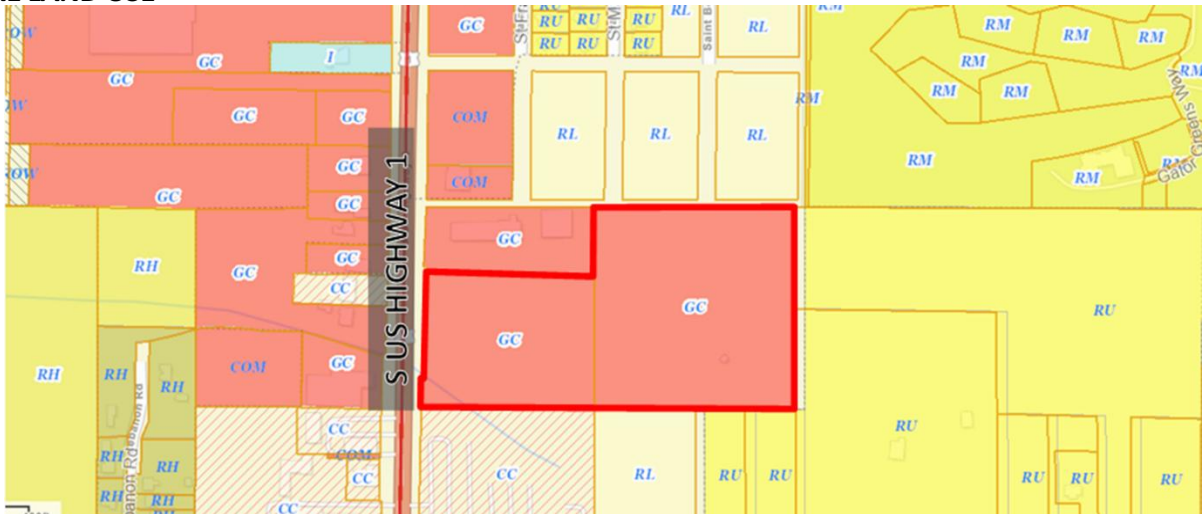
Surrounding Zoning:

| | | | |
|-------|------|-------|------|
| North | East | South | West |
| C-3 | RM-5 | C-3 | C-3 |

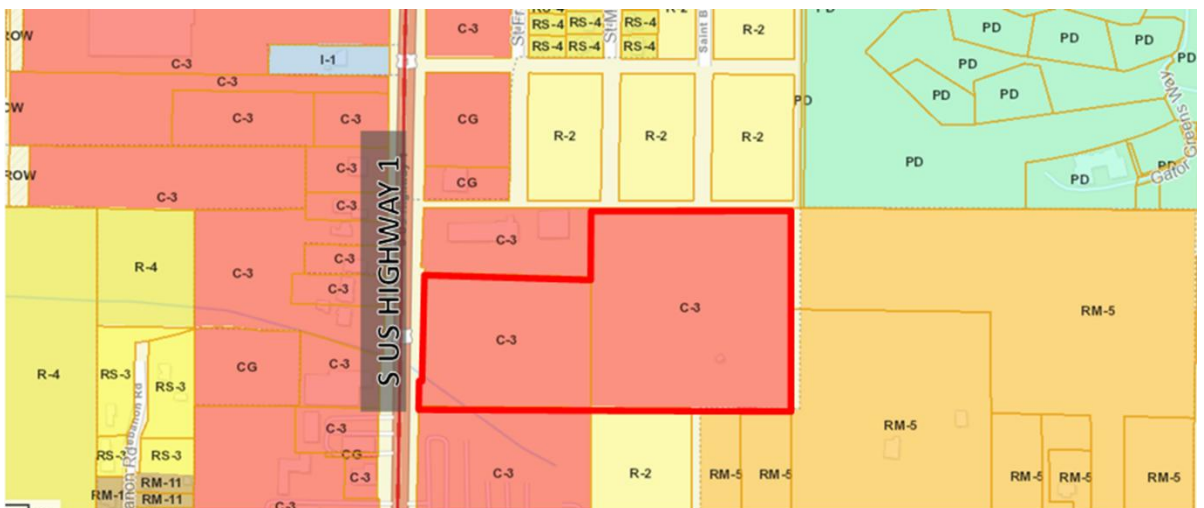
Utilities:

FPUA

FUTURE LAND USE



ZONING



Staff Analysis:

Application

A Site Plan (Development and Design Review) for two-hundred and ten (210) unit affordable multi-family rental community at 4000 S. US Highway 1. Total site area is approximately 15.87, of which approximately 14.29 acres will be residential and approximately 1.58 acres retained for future commercial development. The density of the project is 13.2 units per acre.

The property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial.

The residential component will consist of (9) 24-unit buildings and one 18-unit building; totaling approximately 31,454 sq. ft. livable space.

The gated community will consist of a community clubhouse with a splash pad and active play area, a maintenance building, central refuse compactor, surface parking, stormwater storage areas, buffering and associated infrastructure to support the proposed development.

Future Land Use & Zoning

The General Commercial (GC) future land use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

The subject site has a zoning district classification of the General Commercial (C-3) district which is primarily intended for a broad variety of business activities including shoppers' goods stores,

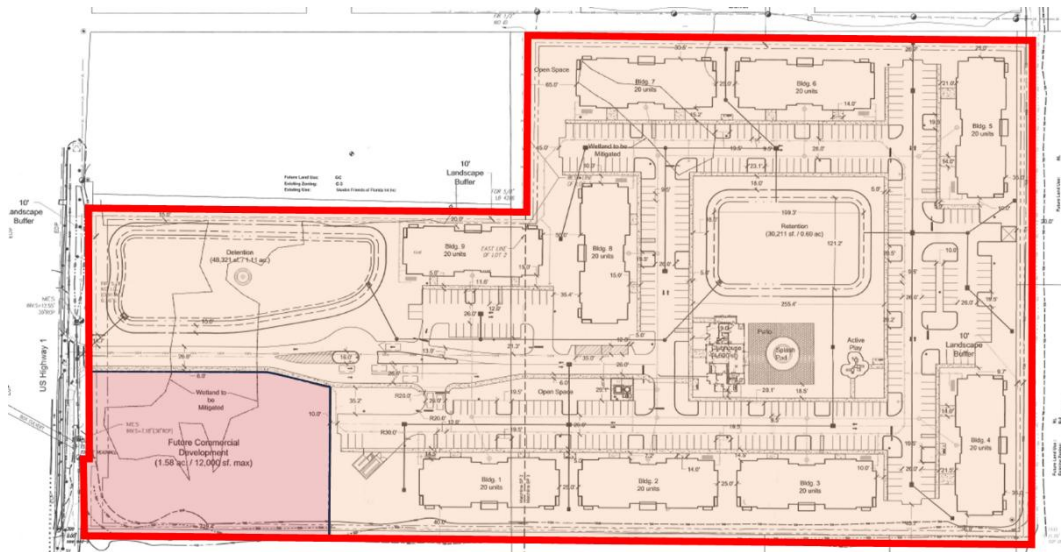
convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate.

Live Local/Affordable Housing

With LIVE LOCAL ACT preempts local governments' requirements regarding zoning, density, and height to allow for streamlined development multifamily rental housing in commercial, industrial, and mixed-use zoned areas under certain circumstances.

Site Plan and Design Review

The residential structures will consist of (9) 24-unit buildings and one 18-unit building, totaling about 31,454 sq. ft. livable space. The gated community will consist of a community clubhouse with a splash pad and active play area, a maintenance building, central refuse compactor, surface parking, stormwater storage areas, buffering and associated infrastructure to support the proposed development.



1 PROPOSED FRONT ELEVATION

Parking

The project site requires 293 parking spaces. Including ADA parking spaces, the applicant will provide over 300 parking spaces, meeting code standards.

Landscaping

The project site requires a total of 154 trees. The submitted landscape plan indicates that the 250 trees will be planted throughout the site. The applicant will sign and submit a Landscape Maintenance Agreement prior to CO issuance.

| <u>TREES</u> | | | | | |
|----------------------|------------|--|-----------------------------|------------------|---------------------|
| AR | 10 | Acer rubrum | Red Maple | 65G | 14' HT |
| CE | 42 | Conocarpus erectus | Buttonwood | 65G | 14' HT |
| CS | 45 | Conocarpus erectus f. sericeus | Silver Buttonwood | 65G | 14' HT |
| IE2 | 42 | Ilex x attenuata 'Eagleston' | Eagleston Holly | 65G | 12' HT |
| LP | 1 | Ligustrum japonicum | Japanese Privet Multi-Trunk | CG | 12' HT |
| MB | 17 | Magnolia grandiflora 'D.D. Blanchard' TM | Southern Magnolia | 65G | 12' HT |
| QV | 88 | Quercus virginiana | Southern Live Oak | 65G | 14' HT |
| TD | 26 | Taxodium distichum | Bald Cypress | FG | 14' HT |
| <u>PALMS</u> | | | | | |
| AM3 | 2 | Adonidia merrillii | Christmas Palm Triple | FG | 16'-18' OA |
| RO2 | 9 | Roystonea regia | Florida/Cuban Royal Palm | FG | 8' GW |
| SP | 90 | Sabal palmetto | Sabal Palm | FG | 10'-18' CT |
| WB | 4 | Wodyetia bifurcata | Foxtail Palm | FG | 16' - 18' HT. 6' GW |
| <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>HEIGHT</u> |
| <u>SHRUBS</u> | | | | | |
| ALI | 6 | Alcantarea imperialis | Imperial Bromeliad | 7G | 30" OA |
| CHR2 | 461 | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum | 3G | 24" HT |
| CE2 | 188 | Conocarpus erectus | Buttonwood | 3G | 24" HT |
| CES | 295 | Conocarpus erectus 'Sericeus' | Silver Buttonwood | 3G | 24" HT |
| GAG | 49 | Galphimia glauca | Thryalis | 3G | 24" HT |
| IXN | 39 | Ixora coccinea 'Nora Grant' | Red Ixora | 3G | 24" OA |
| JAT | 5 | Jatropha integerrima | Jatropha | 15G | 4' HT |
| MFR | 78 | Myrcianthes fragrans | Simpson's Stopper | 7G | 4' HT |
| PLI | 30 | Plumbago auriculata 'Imperial Blue' | Plumbago | 3G | 24" HT |
| ROL | 49 | Rondeletia leucophylla | Panama Rose 'Pink' | 3G | 24" HT |
| VO | 159 | Viburnum odoratissimum | Sweet Viburnum | 3G | 24" OA |
| <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>HEIGHT</u> |
| <u>GRASSES</u> | | | | | |
| MUH | 636 | Muhlenbergia capillaris | Pink Muhly | 3G | 18" OA |
| TRD | 175 | Tripsacum dactyloides | Fakahatchee Grass | 3G | 24" OA |
| <u>GROUND COVERS</u> | | | | | |
| GIF | 111 | Ficus microcarpa 'Green Island' | Green Island Ficus | 1G | 12"HT |
| ILS | 375 | Ilex vomitoria 'Stokes Dwarf' | Dwarf Yaupon | 1G | 12"HT |
| JUP | 58 | Juniperus chinensis 'Parsonii' | Parsoni Juniper | 1G | 10" HT |
| LIB | 243 | Liriope muscari 'Big Blue' | Big Blue Lilyturf | 3G | 12" OA |

Traffic Impact Statement

The project is projected to generate 1,415 daily, 84 AM peak hour and 107 peak hour trips.

Lighting

According to the submitted photometric plan, 43 pole mounts at least 25' feet in height are being proposed to be placed around the site.

Technical Review Committee

All affected departments have reviewed the proposed Site Plan with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Conditions

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 1. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that its conformity with the following requirements:
 - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article

- ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance
2. A Unity of Title with the St. Lucie County clerk of Courts and a parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit
3. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit shall be submitted to the Planning Department
4. Prior to issuance of final certificate of occupancy, a signed and submitted Affordable Housing Agreement must be submitted to the Planning Department for filing

Staff Recommendation:

The proposed application for Affordable Living has satisfied the requirements. Therefore, Staff has administratively approved the project.