



**Baron Shoppes at Tradition  
Major Site Plan Amendment  
P20-004 A-1**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for a site plan amendment for Baron Shoppes at Tradition located within the Southern Grove DRI.
Applicant:	Brad Currie, AICP, Engineering, Design, and Construction
Property Owner:	Baron Shoppes Tradition, LLC
Location:	The property is located south of SW Tradition Parkway, east of SW Community Boulevard, and west of SW Village Pointe.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project**

The Baron Shoppes site plan was approved by the City Council on September 28, 2020. It provides for the construction of a 9,303 square foot mixed use retail and restaurant building with drive through service for Phase I; a 6,699 S.F. Paradise Car Wash for Phase II; and a 3,390 square foot stand alone fast food restaurant with drive through service for Phase III. The proposed amendment revises Phase III to remove the drive through service and to increase the building footprint to 5,850 square feet for a mixed use restaurant and retail building. The proposed building will be divided into three bays as follows:

- 2,115 S.F. restaurant space with 200 S.F. of outdoor seating
- 2,115 S.F. office/retail space
- 1,620 S.F. restaurant space with 400 S.F. of outdoor seating

The parking calculations and traffic study have been revised to account for the change in use and the additional square footage. A subdivision plat was approved for the Baron Shoppes project on January 11, 2021 (Res. 21-R04) that divided the project into three parcels in accordance with the phase lines. A declaration of covenants running with the land was recorded that provides for shared access, shared parking, and shared drainage. There is also a recorded access agreement with Tract 1, Southern Grove Plat No. 21 (Vitas site plan) that provides for a shared driveway on Tradition Parkway.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee reviewed the proposed site plan amendment at their meeting of April 14, 2021 and recommended approval.

**Location and Site Information**

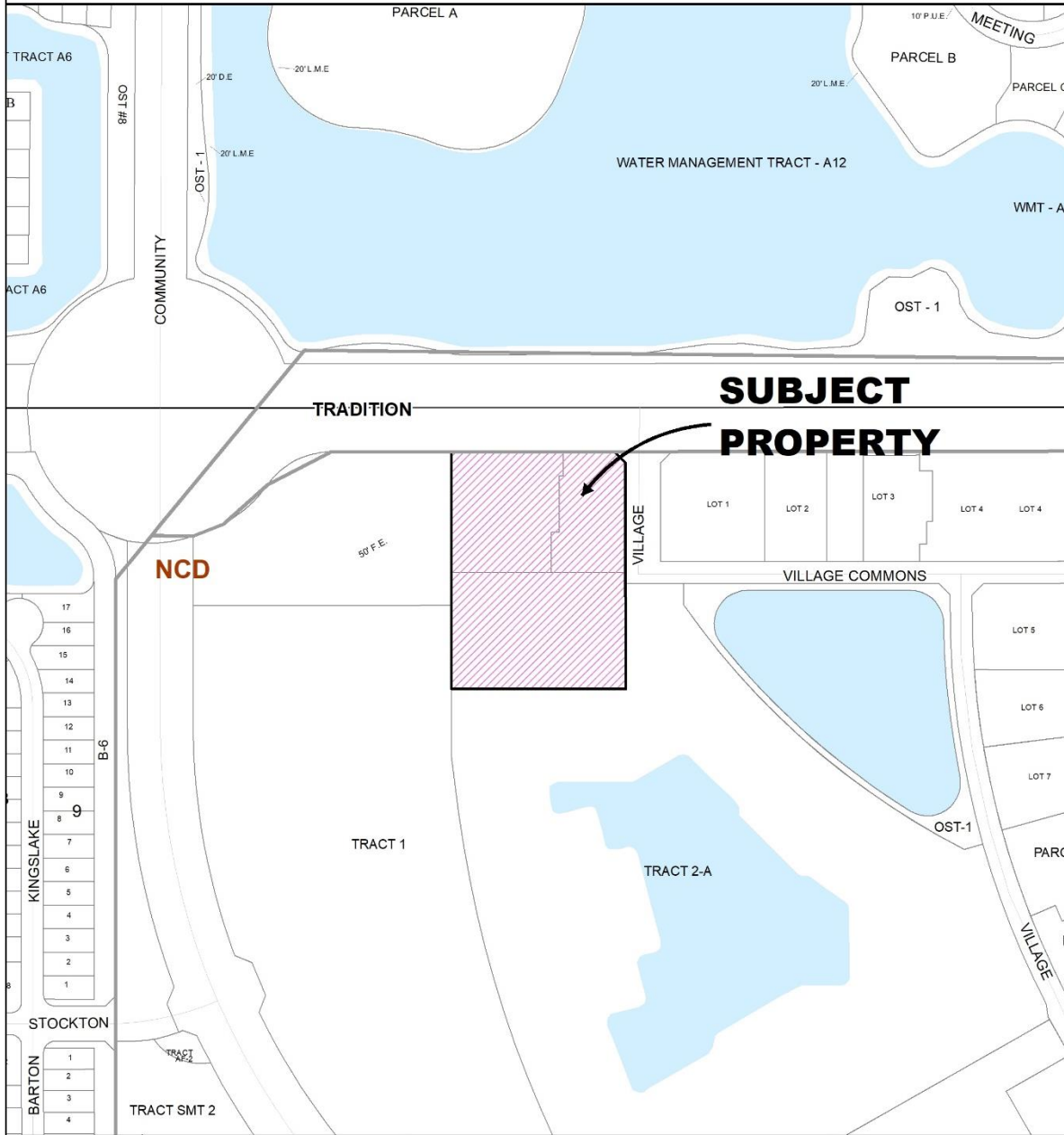
Parcel Numbers:	4316-504-0002-000-3, 4316-504-0001-000-6, & 4316-504-0003-000-0
Property Size:	4.80 acres
Legal Description:	Parcels 1, 2, and 3, Southern Grove Plat No. 28
Future Land Use:	NCD
Existing Zoning:	MPUD (Tradition - SG Phase 1 Master Planned Unit Development, 4 <sup>th</sup> Amendment)
Existing Use:	Vacant land

**Surrounding Uses**

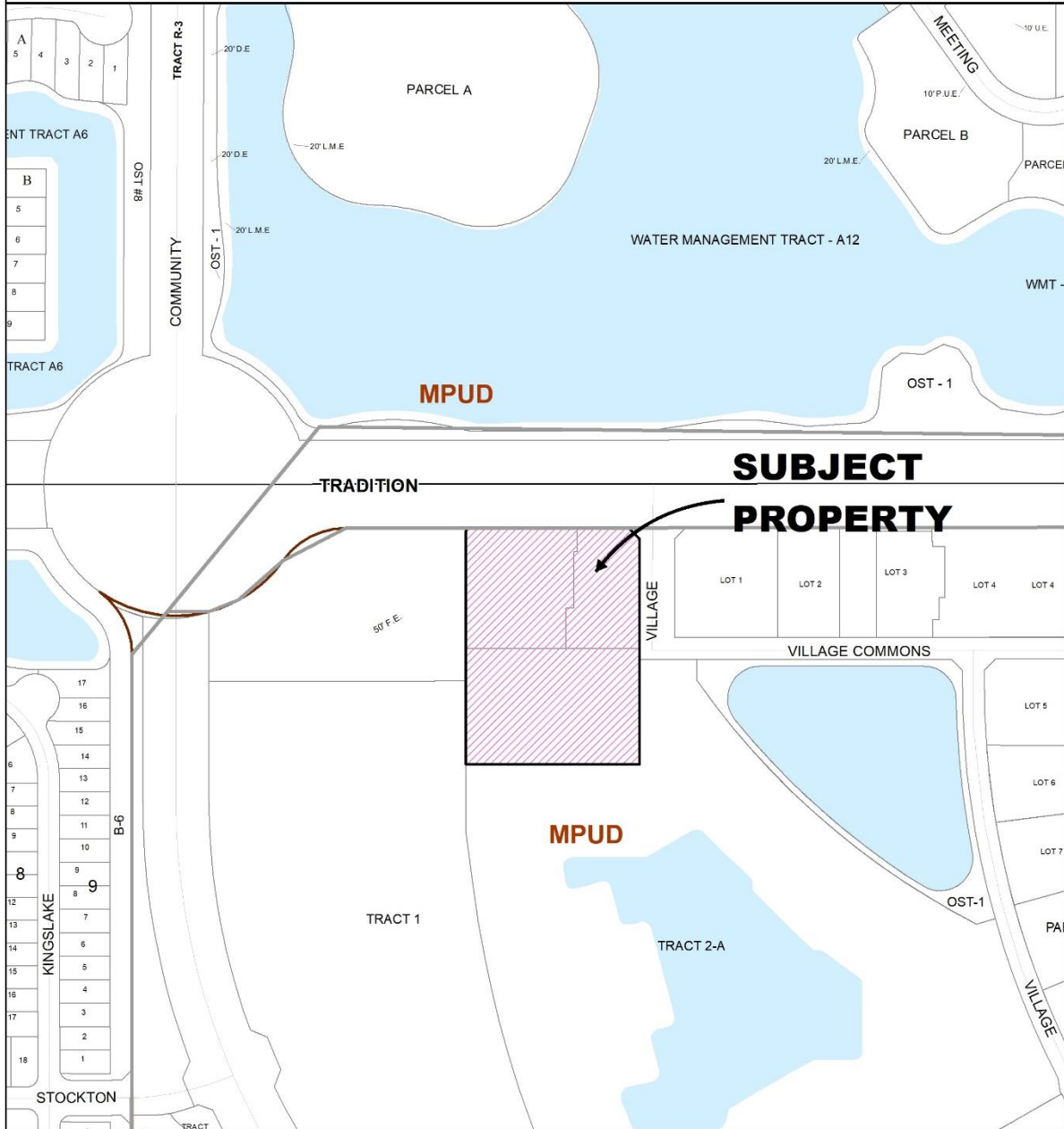
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Tradition Plat No. 17, Water Management Tract A 12
South	NCD	MPUD	Springs at Tradition multi-family apartment complex
East	NCD	MPUD	Culver’s Restaurant
West	NCD	MPUD	Vacant land

NCD - New Community Development District  
MPUD - Master Planned Unit Development

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

**ZONING REVIEW:** The proposed project has been reviewed for compliance with the Tradition - SG Phase I MPUD 3rd Amendment and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>			
<b>USE</b>	The property is located in an area designated as a mixed-use subdistrict on the MPUD concept plan. Retail, business or personal service use; office for administrative, business, or personal service; restaurant, including drive-through service; service station; car wash; and retail sale of alcoholic beverages for on and off premises consumption are included in the list of permitted uses allowed in the mixed use sub-district.			
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for three separate 12' X 24' foot dumpster enclosures for general and recyclable refuse for each lot or phase of development .			
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The proposed project is within the Southern Grove DRI. Building elevations are reviewed by the Tradition Design Review Committee. The applicant has provided notice of the Tradition Design Review Committee's approval of the revised elevation drawings.			
<b>SETBACKS</b>	Building setback lines depicted on site plan are consistent with the MPUD.			
<b>STACKING REQUIREMENTS</b>	A stacking analysis was submitted with the revised traffic study and approved by the Public Works Department.			
<b>PARKING</b>	140 parking spaces are provided including 8 handicapped spaces. The total parking required is 136 spaces*.			
<b>BUILDING HEIGHT</b>	Maximum Height per MPUD	Phase 1 Mixed Use Building	Phase II Car Wash	Phase III Mixed Use Building
	100 Feet	23 feet and 4 inches	30 feet	23 feet and 4 inches

\*Per the MPUD, parking for a mixed use building, including restaurants, can be determined as part of site plan review. Applicant has chosen to utilize 1 space for each 100 S.F. of restaurant space and 1 space for each 250 S.F. of retail space.

### **NATURAL RESOURCE PROTECTION**

An environmental assessment report has been submitted for the project. Environmental and natural resource requirements are addressed in the Southern Grove DRI development order. Per the Southern Grove DRI development order, there are no wetlands or native upland habitat areas to be preserved on site.

**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:

<b>CRITERIA</b>	<b>FINDINGS</b>
<b>SEWER/WATER SERVICES</b>	Provided by Port St Lucie Utility Systems Department. A service agreement is required. The Tradition Irrigation Company will provide water for irrigation.
<b>PARKS AND RECREATION</b>	N/A
<b>STORMWATER</b>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	N/A
<b>TRANSPORTATION</b>	<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>The total trip generation for all three phases is 4,384 average trips per day and 559 p.m. peak hour trips per day based on the ITE Trip Generation Manual, 10<sup>th</sup> Edition.*</p> <p>A revised traffic study has been submitted and approved by the Public Works Department.</p>

\*A right turn lane warrant assessment was conducted for the proposed right in and right out access driveway on Tradition Parkway as part of the revised traffic study. The analysis showed that the projected volumes do not meet the threshold established for the installation of a right turn lane. The Traffic Study was approved by the Public Works Department.

**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 methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. At this time, the applicant has identified the fee in lieu as the preferred option.

**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 Mixed Use sub area as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, 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 Policy 1. 1.2.2.7, Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses,

restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.

## **STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee reviewed the request at their meeting of April 14, 2021 and recommended approval.