



Planning / Applications / P#: P21-213

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Project Name:

Tradition-Town Center Mobility Hub

Management/Property Information

Reviewers

Management

Project Type: *

SITE PLAN AMENDMENT ...

Status:

CITY COUNCIL MEETIN...

Approved Date:

Project Number: *

P21-213

Amended Number:

Utility File Number :

11-342-21A

Building Type :

COMMERCIAL

Primary Email Address:

kvelinsky@lucidodesign.com

Describe Request:

Within Phase 1 of the submitted site plan, the proposed plan includes a Welcome Center and Garage building, Commercial Center building, pedestrian hardscape improvements, and parking lot adjustments. Phase 2 of the proposed site plan includes a future building along the west site boundary.

Check this if Exempt from Public Records Request:

Property Information

Address:

10799 SW Civic Lane

Project Site Location:

Tradition Town Center- intersec

City Section:

PI 1

Block:

Tradition

Lot:

Parcel I

Legal Description:

BEING ALL OF PARCEL I, OF TRADITION PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 2, 2A THROUGH 2F, OF PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



Parcel Number

4309-803-0017-000-7

Current Land Use:
 MIXED USE

Current Zoning:
 PUD - PLANNED UNIT DEVELOPMENT

Proposed Zoning:
 Select...

Utility Provider:
 CITY OF PORT ST. LUCIE

Acreage:
 1.77

Additional Bld Sq. footage:
 10734

Administrative:

Architectural Elevations:

Agent/Applicant Property Owners Authorized Signatory of Corporation Project Architect/Engineer

Agent First Name:
 Kevin

Agent Last Name:
 Velinsky

Agent Business Name:
 Lucido and Associa

Agent Phone:
 (772) 220-2100

Agent Address:
 701 SE Ocean Blvd

Agent City:
 Stuart

Agent State:
 FLORIDA

Agent Zip:
 34997

Agent Email:
 kvelinsky@lucidodesic

Save



lucido & associates

Land Planning / Landscape Architecture

October 6, 2021

Ms. Teresa Lamar-Sarno, Director of Planning & Zoning
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE: Tradition Transit Center and Mobility Hub – Project Narrative

History and Existing Context:

The project is located within the Town Hall/ Community Center Property (Parcel I) at the northern end of the Civic Lawn and on what is currently open "pad ready" space. This location has always been planned to be developed in either a retail, office, residential or a mixed-use manner.

The property was originally developed with the Town Hall (9,966 sf), an ancillary retail building (750 sf) and (64) parking spaces. Also with this initial development the balance of the property was final graded and essentially made "pad ready" so that in the future, development and construction could be accommodated fairly easily while in the interim providing a stabilized and finished appearance until such time.

Proposed Uses:

As the City is very much aware and in concert with the City's focus to implement and support 'mobility' throughout the City, Mattamy is one of the first developers to actually plan for, design, construct and implement mobility and transit concepts – evident in the continuation of Tradition Trail and TIM (Tradition In Motion) Autonomous Vehicles.

The proposed Tradition Transit Center and Mobility Hub is envisioned as the completion of the Tradition Town Center area and the ideal location to showcase the varied forms of 'mobility' in a highly used and engaged community space.

So what are we proposing in this development application?

The proposed development plan: retain the existing Town Hall and continue to utilize it as event/assembly space (possible renovations forthcoming), retain the existing ancillary building and use it as office space, develop Building 1 (Transit Center) at 2 story and 5,272 SF, develop Building 2 (Retail/Office/Restaurant uses) at 2 story and 13,462 SF along with the adjustments to existing on-site parking areas (- 9 spaces) and adjustments to Meeting Street on-street parking (- 4 spaces). The identified 'future development area' is not part of this application and will be provided once final development uses have been proposed.

Parking:

We have provided a 'Parking Analysis' spreadsheet along with the City provided 'Village Center Overall Parking Exhibit' which documents the historical calculations of parking need along with

how and where those parking spaces are being provided (whether that be on-site or off-site (on-street)). We are in the process of updating this older document (2005) to reflect this development proposal as well as to be used as other future development is proposed (the future development within Parcel I, the public Improvements at Meeting Street and the lakefront).

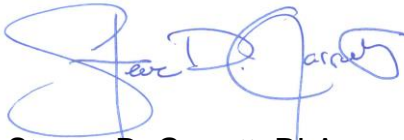
The parking analysis shows a surplus of (4) spaces in the existing Village Center Overall, and that with our proposed development plan and crediting of these (4) surplus spaces) – this program requires an additional (44) spaces. We have identified (44) existing additional on-street/ off-site parking spaces within close proximity of this property to meet the required parking calculation. The updated ‘Village Center Overall Parking Exhibit’ circa 2005 will reflect these additional (44) spaces.

What does the future hold?

We are planning additional improvements across SW Meeting Street and potentially even within Meeting Street to expand and improve the public spaces and usability of the lakefront adjacent to the Transit Center and Mobility Hub – more to come as those plans are better defined – but essentially these will be improvements to provide more accessibility, better connections to existing public spaces as well as new and exciting public gathering spaces.

As always, we are exciting to be working with you and your staff to advance quality projects such as this one as efficiently and expeditiously as possible through the City process.

Respectfully,



Steven D. Garrett, RLA
Vice President

***Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426***

Bridget Kean, Deputy Director
Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: Owner's Authorization – Mobility Hub

Dear Bridget:

Please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent Mattamy Palm Beach LLC. as an applicant during the governmental review process for the above noted project.

Sincerely,



Karl Albertson, Vice President

T TRADITION

July, 11, 2024


Bridget Kean, Deputy Director
Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

**Re: Owner's Authorization - Mobility Hub
City of Port Saint Lucie**

To Whom It May Concern:

As owner of the property referenced above, please consider this letter as formal authorization for LUCIDO & ASSOCIATES to represent The Tradition Community Association as applicant during the governmental review process for the above noted project.

Sincerely,



Karl Albertson, President