



**The Lucie at Tradition
 Major Site Plan Application
 P20-244**



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for a multi-family residential apartment complex with 264 units.
Applicant:	Octavio Reis, P.E., Bowman Consulting
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located south of Tradition Parkway and east of SW Community Boulevard and within the Southern Grove DRI.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, has applied for site plan approval for a multi-family project to be developed by SC Bodner Company. The project will be a gated residential apartment complex consisting of 264 units in eleven three-story buildings. Each building will have a total of 24 units. The development plan also includes a clubhouse, pool, pickle ball courts, two dog parks, and seven detached garage buildings.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed project at the January 13, 2021 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4315-615-0003-000-8
Property Size:	15.85 acres
Legal Description:	Parcel 3, Southern Grove Plat No. 31
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition SG Phase 1 MPUD)
Existing Use:	Vacant land
Proposed Use:	Multi-family residential apartment complex

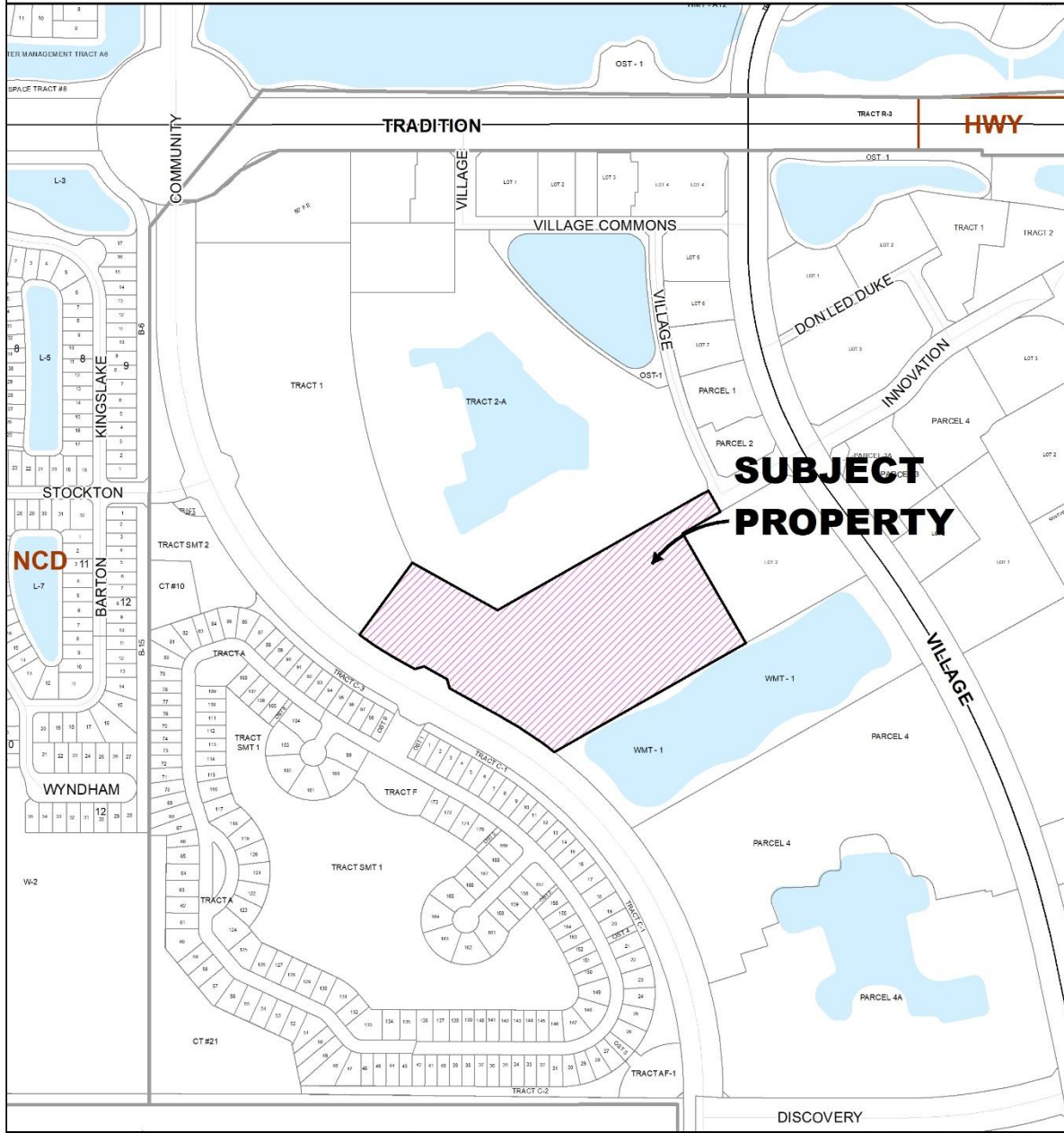
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land (Boardwalk at Tradition multi-family development) and Springs at Tradition Apartment Complex
East	NCD	MPUD	Vacant Land
South	NCD	MPUD	Water Management Tract
West	NCD	MPUD	Manderlie residential subdivision

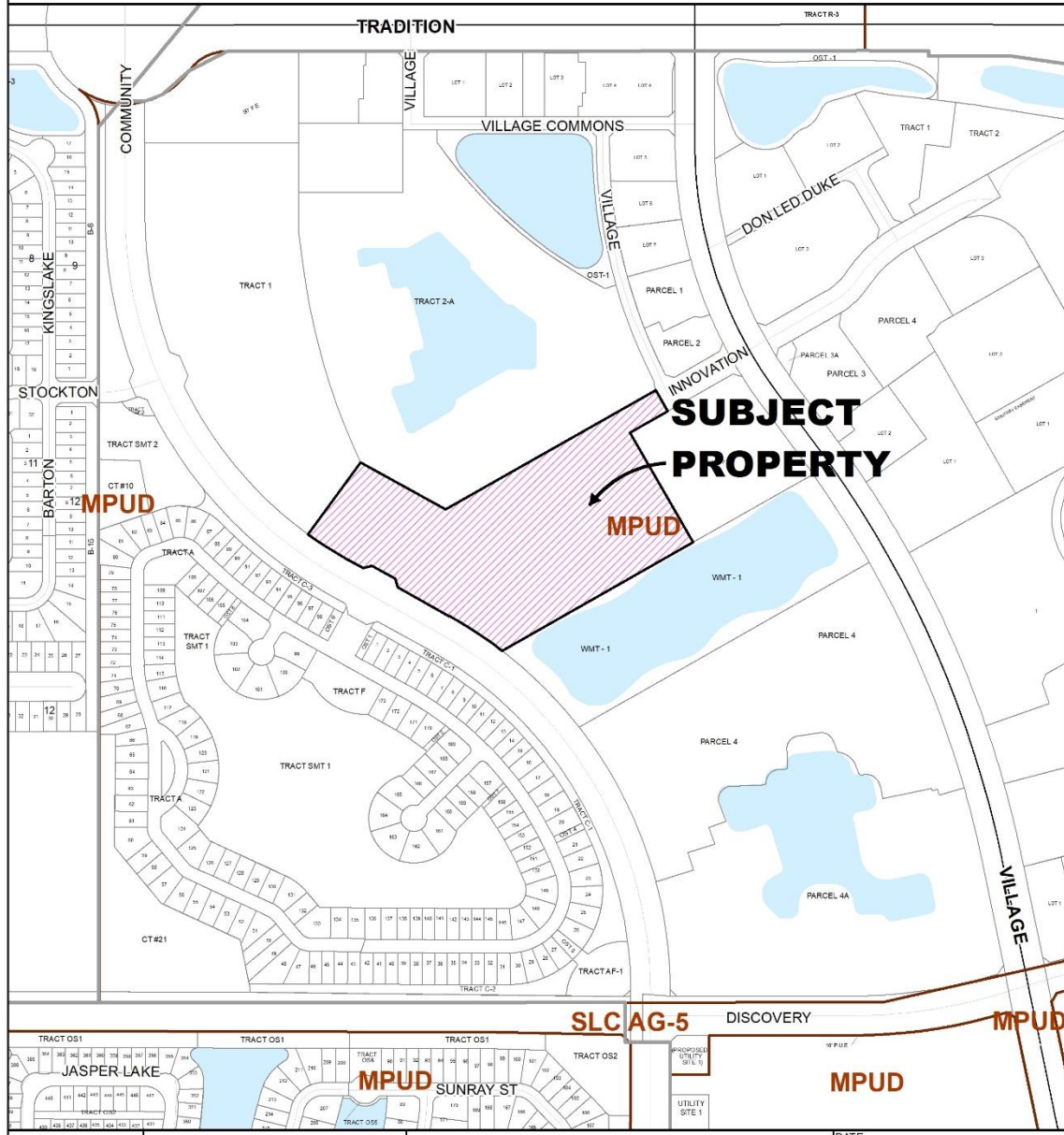
NCD – New Community Development District

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 1 Master Planned Unit Development (MPUD) and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located in the mixed use area of the MPUD. Multiple-family dwellings are listed under permitted uses.
DUMPSTER ENCLOSURE	Provided. The enclosure will be designed to accommodate a trash compactor and recycling dumpster.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided documentation of the Tradition Design Review Committee’s approval of the building elevation drawings.
STACKING REQUIREMENTS	A school bus turn analysis was provided and approved by the Public Works Department. A school bus stop will be located at the main entrance on Innovation Way. The bus stop will be located at the southeastern edge of the roundabout as requested by the School District.
BUILDING HEIGHT	The MPUD sets a maximum building height of 65 feet for multi-family development. Four building types are proposed with the following building heights: Building Type II - 36' Building Type III - 34'-11" Building Type IV - 36'-7" Building Type V - 35'-8"
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
PARKING	The MPUD requires 1.5 parking spaces per residential unit. The total required for the residential units is 396 spaces. The site plan provides a total of 492 parking spaces. It includes 398 standard parking spaces, 68 garage spaces, and 26 handicapped spaces.
LANDSCAPING AND BUFFERING	The MPUD requires ten foot wide perimeter landscape buffers. The ten foot wide perimeter landscape buffer areas are depicted along the north, west and southern boundary lines. A twenty-five (25) foot wide perimeter landscape buffer area is provided along SW Community Boulevard as required by the Tradition Design Review Committee. A conceptual landscape plan has been submitted and reviewed by the City’s Landscape Architect. A final landscape plan will be submitted with the detail plans for review and approval by the Site Plan Review Committee.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted that identifies the site as former agricultural land with man made canal, ponds, and three isolated wetland areas. A portion of the site has been used to stockpile soil. As a result of these activities, the site has minimal habitat to support the nesting of any listed species. Wetland impacts, preservation, and mitigation are addressed in the The South Florida Water Management District (SFWMD) permits for the Southern Grove DRI. Wetland impacts and mitigation are authorized by Permit Numbers 56-01544-P and 56-02379-P.

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:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required.
TRANSPORTATION	<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 project will generate an average of 1,932 trips per day and a total of 148 p.m. peak hour trips per day per ITE Trip Generation Manual 10th Edition Land Use Code 220 for low rise multi-family housing. A Traffic Impact Analysis Study was submitted and approved by the Public Works Department.</p> <p>The site plan depicts a proposed right turn lane at the secondary entrance on SW Community Boulevard. The main entrance will be located at Innovation Way.</p>
PARKS AND RECREATION	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order. Per Condition 67, the developer of the Southern Grove DRI has submitted a parks and recreation plan for the provision of neighborhood and community recreational sites and facilities to meet the demand created by residential development in the Southern Grove DRI. The proposed plan is under review by City staff.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Public school requirements are addressed under Condition 62 of the DRI Development Order. St. Lucie County School District staff has stated that there are no capacity issues at this time.

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.

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.

RELATED PROJECTS

P20-079 – Southern Grove Plat No. 31

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval. The Site Plan Review Committee recommended approval of the proposed site at the January 13, 2021 Site Plan Review Committee meeting.