

**Site Data**

Total Area:	77,220 sf	1.77 ac.
Impervious Area:	65,938 sf	1.52 ac. (85.9%)
Proposed Building:	13,076 sf	0.30 ac.
Existing Building:	10,716 sf	0.25 ac.
Vehicular Use Area:	25,733 sf	0.59 ac.
Sidewalks & Pedestrian Access:	16,413 sf	0.38 ac.
Pervious Area:	11,282 sf	0.25 ac. (14.1%)
Landscape Area:	11,282 sf	0.25 ac.
Existing Zoning:	MPUD	
Future Land Use Designation:	NCD	
Existing Use:	Town Center	
Open Space:	14.1%	

**Building Data**

Existing Building SF:	10,716 SF
Town Hall	9,966 SF
Ancillary Building adjacent to Town Hall	750 SF
Proposed Buildings:	29,622 SF GFA
Building 1- First Floor	3,348 SF GFA
Building 1- Second Floor	3,453 SF GFA
Building 2- First Floor	5,728 SF GFA
Building 2- Second Floor	7,843 SF GFA
Building 3- First Floor	4,000 SF GFA
Building 3- Second Floor	5,250 SF GFA

Maximum Allowable Height:	50'
Proposed Height:	36'
Building Coverage:	31%

**Building Setback**

	Established*	Provided
Front:	0'	0'
Side:	0'	0'
Corner Side:	0'	0'
Rear:	0'	150'

\*Per the Tradition MPUD, setbacks are established as part of the site plan review process.

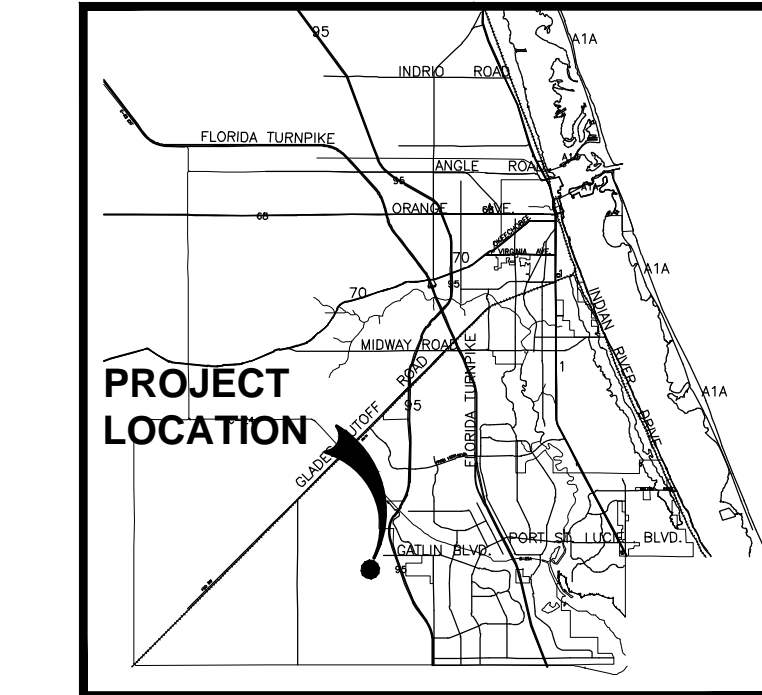
**Parking Data**

	Required	Provided
Parking Spaces On-site:	87	45
Standard Spaces Off-site:		58
Total:	87	103
Handicap Spaces:	2	6

(Already counted towards total)

See Sheet SP-6 for Overall Parking Exhibit and Requirements. Data above is for reference.

**Key / Location:**



**Project Team:**

<b>Property Owner:</b>	Tradition Community Association 10807 SW Tradition Square Port St. Lucie, FL 34987
<b>Developer:</b>	Mattamy Homes, LLC. 2500 Quantum Lakes Drive, Suite 215 Boynton Beach, FL 33426
<b>Land Planner / Landscape Architect:</b>	Lucido & Associates 701 E Ocean Boulevard Stuart, FL 34994
<b>Engineer:</b>	Caulfield & Wheeler, Inc. 7900 Glades Road, Suite 100 Boca Raton, FL 33434
<b>Surveyor:</b>	Culpeper and Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981
<b>Architect:</b>	Brent A Wood Architecture 20 SE Ocean Blvd Stuart, FL 34994

**Tradition Town Center**

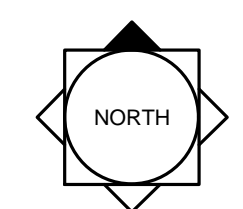
**Mobility Hub**

**Site Plan**

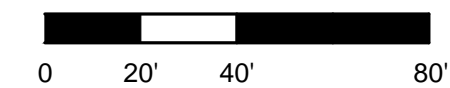
Tradition, Port St. Lucie, FL

PSLUSD Number: 11-342-21A

Date	By	Description
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05.09.2024	KV	Resubmittal
06.14.2024	KV	Resubmittal



SCALE: 1" = 40'

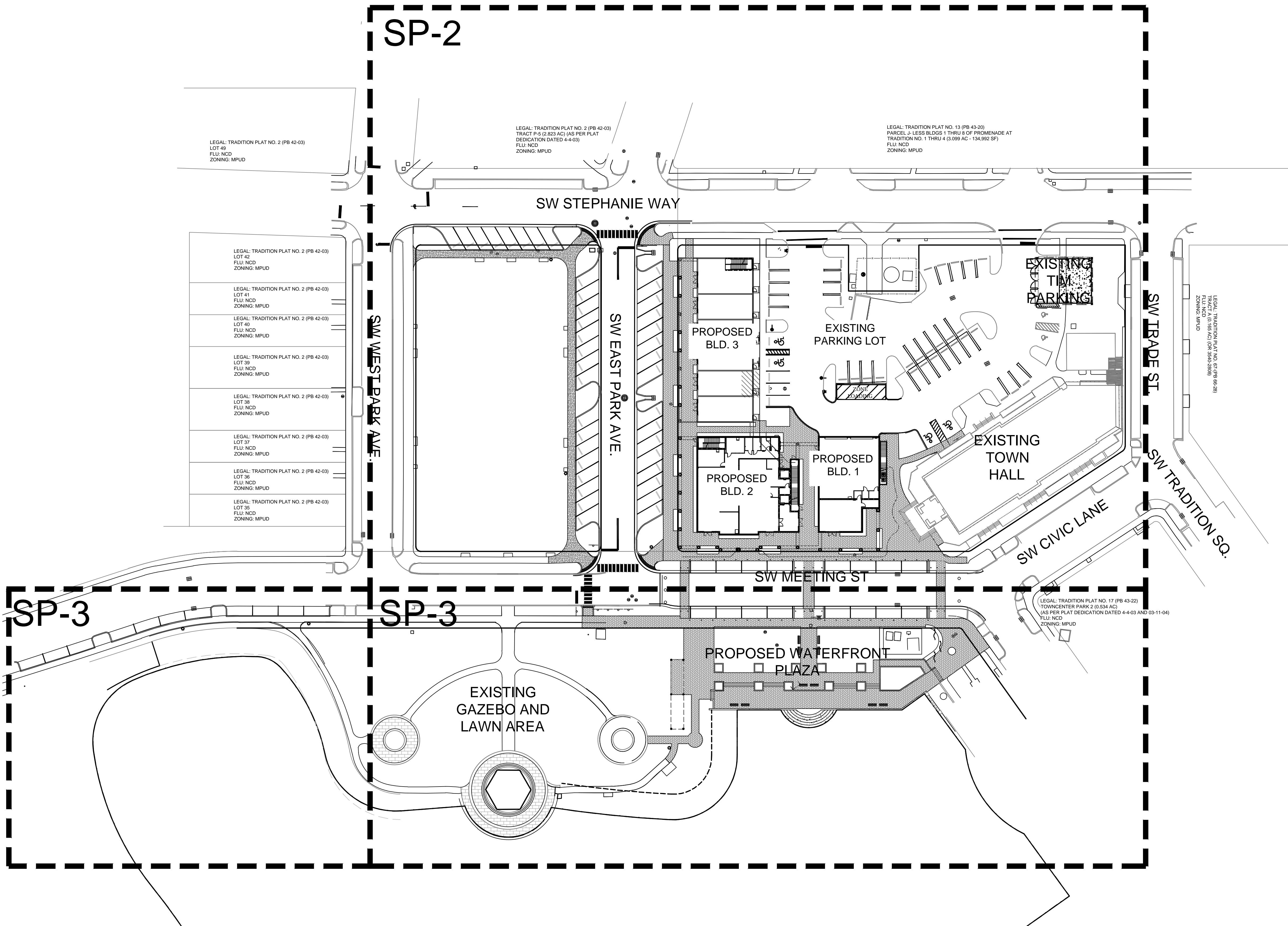


REG. # 1018  
Thomas P. Lucido

Designer	KV	Sheet
Manager	SG	
Project Number	20-276	
Municipal Number	P21-213	
Computer File		

**SP-1**

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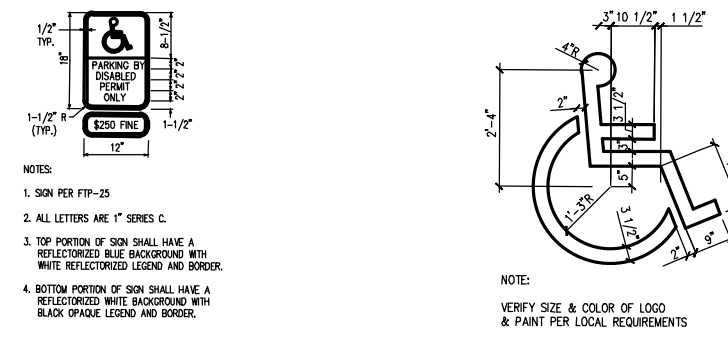


**Water and Sewer Statement**

POTABLE WATER AND FIRE PROTECTION SHALL BE PROVIDED VIA PROPOSED CONNECTION TO THE EXISTING WATER MAIN FACILITIES AVAILABLE TO THE SITE. THE WASTEWATER COLLECTION SYSTEM SHALL BE A GRAVITY SYSTEM, CONNECTED TO AN EXISTING REGIONAL LIFT STATION. THE UTILITY PROVIDED IS THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.

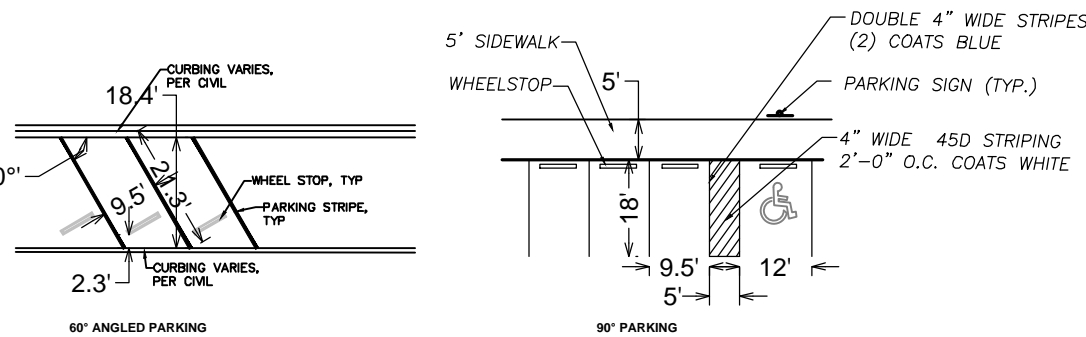
**Drainage Statement**

THE PROPERTY IS CURRENTLY PERMITTED BY SFWMD UNDER THE MOST RECENT PERMIT #56-103384-P, APPLICATION #201971-7502 AS "TRADITION 2020 CONCEPTUAL MODIFICATION" WITH A PROJECT AREA OF ~2.659 ACRES. THE PROPOSED LAND USE INVOLVES AN INCREASE IN PROPOSED BUILDING FOOTPRINT AREA OF ~0.1 ACRES AND AN INCREASE IN IMPERVIOUS PAVEMENT OF ~0.4 ACRES WITHIN A SUB-BASIN OF THE MASTER DEVELOPMENT. NO IMPROVEMENTS TO THE EXISTING SURFACE WATER MANAGEMENT SYSTEM ARE REQUIRED. THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT HAS APPROVED THE WORK AND A SUBMITTED A MINOR MODIFICATION FOR PROPOSED WORKS TO SFWMD UNDER APPLICATION #240117-42026.



**Legal Description**

TRADITION PLAT NO. 17 (PB 43-22) PARCEL 1.  
TRADITION PLAT NO. 2 (PB 42-03) TRACT P-6 (0.80 AC) (AS PER PLAT DEDICATION DATED 4-4-03)  
TRADITION PLAT NO. 17 (PB 43-22) TOWNCENTER PARK 1 (1.371 AC) (AS PER PLAT DEDICATION DATED 4-4-03 AND 3-11-04)



**Traffic Statement**

**TRAFFIC GENERATION**  
THE PROPOSED BUILDOUT USES TRIP GENERATION RATES FOR CHURCH (ITE LAND USE 540) AND STRIP RETAIL PLAZA (400) (ITE LAND USE 622) PUBLISHED IN THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) REPORT, TRIP GENERATION (11TH EDITION). TABLE 2 PRESENTS THE PROPOSED PROJECTS PEAK HOUR OF TRIP GENERATION. THE PEAK HOUR OF EACH USE LIKELY PEAKS AT DIFFERENT TIMES BUT IS CONSERVATIVELY TOTALLED TO SHOW THE PEAK HOUR OF GENERATION.

**EXISTING USE**  
• 9966 SF TOWN HALL (ITE LAND USE 500 - CHURCH)  
• 705 SF COMMERCIAL BUILDING (ITE LAND USE 622 - STRIP RETAIL)  
THE EXISTING LAND USE WILL GENERATE THE FOLLOWING NET NEW EXTERNAL TRIPS:  
• 262 DAILY, 11 AM PEAK HOUR (6 IN/5 OUT), AND 14 PM PEAK HOUR (8 IN/6 OUT) TRIPS.  
THE EXISTING LAND USE WILL GENERATE THE FOLLOWING CUMULATIVE DRIVEWAY TRIPS:  
• 366 DAILY, 13 AM PEAK HOUR (7 IN/8 OUT), AND 18 PM PEAK HOUR (10 IN/8 OUT) TRIPS.

**PROPOSED USE**  
• 9966 SF TOWN HALL (ITE LAND USE 500 - CHURCH)  
• 30,322 SF RETAIL (ITE LAND USE 622 - STRIP RETAIL PLAZA (400))  
THE PROPOSED LAND USE WILL GENERATE THE FOLLOWING NET NEW EXTERNAL TRIPS:  
• 1,102 DAILY, 14 AM PEAK HOUR (74 IN/27 OUT), AND 249 PM PEAK HOUR (153 IN/114 OUT)  
THE PROPOSED LAND USE WILL GENERATE THE FOLLOWING CUMULATIVE DRIVEWAY TRIPS:  
• 1,616 DAILY, 2:38 AM PEAK HOUR (120 IN/118 OUT), AND 410 PM PEAK HOUR (222 IN/188 OUT)

**General Notes**

-HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.  
-ALL LANDSCAPE AREAS ABUTTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.  
-ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.  
-SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.  
-LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MARKS FOR PARALLEL INSTALLATIONS AND A MINIMUM 15' BELOW CITY MARKS. ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE.  
-NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.  
-THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.  
-SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PROVIDED SEPARATELY FROM THIS APPLICATION. (SEE CHAPTER 199 (SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS).  
-THE PROPERTY OWNER, CONTRACTOR AND AUTHORIZED REPRESENTATIVE SHALL PROVIDE, INCLUDE, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT OF WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.03.

**Environmental Assessment**

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Rehabilitation Plan (Yes/No)
Wetlands	NO	N/A	NO	N/A
Rare Habitat	NO	N/A	NO	N/A
Threatened Species	NO	N/A	NO	N/A
Endangered Species	NO	N/A	NO	N/A
Species of Special Concern	NO	N/A	NO	N/A
Invasive/Exotic Vegetation	NO	N/A	NO	N/A



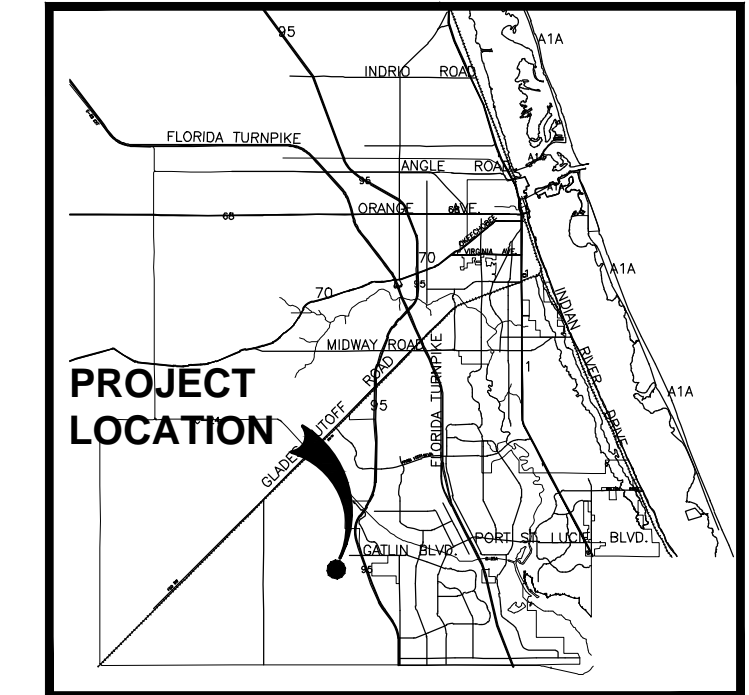


**Phasing**

PHASE 1:  
BUILDING #1, BUILDING #2, BUILDING #3, HARDSCAPE, LANDSCAPE,  
SIDEWALKS, TREE GRATES, ALL ROADWAY AND PARKING IMPROVEMENTS, PARKING  
LOT IMPROVEMENTS, UTILITY ADJUSTMENTS AND IMPROVEMENTS

PHASE 2:  
EXPANDED UPPER AND LOWER WATERFRONT PLAZAS, LAKE AND LAKE BANK  
ADJUSTMENTS, HARDSCAPE, LANDSCAPE, TREE GRATES, SHADE  
STRUCTURE, SIDEWALKS, E-BIKE CHARGING, OPEN LAWNS, FLAG POLE RELOCATION

**Key / Location:**



N.T.S.

**Project Team:**

- Property Owner:** Tradition Community Association  
10807 SW Tradition Square  
Port St. Lucie, FL 34987
- Developer:** Mattamy Homes, LLC.  
2500 Quantum Lakes Drive, Suite 215  
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- Land Planner /  
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**Tradition Town Center**

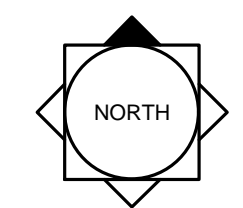
**Mobility Hub**

**Phasing Plan**

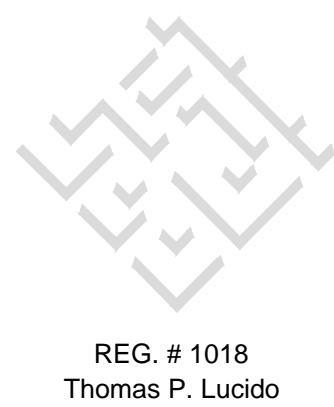
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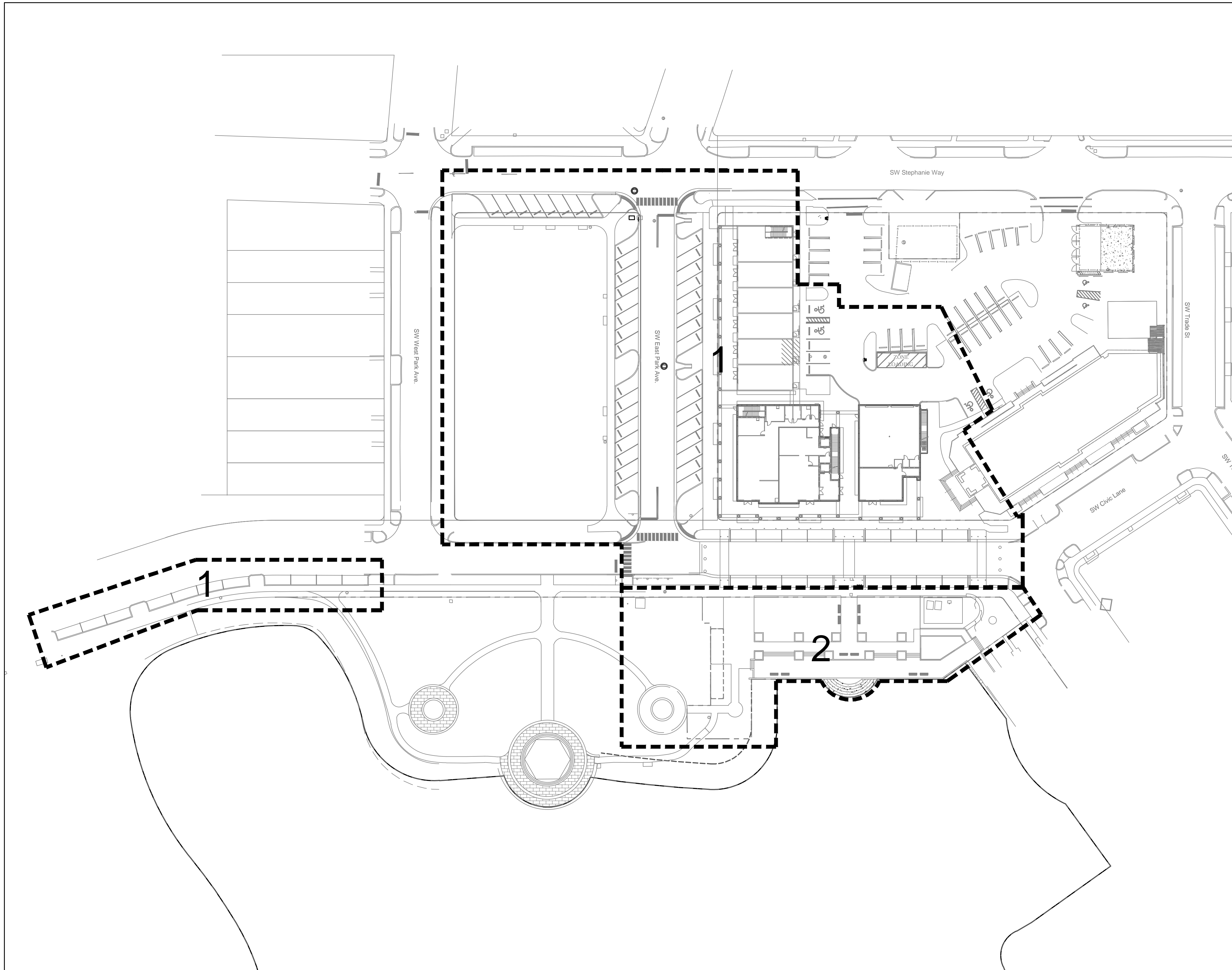


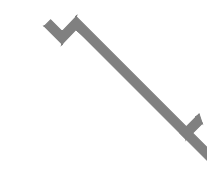
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0 15' 30' 60'



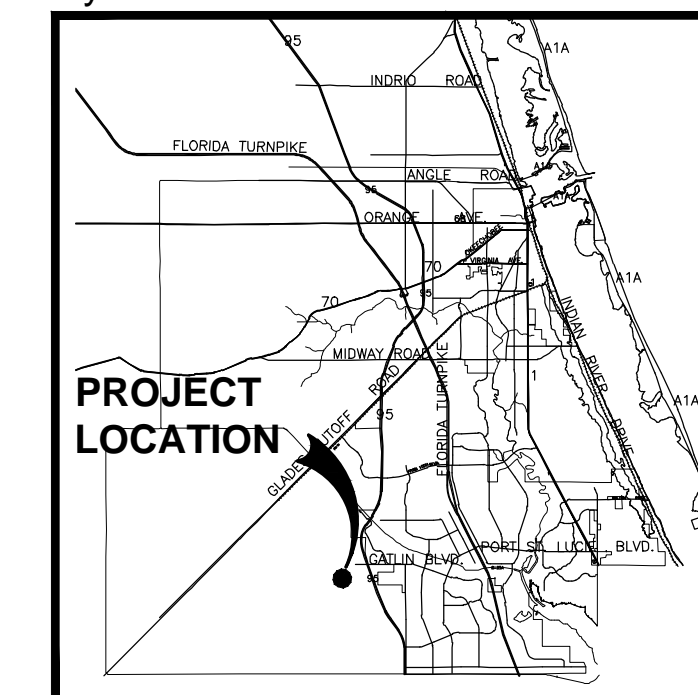
Designer	KV	Sheet
Manager	SG	SP-4
Project Number	20-276	
Municipal Number	P21-213	
Computer File		

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Key / Location:



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2980 South 25th Street  
Fort Pierce, FL 34981
- Architect:** Brent A Wood Architecture  
20 SE Ocean Blvd  
Stuart, FL 34994

Tradition Town Center

# Mobility Hub

## Fire Hydrant Location

Tradition, Port St. Lucie, FL

PSLUSD Number: 11-342-21A

Date	By	Description
11.15.2023	KV	Resubmittal
02.23.2024	KV	Resubmittal
05.09.2024	KV	Resubmittal
06.14.2024	KV	Resubmittal

NORTH

SCALE: 1" = 30'

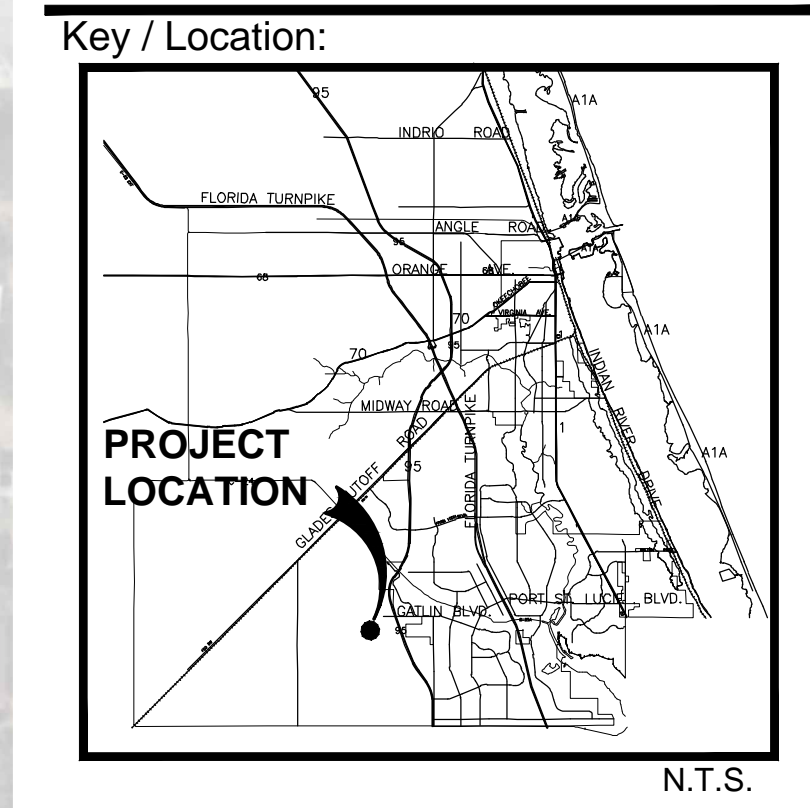
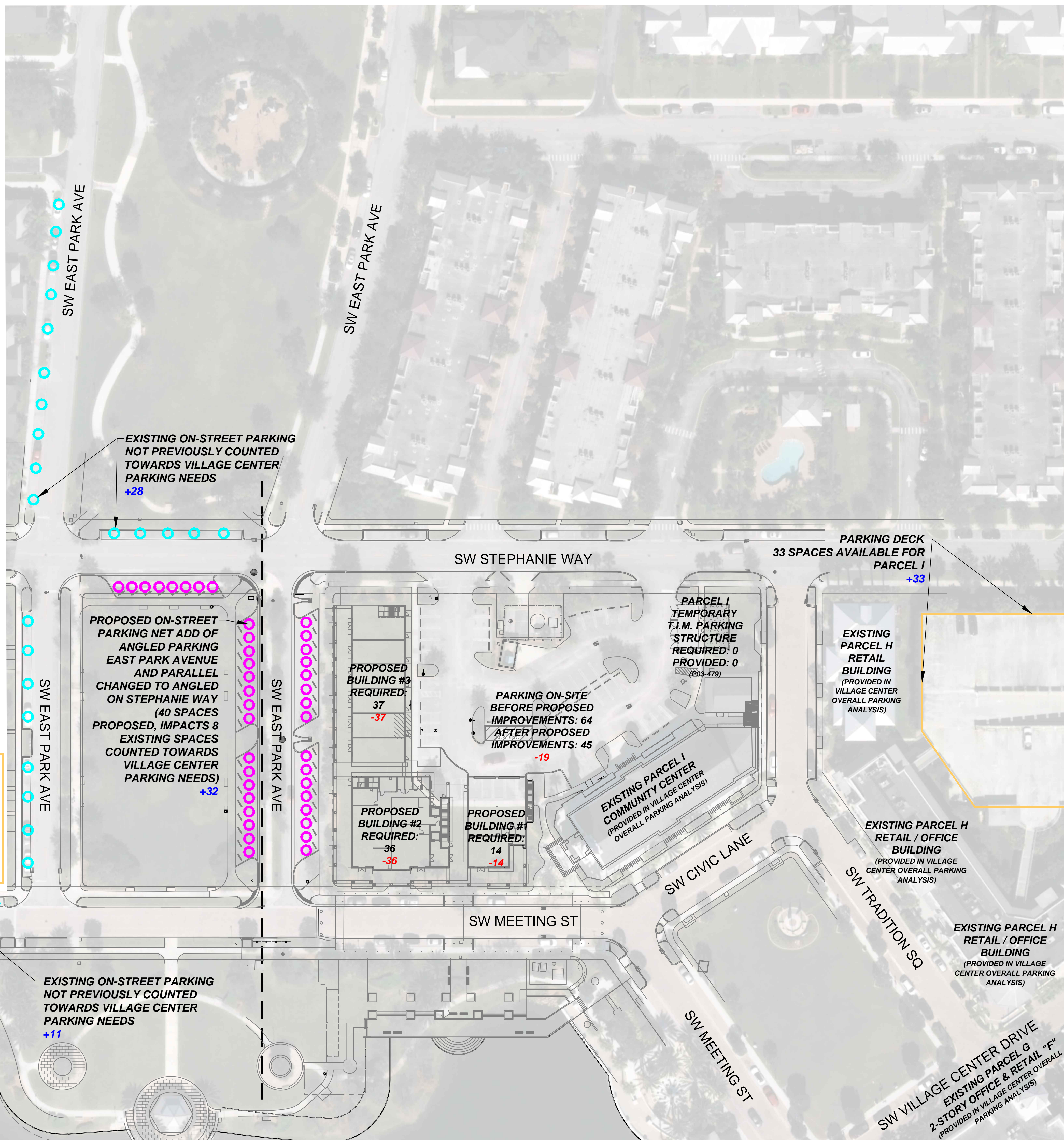
REG. # 1018  
Thomas P. Lucido

Designer	KV	Sheet
Manager	SG	SP-5
Project Number	20-276	
Municipal Number	P21-213	
Computer File		



TRADITION TRANSIT CENTER AND MOBILITY HUB				
Parking Narrative and Justification				
11.13.2023				
<b>Narrative:</b>				
Existing uses consist of the Town Hall Building (9,966 sf of which 5,200 sf is assembly area used in parking calculations), a small ancillary building (750 sf of which 750 sf has been calculated as retail for parking), 64 on-site parking spaces and the open development pad area. The proposed development plan is: retain the existing Town Hall and continue to utilize it as event/assembly space, retain the existing ancillary building and use it as office space, develop Building 1 (Transit Center (1st fl) 3,348 SF and Retail (2nd fl) at 3,453 SF, develop Building 2 (Retail/Office/Restaurant uses) at 2 story and 13,571 SF along with the adjustments to existing on-site parking areas (- 19 spaces). Building 3 (Retail/Office) consists of a two story, 9,250 SF building.				
<b>EXISTING PARKING:</b>				
Village Center Overall Parking Analysis (per City provided Exhibit Nov 18,2005)				
Parking Required:	Parking Provided:	Surplus/Deficit:	Notes:	
421	425	4	Refer to Table A on Overall Parking Exhibit; this parking analysis allowed for 4,766 sf Retail and 5,200 sf Assembly area with Parcel I Community Center)	
<b>PROPOSED DEVELOPMENT:</b>				
How the currently proposed improvements factor into the previously approved parking analysis.				
Use:	Parking Required:	Parking Provided:	Surplus/D deficit:	Notes:
Transit Center - 1st floor (Building 1)	0	0	0	3,348 sf Transit (TIM) Center.
Transit Center - 2nd floor Floor (Building 1)	14		-14	3,453 sf Retail (2nd floor)
Additional Retail (Building 2)	36		-36	(13,571 sf - 4,766 sf) = 8,805 sf added to Parcel I
Building 3 (along East Park Avenue)	37		-37	Building 3 (9,250 SF) Retail/Office
Existing ON-SITE parking	64	45	-19	Impacted on-site parking due to proposed development
Existing OFF-SITE Parking	0	0	0	Impacted off-site parking due to proposed development
Existing Village Center Surplus/Deficit:			4	Refer to above 'Existing Parking' Village Center Overall Parking Analysis
Proposed Development Program Parking Need:			-102	
Additional Parking Needed:	-102			
EXISTING On-street Parking:		28		Existing on-street parking not previously counted towards Village Center parking needs
PROPOSED On-street Parking:		32		Net add of angled parking on East Park Avenue and parallel changed to angled on Stephanie Way
Meeting Street (west adj to lake southside)		11		Add new on-street parallel parking
Parking Deck Accumulation Study		47		Refer to the provided 'Parking Garage Traffic Study'* dated 9/27/23 and included with the submittal. On average, during peak afternoon and evening conditions, 80 excess parking spaces were available for use. Refer to Village Center Overall Parking Analysis Table B which states that 33 parking spaces were 'Available for Parcel I' within the Parking Deck Allotment for Village Center Parcels. Those 33 spaces have been taken out of the 80 excess spaces provided in the study resulting in 47 proposed spaces being counted within the parking deck as provided parking.
TOTAL:	-102	118	16	

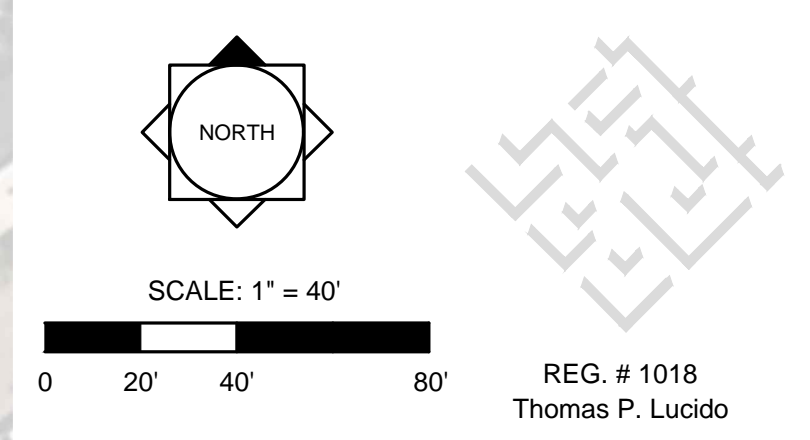
\*Executive Summary of Parking Deck Accumulation Study: A parking accumulation study was conducted to measure the available parking in Tradition Square and the adjacent parking garage (floors 1 and 2). The parking accumulation study was performed over 3 days - Friday, August 18th, 2023, Saturday, August 19th, 2023, and Wednesday, August 23rd, 2023 - from 12 PM to 3 PM and 5 PM to 8 PM. During the afternoon peak hours (12 PM - 3 PM) on Wednesday, Friday, and Saturday 149, 159, and 132 parking spaces were used, respectively. During the evening peak hours (5 PM - 8 PM) on Wednesday, Friday, and Saturday, 98, 117, and 121 parking spaces were used, respectively. The parking supply on Wednesday and Saturday was 246 spaces and on Friday it was 228 spaces (18 parking spaces were closed on SW East Park Avenue and SW Meeting Street for a special event). The observations were adjusted by considering the peak season factor in order to provide a conservative analysis. After adjusting the data to consider peak season conditions, there were 62, 32, and 83 excess available parking spaces during the afternoon peak hour, and 125, 84, and 97 excess available parking spaces during the evening peak hour on Wednesday, Friday, and Saturday, respectively. Overall, there is adequate parking available in Tradition Square and the adjacent parking garage.



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Tradition Town Center  
**Mobility Hub**  
 Overall Parking Exhibit  
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**SP-6**