

**Tradition Mobility Hub  
Major Site Plan  
P21-213**



**Project Location Map**

**SUMMARY**

Applicant's Request:	A request for approval of a major site plan to expand the existing Tradition Town Hall site to add three (3) new buildings, additional parking, and improvements to the waterfront lawn area along Meeting Street.
Agent:	Kevin Velinsky, Lucido and Associates
Applicant:	Mattamy Palm Beach LLC
Property Owners:	Tradition Community Association, Inc. and Mattamy Palm Beach LLC
Location:	The property is located in the Town Center area of Tradition at the northern end of the Civic Lawn, south of SW Stephanie Way and east of SW West Park Avenue.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

**Project Description**

Mattamy Palm Beach, LLC, has applied for approval of a major site plan to be known as Tradition Mobility Hub. The project is located within the Town Hall/ Community Center property at the northern end of the Civic Lawn in the Tradition Town Center sub area of the Tradition master planned community. The Tradition Town Hall site was developed with a 9,966 square foot Town Hall, a 750 square foot ancillary retail building, and sixty-four (64) parking spaces as depicted on the approved site plan (P03-479). The approved site plan also depicts a future 8,000 square foot building at the corner of SW Meeting Street and SW East Park Avenue that was never constructed. The proposed development plan will 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, and replace the 8,000 S.F. building with three new buildings for a total of 29,622 square feet. The new buildings will be used for restaurant space, office space, retail, and a transit center for the parking and maintenance of the TIM vehicles and will be two stories. Buildings 1 and 2 will be located on SW Meeting Street and Building 3 will be located on SW East Park Avenue. The breakdown is as follows:

1. Building 1 – 6,801 sq ft
  - a. 1<sup>st</sup> Floor – 3,348 sq ft Transit Center for TIM Vehicles
  - b. 2<sup>nd</sup> Floor – 3,453 restaurant space
2. Building 2 – 13,571 square feet
  - a. 5,728 sq ft retail space
  - b. 7,843 office space
3. Building 3 – 9,250 square feet
  - a. 4,000 sq ft retail space
  - b. 5,250 sq ft office space

The proposed project will be built in two (2) phases. Phase 1 will include building construction and revisions to the existing parking lot to add a loading zone and to accommodate the proposed building footprints. Off-site improvements in Phase 1 include replacing the parallel parking spaces along the east

side of SW East Park Avenue with angled parking, adding additional angled parking spaces on the west side of SW East Park Avenue, and adding angled parking spaces to the south side of SW Stephanie Way between SW West Park Avenue and SW East Park Avenue. Additional parallel parking spaces will be added along the south side of SW Meeting Street west of the Gazebo.

The phase two construction improvements include a two-tiered waterfront plaza that is designed to match the existing tiered plaza to the east. The tiers consist of a lower plaza that provides users with shaded seating and steps leading down to the water’s edge and an upper plaza that creates two large open lawns beneath palm canopies. There is also a future shade structure with hanging bench seating planned along the western boundary of the upper plaza.

There is an approved overall parking plan for the Village Center at Tradition. It provides for shared parking for the retail and office uses in Tradition Town Square minus Tradition Plat No. 17, Parcel F-1 (Publix Shopping Center) and Tradition Plat No. 17, Parcel B (Meating Street Restaurant and 6,100 sq ft Retail Building). The approved parking plan counts on-site parking spaces, on-street parking, and the parking spaces in the Tradition Parking Garage to meet the parking requirements for development in Tradition Town Square. An updated parking study was provided for the proposed site plan. The parking plan has been updated to provide for the additional uses. The parking study is attached to the staff report and the updated parking plan is included as Page 6 of the Site Plan.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed site plan at their meeting of December 13, 2023.

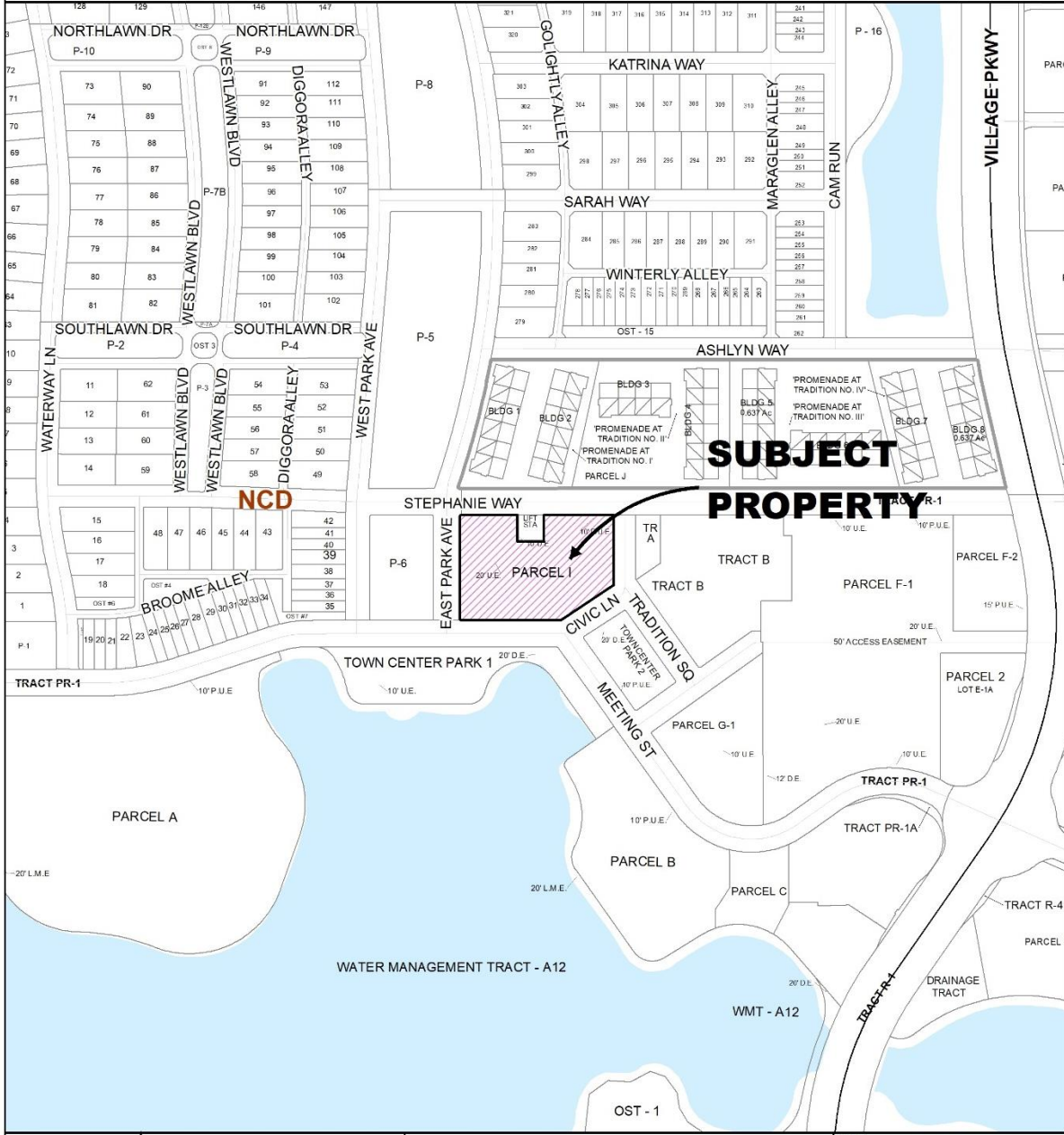
**Location and Site Information**

Parcel Number and Parcel Size:	<ol style="list-style-type: none"> <li>4309-803-0017-000-7 – 1.77 acres (Town Hall parcel)</li> <li>4309-803-0005-000-0 – 1.37 acres (Open lawn area adjacent to the main lake at Tradition)</li> <li>4309-803-0003-000-6 – 32.16 acres (main lake at Tradition)</li> </ol>
Legal Description:	<ol style="list-style-type: none"> <li>Parcel 1, Tradition Plat No. 17</li> <li>Town Center Park 1, Tradition Plat No. 17</li> <li>Water Management Tract A-12, Tradition Plat No. 17</li> </ol>
Future Land Use:	NCD
Existing Use:	Town Hall, recreation area, and water management tract
Zoning:	Tradition MPUD
Proposed Use:	Additional commercial development and recreation improvements

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Multi-Family Residential townhomes - Promenade at Tradition
South	NCD	MPUD	Water Management Tract
East	NCD	MPUD	Tradition Town Square Civic Lawn
West	NCD	MPUD	Open Space Tract in Tradition

# FUTURE LAND USE





## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of the Tradition MPUD (Master Planned Unit Development) zoning district and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The property is located in Town Center area of the Tradition MPUD and retail, restaurant, and office are included in the list of permitted uses.
<b>DUMPSTER ENCLOSURE</b>	The site contains an existing 12x24 dumpster enclosure for refuse and recycling.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided documentation of preliminary approval of the building elevation drawings from the Tradition Design Review Committee.
<b>PARKING REQUIREMENTS</b>	The MPUD allows for a shared or the joint use of parking facilities in a Town Center area. A parking analysis has been provided and the existing Town Center Park Plan has been updated to provide additional parking to accommodate the proposed site plan.
<b>STACKING</b>	A traffic study was submitted and approved by the Public Works Department. No drive through service is proposed with this site plan.
<b>BUILDING HEIGHT</b>	The MPUD sets a maximum building height of fifty (50) feet for development within a Town Center Area. The proposed building height for the two story buildings is thirty-eight (38) feet.
<b>SETBACKS</b>	For development within a Town Center area, the MPUD allows the setbacks to be set as part of site plan review to provide for a pedestrian oriented streetscape design. The site has been designed to be consistent with the pedestrian oriented streetscape already in place for this area of Tradition.
<b>BUFFER</b>	The landscape plan is consistent with the MPUD requirements for development in a Town Center area. Where the design intent is to bring the buildings closer to the street, the MPUD does not require façade landscaping or landscaping between vehicular use areas.

**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><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	The City of Port St. Lucie Utility Systems Department is the provider of services. A service agreement is required.

<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>A traffic study was submitted and approved by the Public Works Department. The project with the existing and proposed uses will generate an average of 1616 daily trips and 410 p.m. peak hour trips. The new development is anticipated to add an additional 235 p.m. peak hour trips.</p>
<b>PARKS AND OPEN SPACE</b>	N/A
<b>STORMWATER</b>	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
<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

**NATURAL RESOURCE PROTECTION**

Not required. This is a developed site.

**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. The subject property is included in the list of projects whose public art requirements are being met through the Heart in the Park Alternative Equivalent proposal.

**STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the site plan at their meeting of December 13, 2023.