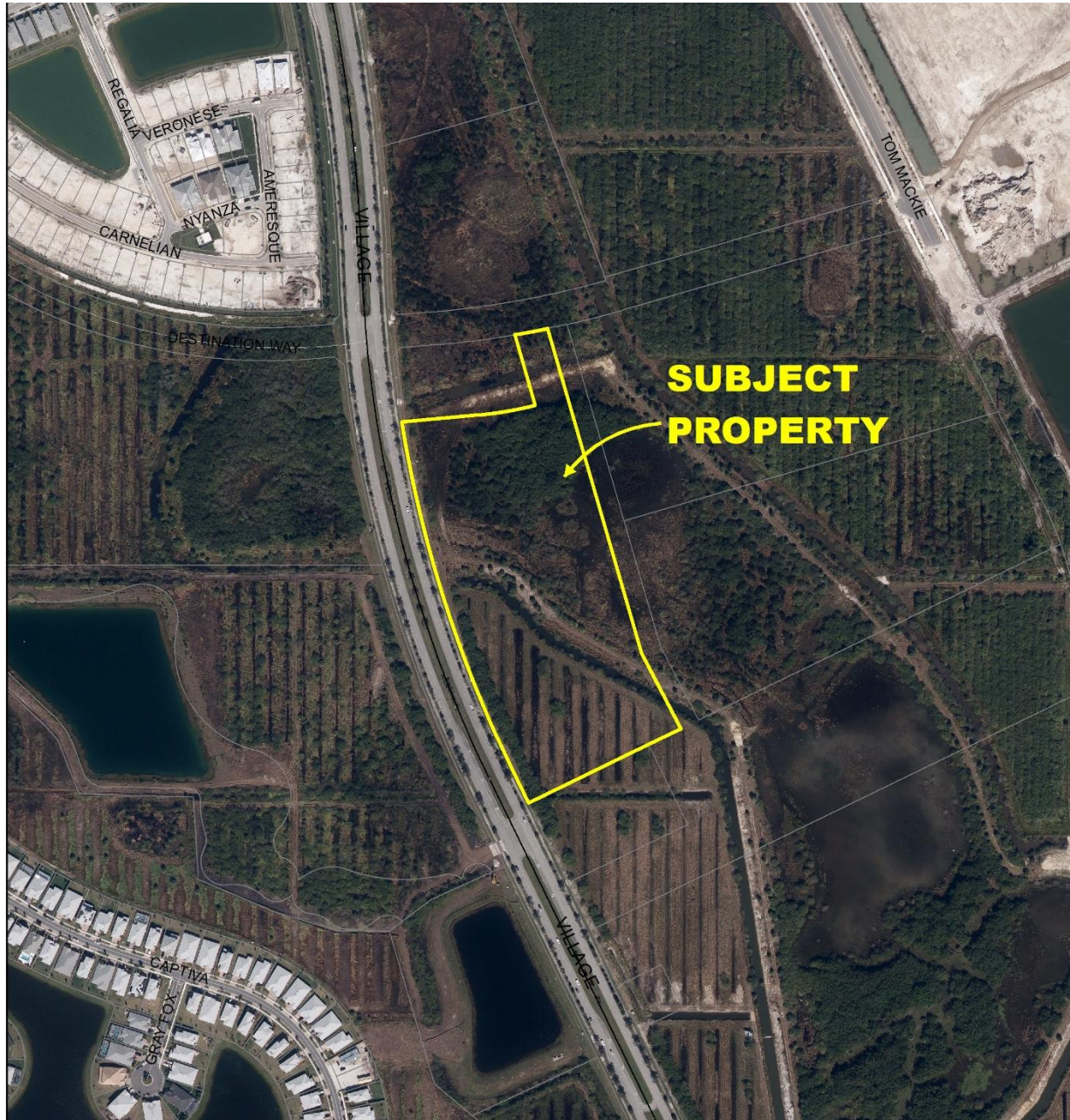




St. Matilda Tradition
Major Site Plan Application
P24-090



Project Location Map

SUMMARY

| | |
|----------------------|--|
| Applicant's Request: | A request for site plan approval for a multi-family residential development consisting of 348 units. |
| Applicant: | Jayson Harrison, P.E., Engineering, Design, and Construction, Inc. |
| Property Owner: | Port St Lucie Governmental Finance Corporation (GFC). Saint Matilda, LLC, is the developer. |
| Location: | The property is located on the east side of SW Village Parkway south Destination Way and immediately north of Fire Station No. 20 in Southern Grove. |
| Address: | Not assigned |
| Project Planner: | Bridget Kean, AICP, Deputy Director |

Project Description

The City has received an application for site plan approval for a multi-family project known as St. Matilda at Tradition. The subject property is located within the Southern Grove DRI and within the Destination at Tradition Master Planned Unit Development (MPUD). The project will include ten buildings of two and three bedroom apartments for a total of 348 units with onsite and offsite improvements. The project will also include a pool, clubhouse, pickle ball court, and a dog park. There is a land swap agreement between the Port St. Lucie Governmental Finance Corporation (GFC) and Saint Matilda, LLC, that will result in Saint Matilda, LLC, acquiring the 13.97 acre parcel known as Lot 2, Southern Grove Plat No. 46 and the GFC acquiring 28.81 acre parcel located at the northwest corner of West Blanton Boulevard and NW East Torino Parkway, and legally described as Tract F, First Replat in Port St. Lucie Section Forty-Six.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site at the August 14, 2024, Site Plan Review Committee meeting.

Location and Site Information

| | |
|--------------------|--|
| Parcel Number: | 4322-801-0006-000-2 |
| Property Size: | 13.97 acres |
| Legal Description: | Lot 2, Southern Grove Plat No. 46. (PB 125, PG 17) |
| Future Land Use: | NCD (New Community Development District) |
| Existing Zoning: | Destination at Tradition MPUD |
| Existing Use: | Vacant land |
| Proposed Use: | Multi-family vertical apartment complex |

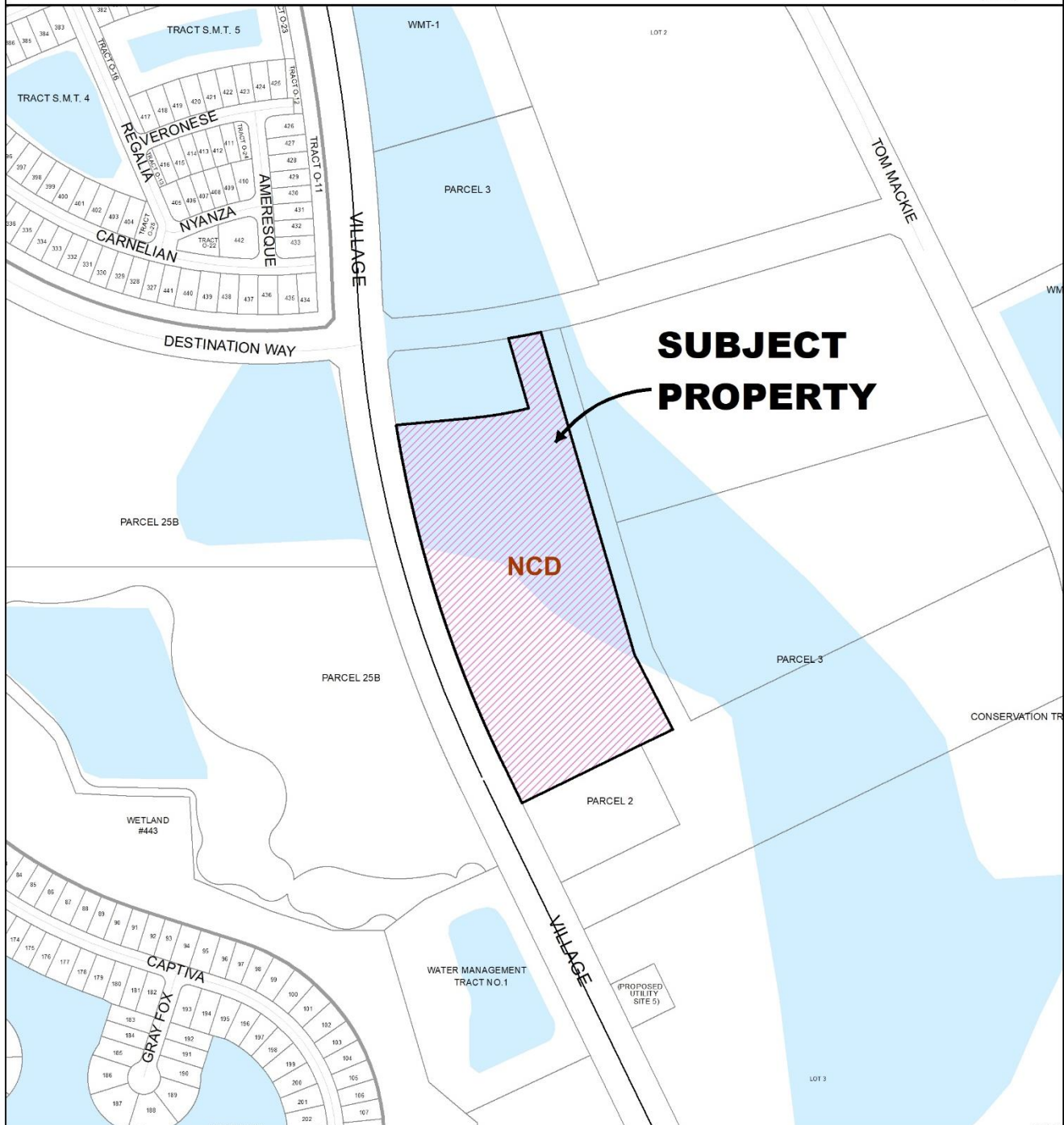
Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|----------|----------------------------------|
| North | NCD | SLC AG-5 | Vacant land |
| South | NCD | SLC AG-5 | C-23 Canal |
| East | NCD | SLC AG-5 | I-95 and Becker Road Interchange |
| West | NCD | SLC AG-5 | Vacant land |

NCD – New Community Development District

MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural – one dwelling unit per five acres

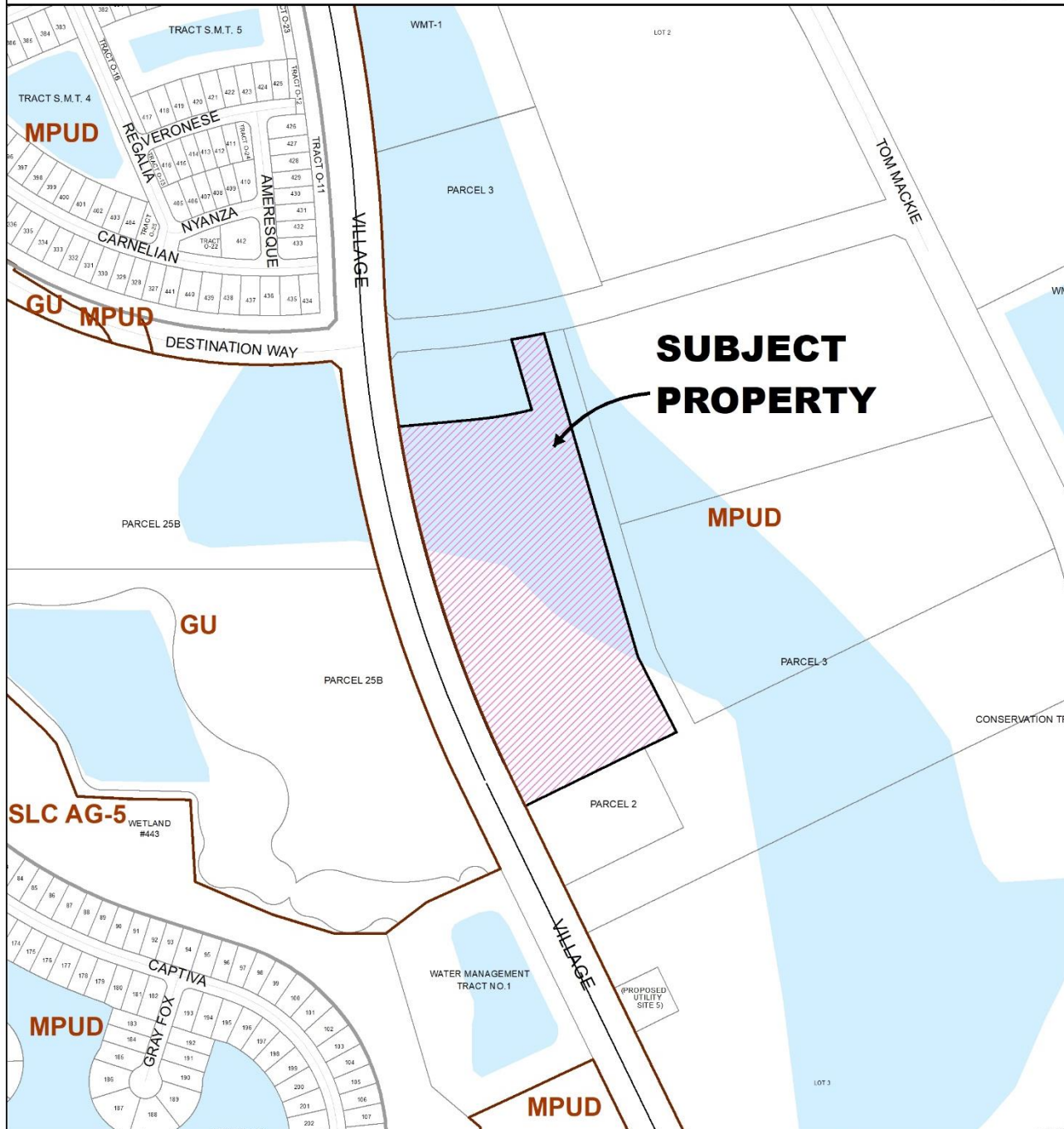


SITE PLAN
ST. MATILDA

APPLICATION NUMBER:
P24-090

USER: patricias

SCALE: 1 in = 400 ft



SITE PLAN
ST. MATILDA
SOUTHERN GROVE PLAT 40, P/O PARCEL 3

| | |
|---------------------|---------------|
| DATE: | 11/19/2024 |
| APPLICATION NUMBER: | P24-090 |
| USER: | patricias |
| SCALE: | 1 in = 400 ft |

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Destination at Tradition Master Planned Unit Development (MPUD) and documented as follows:

| <u>CRITERIA</u> | <u>FINDINGS</u> |
|---------------------------------------|--|
| USE | The property is located in the Mixed Use Commercial Area of the MPUD. multiple-family housing is listed as permitted uses. |
| DUMPSTER ENCLOSURE | The site plan depicts the location for the trash compactor and recycling enclosures. |
| ARCHITECTURAL DESIGN STANDARDS | The applicant has provided documentation of the Tradition Design Review Committee's approval of the building elevation drawings. |
| STACKING REQUIREMENTS | The entry gates are setback a minimum of 100 feet from the roadway to avoid cars stacking in the right-of-way as required by City Code. |
| BUILDING HEIGHT | The subject property is located within a Regional Business Center sub-district which allows a maximum height of 150 feet. The multi-family buildings will be three stores with a building height of approximately 47 feet at the top roof ridge. |
| 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 for a total of 522 required spaces. The proposed site plan provides 551 parking spaces including 16 handicapped spaces. |
| BUFFER | The required landscape buffers are depicted on the site plan. The submittal packet includes a preliminary landscape plan. |

NATURAL RESOURCE PROTECTION

An environmental assessment report was provided. As noted in the report, the subject property is a former agricultural site that was used for citrus cultivation. No native upland habitat and no wetland were found onsite. No gopher tortoises or burrows were found 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:

| <u>CRITERIA</u> | <u>FINDINGS</u> |
|-----------------------------|--|
| 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 applicant has submitted a traffic study that shows the project will generate an average of 2,306 daily trips per day and 181 p.m. peak hour trips per day per ITE Trip Generation Manual 11th Edition, Low Rise Multifamily Housing (ITE Code 220). The Traffic Study was reviewed and approved by the Public Works Department.</p> |

| | |
|----------------------------------|---|
| | Access to the development shall be achieved through a proposed right-in/right-out driveway onto SW Destination Way (E/W Road 2). SW Destination Way is necessary for public access to the northern driveway of this development; therefore, SW Destination Way needs to be constructed either in conjunction with or prior to construction of this development. |
| PARKS AND RECREATION | Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order. The proposed multi-family development will include a clubhouse, pool, pickleball court and dop park as depicted on the site plan. |
| 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 | Pursuant to Policy PSFE 2.4.5 of the Public Schools Facilities Element of the Comprehensive Plan, the St. Lucie County School Board is the entity responsible for a school concurrency determination. School District staff has not identified any capacity issues at this time. There is an existing interlocal agreement between the St. Lucie County School Board and the developer of the Southern Grove DRI that addresses requirements for schools in Southern Grove. |

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.

RELATED PROJECTS

P24-010 – Southern Grove Plat No. 47

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed site plan at the August 14, 2024, Site Plan Review Committee meeting.

Staff recommends approval with the following conditions:

1. Off-site Construction Plans for Destination Way must be submitted.
2. Plans must undergo review and receive 100% approval.
3. Approval must be obtained prior to Public Works issuing a construction permit for this project.