



**iThink Retail Plaza (Tradition-IBM Southeast Employee Credit Union)
 Major Site Plan
 P24-091**



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan for iThink Retail Plaza (Tradition-IBM Southeast Employee Credit Union).
Applicant:	George Missimer, Coteleur & Hearing
Property Owner:	IBM Southeast Employee Credit Union c/o iThink Financial Credit Union
Location:	On the southeast corner of SW Ashlyn Way and SW Village Parkway
Address:	10704 SW Village Parkway
Project Planner:	Cody Sisk, Planner II

Project Description

The applicant, Cotleur & Hearing, has submitted a Major Site Plan application. The Major Site Plan includes two buildings totaling 11,504 square feet, an 8,960 square foot retail building and a 2,544 square foot bank with a drive through.

The property is zoned Master Planned Unit Development (MPUD), which is compatible with the Neighborhood Commercial District (NCD) future land use classification of the site.

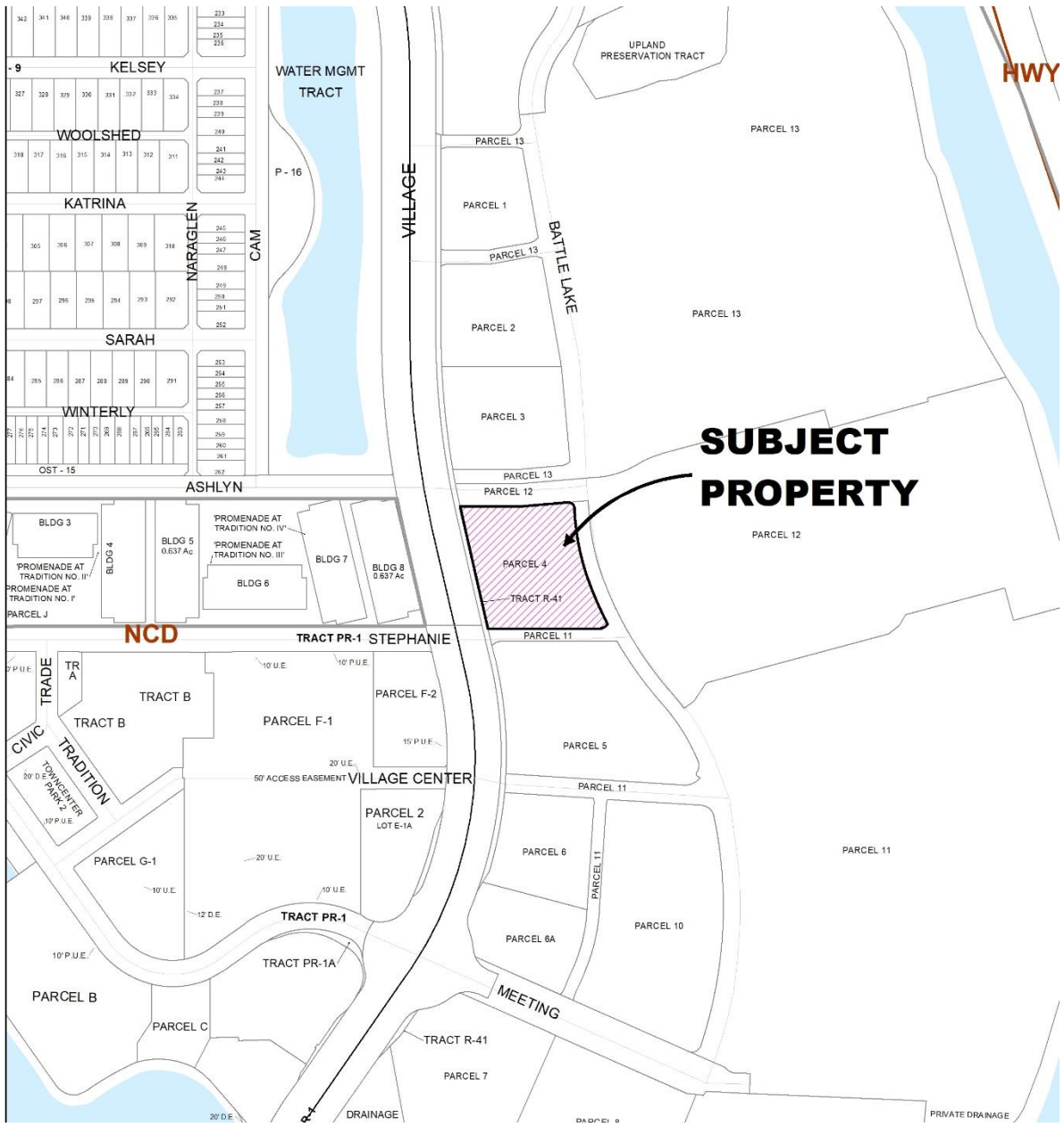
Location and Site Information

Parcel Number:	4310-602-0009-000-5
Property Size:	2.38 acres
Legal Description:	Tradition Plat No. 41, Parcel 4, According to The Plat Thereof, Recorded in Plat Book 53, Page 32, of the Public Records of St. Lucie County, Florida.
Future Land Use:	NCD – Neighborhood Commercial
Existing Zoning:	MPUD – Master Planned Unit Development
Existing Use:	Vacant land

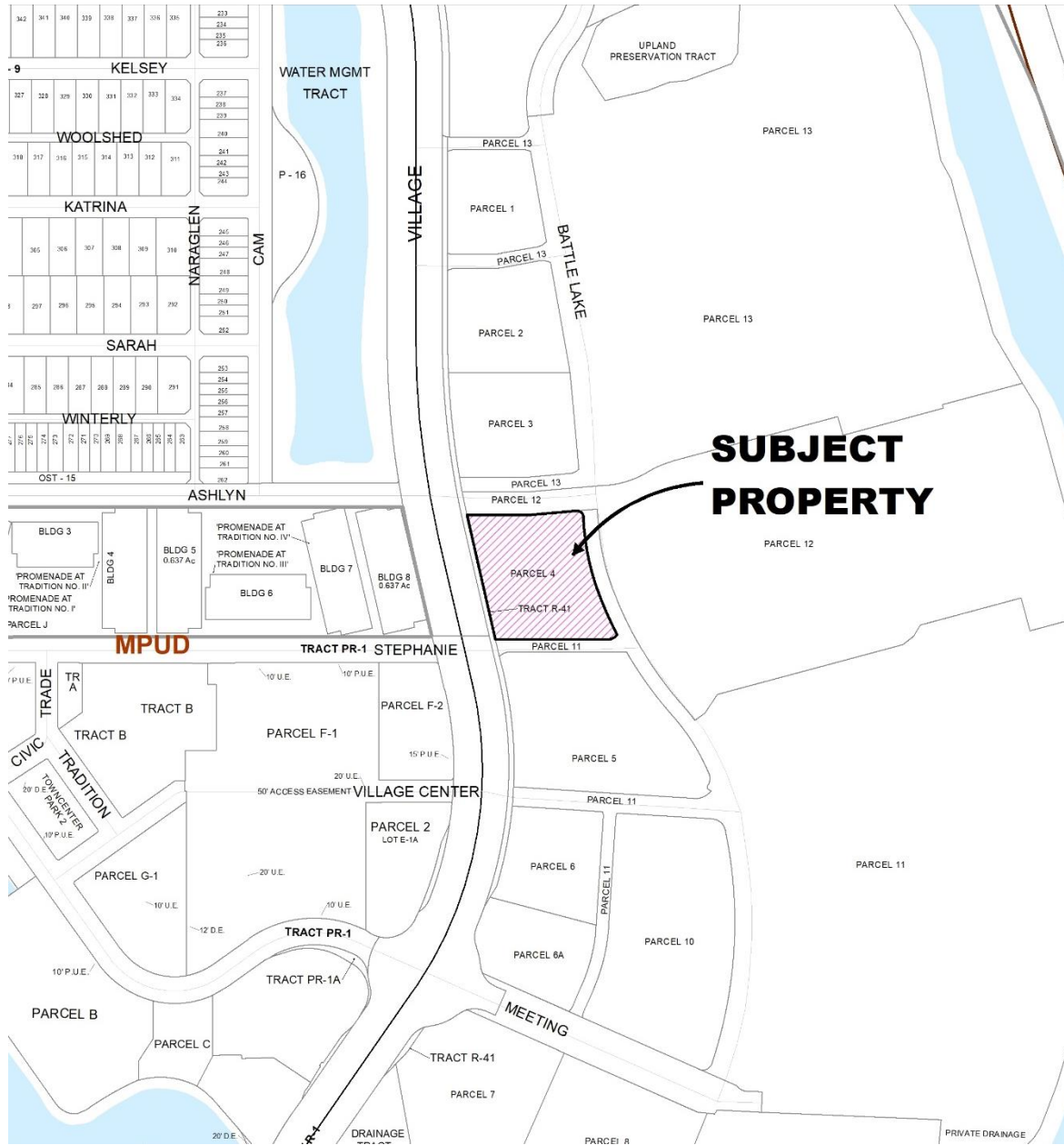
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Bank use
South	NCD	MPUD	Vacant
East	NCD	MPUD	Retail use
West	NCD	MPUD	Residential use

NCD – Neighborhood Commercial MPUD – Master Planned Unit Development



Future Land Use



Zoning District

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and the Tradition MPUD and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The applicant is proposing a site plan including a retail building and a bank with a drive through, encompassing a total of 11,504 square feet. The uses comply with the Tradition MPUD.
DUMPSTER ENCLOSURE	The site plan provides a 12' x 24' dumpster enclosure for general and recyclable refuse for the commercial site.
ARCHITECTURAL DESIGN STANDARDS	The architectural elevations have been approved by the Tradition Architectural Review Board.
PARKING REQUIREMENTS	The proposed use requires a total of 48 parking spaces. There are 59 spaces proposed with 3 of these spaces provided as handicap spaces.
BUILDING HEIGHT	Maximum building height permitted by the MPUD is 100' while the proposed building height is 26'.
SETBACKS	Building setback lines depicted on the site plan are consistent with the MPUD requirement.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, and the Tradition DRI regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated June 25, 2024 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. The proposed bank and retail uses are anticipated to generate 172 PM peak hour trips. The project is in compliance with the

	adopted level of service; therefore, no off-site improvements are required.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
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	Not applicable to non-residential development.

NATURAL RESOURCE PROTECTION (Chapter 157)

The property was previously cleared. The property is not subject to any upland habitat preservation or mitigation requirements per the Tradition DRI. There are no wetlands or gopher tortoises on the property.

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.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee recommended approval of the site plan at their July 24, 2024 meeting.