

Tradition MPUD 14th Amendment Application (P22-097)

City Council Meetings
February 27, 2023 and March 27, 2023
Bridget Kean, AICP
Senior Planner



Proposed Project

- A request to amend the Tradition MPUD zoning regulation book and concept plan for property identified as parcels 17, 17A, and 18 on the Tradition MPUD concept plan (14th Amendment).
- The City has received applications for site plan approval and subdivision plat approval for Parcels 17, 17A, 18 to allow for 520 multi-family units on Parcels 17 and 17A and 220 single-family residential lots on Parcel 18. The development standards proposed are not consistent with the currently approved Tradition MPUD.

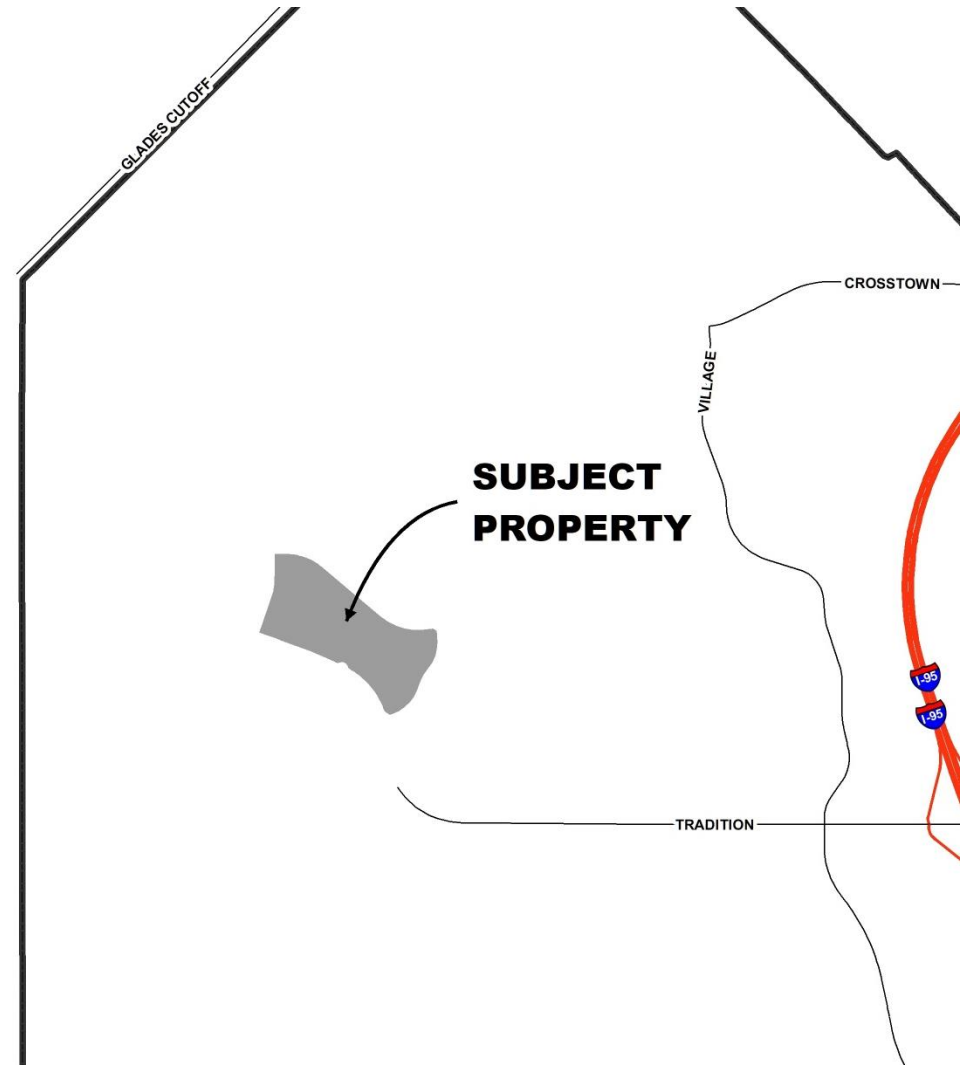


Applicant and Owner

Steve Garrett, Lucido and Associates, is acting as the agent for Mattamy Palm Beach, LLC, (owner).



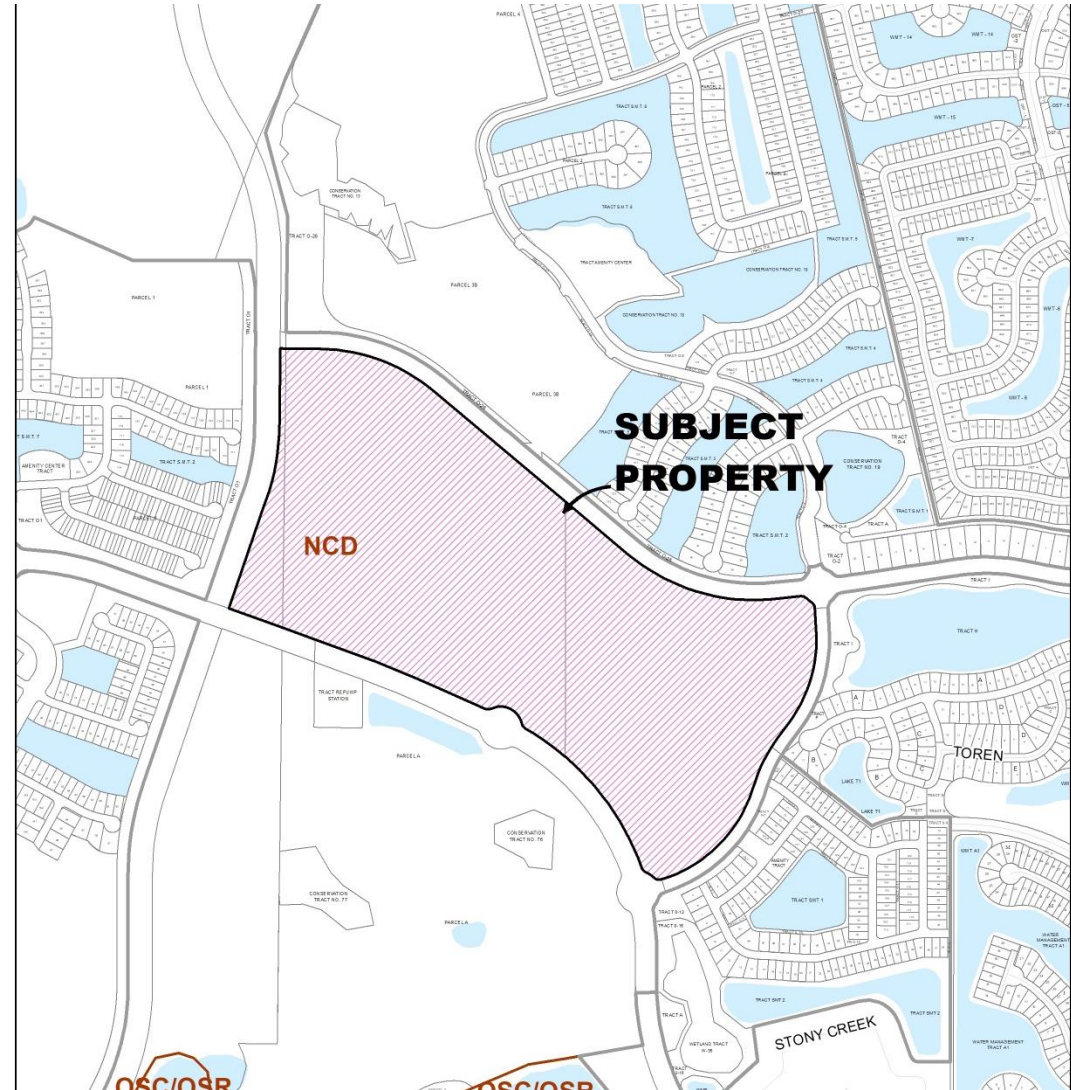
Location Map



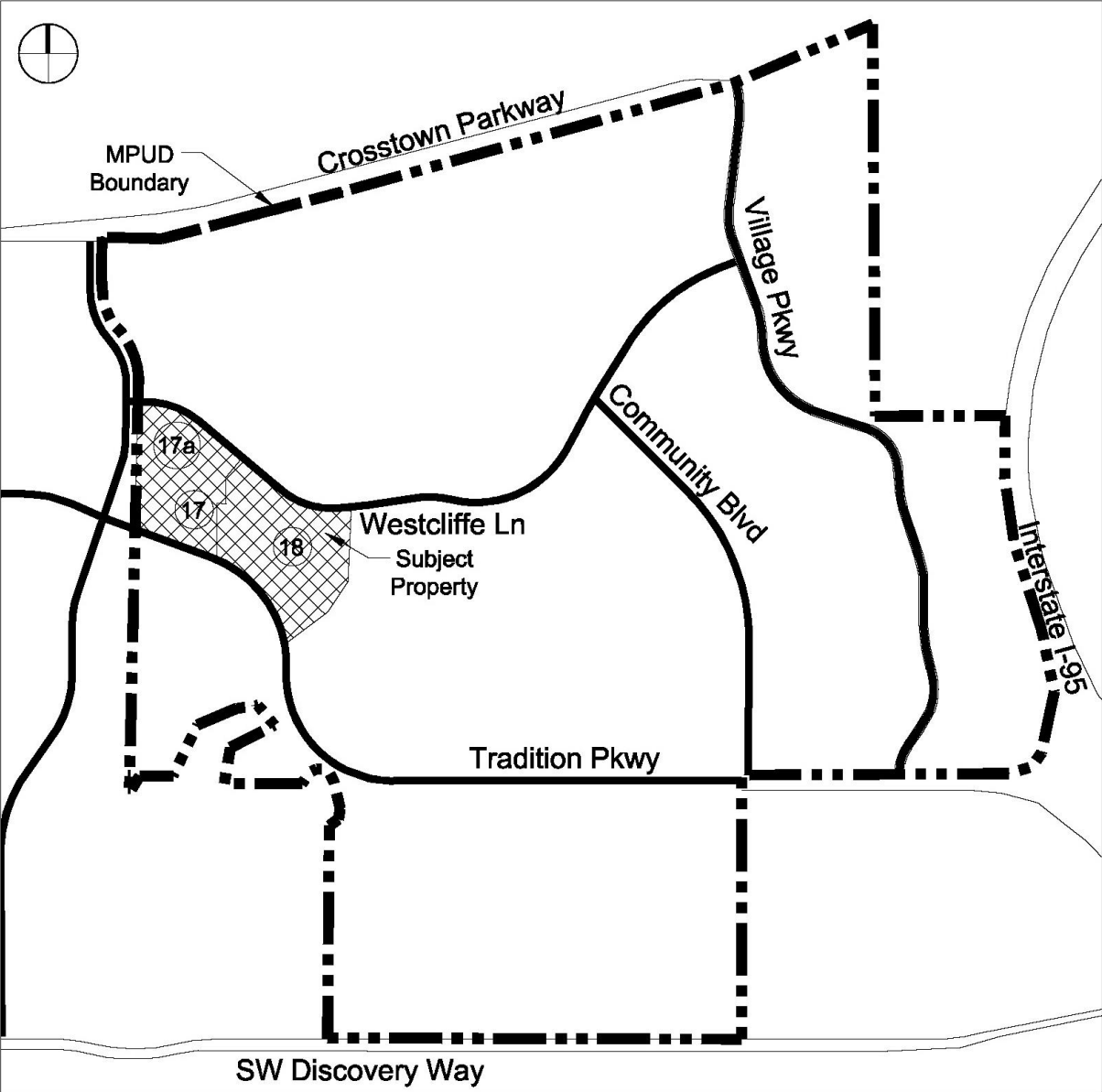
Aerial



Land Use – NCD Zoning- MPUD



Tradition MPUD Subject Area



Proposed Amendment

- Revise the MPUD concept plan and development tables to change the sub-area designation on 31.59 acres identified as Parcels 17 and 17A from the Town Center sub-district to the Residential sub-district.
- Revise the side setback requirement for single-family residential lots and paired villas under from a minimum side setback of six (6) feet to a minimum side setback of five (5) feet for Parcels 17, 17A, and 18.
- Establish the setback requirements for multi-family development for Parcels 17 and 17A to require each multiple-family lot to have a building setback of twenty-five (25) feet from the front yard and public road rights of way, and ten (10) feet from side and rear property lines.



Proposed Revisions for 3/27/2023

- Following the 1st reading of the ordinance on 2/27/2023, the proposed maximum building height for vertically attached multiple-family dwelling unit buildings on Parcels 17 and 17A was changed in the MPUD from a maximum building height of 55 feet to a maximum building height of 47'-6" subject to the following conditions:
 - (a) Aggregately Parcels 17 and 17a are restricted to two (2) vertically attached multi-family dwelling unit buildings not to exceed four stories.
 - (b) The buildings must be located no less 360 feet south of Westcliffe Lane, 765 feet north of Tradition Parkway, 65 feet west of Parcel 18 and 80 feet east of the FPL Easement located adjacent to Parcels 17 and 17A.

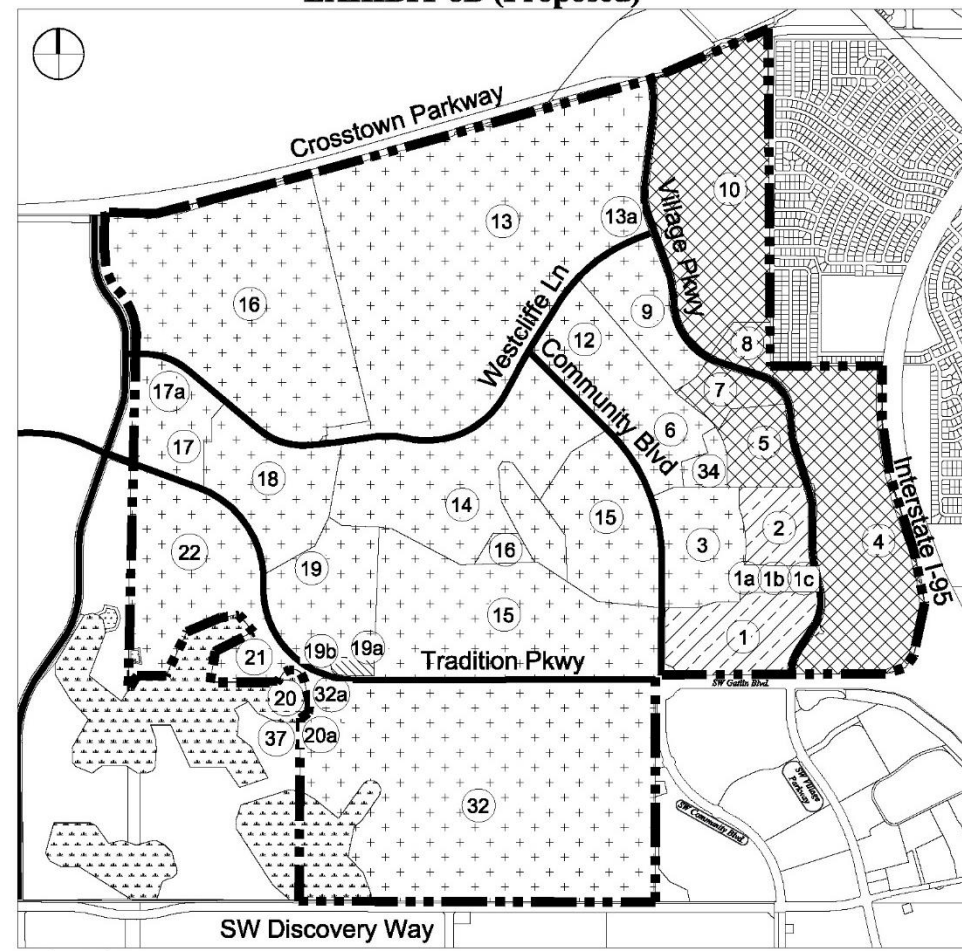







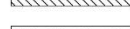
Proposed Amendment

- Establish building separation requirements for multi-family development for Parcels 17 and 17A to distinguish between multi-family vertically buildings, multi-family four to eight horizontal attached buildings, and multi-family horizontal detached units.
 - A minimum building separation of twenty (20) feet between buildings for vertically attached units.
 - A minimum building separation of fifteen (15) feet between buildings for four to eight horizontal attached units
 - A minimum building separation of ten (10) feet between buildings for horizontal detached units
- Add parking requirements for multi-family development for Parcels 17 and 17A to require 1.75 spaces per unit and one guest parking space for every five (5) units.



Tradition MPUD Concept Plan

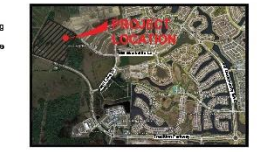


- Legend:
-  Sub-district Boundary
 -  Residential
 -  Mixed Use
 -  Town Center
 -  Village Center
 -  OSC/OSR

**Tradition
Conceptual Land Use Plan**



Key / Location:



Project Team:

Client & Property Owner: Martany, LLC
 2700 Quantum Lakes Drive, Suite 215
 Boynton Beach, FL 33426

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34984

Environmental Consultant: EW Consultants
 1000 SE Monterey Commons Blvd.,
 Suite 208
 Stuart, Florida 34986

Engineer: Engineer: Kinney+Som
 445 24th Street, Suite 200
 Vero Beach, FL 32960
 772-784-4100

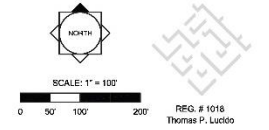
Surveyor: Caulfield & Wheeler, Inc.
 7900 Gladys Road, Suite 100
 Boca Raton, FL 33434
 561-982-1981

Slopeside

Tradition
 St. Lucie, Florida

Site Plan
 P22-348

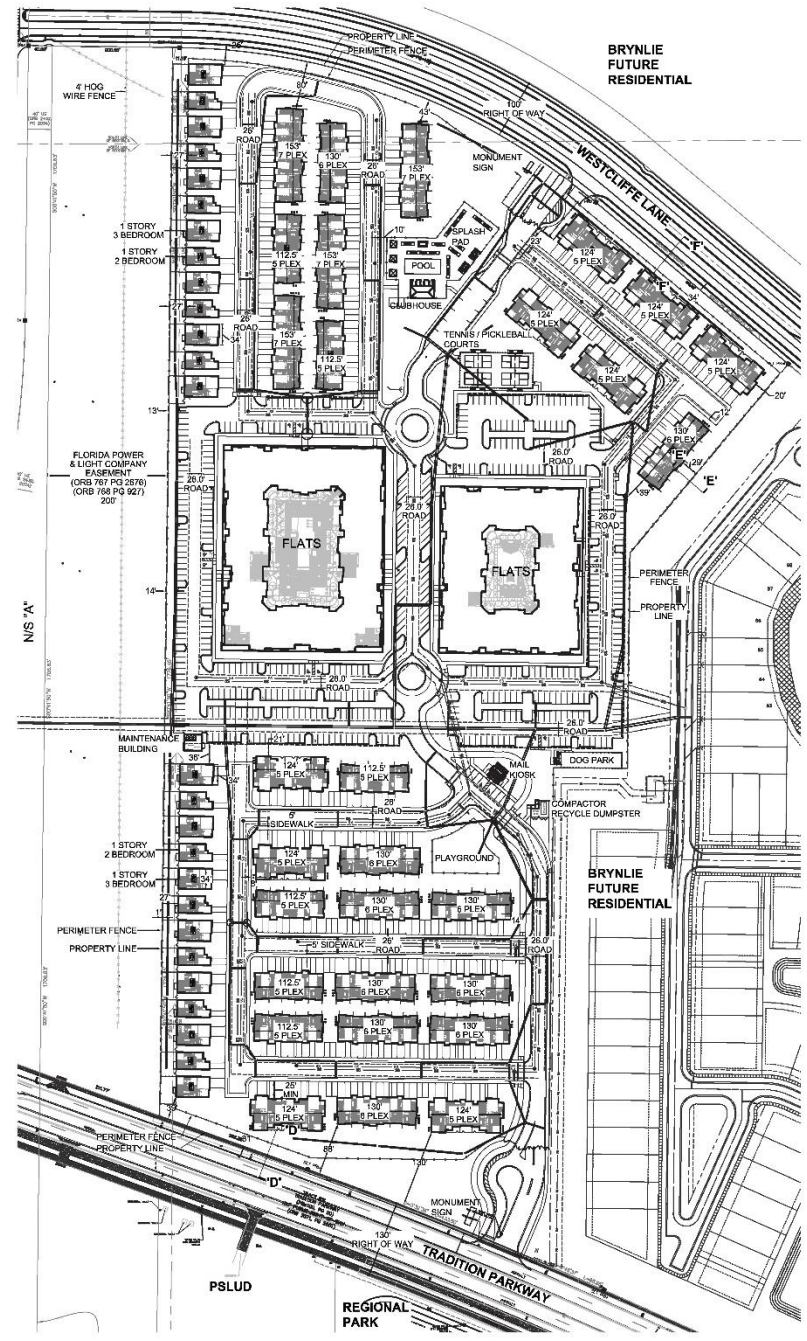
| Date | By | Description |
|------------|----|-------------|
| 12/07/2022 | JL | Submittal |



SCALE: 1" = 100'
 Designer: EJS Sheet
 Manager: SG
 Project Number: 20-276-38
 Municipal Number: P22-348 Slopeside
 Computer File: 20-276-38 - Slopeside - Site Plan.dwg

SP

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Site Data

| | | |
|------------------------------|----------------------------|-------|
| Total Site Area: | 1,378,060.4 sf (31.59 ac.) | 100% |
| Future Land Use Designation: | NCD | |
| Existing Zoning: | MPUD | |
| Total Building SF: | 403,801.2 (0.27 ac.) | 29.5% |

Previous / Impervious Calculations

| | | |
|------------------|--------------------------|-------|
| Impervious Area: | 497,890.9 sf (11.43 ac.) | 36.0% |
| PerVIOUS Area: | 474,288.4 sf (10.89 ac.) | 34.5% |

Parking Requirements

| | |
|---|---------------|
| Parking Required (1.5 spaces per dwelling unit) | 780 Spaces |
| 125% Maximum allowed parking per Tradition MPUD | 975 Spaces |
| Parking Provided: | 915 Spaces |
| Flats | 14 ADA Spaces |
| Flats | 611 Spaces |
| Single / Multi-Family | 300 Spaces |

Building Setback Requirements

| | | |
|--------|---------------|---------------|
| Front: | Required: 25' | Provided: 25' |
| Side: | Required: 10' | Provided: 10' |
| Side: | Required: 10' | Provided: 10' |
| Rear: | Required: 25' | Provided: 25' |

Slopeside Footprints

| | | | | |
|---------------------------------|-----------------|----------------|----------------|-----------------|
| Specsides Single & Multi Family | 620 Total Units | | | |
| Multi-Family Footprints | | | | |
| Type 5 | Type 5.1 | Type 6 | Type 7 | Flats |
| 5 Units | 8 Units | 6 Units | 7 Units | 8 Units |
| 2 Story | 2 Story | 2 Story | 2 Story | 2 Story |
| 8 Buildings | 8 Buildings | 10 Buildings | 4 Buildings | 2 Buildings |
| 30 Units total | 42 Units total | 60 Units total | 28 Units total | 336 Units total |

Single-Family Footprints

| | |
|-------------|--------------|
| Type 9 | Type 16 |
| 7 Buildings | 3 Buildings |
| 1 Story | 1 Story |
| 8 Buildings | 20 Buildings |

Legal Description

Parcel ID Number: 4305330020005
 5/67/78 A parcel of land, MPUD, lying within Sections 05, Township 37 South, Range 39 East, St. Lucie County, Florida.
 The part of SEC 05047: From NW cor of Western Grove Plat No. 2 Allapath Substation (PB 58-12), TH N 89 58 42 W 50' TH S 00 01 15 W 2061.18', TH S 89 26 56 E 843.36' to curve conc N.R. of 1500.71' ELY ALG ARC 202.27' TH N 64 36 3 E 875.59' to curve conc S.R. OF 1620.17' ELY ALG ARC 207.10', TH S 86 22 02 E 1002.96' to curve conc S.R. OF 980.21' ELY ALG ARC 1137.30', TH S 79 49 50 E 618.79' to curve conc N.R. OF 1590.71' ELY ALG ARC 255.60', TH S 69 18 19 TO POB, TH COM'S 5 89 18 E 0 255.19' to curve conc S.R. OF 1107.17' ELY ALG ARC 754.82', TH S 49 09 11 E 1060.06', TH S 00 29 21 W 1555.82' to curve conc SW.R. OF 1585.71' HWLY ALG ARC 290.75' to curve conc N.E. OF 58', TH HWLY ALG ARC 81.22' to curve conc N.W.R. OF 130.71' HWLY ALG ARC 38.73' to curve conc E.R. OF 56', TH NLY ALG ARC 59.30', TH N 61 56 43 W 60' to curve conc NW.R. OF 38', TH SHWLY ALG ARC 38.39' to curve conc S.R. OF 130.71' HWLY ALG ARC 48.79' to curve conc N.R. OF 50', TH WLY ALG ARC 49.71', TH N 65 43 28 W 60' to curve conc S.R. OF 701.0', TH WLY ALG ARC 557.46', TH N 70 06 36 W 822.19', TH N 80 26 E 673.39' to curve conc W.R. OF 1580.71' HWLY ALG ARC 803.49', TH N 00 41 50 E 457.37' TO POB (73.213 AC) (OR 3208-2942)

Traffic Statement

The project is approved for concurrency with the Tradition DRD and only requires an analysis of access. The analysis was conducted in accordance with the requirements of the City of Fort St. Lucie. This analysis has been prepared to evaluate traffic impacts resulting from 620 single and multifamily homes. The project is located between Tradition Parkway and Westcliffe Lane, east of Power Line Road (NSA) and west of Fern Lake Drive, Fort St. Lucie, Florida. The proposed project is expected to generate the following net new external trips and driveway trips:

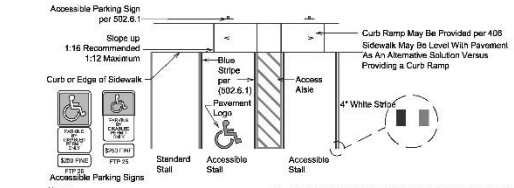
- 3,534 daily, 227 AM peak hour (55 in/172 out), and 272 PM peak hour (199 in/103 out)

The project will provide right in & right-out driveways on Tradition Parkway and Westcliffe Lane. A right-turn lane is required at the Tradition Parkway entrance.

Drainage Statement

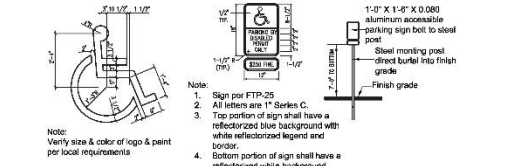
The stormwater management system for this project is part of the overall Tradition Master Drainage System; this project will rely entirely on the wet lakes contemplated within the Brynlie single-family subdivision, as the wet lakes process within brynlie meet and exceed the minimum lake area required for the entire master conceptual sub-basin (treas34). Upon achieving the sub-basin water quality criteria, the wet lakes within Brynlie will discharge via a piped connection to the upgradient single family wet lake system within the downstream basin (treas35).

- 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 Americans 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.
 - Landscape shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Fort St. Lucie.
 - No landscaping other than grasses shall be located within 10' of a City utility line or appearance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18' below City mains. (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 needed based on date of City Council approval.
 - Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Codes) City of Fort St. Lucie Land Development Regulations.)
 - The property owner, contractor, and authorized representatives shall provide pickup, 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 41.06 (e).

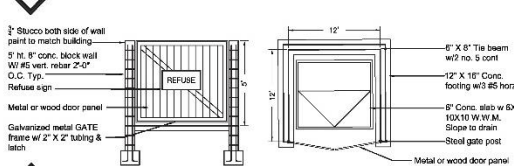


- Notes:**
- Top portion of sign shall have a reflective blue background with white reflective symbol and border.
 - Bottom portion shall have a reflective white background with black opaque legend and border.
 - FTP 23 & 28 may be fabricated on one panel or two.
 - FTP 25 is for use in areas where space is limited.

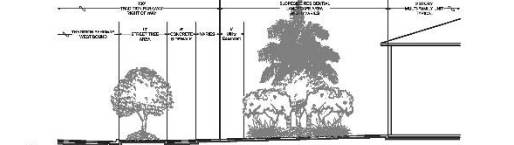
A Accessible and Standard Parking Space
 Scale: N.T.S.



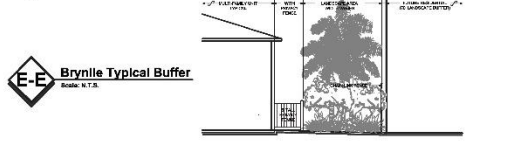
B Handicapped Logo Accessible Pavement Marking & Signage
 Scale: N.T.S.



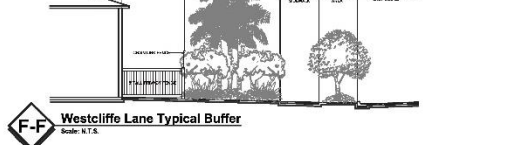
C Refuse Enclosure
 Scale: N.T.S.



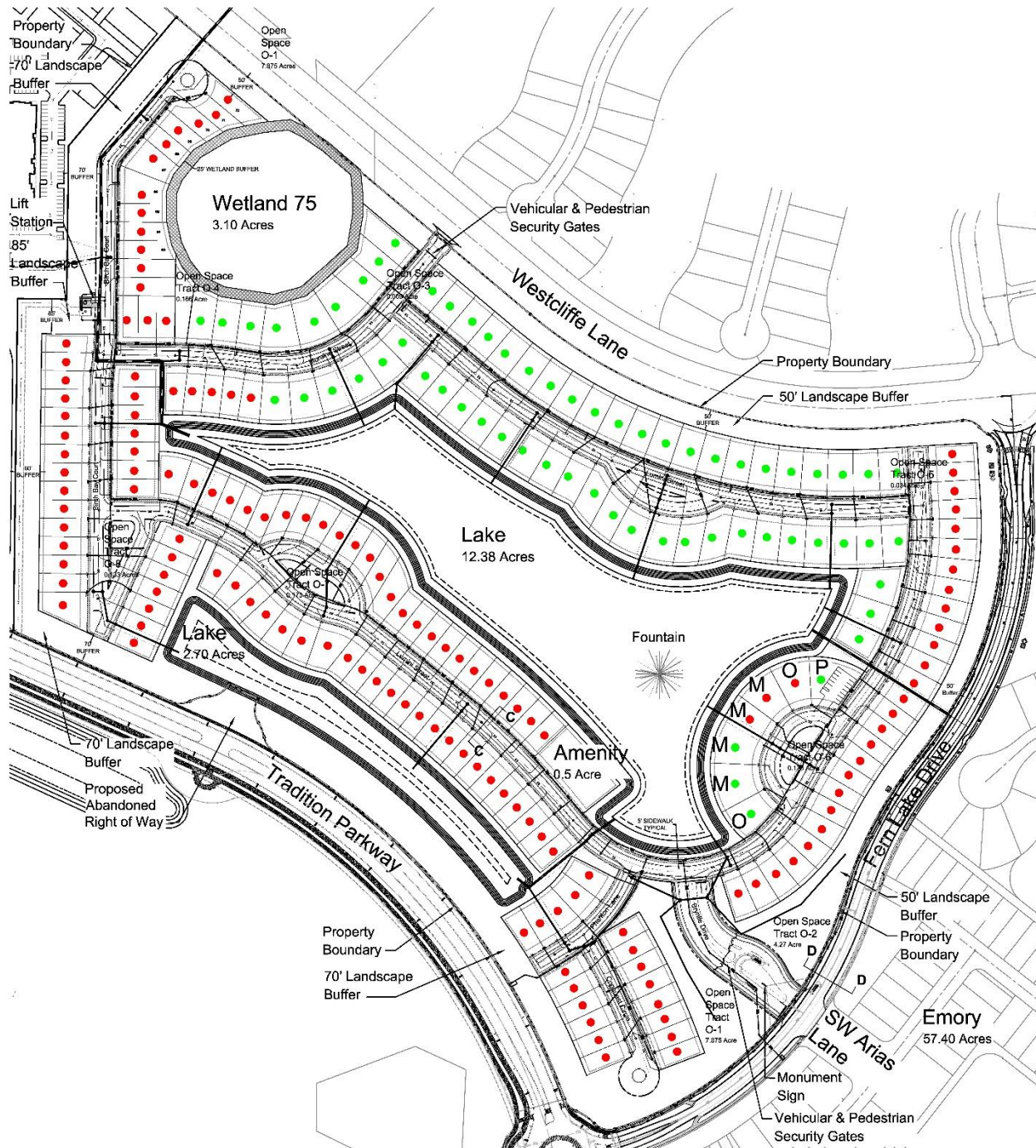
D-D Tradition Parkway Typical Buffer
 Scale: N.T.S.



E-E Brynlie Typical Buffer
 Scale: N.T.S.



F-F Westcliffe Lane Typical Buffer
 Scale: N.T.S.



Key / Location:



Site Data

Site Area: 78.484 acres
 Zoning: MPUD (Plan Unit Development)
 Future Land Use: NCD

| | Required | Proposed |
|------------------------|-------------------|----------------|
| Single Family Dwelling | 2,800 sf | 5,400 sf (min) |
| Lot Square Footage: | 35' | 45' / 60' |
| Lot Width: | 15 DU / Ac (max.) | 2.67 DU / Ac |

Proposed Density Calculation: 210 Units / 78.484 Acres = 2.67 DU / Ac

| | | |
|----------------------------|-------------|---------------|
| Maximum Building Coverage: | 60% | 48% |
| Minimum Open Space: | 24 ac (30%) | 41.6 ac (52%) |
| Maximum Building Height: | 35' | 35' |
| Minimum Living Area: | 1,200 sf | 1,200 sf |
| *excludes garage area | | |
| Maximum Lot Impervious: | 80% | 80% |

| Setbacks (per MPUD Exhibit 10) | Required (min.) | Proposed (min.) |
|---------------------------------|--------------------|-----------------|
| - Single Family Residential Lot | | |
| Front Yard: | 10' (18' w/garage) | 10'/18' |
| Side Yard: | 5' | 5' |
| Side Corner: | 14' | 14' |
| Rear Yard: | 10' | 10' |

Proposed Lot Data

| Minimum Residential Lot Size | | |
|------------------------------|-------|------------|
| Width | Depth | Unit Count |
| 45' (Single Family) | 120' | 146 |
| 60' (Single Family) | 120' | 64 |
| Total | | 210 |

Lot Size Legend

- 45' Lots
- 60' Lots

Model Row Lot Legend

- P Parking
- O Open
- M Model Home

Environmental Statement

The Brynlie Site contains the 3.10 acre Wetland #75. Wetland #75 is protected by a 25' wide Wetland Preserve

Project Team:

- Client & Property Owner:** Martamy, LLC
 2600 Quantum Lakes Drive, Suite 215
 Boynton Beach, FL 33426
- Land Planner / Landscape Architect:** Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34984
- Environmental Consultant:** EW Consultants
 1000 SE Monroey Commons Blvd.,
 Suite 208
 Stuart, Florida 34996
- Engineer:** Engineer: Killebrew-Horn
 445 24th Street, Suite 200
 Vero Beach, FL 32960
 772.764.4100
- Surveyor:** Cauffield & Wheeler, Inc.
 7900 Glacis Road, Suite 100
 Boca Raton, FL 33434
 561-362-1991

Brynlie

Tradition
 St. Lucie, Florida

Conceptual Subdivision Plat Details

Municipal Number: P22-255
 PSLUSD Project Number: 5429A

| Date | By | Description |
|---------|-----|--------------------------------------|
| 18AUG22 | SJS | Submitted |
| 31AUG22 | SJS | Re-Submittal Per Model Center Change |
| 19SEP22 | SJS | CSP - Re-Submittal |
| 17OCT22 | SJS | CSP - Re-Submittal |



SCALE: 1" = 100'
 0 50' 100' 200'

RFG # 1016
 Thomas P. Lucido

Designer: SJS
 Manager:
 Project Number: 20-276.38
 Municipal Number: P22-255
 Computer File:

CSP-1

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Impacts and Findings

- Proposed MPUD is consistent with:
 - Policy 1.2.2.3 of the Comprehensive plan which provides the thresholds for development for neighborhoods within a Residential Area. It establishes a maximum building height of 65 feet for multi-family development.
 - Goal 3.1 of the Housing Element, which pertains to the need for adequate mix of safe and sanitary housing to meets the needs of existing residents.
 - Objective 3.1.1 addresses the need for the City to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents.



Recommendation

- The Planning and Zoning Board recommended approval of the proposed MPUD document and concept plan at the February 7, 2023 Planning and Zoning Board meeting subject to the following conditions:
 1. The proposal to allow a maximum building height of 55 feet for vertical multi-family development for Parcels 17 and 17A be removed from the document.
 2. Development on Parcels 17, 17A, and Parcel 18 shall be designed with school bus turnaround, stops, and shelter internal to the site on all road frontages so traffic on the public roadways is not obstructed.
 3. The development of Parcels 17, 17A, and Parcel 18 shall include the platting and construction of SW Westcliffe Lane to N/S A including the intersection of SW Westcliffe Lane and N/S A. The plat for the portion of Westcliffe lane adjacent to N/S A must be platted prior to construction of Westcliffe Lane and must include the intersection of Westcliffe /N/S A. Westcliffe lane must be constructed concurrent with the Slopeside site development.



City Council Action

- Staff requests that any motion for approval include the following conditions:
 1. Development on Parcels 17, 17A, and Parcel 18 shall be designed with school bus turnaround, stops, and shelter internal to the site on all road frontages so traffic on the public roadways is not obstructed.
 2. The development of Parcels 17, 17A, and Parcel 18 shall include the platting and construction of SW Westcliffe Lane to N/S A including the intersection of SW Westcliffe Lane and N/S A. The plat for the portion of Westcliffe lane adjacent to N/S A must be platted prior to construction of Westcliffe Lane and must include the intersection of Westcliffe /N/S A. Westcliffe lane must be constructed concurrent with the Slopeside site development.

