

The Lucie at Tradition Site Plan P20-244

City Council Meeting
March 8, 2021
Bridget Kean, AICP
Senior Planner



Proposed Project

- A gated residential apartment complex consisting of 264 units
- Eleven 3-story apartment buildings with 24 units each
- Seven detached garage buildings
- Amenities include clubhouse, pool, pickle ball courts, and two dog parks



Applicant and Owner

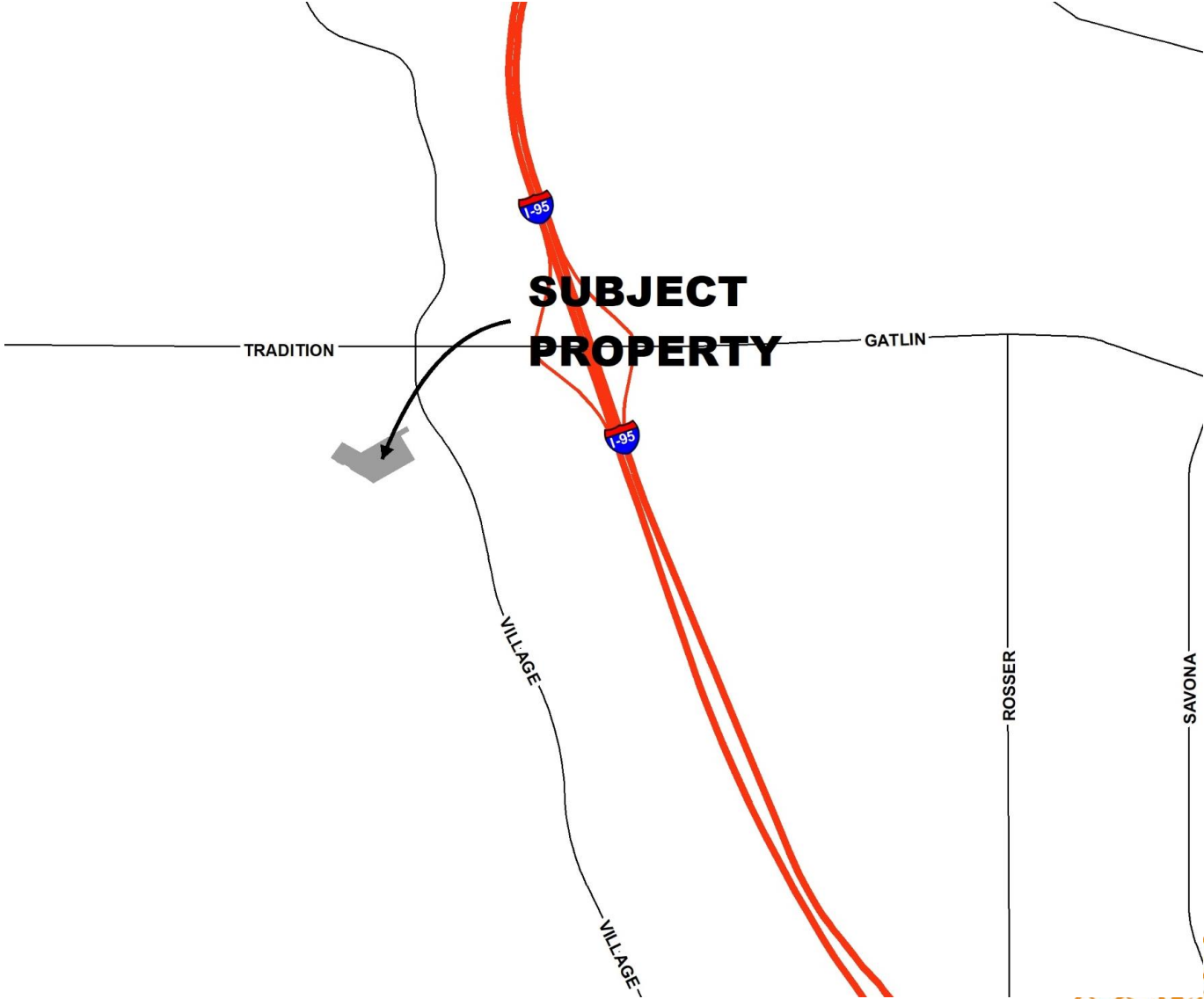
Bowman Consulting, acting as the agent for

Mattamy Palm Beach, LLC (owner)

SC Bodner Company (developer)



Subject property

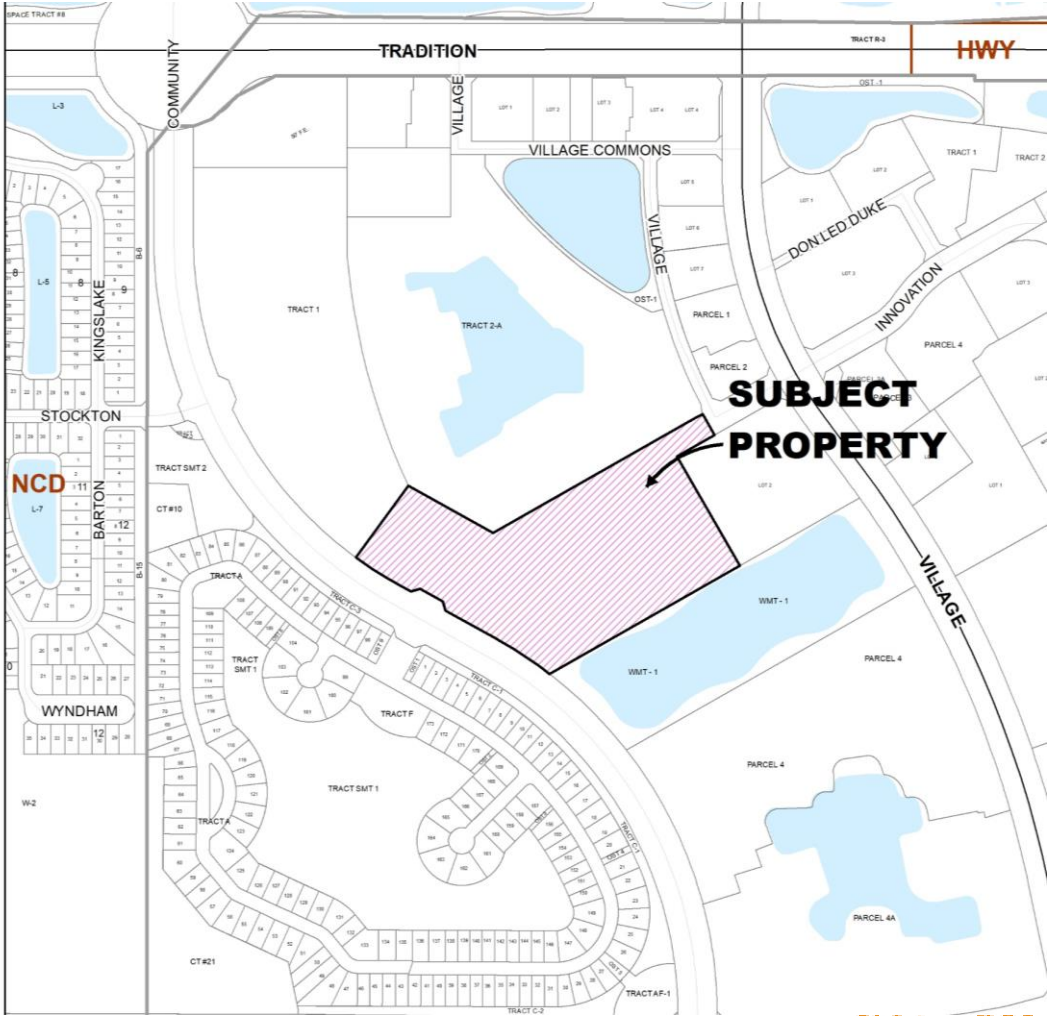


Aerial



Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Springs at Tradition apartment complex
East	NCD	MPUD	Vacant land
South	NCD	MPUD	Water Management Tract
West	NCD	MPUD	Manderlie subdivision



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Complies with Tradition – SG Phase I MPUD
DUMPSTER ENCLOSURE	The enclosure will be designed accommodate a trash compactor and recycling dumpster.
ARCHITECTURAL DESIGN STANDARDS	Approved by Tradition Design Review Committee
STACKING REQUIREMENTS	A traffic analysis was provided and approved by the Public Works Department
PARKING REQUIREMENTS	Complies, 492 parking spaces including 68 garage spaces and 26 handicapped spaces.
SETBACKS	Complies with Tradition Commerce Park MPUD
BUILDING HEIGHT	Complies, maximum allowed is 65 feet. Four building types proposed w. heights as follows: Building Type II - 36'; Building Type III - 34'-11"; Building Type IV - 36'-7"; and Building Type V - 35'-8"
BUFFERING	Site plan and conceptual landscape plan depict the 10-foot-wide perimeter landscape buffers and provide a 25-foot-wide perimeter landscape buffer along SW Community Boulevard.

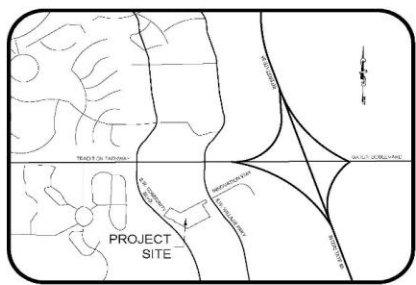
Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	A Traffic Impact Analysis Study was submitted and approved by the Public Works Department. The project will generate an average of 1,932 daily trips per day and 148 p.m. peak hour trips per day per ITE Trip Generation Manual 10 th Edition Land Use Code 220 for low rise multi-family housing.
PARKS AND OPEN SPACE	Public park and recreation facilities are addressed under Condition 67 of the Southern Grove DRI Development Order.
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	There is adequate capacity
PUBLIC SCHOOL CONCURRENCY	Public school requirements are addressed under Condition 62 of the DRI Development Order. St. Lucie County School District staff has stated that there are no capacity issues at this time.

Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	Addressed in the South Florida Water Management District and Army Corp of Engineers permits for the Southern Grove DRI.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option

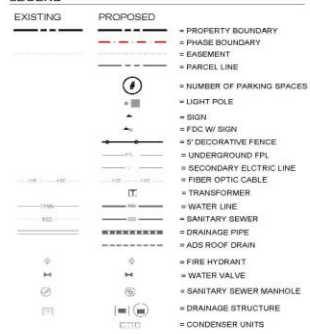




LOCATION MAP
N.T.S.

Owner / Developer
SC Bodner Company, Inc.
9075 N. Meridian Street
Indianapolis, IN 46260
Phone: (317) 536-2000

LEGEND



TRAFFIC STATEMENT

AN ENVIRONMENTAL SITE ASSESSMENT WAS CONDUCTED ON SEPTEMBER 9, 2020.
REFER TO PROTECTED SPECIES ASSESSMENT PREPARED BY DAVID R. WHITNEY, SR ENVIRONMENTAL SCIENTIST OF UNIVERSAL ENGINEERING SCIENCES, INC. DATED SEPTEMBER 10, 2020.
UES PROJECT NO. 0140.2000315.0000
UES REPORT NO. 1505127

DRAINAGE STATEMENT

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROPOSED SC BODNER TRADITION PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, PERMIT NO. SW-01969-P, DATED JUNE 15, 2016.
GENERALLY THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR SC BODNER TRADITION WILL PROVIDE THE FOLLOWING:
- A SHARE OF THE TOTAL REQUIRED LAKE AREA WITHIN BASIN MXD 2.
- ROUTING OF EXISTING OFF-SITE (WITHIN BASIN MXD 2) DRAINAGE THROUGH THE PROJECT PROPOSED SURFACE WATER MANAGEMENT SYSTEM TO THE EXISTING BASIN MXD 2 CONNECTION.
- DIRECT STORM WATER RUNOFF FROM THE PROPOSED PROJECT TO THE PROPOSED ON-SITE LAKE.
- CONNECTION OF THE PROPOSED ON-SITE LAKE TO THE EXISTING BASIN MXD 2 CONNECTION.
- INTER-CONNECTION AND SHARE OF THE DETENTION SYSTEM FOR THE MXD2 BASIN TO BE CONSTRUCTED BY CONTRACTOR AS PART OF PHASE 1 THAT WILL BE WITHIN AN EASEMENT DEDICATED TO THE SOUTHERN GROVE CDD.
- ADDITIONAL VOLUME TO MEET FULL PRO-RATED SHARE WILL BE PROVIDED IN WMT-1 TRACT.

ENVIRONMENTAL STATEMENT

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PUBLIC ART

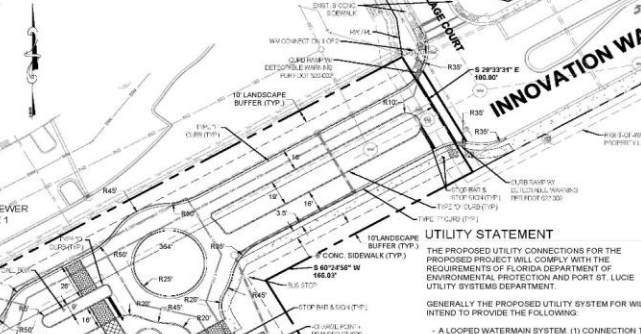
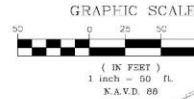
PUBLIC ART ACCEPTABLE TO THE PUBLIC ART BOARD AND CITY COUNCIL WILL BE PROVIDED MEETING THE FOLLOWING CRITERIA:
- ORIGINAL ARTWORK BY A LOCAL ARTIST
- VISIBLY READABLE AND ACCESSIBLE TO THE PUBLIC
- PUBLIC ART PROJECT THAT VISUALLY ENLIVEN THE CITY AND APPEALS TO THE AESTHETIC, HISTORICAL, CULTURAL AND ECONOMIC ENRICHMENT OF THE COMMUNITY.

BASIN DATA FOR MXD2

CONTROL ELEV. = 22.54' NAVD
MIN. ROAD CROWN = 25.69'
MIN. PARKING LOT ELEV. = 24.99'
MIN. F.F.E. = 28.04'

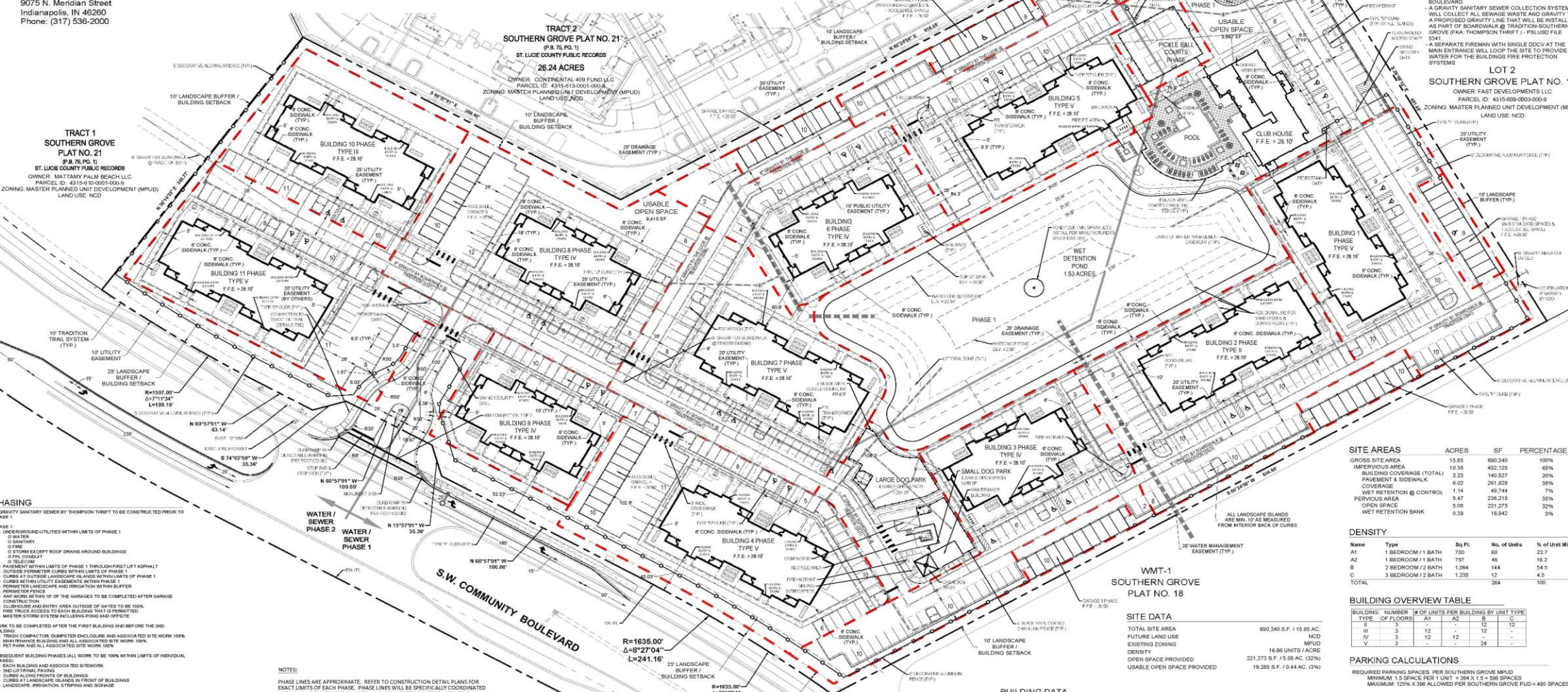
LEGAL DESCRIPTION

PARCEL 3, SOUTHERN GROVE PLAT NO. 31, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 8 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
CONTAINING 690,340 SQUARE FEET OR 15.848 ACRES, MORE OR LESS



UTILITY STATEMENT

THE PROPOSED UTILITY CONNECTIONS FOR THE PROPOSED PROJECT WILL COMPLY WITH THE REQUIREMENTS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
GENERALLY THE PROPOSED UTILITY SYSTEM FOR WILL INTEND TO PROVIDE THE FOLLOWING:
- A LOGGED WATERMAIN SYSTEM (1) CONNECTION TO EXISTING 12" WATERMAIN AT THE EAST ENTRANCE ON INNOVATION AND A SECOND CONNECTION TO EXISTING 18" WATERMAIN ALONG COMMUNITY BOULEVARD
- A GRAVITY SANITARY SEWER COLLECTION SYSTEM WILL COLLECT ALL SEWAGE WASTE AND GRAVITY TO A PROPOSED GRAVITY LINE THAT WILL BE INSTALLED AS PART OF BOARDWALK @ TRADITION-SOUTHERN GROVE (P.A. THOMPSON TRSF 1 - PLUGGED FILE 534).
- A SEPARATE FIREMAN WITH SINGLE CDDV AT THE MAIN ENTRANCE WILL LOOP THE SITE TO PROVIDE WATER FOR THE BUILDINGS FIRE PROTECTION SYSTEMS.



TRACT 1
SOUTHERN GROVE
PLAT NO. 21
(P.B. 78, PG. 1)
ST. LUCIE COUNTY PUBLIC RECORDS
OWNER: MAT TAMY PALM BEACH LLC
PARCEL ID: 4315810000100019
ZONING: MASTER PLANNED UNIT DEVELOPMENT (MPUD)
LAND USE: NCD

TRACT 2
SOUTHERN GROVE PLAT NO. 21
(P.B. 78, PG. 1)
ST. LUCIE COUNTY PUBLIC RECORDS
26.24 ACRES
OWNER: CONTINENTAL 409 FUND L.L.C.
PARCEL ID: 4315810000100019
ZONING: MASTER PLANNED UNIT DEVELOPMENT (MPUD)
LAND USE: NCD

LOT 2
SOUTHERN GROVE PLAT NO. 18
OWNER: FAST DEVELOPMENTS LLC
PARCEL ID: 4315-609-000-00019
ZONING: MASTER PLANNED UNIT DEVELOPMENT (MPUD)
LAND USE: NCD

PHASING

1) GRAVITY SANITARY SEWER BY THOMPSON TRSF 1 TO BE CONSTRUCTED PRIOR TO PHASE 1.
PHASE 1
- UNDERGROUND UTILITIES WITHIN LIMITS OF PHASE 1
- SANITARY
- STORM EXCEPT ROOF DRAINS AROUND BUILDINGS
- OPEN COURTYARD
- TELECOM
- PAVEMENT WITHIN LIMITS OF PHASE 1 THROUGH FIRST LIFT ASPHALT
- OUTSIDE PERIMETER CURBS WITHIN LIMITS OF PHASE 1
- CURBS AT OUTSIDE LANDSCAPE ISLANDS WITHIN LIMITS OF PHASE 1
- CURBS AT LANDSCAPE ISLANDS WITHIN LIMITS OF PHASE 1
- PERIMETER LANDSCAPE AND IRRIGATION WITHIN BUFFER
- PERIMETER TER
- ANY WORK WITHIN 10' OF THE GARAGES TO BE COMPLETED AFTER GARAGE CONSTRUCTION
- CURBHOUSE AND ENTRY AREA OUTSIDE OF GATES TO BE 100%
- FIRE TRUCK ACCESS TO EACH BUILDING THAT IS PERMITTED
- MASTER STORM SYSTEM INCLUDING POND AND OFFSITE
WORK TO BE COMPLETED AFTER THE FIRST BUILDINGS AND BEFORE THE 2ND BUILDING.
- PERIMETER CURBS, QUARTEED ENCLOSURE AND ASSOCIATED SITE WORK 100%
- PERIMETER BUILDINGS AND ALL ASSOCIATED SITE WORK 100%
- RETAIN WALL AND ALL ASSOCIATED SITE WORK 100%
SUBSEQUENT BUILDING PHASES (ALL WORK TO BE 100% WITHIN LIMITS OF INDIVIDUAL PHASES):
- EACH BUILDING AND ASSOCIATED SITEWORK
- 2ND LIFT ASPHALT PAVING
- CURBS AT LANDSCAPE ISLANDS IN FRONT OF BUILDINGS
- LANDSCAPE, IRRIGATION, BUILDINGS AND STORAGE
FINAL PHASE (ALL WORK TO BE 100%):
- ALL WORK LISTED IN PREVIOUS PHASES
- FINAL BUILDINGS
- ALL WORK ASSOCIATED WITH BACK GATE

NOTES

PHASE LINES ARE APPROXIMATE. REFER TO CONSTRUCTION DETAIL PLANS FOR EXACT LIMITS OF EACH PHASE. PHASE LINES WILL BE SPECIFICALLY COORDINATED WITH EACH DEPARTMENT SO AS TO ACCOMMODATE LOGISTICS WITH FIELD DISCUSSIONS.

BUILDING DATA

TYPE OF BUILD.	NO. OF BULD.	GSP PER FLOOR	GSP PER BULD.	NO. OF UNITS	STORIES	HEIGHT
A1	1	12	12	12	12	12
A2	1	12	12	12	12	12
B	2	12	24	24	12	12
C	3	12	36	36	12	12
V	3	3	9	9	24	24

SITE AREAS

ACRES	SF	PERCENTAGE %
13.65	690,340	100%
10.38	452,125	65%
3.23	160,527	23%
6.02	261,526	38%
1.14	49,744	7%
5.47	238,215	35%
0.08	221,273	32%
0.39	16,942	2%

DENSITY

Name	Type	Sq. Ft.	No. of Units	% of Unit Mix
A1	1 BEDROOM / 1 BATH	700	60	22.7
A2	1 BEDROOM / 1 BATH	737	48	18.2
B	2 BEDROOM / 2 BATH	1,064	144	54.5
C	3 BEDROOM / 2 BATH	1,235	12	4.5
TOTAL			264	100

BUILDING OVERVIEW TABLE

BUILDING	NUMBER OF FLOORS	# OF UNITS PER BUILDING	BY UNIT TYPE
A1	12	12	A1
A2	12	12	A2
B	12	144	B
C	12	12	C
V	24	24	V

PARKING CALCULATIONS

REQUIRED PARKING SPACES PER SOUTHERN GROVE MPUD
MINIMUM 1.5 SPACE PER 1 UNIT = 298.5 x 1.5 = 358 SPACES
MAXIMUM 1.25% X 358 ALLOWED PER SOUTHERN GROVE PUD = 458 SPACES

PROPOSED PARKING SPACES

STANDARD	STAND ALONE GARAGE
398	66

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FLORIDA

THE LUCIE AT TRADITION
APARTMENT COMPLEX
SITE PLAN

PORT ST. LUCIE

BODNER TRADITION
PSL# 5396
MPUD# P20-244

Octavio 'Oats' Reis, P.E.
Lic # 65561

PLAT STATUS
02/04/21 SPRC COMMENTS
02/19/21 SPRC COMMENTS

DATE	DESCRIPTION
JB	DESIGN
JB	DRAWN
OR	CHKD

SCALE 1" = 50'



PORT ST LUCIE ELEVATIONS
 BUILDING TYPE II
 ELEVATION FRONT/REAR

- ARCHITECTURAL ELEMENTS:**
 PREDOMINANTLY VERTICAL RECTANGULAR WINDOWS
 BAHAMA SHUTTERS
 SQUARE COLUMNS
 PORCH WITH PICKET RAILING
 METAL ROOF
 PAVERS AT PROJECT ENTRY
 RAISED CORNICE OVER DOORS AND WINDOWS

- P-1 SW 7660 EARL GRAY
- P-2 SW 6260 UNIQUE GRAY
- P-3 SW 7006 EXTRA WHITE



Recommendation

The Site Plan Review Committee reviewed the subdivision plat at their meeting of January 13, 2021 and recommended approval.

