

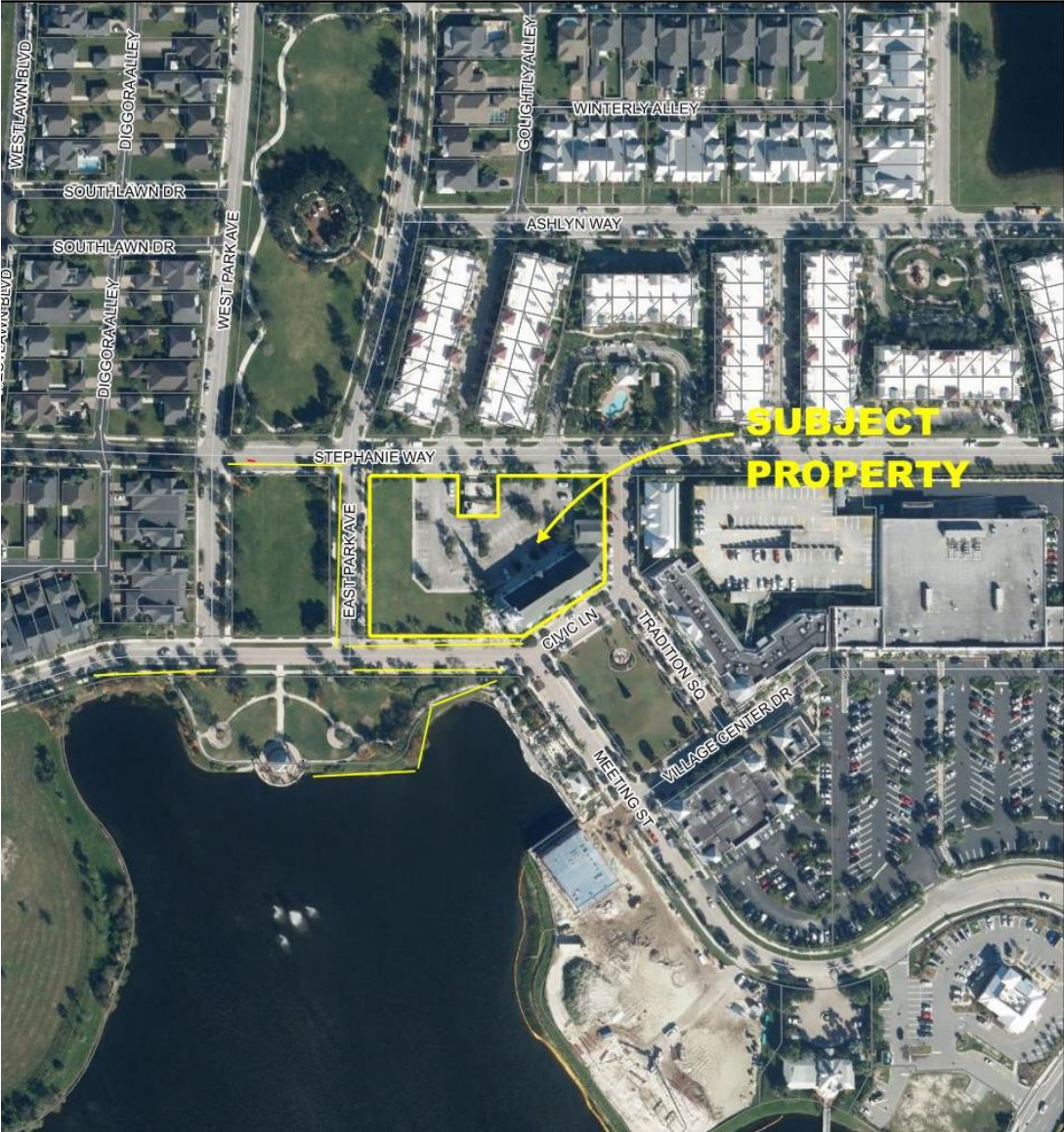


Tradition Town Center Mobility Hub
P21-213
City Council Meeting July 22, 2024

Request 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 Owner:	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.

Location



Proposed Project

- An update to the development plans for the Tradition Town Hall/ Community Center area.
- The Tradition Town Hall site was developed with a 9,966 square foot Town Hall, a 750 sq. ft. ancillary retail building, a future 8,000 sq. ft. building at the corner of SW Meeting Street and SW East Park Avenue and sixty-four (64) parking spaces (P03-479).
- The proposed development plan will retain the existing Town Hall, existing 750 sq. ft. ancillary building and replace the 8,000 S.F. building with three (3) new 2-Story buildings for an additional 29,622 sq. ft. to include a transit center for TIM Vehicles, retail, restaurant, and office space.

Phase I

- Phase 1 will include building construction and revisions to the existing parking lot and:
 - Replace the parallel parking spaces along the east side of SW East Park Avenue with angled parking
 - Add additional angled parking spaces on the west side of SW East Park Avenue.
 - Add angled parking spaces to the south side of SW Stephanie Way between SW West Park Avenue and SW East Park Avenue.
 - Add additional parallel parking spaces along the south side of SW Meeting Street west of the Gazebo.

Phase II

- Phase two construction improvements include a two-tiered waterfront plaza that will be designed to match the existing tiered plaza to the east and include:
 - A lower plaza that provides users with shaded seating and steps leading down to the water's edge
 - Upper plaza that creates two (2) large open lawns beneath palm canopies and a future shade structure with hanging bench seating planned along the western boundary of the upper plaza

Shared Parking Agreement

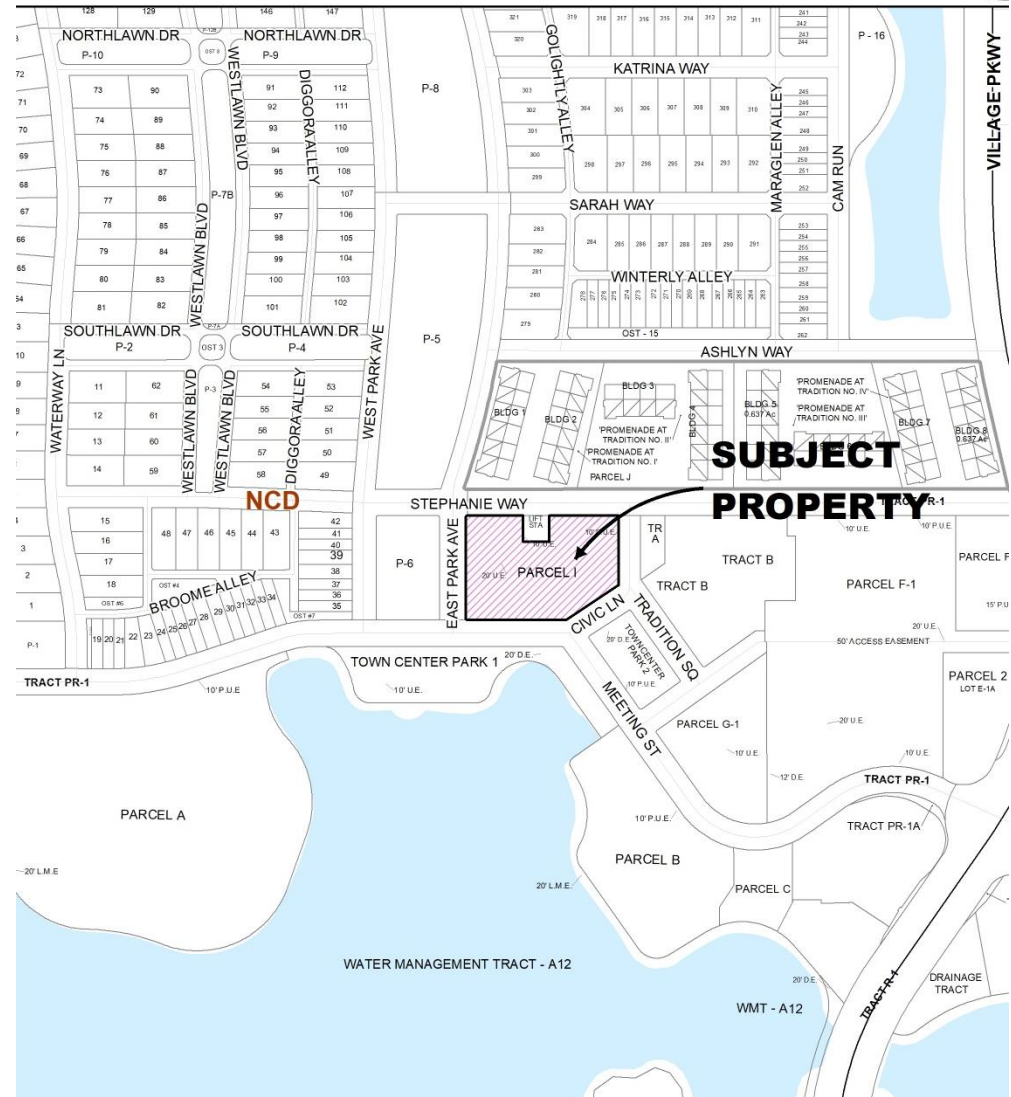
- There is an approved overall parking plan for the Village Center at Tradition. It provides for shared parking for the retail and office uses in Tradition Town Square minus the Publix Shopping Center and Meating Street Restaurant and 6,100 sq ft Retail Building.
- The approved parking plan counts on-site 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 and is included as Page 6 of the Site Plan.

Land Use and Zoning



- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Tradition Town Hall

FUTURE LAND USE



Zoning Review

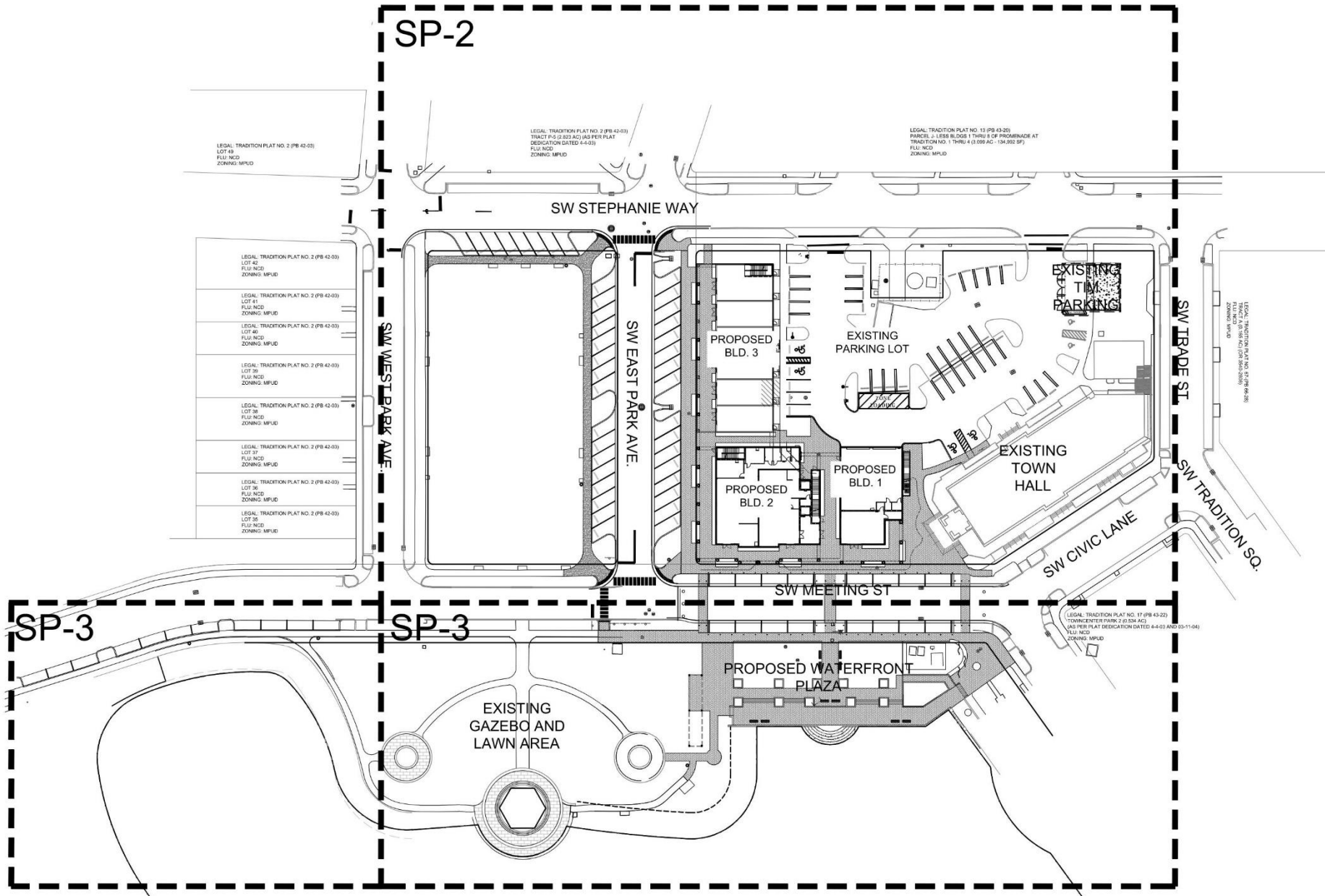
- The subject property is within the Town Center sub area of the Tradition MPUD and retail, restaurant, and office are included in the list of permitted uses.
- The MPUD allows for a shared or the joint use of parking facilities in a Town Center area.
- A parking analysis has been provided and the existing Town Center Park Plan has been updated to provide additional parking to accommodate the proposed site plan.

Concurrency Review

- The subject property is within the Southern Grove DRI and reviewed for conformance with DRI development order conditions of approval.
- PSLUSD is the provider of sewer and water service. The utility infrastructure necessary to serve the development was included with the construction of Tom Mackie Boulevard.

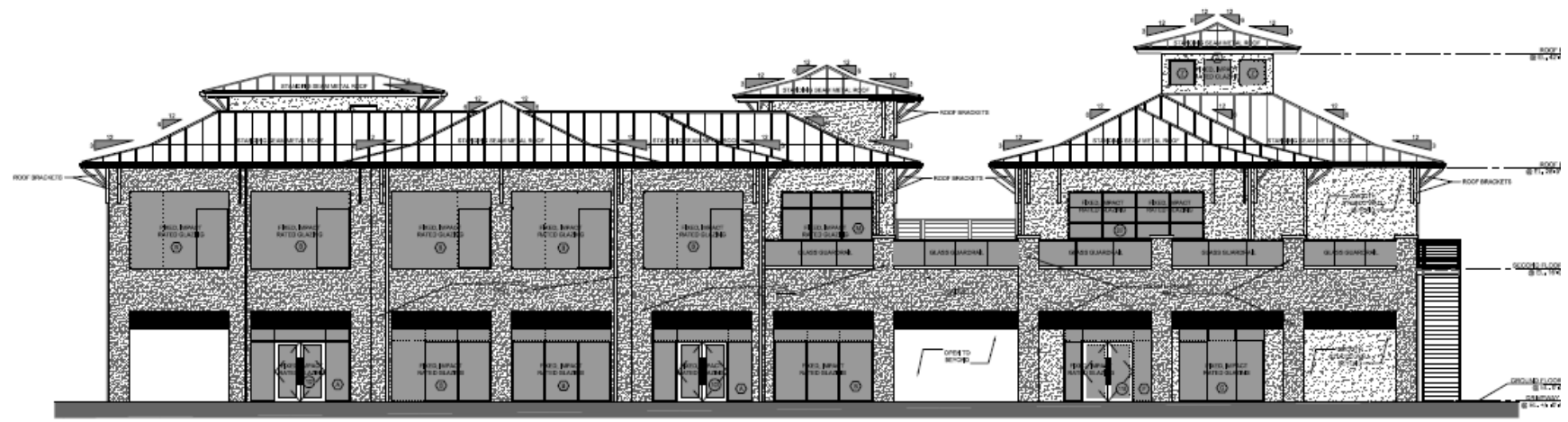
Traffic Impact Statement

- This development with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11th Edition, this particular development predicts an addition of 235 PM Peak Hour trips to be generated.
- All needed traffic impact mitigation has been installed with the existing development.





WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

Staff Recommendation

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