

# Landings at Tradition Phase II (P21-153)

City Council Meeting  
November 22, 2021  
Laura H. Dodd, AICP

INCORPORATED

[CityofPSL.com](http://CityofPSL.com)



# Proposed Project

This application for a major site plan approval includes one (1) multi-unit retail and supermarket building, encompassing 40,904 sf, upon to +/- 6-acre site. The site plan anticipates a 24,454-sf grocery, seven (7) 1,400 sf retail units, and two (2) additional retail units in excess of 2,100 sf, one including a patio area.



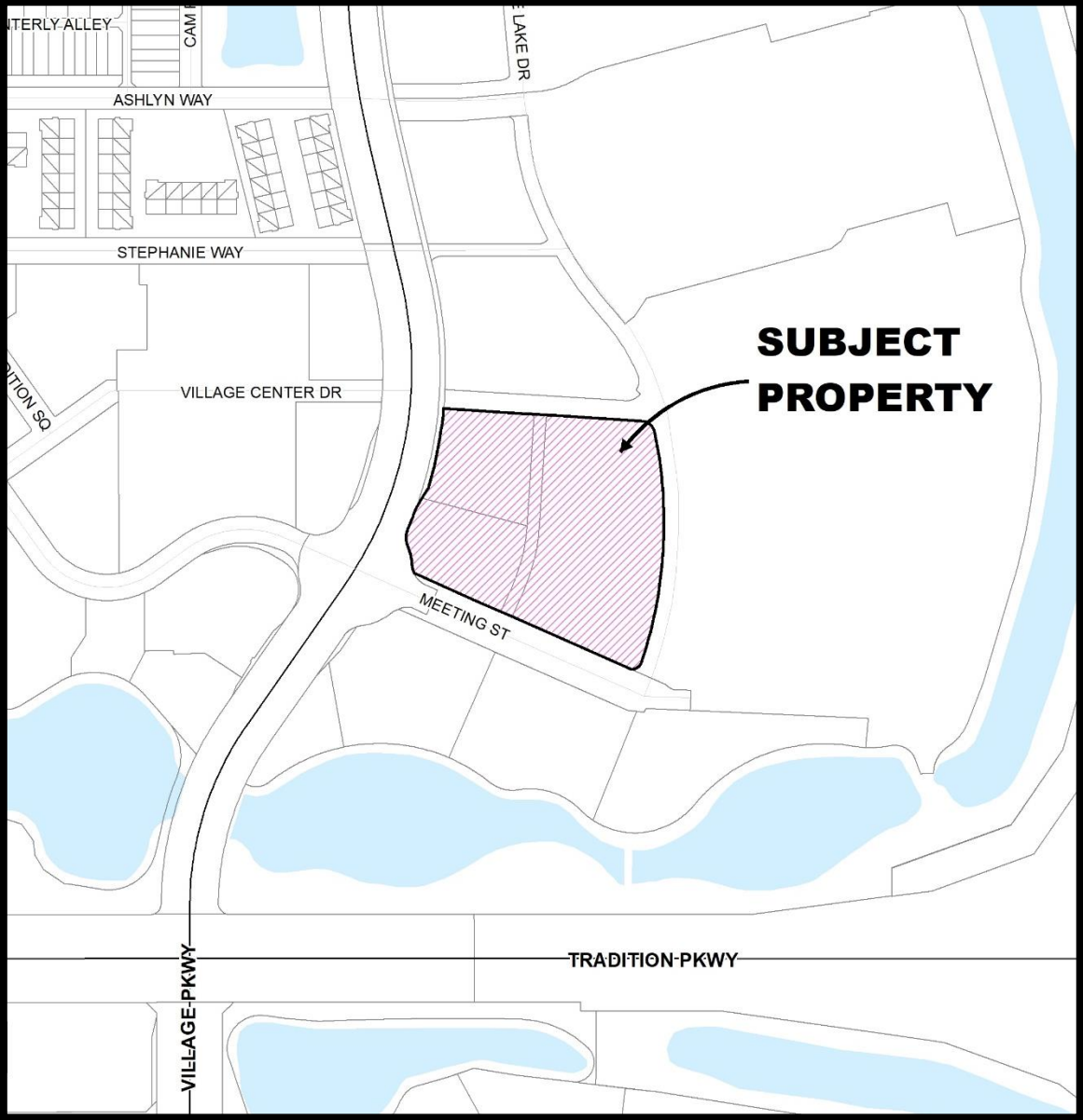
# Applicant and Owner

- Blaine Bergstresser of Kimley Horn acting as the agents for KRG Port St. Lucie Landing, LLC (Owner).



# Subject property

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Landings at Tradition Retail
South	NCD	MPUD	Vacant Landings at Tradition Retail
East	NCD	MPUD	Developed Landings at Tradition Retail Plaza
West	NCD	MPUD	Commercial Development; Suntrust Bank



# Aerial

Direction	Future Land Use	Zoning	Existing Use
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West	NCD	MPUD	Commercial Development; Suntrust Bank

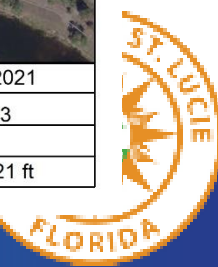
AERIAL

SUBJECT PROPERTY

CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

SITE PLAN  
THE LANDINGS @ TRADITION, PHASE 2  
TRADITION PLAT NO. 41  
AERIAL DATE 2018

DATE: 11/15/2021  
APPLICATION NUMBER: P21-153  
USER: Idodd  
SCALE: 1 in = 321 ft

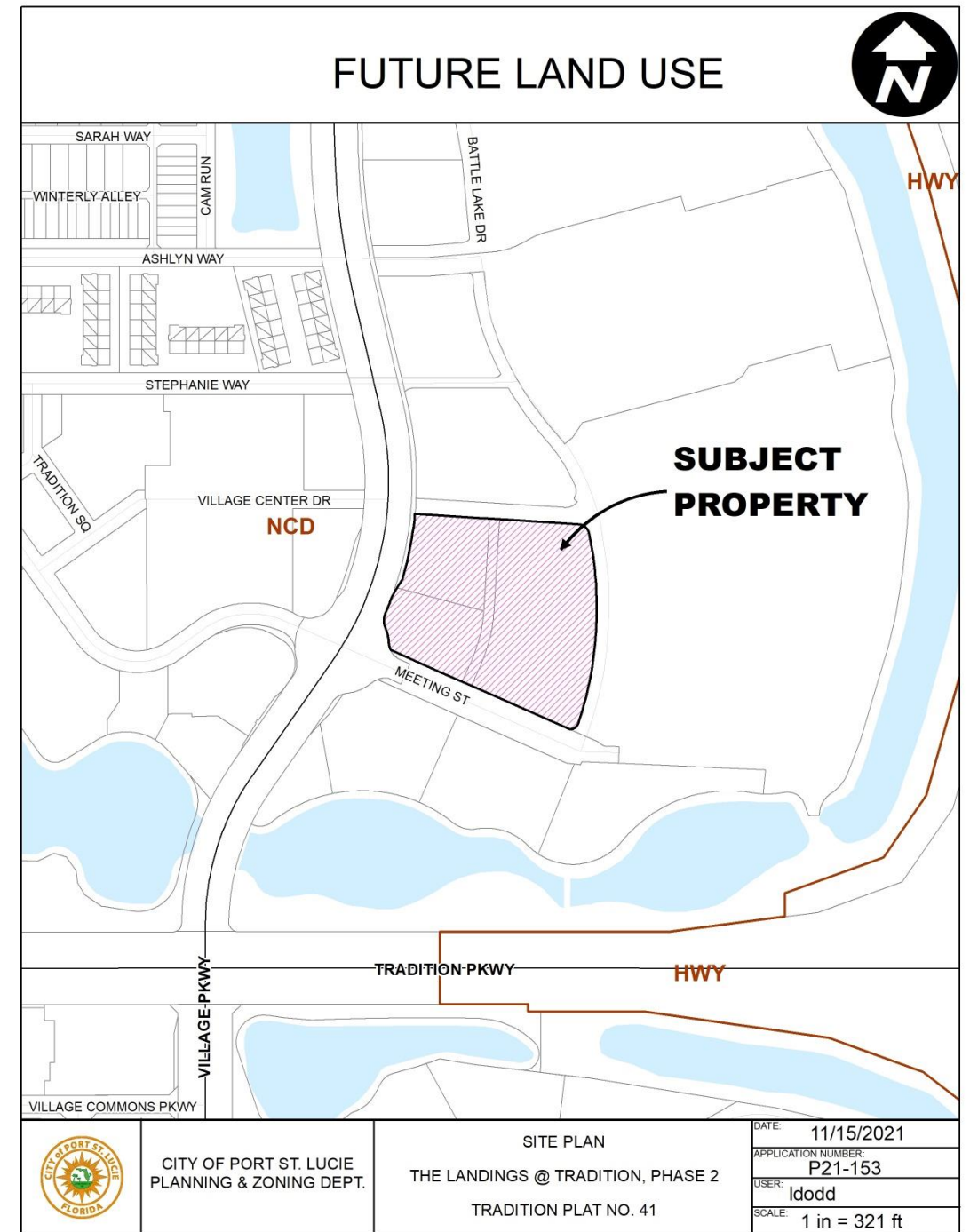




# Future Land Use

## Land Use: NCD

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PLANNING & ZONING DEPT.

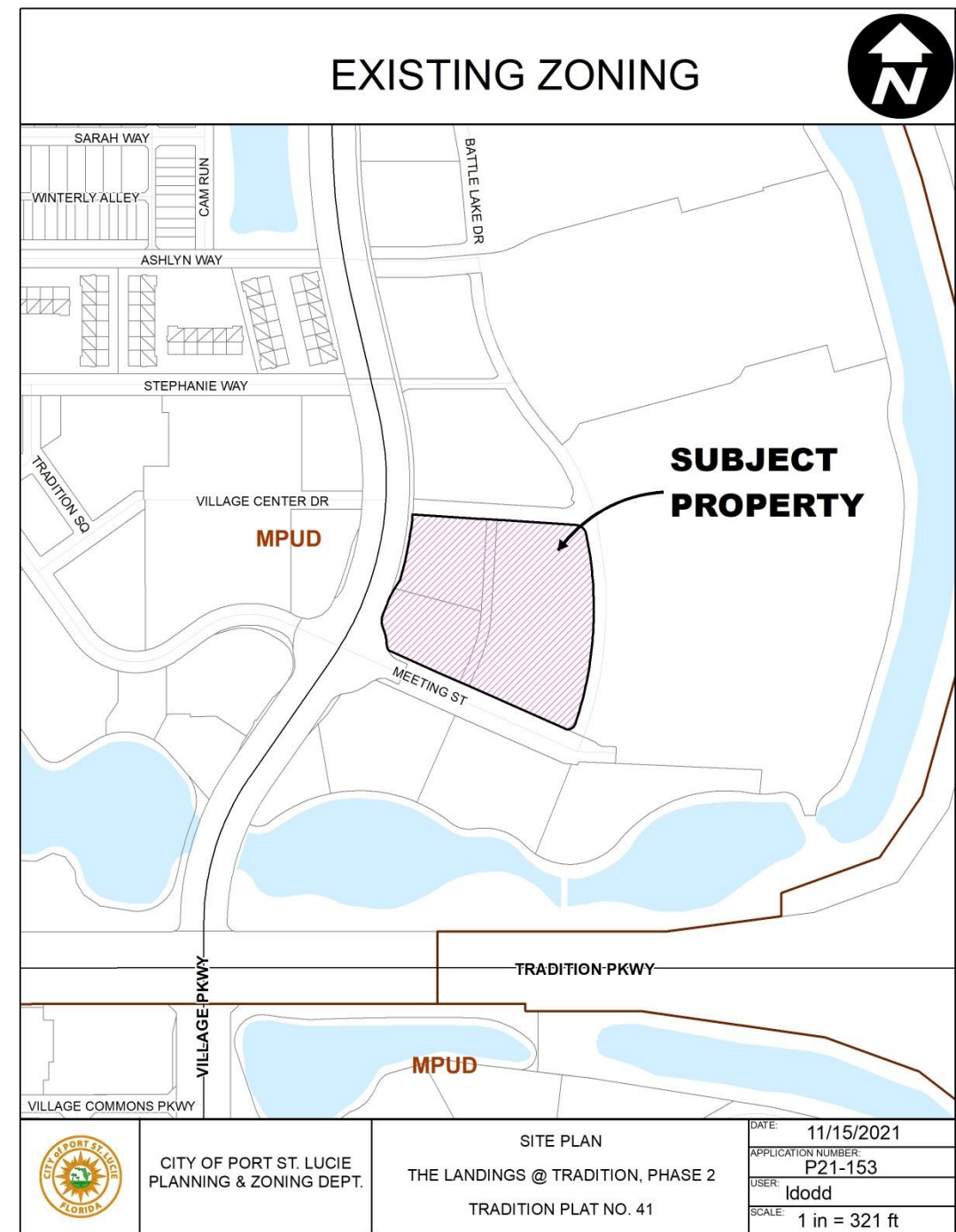
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# Zoning MPUD

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PLANNING & ZONING DEPT.

SITE PLAN  
THE LANDINGS @ TRADITION, PHASE 2  
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APPLICATION NUMBER: P21-153  
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# Zoning Review

CRITERIA	FINDINGS	
USE	The applicant is proposing a site plan approval including one (1) multi-unit retail and supermarket building, encompassing 40,904 sf upon to +/- 6-acre site; the uses shall comply with the Tradition MPUD.	
DUMPSTER ENCLOSURE	The site plan provides for three (3) dumpster enclosures to accommodate refuse, one (1) used fry oil and recyclable refuse storage area, and one (1) trash compactor.	
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided that the proposed architectural design shall adhere to the standards prescribed within the MPUD.	
STACKING REQUIREMENTS	The Applicant has submitted a traffic analysis identifying the stacking associated with the site shall be able to be accomplished with the condition that the Applicant provide for construction of a second straight thru lane south of the existing straight thru lane going east from the intersection of Meeting Street and Village Parkway.	
BUILDING HEIGHT	The proposed maximum building height is +/- 28 feet. Maximum building height allowed for the development is 75 feet.	
SETBACKS		
	Required	Provided (+/-)
Front	25 feet	278 feet
Side Interior	0 feet	42 feet
Side Corner	10 feet	70 feet
Rear	25 feet	49 feet
PARKING	The proposed development is required to provide for 161 parking spaces. The applicant is providing 192 standard spaces with 9 accessible spaces.	
BUFFER	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer.	





# Concurrency Review

<b>Sanitary Sewer and Potable Water Facilities</b>	<b>Port St Lucie Utility Systems is the provider. A service agreement is required.</b>
<b>Traffic Circulation</b>	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under separate heading and condition.
<b>Parks and Recreation Facilities</b>	The site does not propose residential development and therein has no obligations to provide for parks and recreational facilities.
<b>Stormwater Management Facilities</b>	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
<b>Solid Waste</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>Public School Concurrency Analysis</b>	Not applicable

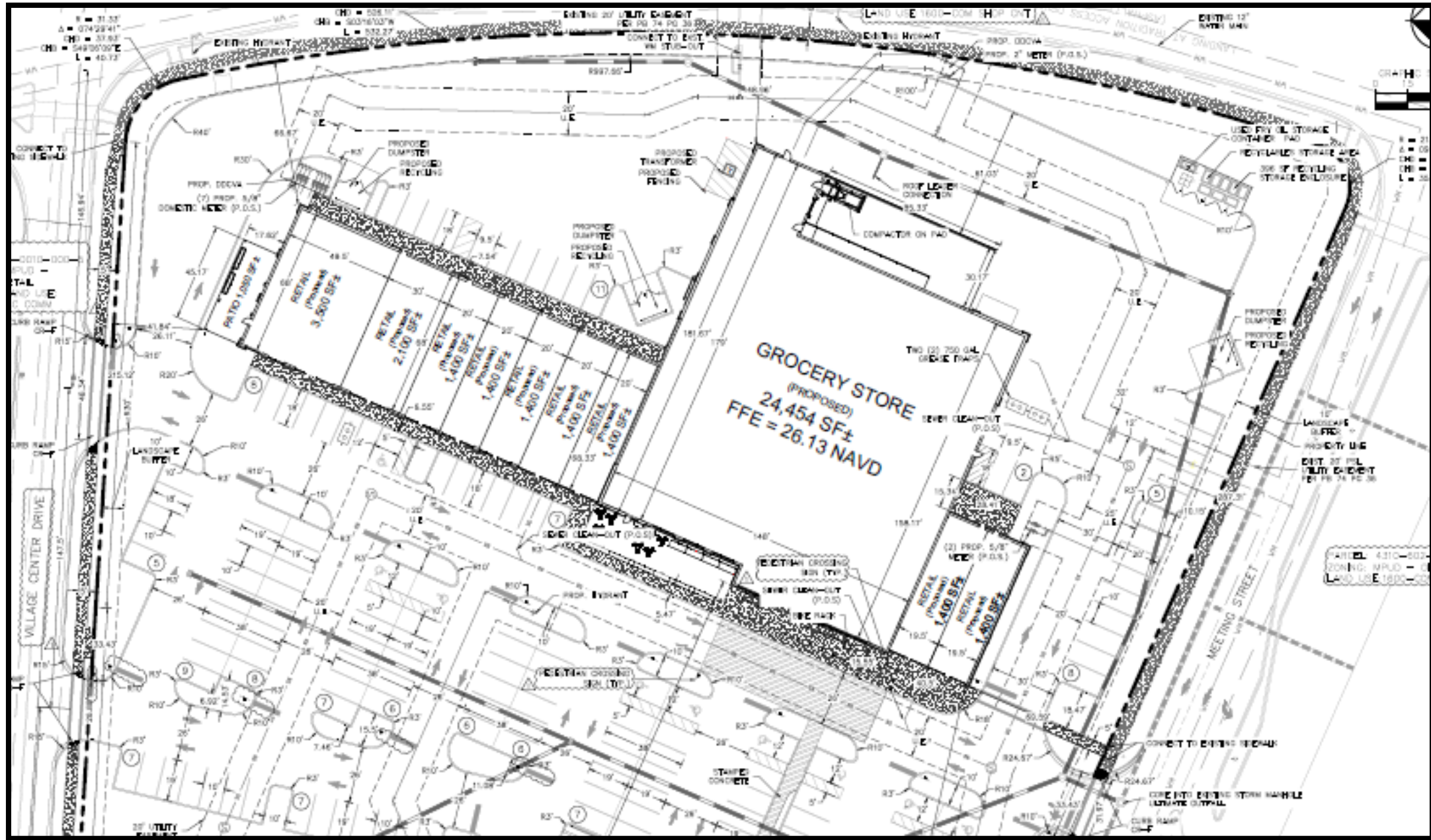


# Traffic Impact Statement

- This development with the updated Traffic Analysis for the entire Landings at Tradition was reviewed by City Staff.
- Per ITE Trip Generation Manual, 10<sup>th</sup> Edition, this project site predicts a generation of 260 PM Peak Hour trips.
- Based on the proposed driveway entrance locations and anticipated traffic flow, we are recommending the below condition of approval

## **Condition:**

- Construction of a second straight thru lane to the south of the existing straight thru lane going east from the intersection of Meeting Street and Village Parkway. This additional lane shall extend east at least past the existing left turn lane onto the subject site.



FILE: 431C-202  
ZONE: SPD - C  
LAND USE: 180C-02



## Front Elevation

1/8" = 1'-0"

GLAZING CALCULATIONS  
 total metal 4883 SF  
 total glazing 882 SF (90%)

# Recommendation

- The Site Plan Review Committee recommended approval of the site plan at their meeting on September 8, 2021
- 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 and recommends approval with the following conditions:
  - 1. Applicant shall provide for construction of a second straight thru lane south of the existing straight thru lane going east from the intersection of Meeting Street and Village Parkway; and
  - 2. Applicant shall provide and executed unity of title prior to issuance of building permits.

