



---

St Matilda Tradition Major Site Plan

P24-090

City Council Meeting

January 27, 2024

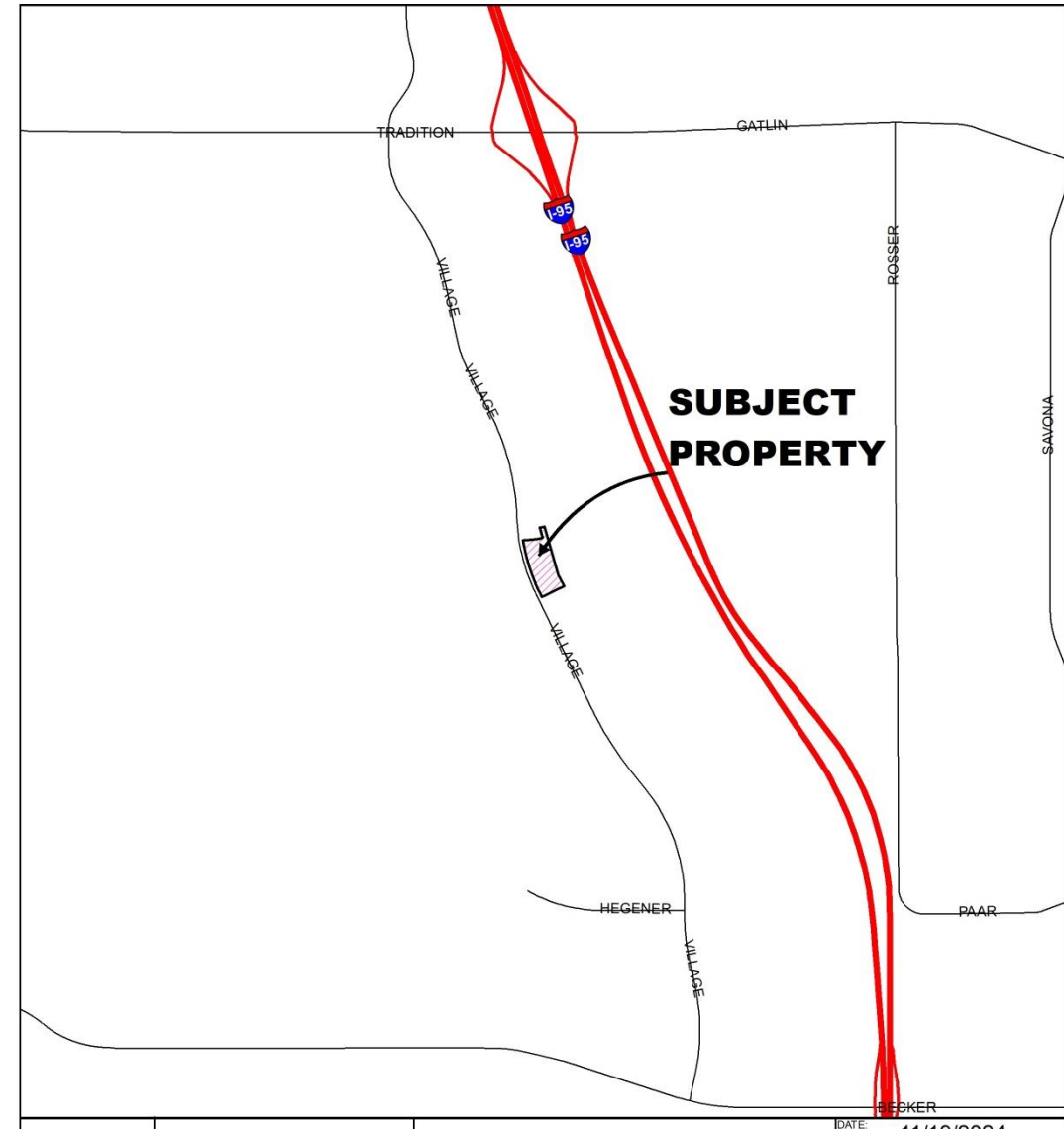
# Request Summary

|                              |  |
|------------------------------|--|
| Applicant's Request:         | A request for site plan approval for a multi-family residential development consisting of 348 units.   |
| Agent:                       | Jayson Harrison, P.E., Engineering, Design, and Construction, Inc.   |
| Applicant/Contract Purchaser | Saint Matilda, LLC, is the developer.  |
| Property Owner:              | Port St Lucie Governmental Finance Corporation (GFC)   |
| Location:                    | The property is located on the east side of SW Village Parkway south Destination Way and immediately north of Fire Station No. 20 in Southern Grove. |

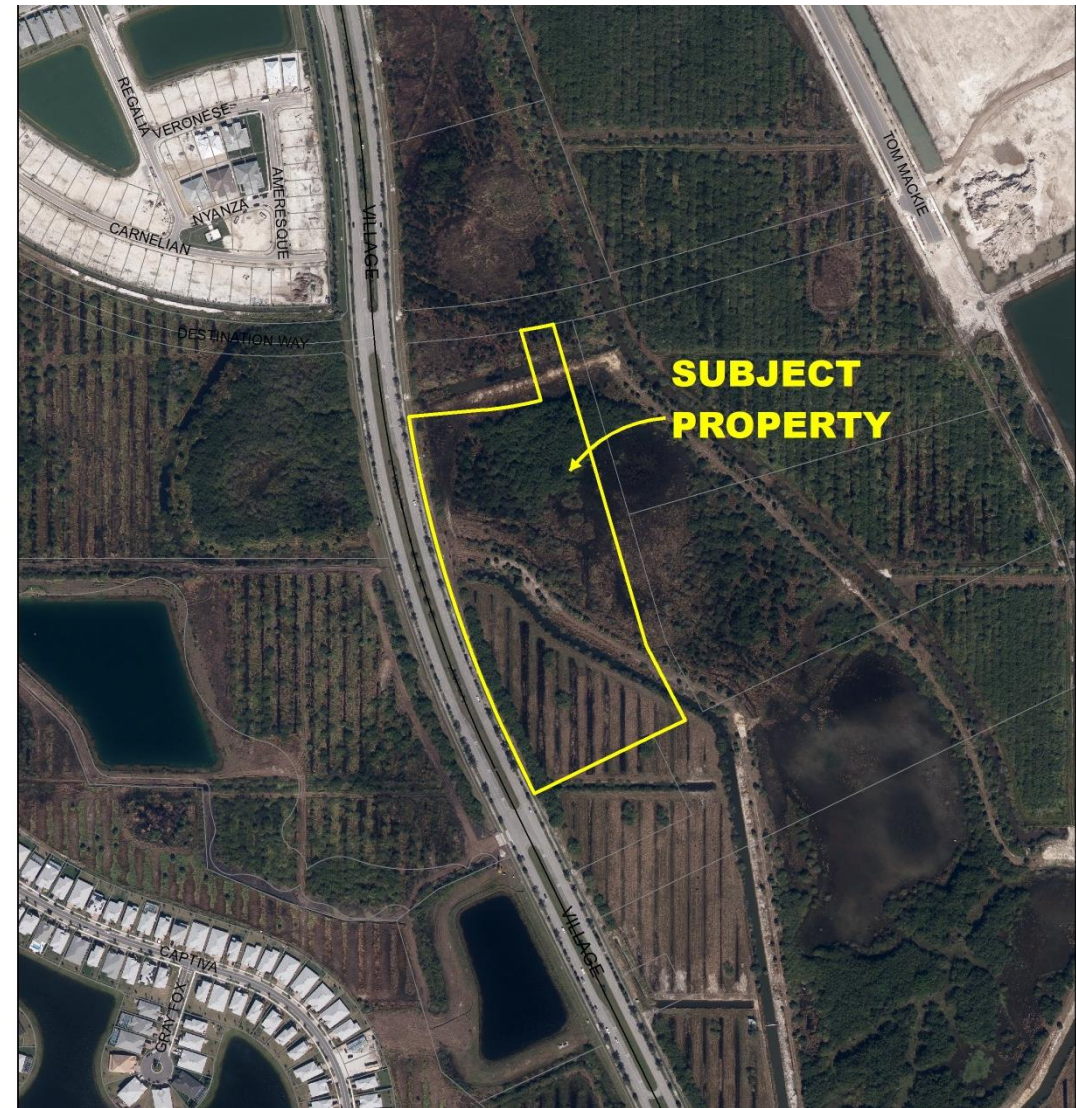
# Proposed Project

- The project will include ten buildings of two and three bedroom apartments for a total of 348 units with onsite and offsite improvements.
- The project will also include a pool, clubhouse, pickle ball court, and a dog park.

# Location



# Aerial







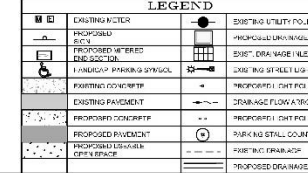
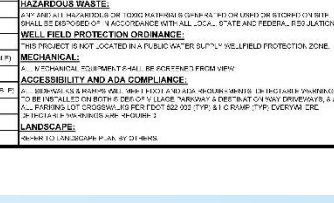
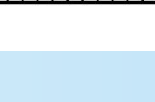
# Zoning Review

- The subject property is within the Destination at Tradition MPUD and complies with the MPUD requirements.
- The MPUD requires 1.5 parking spaces per residential unit for a total of 522 required spaces. The proposed site plan provides 551 parking spaces including 16 handicapped spaces.
- The multi-family buildings will be three stores with a building height of ±47 feet at the top roof ridge.
- The site will utilize a trash compactor with a recycling dumpster with in screened and gated enclosure.
- Building elevation drawings were approved by the Tradition Design Review Committee.

# 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.
- The project will be served by a right-in and right-out driveway on SW Village Pkwy and a full access driveway on Destination Way.
- A traffic study was submitted and approved by the Public Works Dept.









**ST. MATILDA TRADITION**  
PORT ST. LUCIE, FL  
4798 Controlled By: Author  
PRE-DESIGN

© Charles Brock & Associates, Inc. 1175 Boardwalk, Naples, FL 34109, 888.668.0000, www.charlesbrock.com. All rights reserved. It is the policy of Charles Brock & Associates, Inc. to protect its intellectual property and other proprietary rights in these plans, ideas, and designs. These plans, ideas, and designs are not to be reproduced, changed or copied in any manner or form without the express written permission of Charles Brock & Associates, Inc. To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire safety standards as determined by the local authority. Note: These plans are to be viewed in color.



05-17-2024

BUILDING TYPE 3 - RENDERING

**A 231**

# Staff Recommendation

The Site Plan Review Committee recommended approval of the proposed site at the August 14, 2024, Site Plan Review Committee meeting.

Staff recommends approval with the following conditions:

1. Off-site Construction Plans for Destination Way must be submitted.
2. Plans must undergo review and receive 100% approval.
3. Approval must be obtained prior to Public Works issuing a construction permit for this project.