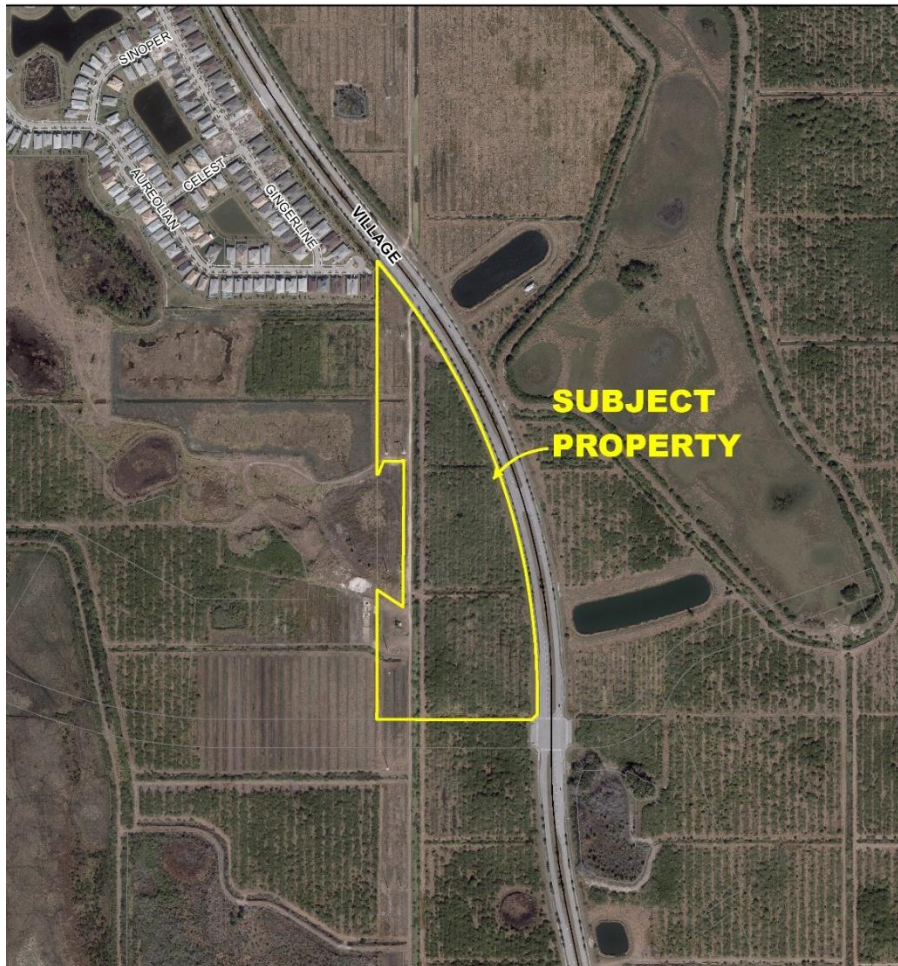




**Eden at Tradition Site Plan
Major Site Plan Amendment Application
P22-136**



Project Location Map

SUMMARY

Applicant's Request:	An application for site plan approval for multi-family project consisting of 214 units.
Agents:	Matthew R. Yates and Steve Garrett, Lucido and Associates
Property Owner/Applicant:	Mattamy Palm Beach, LLC
Location:	The property is generally located in the northwest quadrant of the intersection of Paar Drive and SW Village Parkway and within the Southern Grove DRI.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Lucido and Associates, acting as the agent for Mattamy Palm Beach, LLC, has applied for site plan approval for a project known as Eden at Tradition. Eden at Tradition is a gated multi-family project in the form of eight unit, six unit and four unit two story buildings for a total of thirty-three buildings. The units will be two and three bedroom for a total of 214 residential units. Each unit will have its own driveway, garage, and patio/backyard. The development plan includes a clubhouse, community pool, a tot lot, a dog park, and guest parking. Eden at Tradition will be located at the northwest corner of SW Village Parkway and Paar Drive.

There is an associated application for subdivision plat approval for a project known as Tradition-SG 10. Tradition-SG 10 is a replat of Parcel 27D, Southern Grove Plat No. 13. It includes 30.86 acres owned by Mattamy Palm Beach, LLC, and 14.82 acres owned by the City of Port St. Lucie. Tradition SG-10 Preliminary and Final Subdivision Plat creates three tracts for future development and a 14.82 acre city park parcel. The proposed Eden at Tradition Site Plan will be located on Parcel C. Parcel C is approximately 19.67 acres.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed major site plan amendment at the July 27, 2022 Site Plan Review Committee meeting.

Location and Site Information

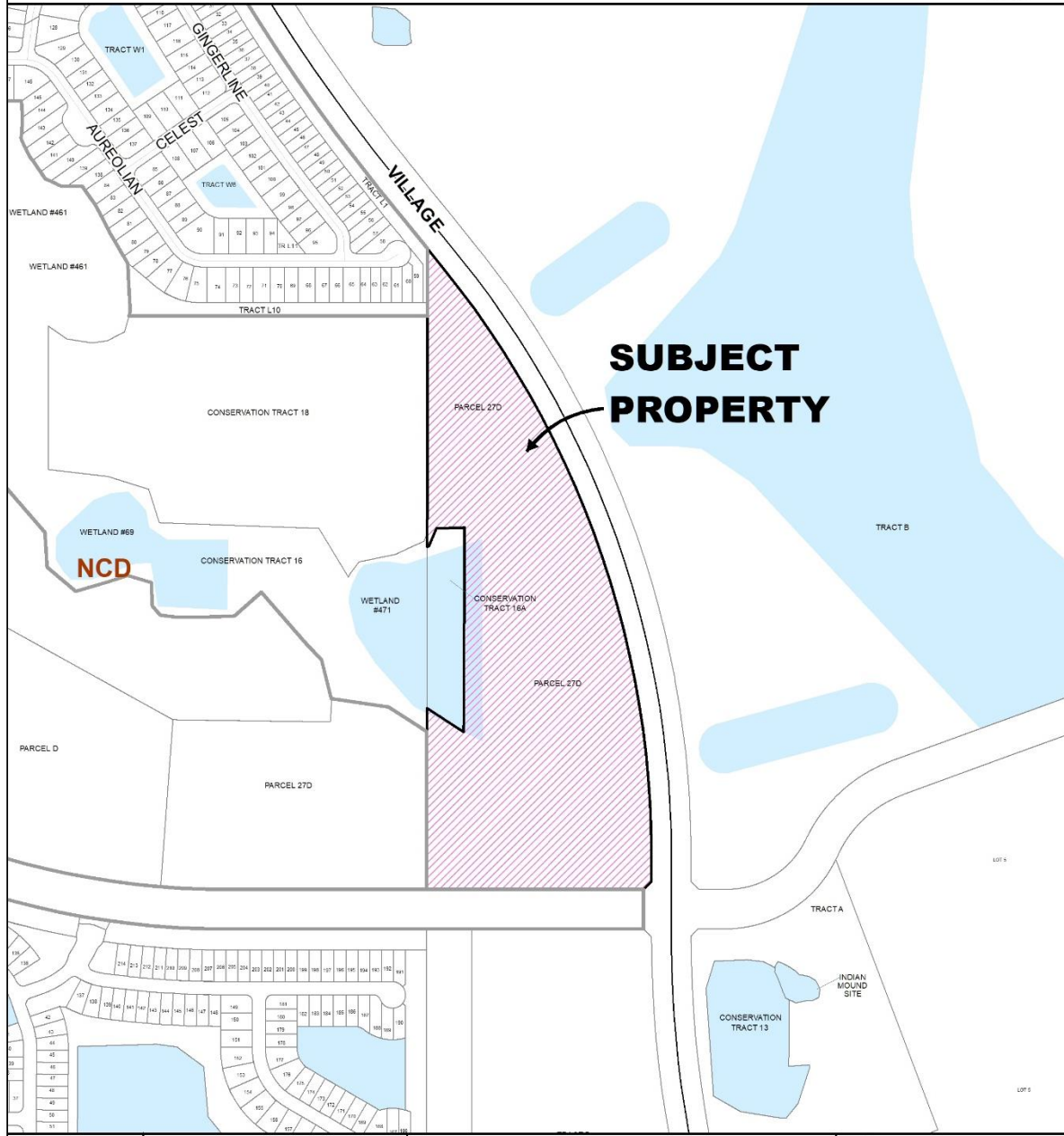
Parcel Number:	4322-600-0027-010-1
Property Size:	30.86 acres (Proposed lot size -19.67 acres)
Legal Description:	A portion of Parcel 27D, Southern Grove Plat No. 13 (Proposed legal description Tradition SG-10 Plat, Parcel C)
Future Land Use:	NCD
Existing Zoning:	MPUD (Southern Grove 10 MPUD)
Existing Use:	Vacant Lane
Proposed Use:	Multi-family development

Surrounding Uses

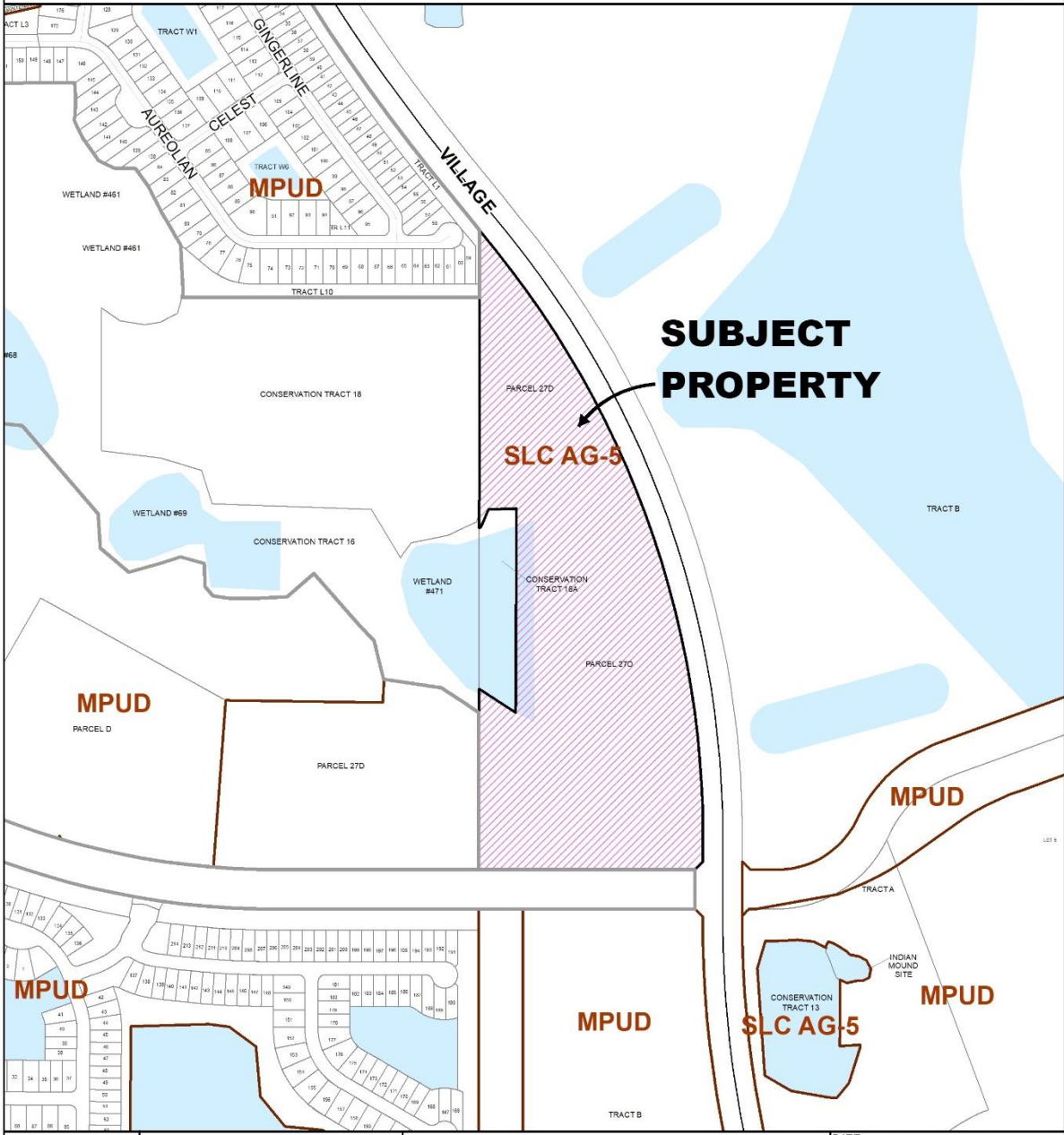
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land (proposed Farrell Storage Site Plan – P22-121)
South	NCD	MPUD	Capstone Communities Multi-family development
East	NCD	MPUD	Vacant GFC owned land in Southern Grove
West	NCD	SLC AG-5 and MPUD	Conservation land owned by Southern Grove CDD No. 5 and City owned Park site

NCD – New Community Development District MPUD – Master Planned Unit Development
SLC AG-5 – St. Lucie County Agriculture (1 dwelling unit per 5 acres)

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The property is located within the Southern Grove 10 MPUD. Southern Grove 10 is a mixed use MPUD. The proposed project has been reviewed for compliance with the Southern Grove 10 MPUD and documented as follows:

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<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The subject property is located in an area designated for residential development as depicted on the Southern Grove 10 MPUD concept plan. Per the MPUD, Multiple-family dwelling is a permitted use
DUMPSTER ENCLOSURE	The site plan provides for a trash compactor and recycling dumpster within an eight foot masonry enclosure.
ARCHITECTURAL DESIGN STANDARDS	The applicant provided documentation of the Tradition Design Review Committee's approval of the building elevation drawings with the approval of the original site plan.
STACKING REQUIREMENTS	Stacking and circulation were reviewed by the Public Works Department. The main entrance is off of Paar Drive. The entrance is designed as a circular driveway for school buses to pick up students and exit without having to turn around. The gates into the development are setback approximately 200 feet from the road.
BUILDING HEIGHT	The MPUD sets a building height of 40 feet for multi-family development. The proposed height for the multi-family buildings is 26 feet and for the clubhouse 30 feet.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
PARKING	The MPUD requires 1.75 spaces per dwelling unit plus 1 space for every 5 dwelling units. A total of 418 spaces are required and 488 spaces are provided including three handicapped spaces. Each unit provides two parking spaces with a garage and driveway. Guest parking is provided throughout the development and at the clubhouse for a total of 58 spaces (includes 3 handicapped spaces).
BUFFER	The site plan depicts the required perimeter landscape buffers. A 10 foot buffer is required along the north property line and the west property line. Per the MPUD, a 20 ft buffer is required along a public right-of-way. A 20 buffer is depicted along Paar Drive and 25 foot buffer is depicted along SW Village Parkway.

NATURAL RESOURCE PROTECTION

Environmental and natural resource requirements are addressed in the Southern Grove DRI development order. An environmental assessment report was provided. No native habitat was observed on site and impacts to wetlands was mitigated through the Army Corp of Engineers and South Florida Water Management District permits.

CONCURRENCY REVIEW

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required.
TRANSPORTATION	<p>Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.</p> <p>The proposed project will generate an average of 1,447 daily trips and 125 pm peak hour trips per the ITE Trip Generation Report, 11th edition. The site plan depicts a proposed right turn lane into the development from Paar Drive. The Paar Drive entrance is a full access driveway. As depicted on the associated plat (Tradition-SG 10) Eden at Tradition will share a driveway with the Farrell Storage site plan for right in and right out access on SW Village Parkway.</p> <p>A traffic analysis report was submitted and approved by the Public Works Department.</p>
PARKS AND RECREATION	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order. The developer, Mattamy Palm Beach, LLC, has submitted a Parks Conveyance Agreement to the City that to meet the requirements of the Southern Grove DRI. Comments have been provided to the developer and staff is waiting on resubmittal.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
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. The School District has approved an amended educational impact agreement with the developer to mitigate the impacts of growth. The agreement is under review by the City Attorney's Office for City Council approval.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The Eden at Tradition site plan is included on the list of identified projects whose public art requirements will be met via the approved alternative equivalent proposal for public art known as Heart in the Park.

Consistency with the Southern Grove DRI and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Mixed Use sub area as depicted on Map H, the master development plan for the Southern Grove DRI and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Per Policy 1. 1.2.2.7, Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.

RELATED PROJECTS

P22-095 – Southern Grove 10 MPUD Rezoning Application

P22-134 – Tradition-SG 10 Preliminary and Final Subdivision Plat

P22-121 – Farrell Storage Site Plan

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval. The Site Plan Review Committee recommended approval of the proposed major site plan amendment at the July 27, 2022 Site Plan Review Committee meeting.