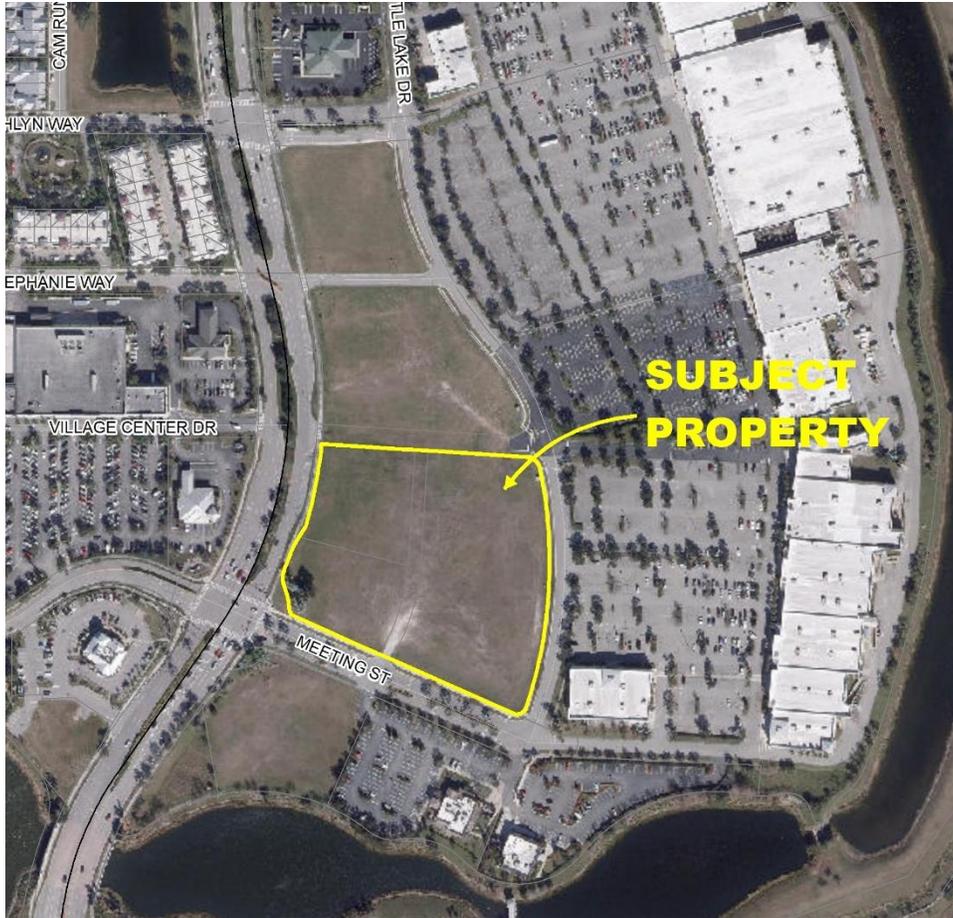




THE LANDINGS AT TRADITION PHASE II
Major Site Plan
P21-153



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan approval including one (1) multi-unit retail and supermarket building, encompassing 40,904 sf upon a +/- 6-acre site, including associated site and infrastructure improvements.
Applicant:	Blaine Bergstresser, Kimley Horn
Property Owner:	KRG Port St. Lucie Landing, LLC
Location:	The Landings in Tradition, on the corner of SW Village Pkwy and Meeting Street
Project Planner:	Laura H. Dodd, AICP

Project Description

This application for a major site plan approval includes one (1) multi-unit retail and supermarket building, encompassing 40,904 sf, upon a +/- 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.

The proposed development is located within an outparcel of the Landings at Tradition and is the second phase of development within the previously approved 584,145 sf shopping center development. (P05-034, as amended).

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed site plan at their meeting of August 8, 2021 and recommended approval.

Location and Site Information

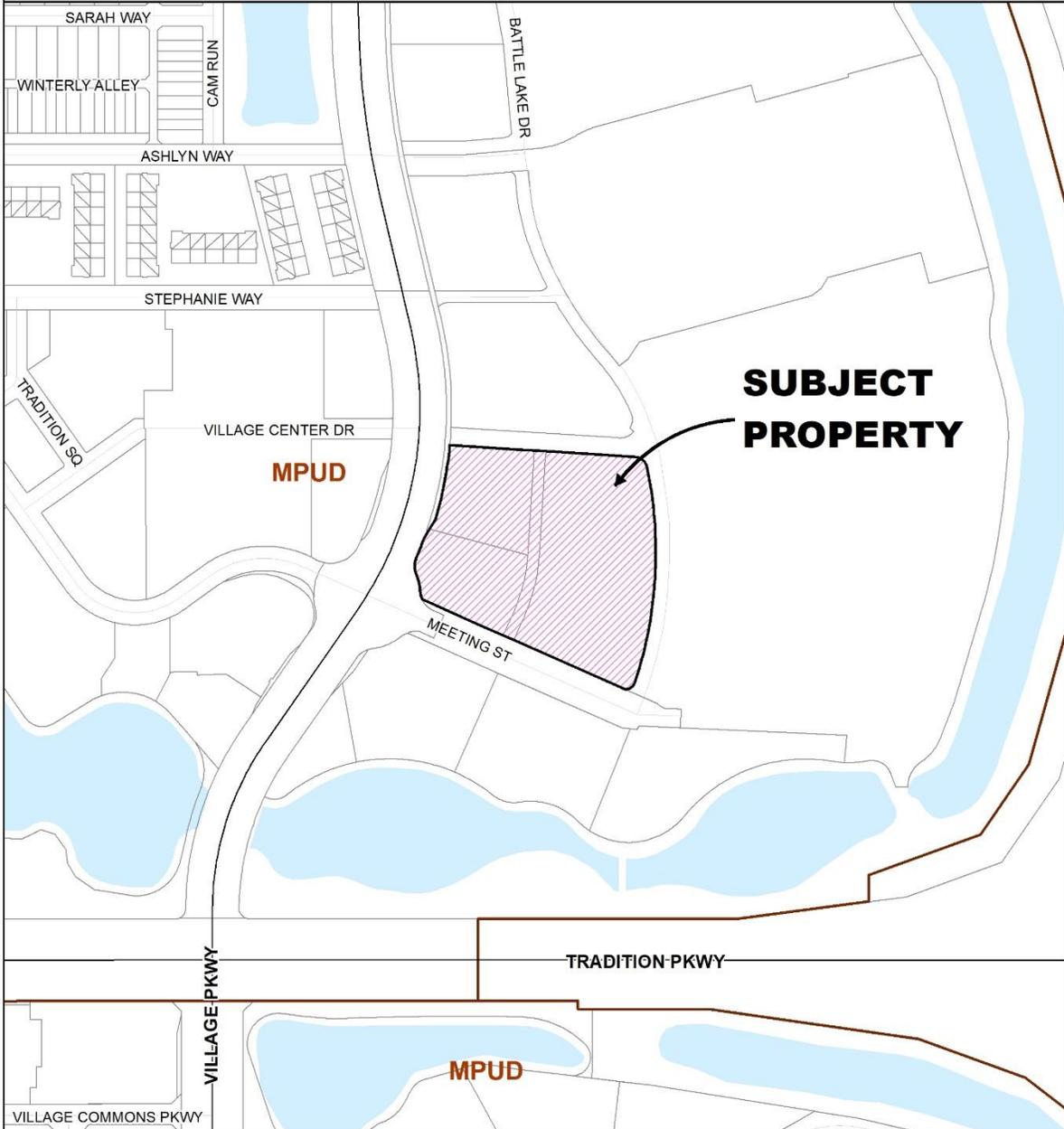
Parcel Numbers:	4310-602-0011-000-2 4310-602-0012-000-0 4310-602-0012-000-0
Property Size:	5.93 acres, more or less
Legal Description:	Parcel 6, Parcel 6A, Parcel 10 and that portion of Parcel 11 that lies between Parcel 6, Parcel 6A, and Parcel 10, Tradition Plat No. 41, according to the plat thereof as recorded in plat book 53, page 32, public records of St. Lucie County, Florida.
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

Surrounding Uses

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

NCD: New Community Development
PUD: Planned Unit Development

EXISTING ZONING



**SUBJECT
PROPERTY**

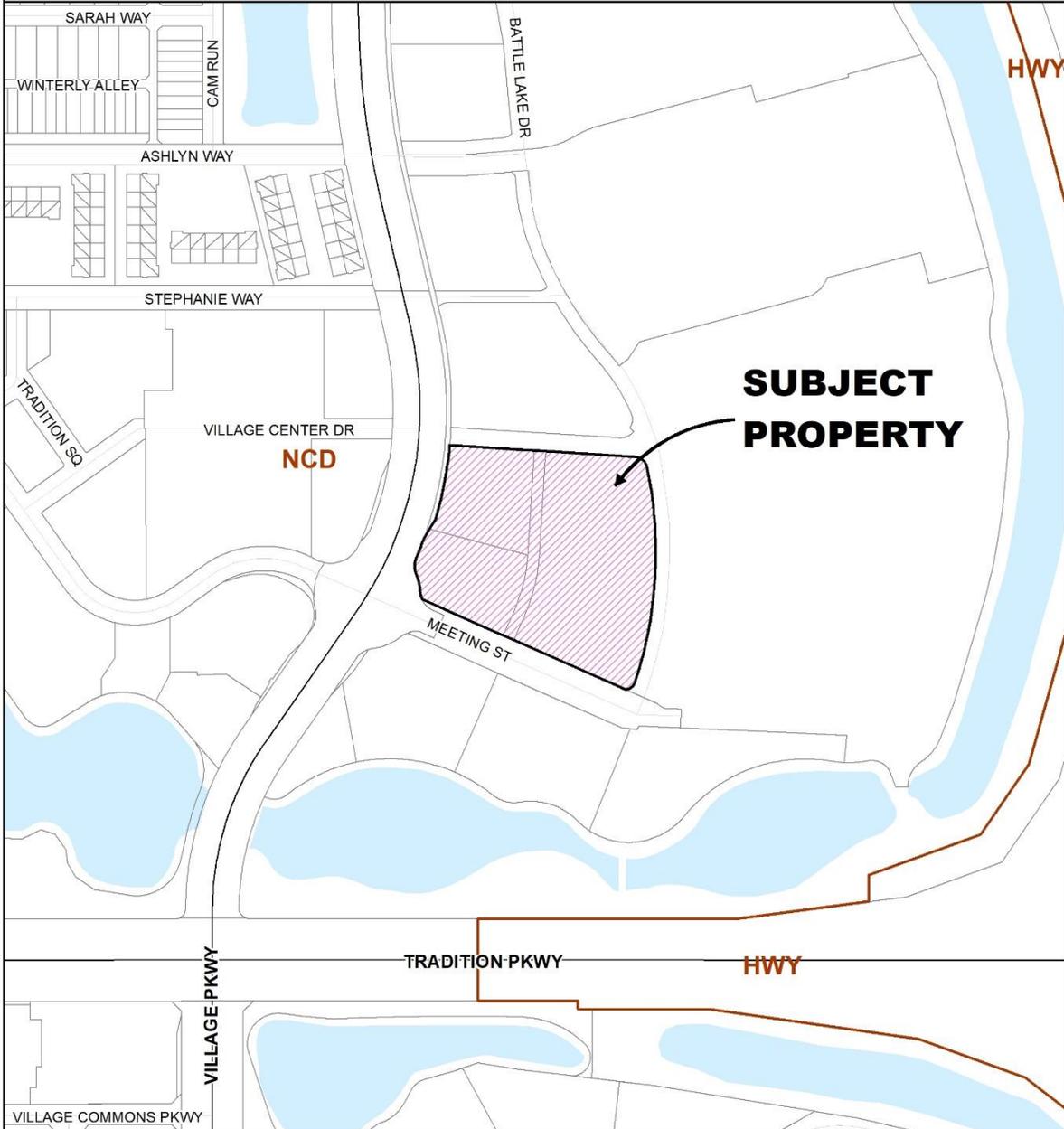
MPUD

MPUD

	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN THE LANDINGS @ TRADITION, PHASE 2 TRADITION PLAT NO. 41	DATE: 11/15/2021
			APPLICATION NUMBER: P21-153
			USER: Idodd
			SCALE: 1 in = 321 ft

Zoning Map

FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN THE LANDINGS @ TRADITION, PHASE 2 TRADITION PLAT NO. 41	DATE: 11/15/2021
			APPLICATION NUMBER: P21-153
			USER: Idodd
			SCALE: 1 in = 321 ft

Future Land Use Map

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance and provided for the following finding of fact:

<i>CRITERIA</i>	<i>FINDINGS</i>		
USE	The applicant is proposing a site plan approval including one (1) multi-unit retail and supermarket building, encompassing 40,904 sf upon a +/- 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 architectural elevations have been approved by the Tradition Architectural Review Board.		
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
	All proposed buildings exceed the above setback requirements.		
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.		

NATURAL RESOURCE PROTECTION (CHAPTER 157)

Pursuant to existing development approvals and the conditions listed within the DRI, the subject site location has been previously impacted and mitigated its natural resource impacts.

CONCURRENCY REVIEW (CHAPTER 160)

The project is subject to the provision of adequate public facilities and documented below.

<i>Sanitary Sewer and Potable Water Facilities</i>	Port St Lucie Utility Systems is the provider. A service agreement is required.
<i>Traffic Circulation</i>	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.
<i>Parks and Recreation Facilities</i>	Not applicable.
<i>Stormwater Management Facilities</i>	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.

<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Not applicable

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 applicant shall be required to select an option for contribution within ninety (90) days of the issuance of the first building permit or site work permit.

STAFF RECOMMENDATION

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 an executed, recordable unity of title approved by the City Attorney’s office prior to issuance of building permits.