

Eden at Tradition Site Plan

Major Site Plan

(P22-121)

City Council Meeting December 12, 2022

Bridget Kean, AICP



Requested Application:

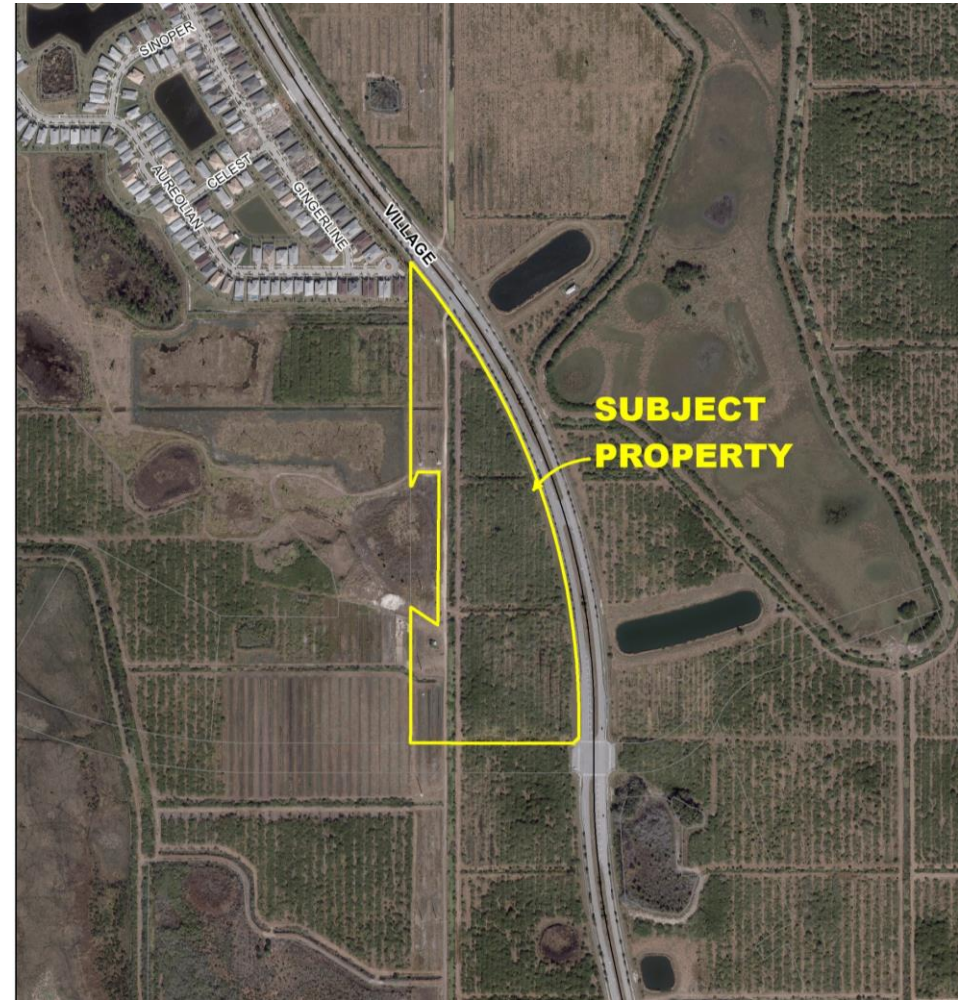
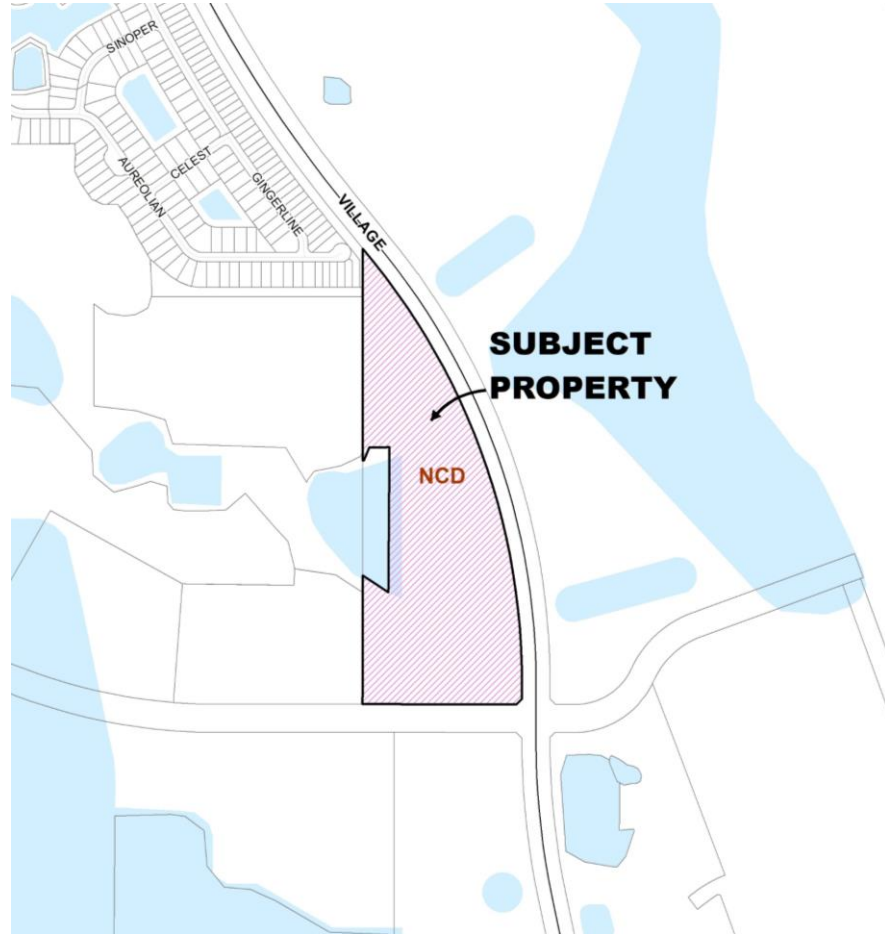
Applicant and Owner: Mattamy Palm Beach, LLC

Agent: Matt Yates and Steve Garrett, Lucido and Associates

Contract Purchaser: Farrell Companies

Request: Approval of a site plan for Eden at Tradition multi-family development consisting of 214 units.

Location & Aerial



Future Land Use and Zoning

	Future Land Use	Zoning	Existing Use
Subject Property	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Vacant land (proposed Farrell Storage Site Plan– P22-121)
South	NCD	MPUD	Capstone Communities rental cottages
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 14.82 acre city park site



Proposed Project:

- Eden at Tradition is a gated multi-family in eight unit, six unit and four unit two story buildings for a total of thirty-three buildings.
 - Two and three bedroom units for a total of 214 residential units
- Each unit will have its own driveway, garage, and patio/backyard.
- Guest parking provided at clubhouse and throughout the development
- 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.

Zoning Review

- Located within Southern Grove 10 MPUD
- Multi-family dwelling units are listed as permitted uses
- Environmental assessment report provided
- Access location (external and internal) has been reviewed by the Fire District for safety purposes.
- Public art requirements will be met via the Heart in the Park project.



Concurrency Review

- Port St Lucie Utility Systems Department is the provider of sewer and water services. The Tradition Irrigation Company will provide water for irrigation.
- Site detail plans will include paving and drainage plans.
- Site plan depicts a right turn lane on Paar Drive into the development.
- Full access driveway on Paar Drive
- Shared right-in and right-out driveway access with adjacent Farrell Storage on SW Village Parkway



Traffic Impact Analysis

- Traffic Analysis latest received November 2022
- Traffic Analysis completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest Southern Grove DRI
- Latest study proposes development generating 125 PM Peak Hour Trips divided over 2 driveways, split between in and out.



Recommendation

Site Plan Review Committee recommended approval at their meeting on July 27, 2022.

