

Tradition MPUD 14th Amendment Application (P22-097)

Planning and Zoning Board Meeting
February 7, 2023
Bridget Kean, AICP
Senior Planner



Proposed Project

- A request to amend the Tradition MPUD zoning regulation book and concept plan for property identified as parcels 17, 17 A, and 18 on the Tradition MPUD concept plan (14th Amendment).
- The City has received applications for site plan approval and subdivision plat approval for Parcels 17, 17A, 18 to allow for 520 multi-family units on Parcels 17 and 17A and 220 single-family residential lots on Parcel 18. The development standards proposed are not consistent with the currently approved Tradition MPUD.
- No changes are proposed to the Residential sub-district that will impact the development standards and zoning regulations for the existing residential communities in Tradition.

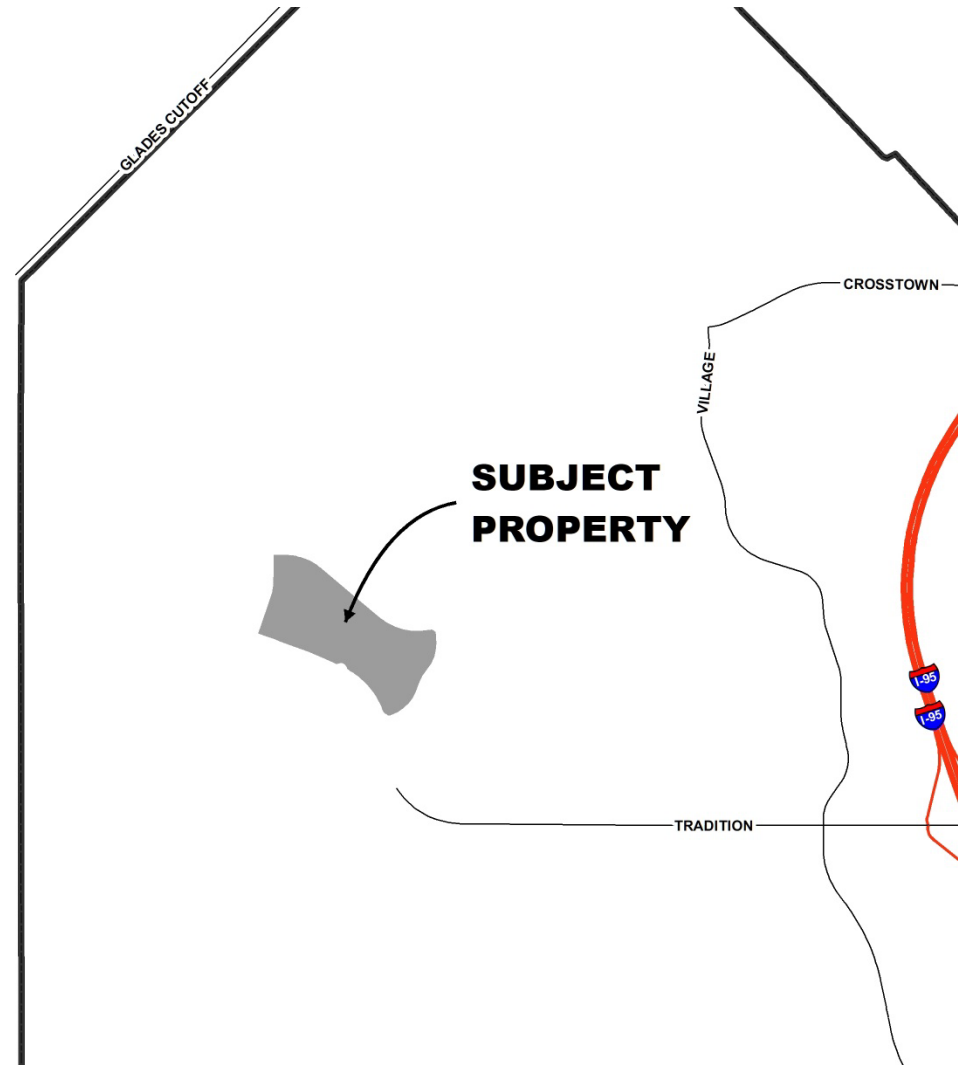


Applicant and Owner

Steve Garrett, Lucido and Associates, is acting as the agent for Mattamy Palm Beach, LLC, (owner).



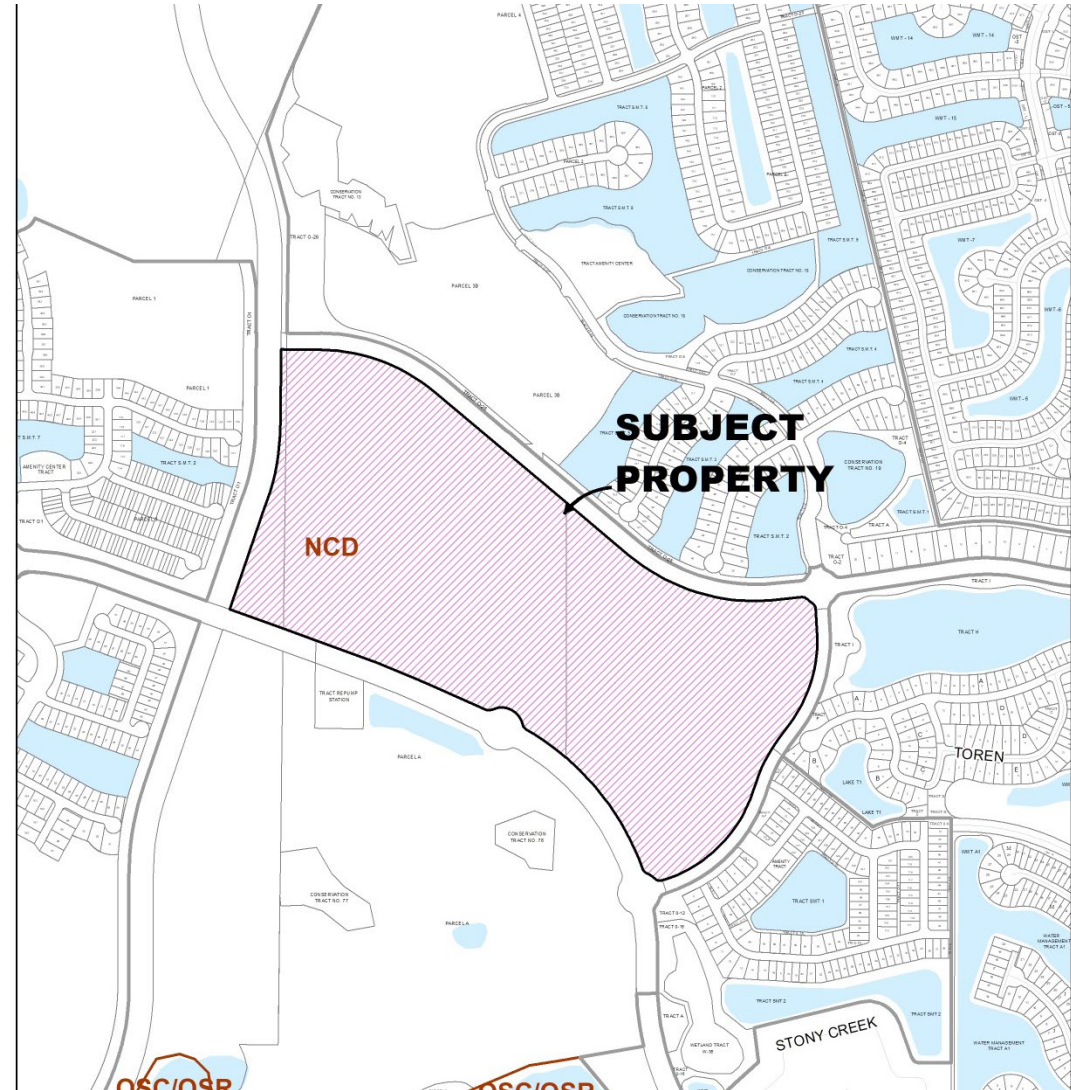
Location Map



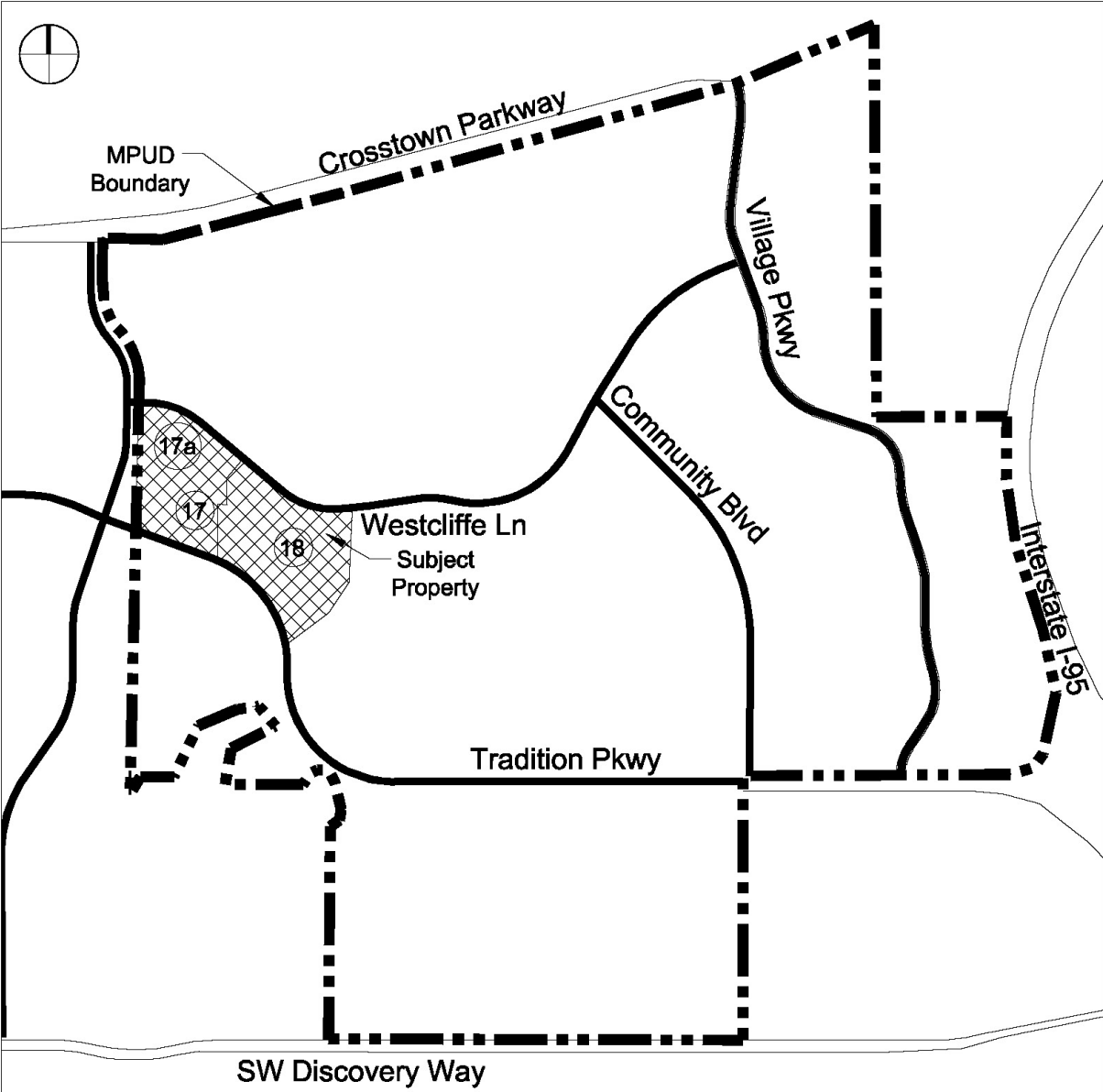
Aerial



Land Use – NCD Zoning- MPUD



Tradition MPUD Subject Area



Proposed Amendment

- Revise the MPUD concept plan and development tables to change the sub-area designation on 31.59 acres identified as Parcels 17 and 17 A from the Town Center sub-district to the Residential sub-district.
- Revise the maximum building height requirements for the residential sub-area to allow a maximum building height of fifty-five (55) feet for multi-family vertically attached residential development for Parcels 17 and 17A.
- Revise the side setback requirement for single-family residential lots and paired villas under from a minimum side setback of six (6) feet to a minimum side setback of five (5) feet for Parcels 17, 17A, and 18.
- Establish the setback requirements for multi-family development for Parcels 17 and 17A to require each multiple-family lot to have a building setback of twenty-five (25) feet from the front yard and public road rights of way, and ten (10) feet from side and rear property lines.

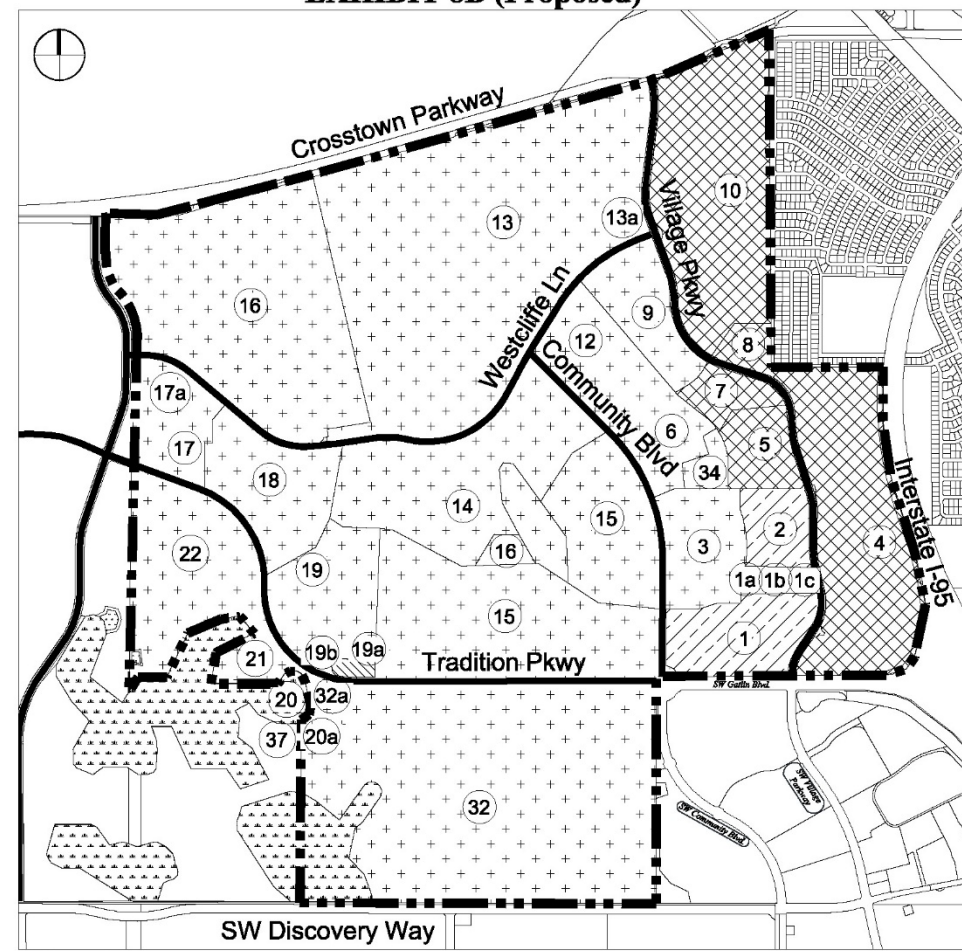








Proposed Amendment

- Establish separate building separation requirements for multi-family development for Parcels 17 and 17A to distinguish between multi-family vertically attached units, multi-family four to eight horizontal attached units, and multi-family horizontal detached units.
 - A minimum building separation of twenty (20) feet between buildings for vertically attached units.
 - A minimum building separation of fifteen (15) feet between buildings for four to eight horizontal attached units
 - A minimum building separation of ten (10) feet between buildings for horizontal detached units
- Add parking requirements for multi-family development for Parcels 17 and 17A to require 1 space per 1.75 for each multi-family residential unit and one guest parking space for every five (5) units.
 - Will allow dwelling units with garages to include the garage spaces as required parking spaces



Tradition MPUD Concept Plan



- Legend:
-  Sub-district Boundary
 -  Residential
 -  Mixed Use
 -  Town Center
 -  Village Center
 -  OSC/OSR

**Tradition
Conceptual Land Use Plan**



Key / Location:



Project Team:

Client & Property Owner: Maternity, LLC
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426

Land Planner / Landscape Architect: Ludko & Associates
701 East Ocean Boulevard
Shant, Florida 34994

Environmental Consultant: EW Consultants
1500 SE Monterey Common Blvd.,
Suite 208
Shant, Florida 34996

Engineer: Nimsley-Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
772-064-4100

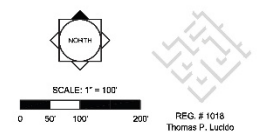
Surveyor: Caulfield & Wheeler, Inc.
7800 Glasco Road, Suite 100
Boca Raton, FL 33434
561-362-1981

Slopeside

Tradition
St. Lucie, Florida

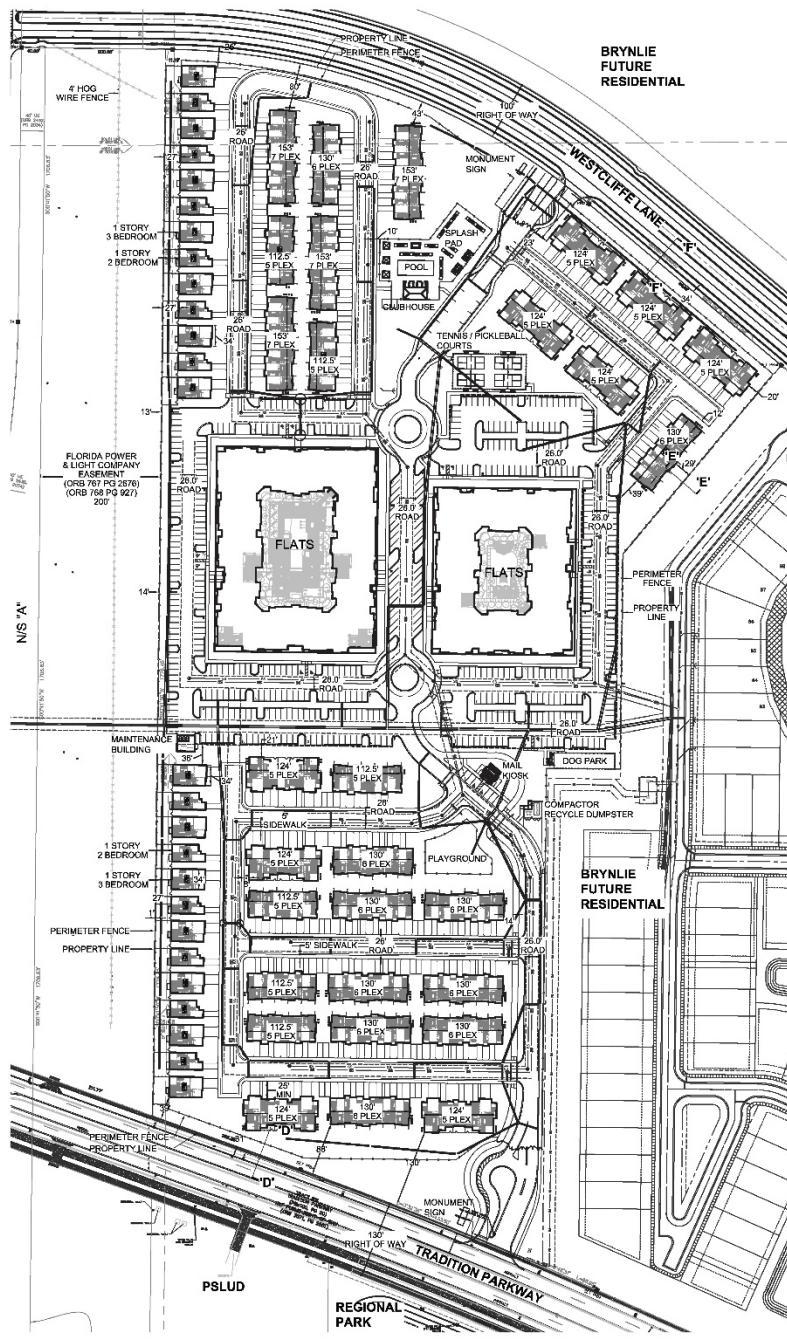
Site Plan
P22-348

Date	By	Description
12/07/2022	JL	Submittal



Designer: EJS Sheet
Manager: SG
Project Number: 20-276-38
Municipal Number: P22-348 Slopeside
Computer File: 20-276-38 - Slopeside - Site Plan.dwg

SP



Site Data

Total Site Area:	1,317,000.4 sf	(31.09 ac.)	100%
Future Land Use Designation:	NCD		
Existing Zoning:	MPUD		
Total Building SF:	403,801.2	(9.27 ac.)	29.5%

Previous / Impervious Calculations

Impervious Area:	497,890.9 sf	(11.43 ac)	36.0%
PerVIOUS Area:	474,388.4 sf	(10.89 ac.)	34.9%

Parking Requirements

Parking Required (1.5 spaces per dwelling unit)	780 Spaces
125% Maximum allowed parking per Tradition MPUD	915 Spaces
Parking Provided:	915 Spaces
Flats:	14 ADA Spaces
Flats:	511 Spaces
Single / Multi-Family:	360 Spaces

Building Setback Requirements

Front:	Required: 25'	Provided: 25'
Side:	Required: 10'	Provided: 10'
Back:	Required: 10'	Provided: 10'
Roof:	Required: 25'	Provided: 25'

Slopeside Footprints

Slopeside Single & Multi Family		620 Total units
Multi-Family Footprints		
Type 5	Type 5.1	Type 6
1 Units	9 Units	1 Units
2 Story	2 Story	2 Story
8 Buildings	9 Buildings	4 Buildings
30 Units total	40 Units total	28 Units total
Single-Family Footprints		339 Units total
Type 9	Type 10	
7 Bedrooms	3 Bedrooms	
1 Story	1 Story	
8 Buildings	20 Buildings	

Legal Description

Parcel ID Number: 4903330020005
5/67/8 A parcel of land, MPUD, lying within Sections 05, Township 37 South, Range 39 East, St. Lucie County, Florida
The east of SEC. 05/04/01: From NW cor of Western Grove Plat No. 2 Allapattah Substation (PB 58-12), TH N 89 58 42 W 50' TH S 00 01 15 W 2061.18' TH S 89 28 55 E 843.36 to curve conc N.R. of 1500', TH ELY ALG ARC 202.27' TH N 83 04 38 S 8 875.59' to curve conc S.R. OF 1400' TH ELY ALG ARC 207.15' TH S 86 22 42 E 1002.96' to curve conc S.R. OF 990.0' TH ELY ALG ARC 1137.80' TH S 79 48 50 E 618.79' to curve conc N.R. OF 1500', TH ELY ALG ARC 255.69' TH S 89 18 10 E 178.11' TO POB, TH COAT 5 59 18 E 281.19' to curve conc S.R. OF 1100', TH ELY ALG ARC 754.82' TH S 49 59 11 E 1060.98' TH S 03 09 21 W 1555.82' to curve conc S.W. OF 1565', TH NWLY ALG ARC 200.75' to curve conc N.E. R. OF 58', TH NWLY ALG ARC 1.22' to curve conc W.R. OF 130', TH NLY ALG ARC 38.73' to curve conc E.R. OF 58', TH NLY ALG ARC 59.30', TH N 61 56 43 W 80' to curve conc NW.R. OF 58', TH SWLY ALG ARC 59.30' to curve conc S.R. OF 130', TH WLY ALG ARC 48.79' to curve conc N.R. OF 58', TH WLY ALG ARC 48.79' TH N 65 45 26 W 500.80' to curve conc S.R. OF 70', TH WLY ALG ARC 357.40' TH N 70 09 36 W 822.19' TH N 18 50 26 E 673.39' to curve conc W.R. OF 1580', TH NLY ALG ARC 803.49' TH N 00 41 50 E 457.37' TO POB (73.213 AC) (OR 3208-2842)

Traffic Statement

The project is approved for concurrency within the Tradition DRB and only requires an analysis of access. The analysis was conducted in accordance with the requirements of the City of Port St. Lucie. This analysis has been prepared to evaluate traffic impacts resulting from 620 single and multifamily homes. The project is located between Tradition Parkway and Westcliffe Lane, east of Power Line Road (NSA) and west of Fern Lake Drive, Port St. Lucie, Florida. The proposed project is expected to generate the following net new external trips and driveway trips:

- 3,534 daily, 227 AM peak hour (55 in/172 out), and 272 PM peak hour (189 in/103 out)

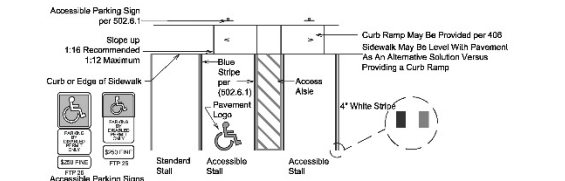
The project will provide right-in and right-out driveways on Tradition Parkway and Westcliffe Lane. A right-turn lane is required at the Tradition Parkway entrance.

Drainage Statement

The stormwater management system for this project is part of the overall Tradition Master Drainage System; this project will rely entirely on the wet lakes contemplated within the Brynlie single-family subdivision, as the wet lakes proposed within Brynlie meet and exceed the minimum lake area required for the entire master conceptual sub-basin (tract43). Upon achieving the sub-basin water quality criteria, the wet lakes within Brynlie will discharge via a piped connection to the upland single-family wet lake system within the downstream basin (tract43).

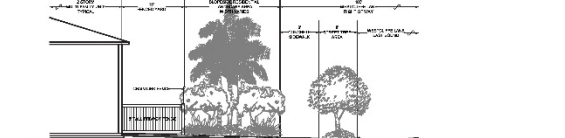
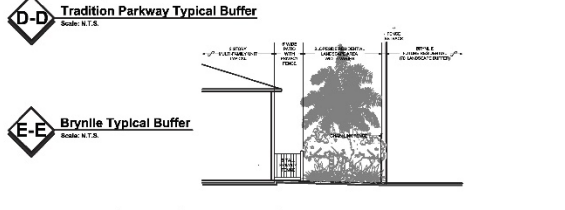
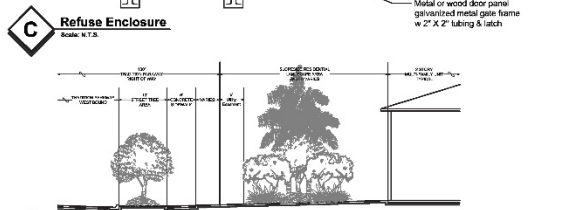
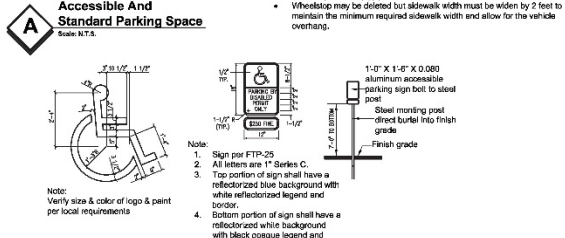
General Notes

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the Americans Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscape shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a City utility line or appearance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18' below City mains. (All measurements are take from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Codes) City of Port St. Lucie Land Development Regulations.)
- The property owner, contractor, and authorized representatives shall provide pickup, removal and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).

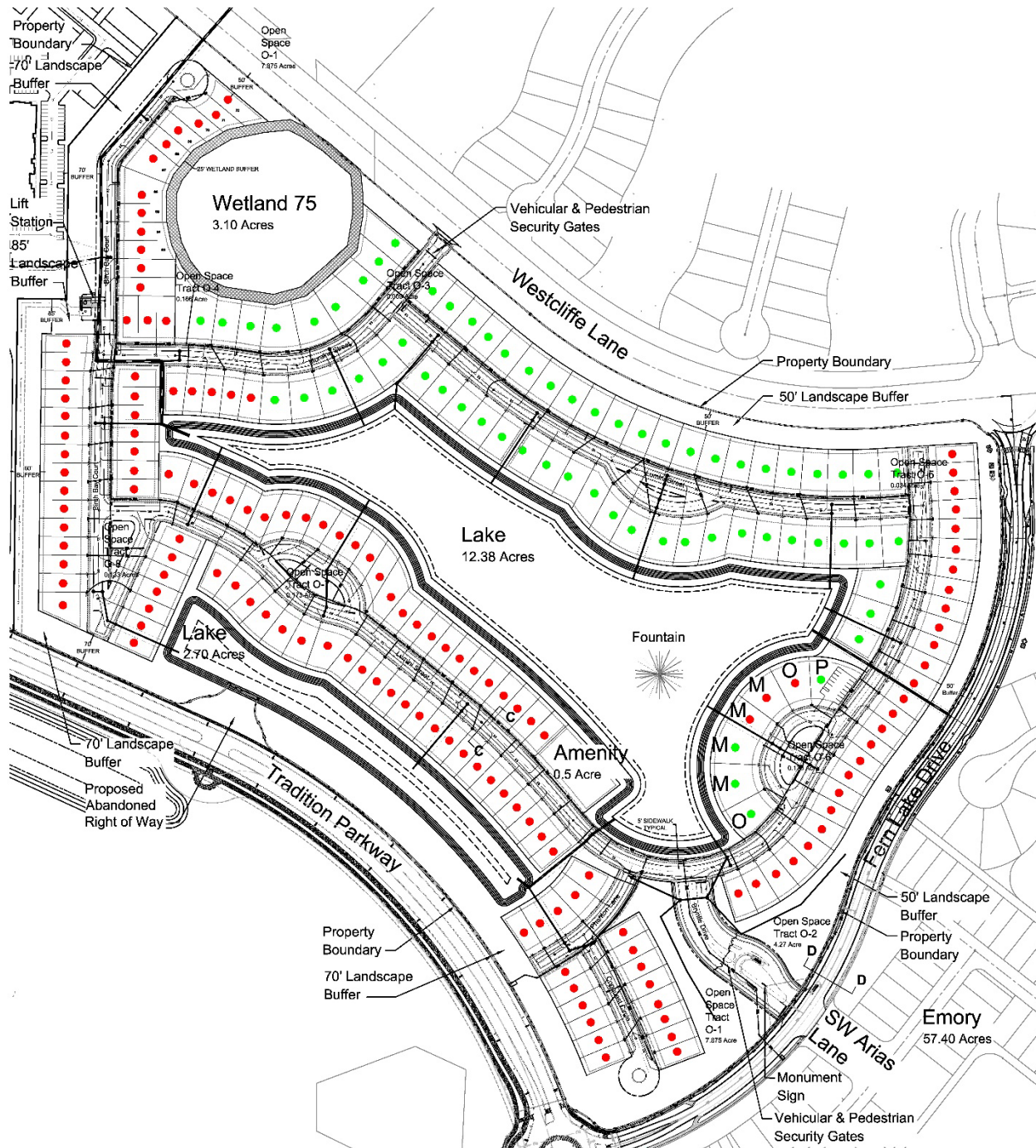


Notes:

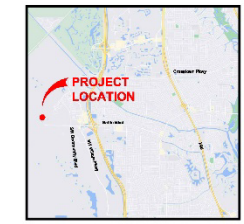
- Top portion of FTP 25 & 28 shall have a reflective blue background with white reflective symbol and border.
- Bottom portion shall have a reflective white background with black opaque legend and border.
- FTP 25 & 28 may be fabricated on one panel or two.
- FTP 25 is for use in areas where space is limited.



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Key / Location:



Site Data

Site Area: 78.484 acres
 Zoning: MPUD (Plan Unit Development)
 Future Land Use: NCD

	Required	Proposed
Single Family Dwelling	2,800 sf	5,400 sf (min)
Lot Square Footage:	35'	45' / 60'
Lot Width:	15 DU / Ac (max.)	2.67 DU / Ac

Proposed Density Calculation: 210 Units / 78.484 Acres = 2.67 DU / Ac

Maximum Building Coverage:	60%	48%
Minimum Open Space:	24 ac (30%)	41.6 ac (52%)
Maximum Building Height:	35'	35'
Minimum Living Area:	1,200 sf	1,200 sf
*excludes garage area		
Maximum Lot Impervious:	80%	80%

Setbacks (per MPUD Exhibit 10)	Required (min.)	Proposed (min.)
- Single Family Residential Lot		
Front Yard:	10' (18' w/garage)	10'/18'
Side Yard:	5'	5'
Side Corner:	14'	14'
Rear Yard:	10'	10'

Proposed Lot Data

Minimum Residential Lot Size		
Width	Depth	Unit Count
45' (Single Family)	120'	146
60' (Single Family)	120'	64
Total		210

Lot Size Legend

- 45' Lots
- 60' Lots

Model Row Lot Legend

- P Parking
- O Open
- M Model Home

Environmental Statement

The Brynlie Site contains the 3.10 acre Wetland #75. Wetland #75 is protected by a 25' wide Wetland Preserve

Project Team:

- Client & Property Owner:** Martamy, LLC
 2601 Quantum Lakes Drive, Suite 215
 Boynton Beach, FL 33426
- Land Planner / Landscape Architect:** Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34984
- Environmental Consultant:** EW Consultants
 1000 SE Monseigneur Commons Blvd.,
 Suite 208
 Stuart, Florida 34996
- Engineer:** Killebrew-Horn
 445 24th Street, Suite 200
 Vero Beach, FL 32960
 772.746.4100
- Surveyor:** Casfield & Wheeler, Inc.
 7900 Glacis Road, Suite 100
 Boca Raton, FL 33434
 561-362-1991

Brynlie

Tradition
 St. Lucie, Florida

**Conceptual
 Subdivision Plat
 Details**

Municipal Number: P22-255
 PSLUSD Project Number: 5429A

Date	By	Description
18AUG22	SJS	Submitted
31AUG22	SJS	Re-Submitted Per Model Center Change
19SEP22	SJS	CSP - Re-Submit
17OCT22	SJS	CSP - Re-Submit



SCALE: 1" = 100'
 0 50' 100' 200'

REG. # 1016
 Thomas P. Lucido

Designer: SJS
 Manager:
 Project Number: 20-276-38
 Municipal Number: P22-255
 Computer File:

CSP-1

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Impacts and Findings

- Proposed MPUD is consistent with:
 - Policy 1.2.2.3 of the Comprehensive plan which provides the thresholds for development for neighborhoods within a Residential Area. It establishes a minimum building height of 65 feet for multi-family development.
 - Goal 3.1 of the Housing Element, which pertains to the need for adequate mix of safe and sanitary housing to meets the needs of existing residents.
 - Objective 3.1.1 addresses the need for the City to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents.



Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the at the September 14, 2022 Site Plan Review Committee meeting.
- 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 with the following conditions:
 1. Development on Parcels 17, 17A, and Parcel 18 shall be designed with school bus turnaround, stops, and shelter internal to the site on all road frontages so traffic on the public roadways is not obstructed.
 2. The development of Parcels 17, 17A, and Parcel 18 shall include the platting and construction of SW Westcliffe Lane to N/S A including the intersection of SW Westcliffe Lane and N/S A. The plat for the portion of Westcliffe lane adjacent to N/S A must be platted prior to construction of Westcliffe Lane and must include the intersection of Westcliffe /N/S A. Westcliffe lane must be constructed concurrent with the Slopeside site development.

