

Baron Shoppes Site Plan Amendment Application (P20-004 A-1)

City Council Meeting
June 14, 2021
Bridget Kean, AICP
Senior Planner



Applicant and Owner

Brad Currie, Engineering, Design, and Construction, Inc.
is acting as the agent for
Baron Shoppes Tradition, LLC (property owner)

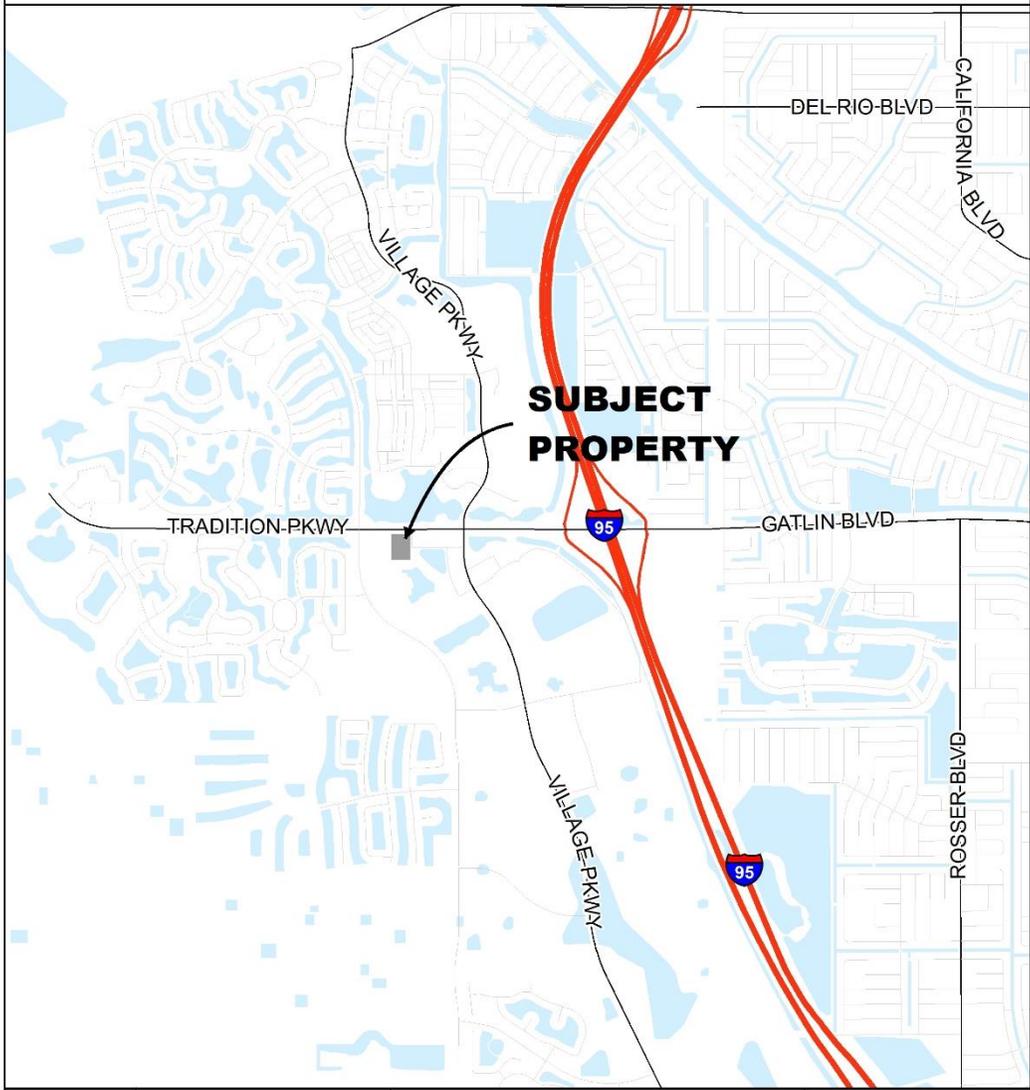


Proposed Project

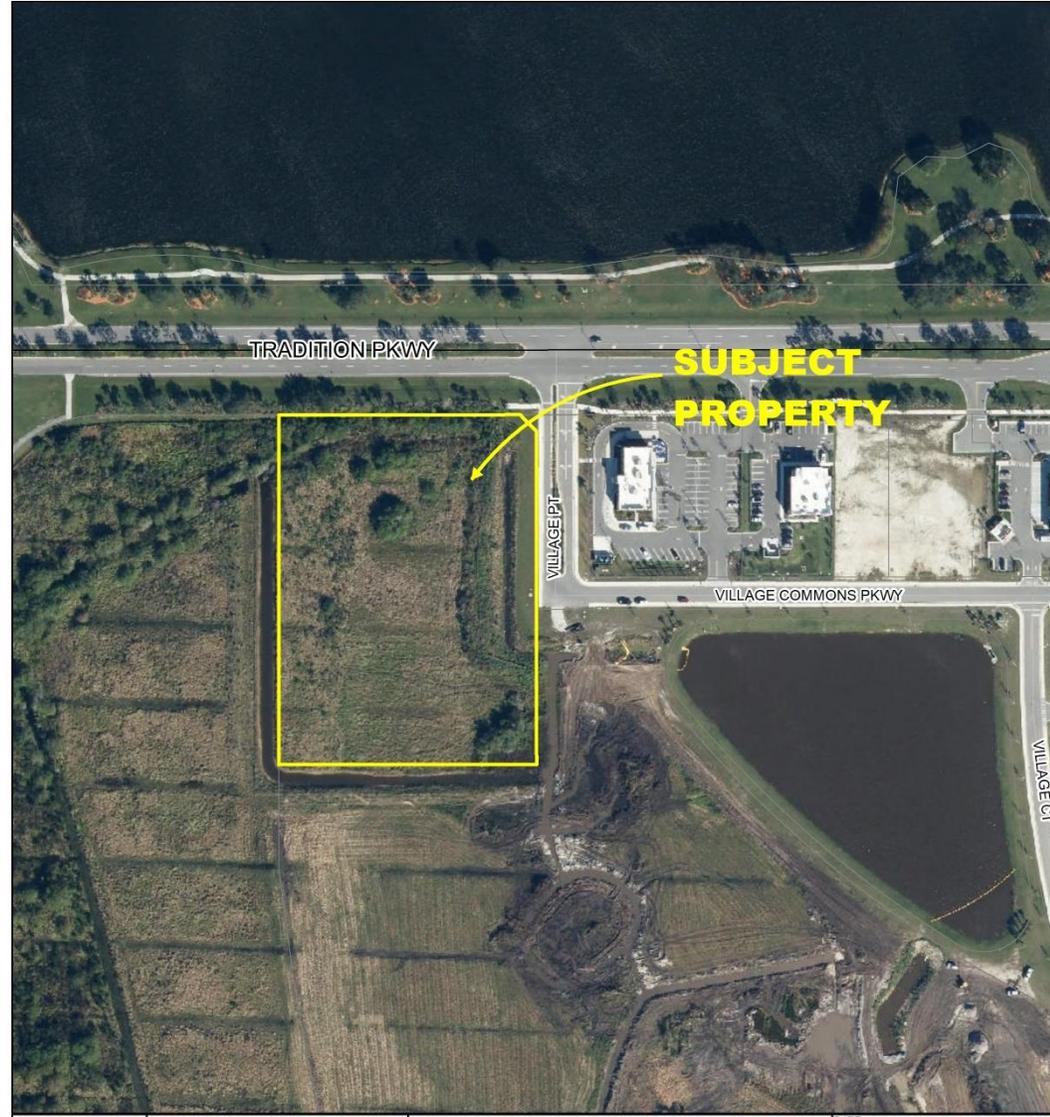
- An amendment to the site plan for Baron Shoppes at Tradition
- Site Plan approved by the City Council on September 28, 2020
 - Phase 1 - 9,303 square foot mixed use retail and restaurant building with a drive-through service lane
 - Phase II - 6,434 S.F. car wash
 - Phase III - proposed as a 3,390 S.F. stand alone restaurant with drive through service
- Proposed amendment revises Phase III to remove drive through service and increase building footprint to 5,850 S.F. for a mixed-use building (retail and restaurants)



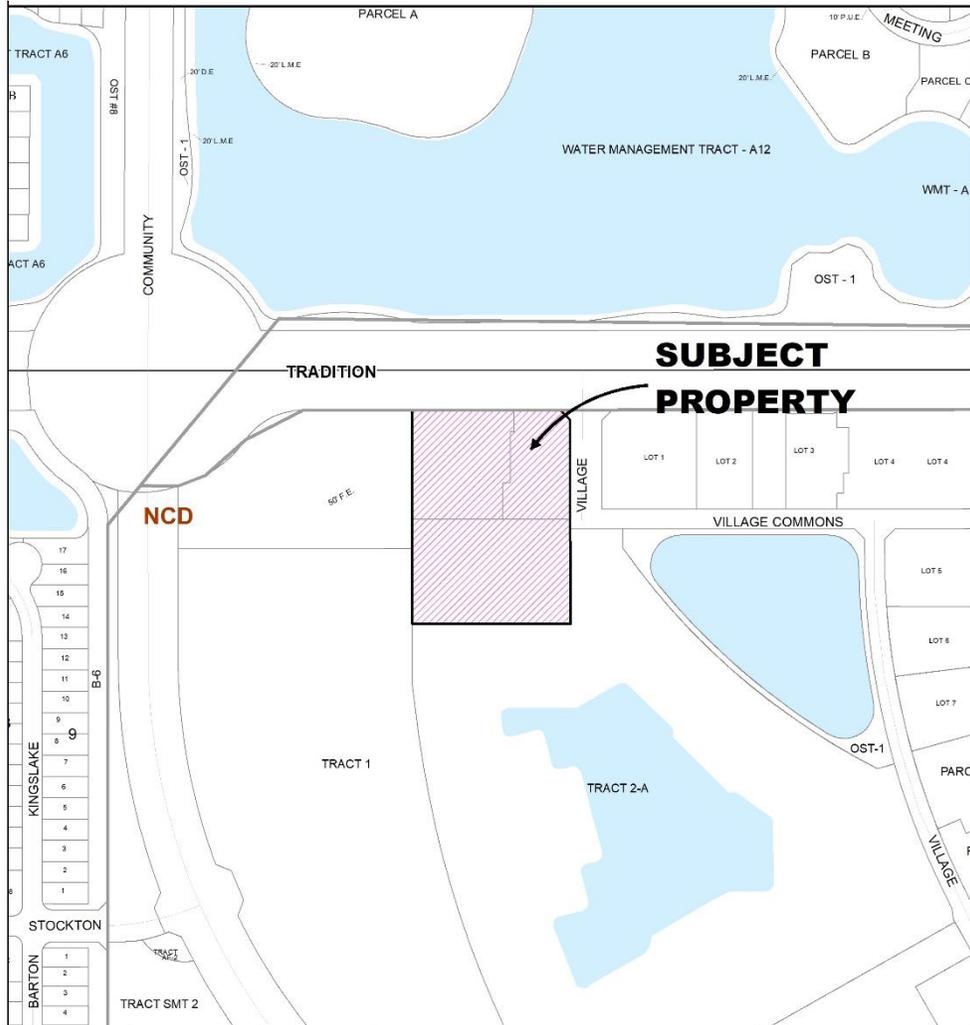
Location Map



Aerial Map



Future Land Use and Zoning



Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Water Management Tract
East	NCD	MPUD	Culver's Restaurant
South	NCD	MPUD	Springs at Tradition apartment complex
West	NCD	MPUD	Vacant land



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Complies with Tradition-SG Phase 1 MPUD
DUMPSTER ENCLOSURE	Complies
ARCHITECTURAL DESIGN STANDARDS	Approved by Tradition Design Review Committee
STACKING REQUIREMENTS	A stacking analysis was provided and approved by the Public Works Department
PARKING REQUIREMENTS	Complies, 140 parking spaces provided including 8 handicapped spaces
SETBACKS	Complies with Tradition-SG Phase 1 MPUD
BUILDING HEIGHT	Complies, proposed maximum building height of 30' for carwash in Phase II and 23'-4" for retail/restaurant buildings in Phases I and III
BUFFERING	10 foot wide landscape perimeter landscape buffer locations are depicted on the site plan



Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	4,384 average daily trips per day and 559 p.m. peak hour trips per day per based on the ITE Trip Generation Manual, 10 th Edition. Revised traffic study approved by Public Works.
PARKS AND OPEN SPACE	Public park and recreation facilities are addressed under Condition 67 of the Southern Grove DRI Development Order and not applicable to non-residential development.
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	Adequate capacity
PUBLIC SCHOOL CONCURRENCY	Public school requirements are addressed under Condition 62 of the DRI Development Order and not applicable to non-residential development.



Traffic Impact Assessment

- Traffic Assessment received originally on July 2020 and revised in April 2021.
- This development with the Traffic Assessment was reviewed by City Staff and found to be consistent with the Southern Grove DRI.

Tradition Parkway – East & West of Village Pkwy

- Available capacity = 1,812 PM Peak Hour trips
(St. Lucie County TPO Traffic Count Fall/Winter 2019/2020)
- Project generation = 656 PM Peak Hour trips
(ITE Trip Generation Manual, 10th Edition)



Drive Thru Stacking Analysis

- Chipotle Restaurant with Drive Thru
 - Anticipates 2 cars stacked per analysis
 - Proposed stacking space for 9 vehicles
- Paradise Car Wash
 - Anticipates 9 vehicles stacked per analysis
 - Proposed stacking space for 23 vehicles
- Traffic Stacking Analysis has been reviewed by Staff and found to be in compliance with Public Works Policy #19-01.

Other

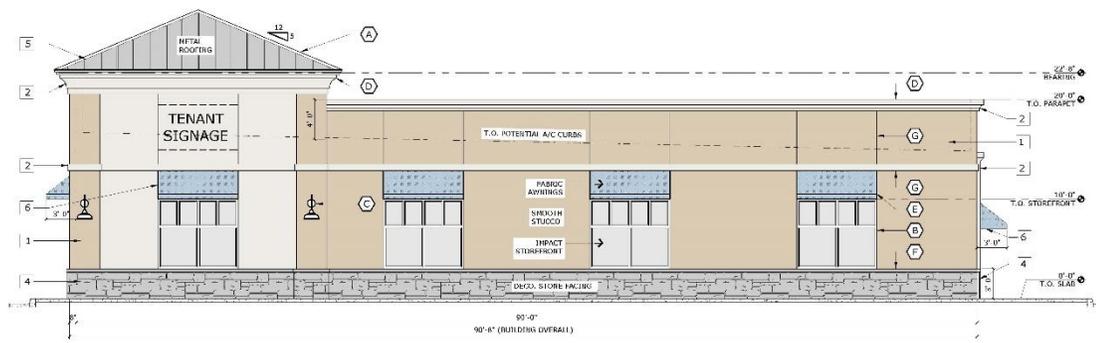
<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	Addressed in the Army Corp of Engineers permit for the Southern Grove DRI.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option





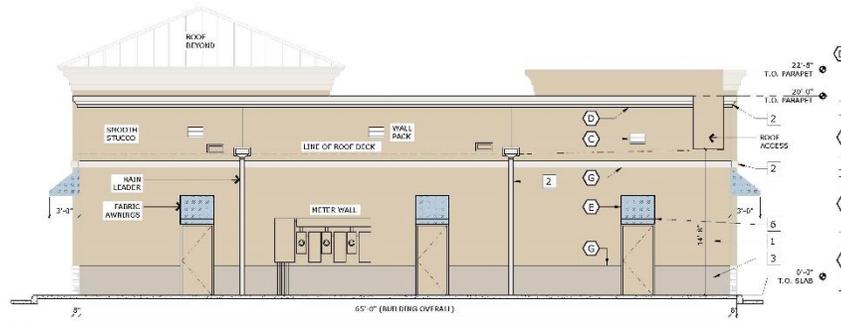
3 - EAST ELEVATION

SCALE: 3/16" = 1'-0"



4 - WEST ELEVATION

SCALE: 3/16" = 1'-0"



2 - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



1 - NORTH ELEVATION

SCALE: 3/16" = 1'-0"

DESIGN STANDARDS

Apply to all exterior building elevations unless otherwise noted.

- Roofing:
 - Use metal roofing on all exterior walls.
 - Use a standing seam metal roof.
 - Use a metal roof with a minimum 12:12 pitch.
 - Use a metal roof with a minimum 12:12 pitch.
- Signage:
 - Use signage that is consistent with the building's design.
 - Use signage that is consistent with the building's design.
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 - Use signage that is consistent with the building's design.
- Exterior Finishes:
 - Use smooth stucco on all exterior walls.
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- Windows:
 - Use windows that are consistent with the building's design.
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- Impact Storefronts:
 - Use impact storefronts that are consistent with the building's design.
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- Decorative Waterstable:
 - Use decorative waterstable finishes that are consistent with the building's design.
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- Decorative Stucco Articulation:
 - Use decorative stucco articulation that is consistent with the building's design.
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SIGN CODE REGULATION

150.06 General Sign Regulations
 Tenant signs attached to a building

(1) Allowable sign to be:

- Primary: 60" x 120" (Maximum)
- Secondary: 30" x 60" (Maximum)

(2) Additional sign to be:

- Primary: 60" x 120" (Maximum)
- Secondary: 30" x 60" (Maximum)

(3) Total sign area shall not exceed 100 square feet.

KEYED ELEMENTS

- A. Peaked Roof Forms
- B. Windows
- C. Light Fixtures
- D. Cornices at Walls & Parapets
- E. Canvas Awnings
- F. Decorative Waterstable
- G. Decorative Stucco Articulation

COLOR SCHEDULE

COLOR	MARK	DESCRIPTION
[Color swatch]	1	FIELD: SERTIR TAN SW6741
[Color swatch]	2	ACCENT: PURE WHITE SW7005
[Color swatch]	3	ACCENT: WORLDLY GRAY SW7043
[Color swatch]	4	IRREGULAR COURSING FIELD STONE
[Color swatch]	5	NON-REFLECTIVE METAL ROOFING COLOR
[Color swatch]	6	AWNINGS: WORKHORSE BLUE SW6967

ORIGINAL NOTES:

- Refer to official exterior color palette samples from the manufacturers. They are shown herein for purely representation purposes only.
- Prep surfaces before application according to paint supplier recommendations.
- Paint all surfaces of all materials including electrical conduits, 1/2" bare m.f.c. cabinets.
- Provide full samples of each color for approval prior to full buy-out and installation.

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architecture + design

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 Jeremiah Baron
 (772) 286-5744

Rev.	Date	Description
1	03-May-2021	Issue for Review
2		
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10		

Project Number: 21-0721
 Status: Develop, Review
 Issue date: 16-Mar-2021
 Sheet: A3.1
 Exterior Elevations



Recommendation

The Site Plan Review Committee reviewed the request at their meeting of April 14, 2021 and recommended approval.

