

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

COUNCIL ITEM 7D  
DATE 11/13/12

AGENDA ITEM REQUEST

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MEETING:                    REGULAR   X                      SPECIAL     

DATE:                        NOVEMBER 13, 2012

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ORDINANCE      RESOLUTION      MOTION   X   PUBLIC HEARING     

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ITEM:                    P12-081 Tradition Charter School  
                              Major Site Plan Application

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**RECOMMENDED ACTION:**

On July 11, 2012, Site Plan Review Committee unanimously voted to recommend approval of this site plan application.

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**EXHIBITS:**

- A. Staff Report
  - B. Support Materials
- 

**SUMMARY EXPLANATION/BACKGROUND INFORMATION:**

To construct a 2-story 65,350 square foot charter school for grades kindergarten through 8<sup>th</sup>.

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**IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?**

None.

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**SUBMITTING DEPARTMENT: PLANNING and ZONING    DATE: 11/01/2012**



**City of Port St. Lucie**  
**Planning and Zoning Department**  
**A City for All Ages**

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**TO:** CITY COUNCIL - MEETING OF NOVEMBER 13, 2012  
**FROM:** JOHN FINIZIO, PLANNER 17  
**RE:** MAJOR SITE PLAN APPLICATION (PROJECT NO. P12-081)  
TRADITION CHARTER SCHOOL  
**DATE:** NOVEMBER 1, 2012

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**APPLICANT:** CAPTEC Engineering, Inc./Joseph W. Capra, P.E.

**OWNER:** PSL Acquisitions I, LLC. The authorization letter is attached to the staff report.

**LOCATION:** South of Tradition Parkway, west of Stony Creek Way.

**LEGAL DESCRIPTION:** Tradition Plat Number 70, Tract 1. A complete legal description is included in the staff report. A copy of the deed is located in the file.

**SIZE:** Approximately 8.08 acres.

**EXISTING ZONING:** MPUD (Tradition Master Planned Unit Development).

**EXISTING USE:** This area is currently vacant land.

**SURROUNDING USES:** North = MPUD (Master Planned Unit Development) zoning, currently unplatted and vacant. South = TBD (To be determined) zoning, currently this area is unplatted and vacant, and does not have a city zoning designation. East = MPUD (Master Planned Unit Development), currently a senior living community known as Abingdon at Tradition. West = TBD (To be determined) zoning, currently this area is unplatted and vacant, and does not have a city zoning designation.

**PROPOSED USE:** A 2-story 65,350 square foot charter school for grades kindergarten through 8<sup>th</sup>.

## **IMPACTS AND FINDINGS:**

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

**Sewer/Water Service:** Sewer/water will be provided by the City of Port St. Lucie Utilities. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

**Transportation:** The staff review indicates that this project will generate approximately 650 daily vehicle trips (ITE, Land Use Code 534, Private School (K-8)) on the road adjacent to the project (Tradition Parkway). Trip projections were calculated using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8<sup>th</sup> Edition".

This project should not have an adverse effect on transportation level of service for the adjacent roadways. Roadway level-of-service and traffic conditions within Tradition are monitored through the Tradition Development of Regional Impact (DRI).

**Parks/Open Space:** As required in the Development Order for the Tradition DRI, a subdivision plat was submitted that included access and identification of a 100 acre property to the City of Port St. Lucie to be used as an active recreation park site, which is located to the north of this site.

**Storm Water:** The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

**Solid Waste:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. The site plan includes a dumpster (12' x 25') enclosure allowing for both general and recyclable refuse.

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

**Environmental:** There is no upland habitat preservation required for this property. The upland habitat preservation requirements for the Tradition DRI are addressed in the DRI development order.

**Architectural Design Standards:** This project is located in Tradition and is not subject to the City's design standards. The architectural design submitted by the applicant has been reviewed and approved by the Tradition Architectural Review Committee, the approval letter is included in the staff report; the stamped plans are kept in the file.

**Art in Public Places:** On August 14, 2012 the City of Port St. Lucie Public Art Advisory Board recommended approval of the applicant's proposal to provide enhance exterior building architecture as submitted, with the addition of a butterfly garden in the flagpole area.

**Other:** This project has also been reviewed for consistency with the Tradition DRI for all Development Order requirements. There are no outstanding conditions that would prevent this project from moving forward.

To accommodate the increase in vehicle traffic this development will create, the developer has agreed to complete Tradition Parkway as it is identified on Tradition Plat No. 24, Phase 1. This entails the four laning of Tradition Parkway, as it is identified on the site plan, as well as installing all required landscaping, lighting and sidewalk along the roadway.

Other transportation improvements include a left turn lane onto the access drive labeled "Carnegie Drive" (which provide the access to the charter school) for west bound traffic on Tradition Parkway, as noted on the site plan.

**Related Projects:**

P12-092 Tradition Charter School Plat 70, Preliminary and Final Subdivision Plat Application. This application subdivided 22.7 acres into three (3) parcels, with an access easement. Tract one will accommodate the charter school. This application was approved by City Council on October 22, 2012.

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**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. The Site Plan Review Committee reviewed the request at their July 11, 2012 meeting and recommended approval.

# SITE LOCATION



**SUBJECT  
PROPERTY**

TRADITION  
PKWY



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW  
TRADITION CHARTER SCHOOL  
4308-000-0000-0007

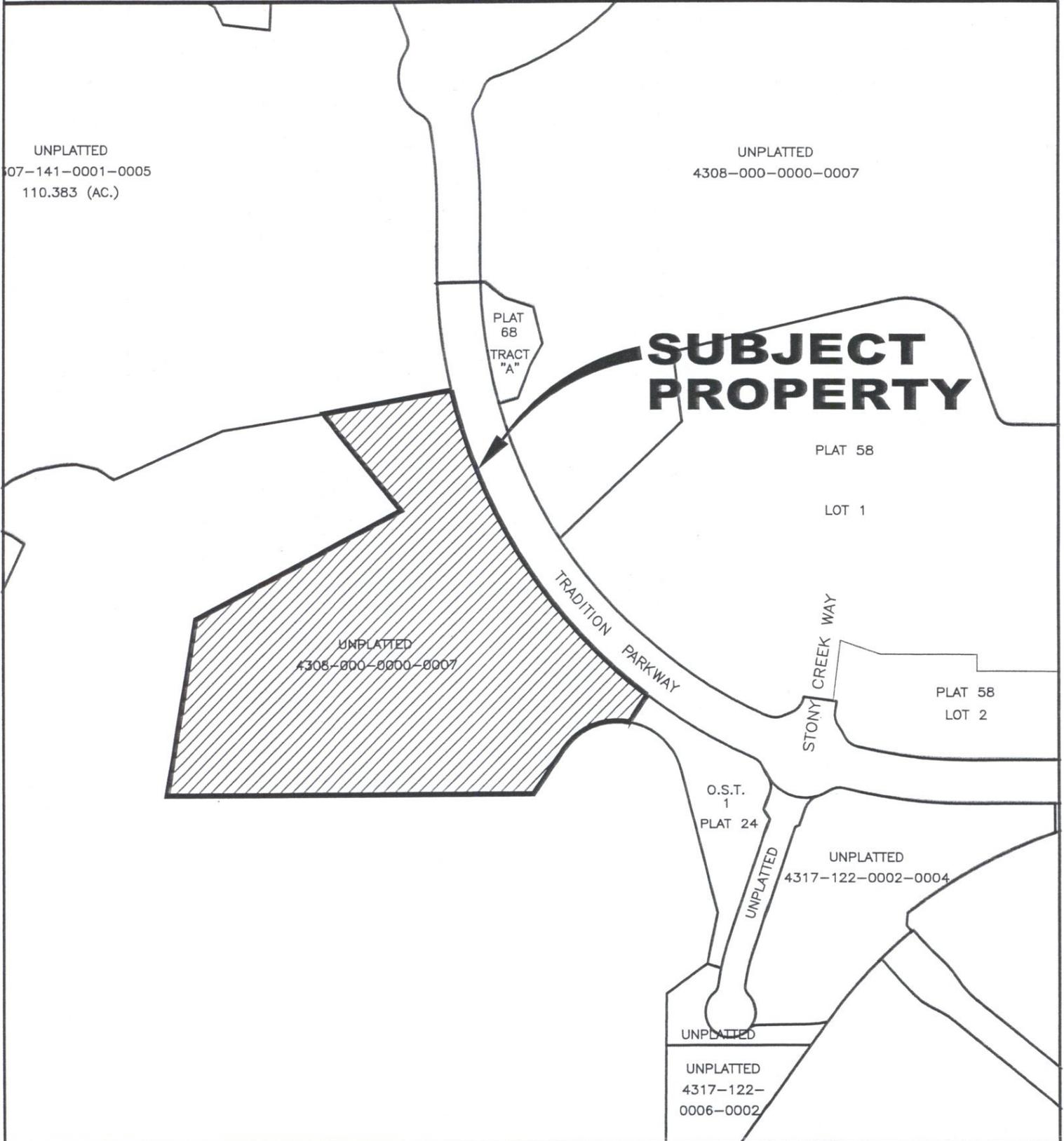
DATE: 10/1/2012

APPLICATION NUMBER:  
P12-081

CADD FILE NAME:  
P12-081L

SCALE: 1" = .5 MI.

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT PZ 2012.DWG

SITE PLAN REVIEW  
TRADITION CHARTER SCHOOL  
4308-000-0000-0007

DATE: 11/1/2012

APPLICATION NUMBER:  
P12-081

CADD FILE NAME:  
P12-081M

SCALE: 1" = 400'



# EXISTING ZONING



4308-312-0001-0002

UNPLATTED  
4307-141-0001-0005  
110.383 (AC.)

UNPLATTED  
4308-000-0000-0007

PLAT  
68  
TRACT  
"A"

## SUBJECT PROPERTY

MPUD  
OR 08-21

PLAT 58  
LOT 1

UNPLATTED  
4308-000-0000-0007

TRADITION PARKWAY

STONY CREEK WAY

PLAT 58  
LOT 2

TBD

O.S.T.  
1  
PLAT 24

UNPLATTED  
4317-122-0002-0004

UNPLATTED

UNPLATTED



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW  
TRADITION CHARTER SCHOOL  
4308-000-0000-0007

DATE: 10/1/2012

APPLICATION NUMBER:  
P12-081

CADD FILE NAME:  
P12-081M

SCALE: 1"=400'

**APPLICATION FOR SITE PLAN REVIEW**

**ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED**

CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPARTMENT  
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. P12-081  
Fees (Nonrefundable) \$ 10,225.00 Arch.: \$ \_\_\_\_\_  
Receipt #'s: 77805

PRIMARY CONTACT EMAIL ADDRESS: rkeene@gocaptec.com

PROJECT NAME: Tradition Charter School

LEGAL DESCRIPTION: see attached

LOCATION OF PROJECT SITE: located at the western end of Tradition Parkway

PROPERTY TAX I.D. NUMBER: 4308-000-0000-000-7

STATEMENT DESCRIBING IN DETAIL To construct a two story, approximately 65,000 sf,  
1145 student K-8 elementary school

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: \_\_\_\_\_

RECEIVED

GROSS SQ. FT. OF STRUCTURE (S): 64,000-sf

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: n/a

JUN 20 2012

UTILITIES & SUPPLIER: City of Port St. Lucie

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

GROSS ACREAGE & SQ. FT. OF SITE: 8.08 \*\*ESTIMATED NO. EMPLOYEES: \_\_\_\_\_

FUTURE LAND USE DESIGNATION: NCD ZONING DISTRICT: MPUD

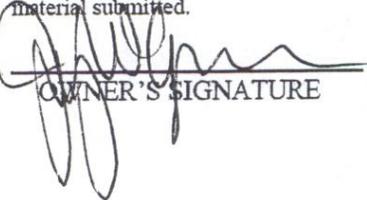
OWNER(S) OF PROPERTY: PSL Acquisitions I, LLC / David Feltman  
Name, Address, Telephone & Fax No.: 4333 Edgewood Road, NE, Cedar Rapids, IA 52499  
ph: (319) 355-2304, fx: (319) 355-2188

APPLICANT OR AGENT OF OWNER: Joseph W. Capra, P.E. / CAPTEC Engineering, Inc.  
Name, Address, Telephone & Fax No.: 301 NW Flagler Avenue, Stuart, FL 34994  
ph: (772) 692-4344, fx: (772) 692-4341

PROJECT ARCHITECT/ENGINEER: CAPTEC Engineering, Inc.  
(Firm, Engineer Of Record, Joseph W. Capra, P.E. (#37638)  
Florida Registration No., Contact 301 NW Flagler Avenue, Stuart, FL 34994  
Person, Address, Phone & Fax No.) ph: (772) 692-4344, fx: (772) 692-4341

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.  
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.  
**\*When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

**NOTE:** Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

  
OWNER'S SIGNATURE

Joseph W. Capra  
HAND PRINT NAME

Project Manager  
TITLE

6/20/12  
DATE



**TRADITION**

Your Kind of Town!

June 19, 2012

**RE: Letter of Authorization  
Tradition Charter School  
Port St. Lucie, FL**

To Whom It May Concern:

This letter authorizes Joseph W. Capra, P.E., Project Manager and Rhett Keene, P.E., Project Manager, CAPTEC Engineering, Inc., to act as agent for the above referenced project regarding any and all permitting applications and issues.

Please feel free to contact this office if you have any questions.

Sincerely,

PSL ACQUISITIONS, LLC  
*David C. Feltman*

David C. Feltman  
4333 Edgewood Rd., NE  
Cedar Rapids, IA 52499-5445  
(319) 355-2304 Office  
(319) 355-2188 Fax  
dfeltman@aegonusa.com

STATE OF Iowa  
COUNTY OF Lincoln

The foregoing was acknowledged before me this 19<sup>th</sup> day of June, 2012, by David C. Feltman, President of PSL Acquisitions.  
He/she  is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

*Tami Frazier*



(Print Name Beneath Signature)  
NOTARY PUBLIC  
My Commission Expires 4-4-14



*Tradition Design Review Committee  
Architectural Review*

*10807 SW Tradition Square Port St. Lucie, FL 34987*

*Phone (772) 345-5101*

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*Date: 10.25.12*

*To: Brian Smith  
Ryan Companies, Inc.  
101 E. Kennedy Blvd, Suite 2450  
Tampa, FL 33602*

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*Regarding: Renaissance Charter School @ Tradition Site Plan, Building Elevations, Monument Signage, and Landscape & Irrigation Plans*

*This notice serves as the Design Review Committee's response to your request as referenced above. Please note any comments made by the Committee as listed below. If you have any questions regarding this matter, please do not hesitate to contact the Committee at (772) 345-5101.*

*Status: Conditionally Approved*

*The Committee has reviewed the submittal referenced above and has the following comments:*

*General Comments:*

- DRC Deposit Fees are still due*

*Thank you.  
Tradition Design Review Committee*

