



Southern Grove-Innovation Restaurant Hub

Major Site Plan
Project No. P24-087

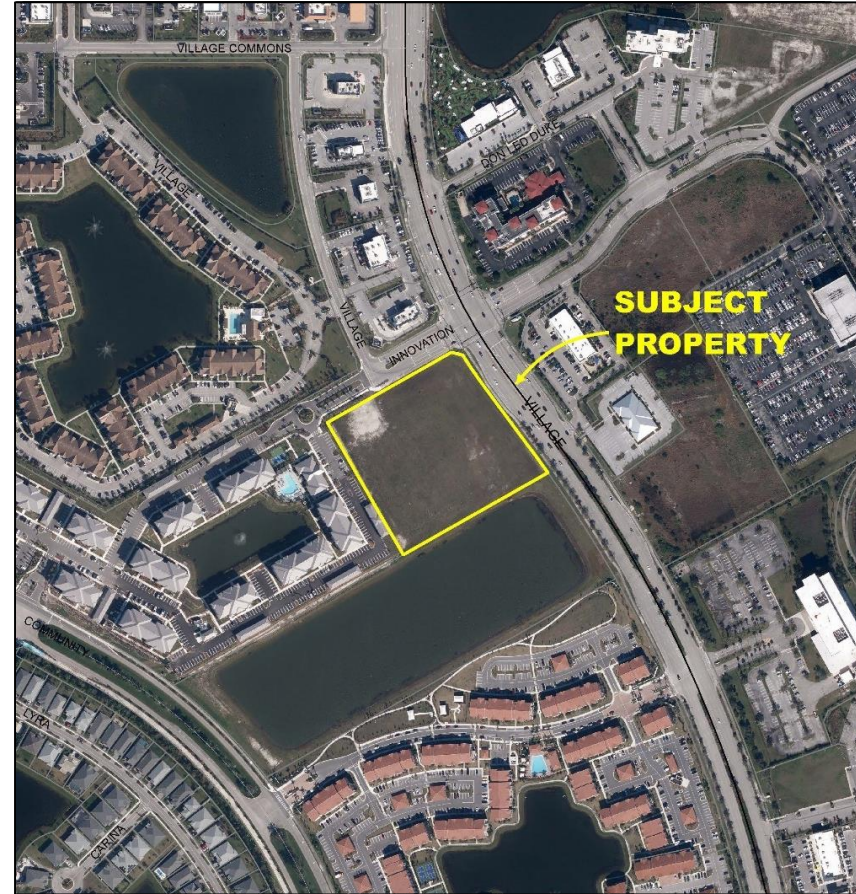
City Council Meeting
Cody Sisk, Planner II
October 28, 2024

Request Summary

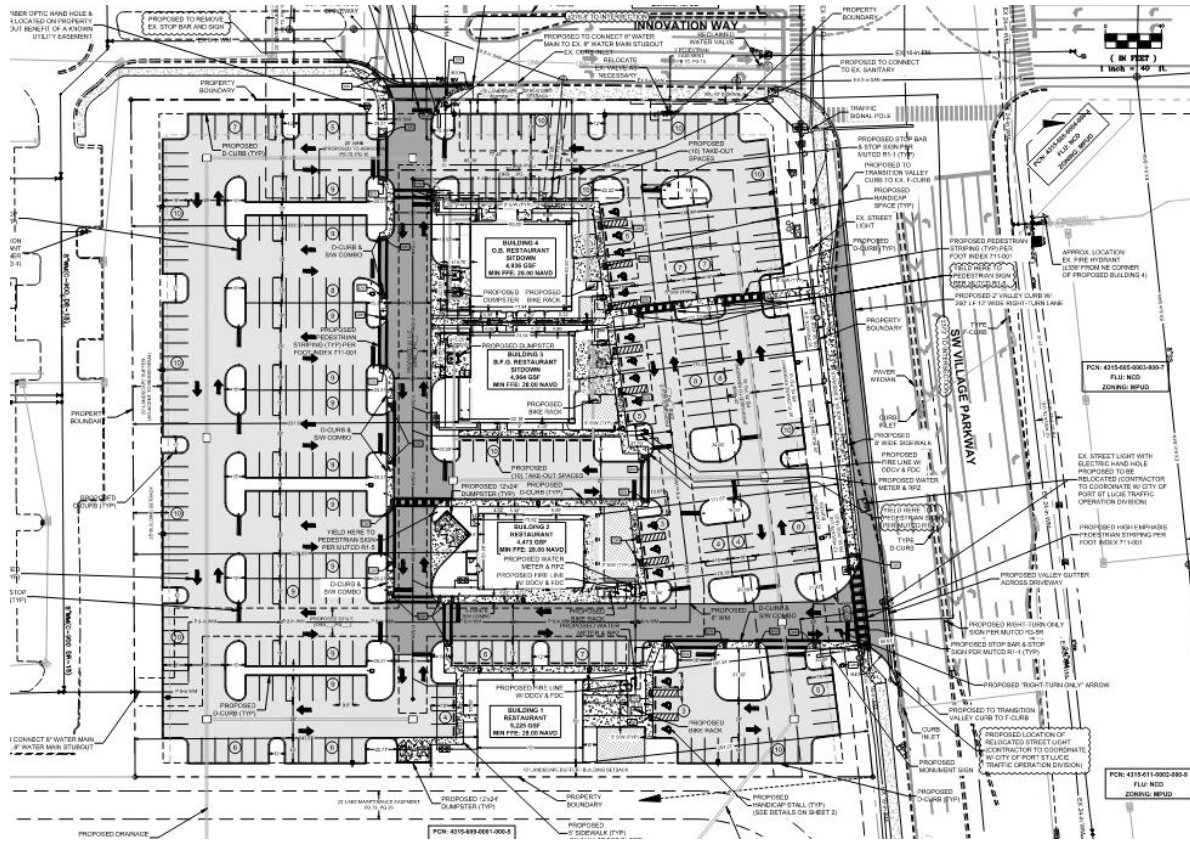
- Owner: Village & Innovation LLC
- Applicant: Patricia Sesta, Engineering Design & Construction
- Location: 11201 SW Village Parkway
- Request: The applicant is requesting approval of a major site plan for four restaurant buildings.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Commercial outparcel (Burger King)	NCD	MPUD
South	Stormwater tract	NCD	MPUD
East	Commercial shopping center	NCD	MPUD
West	The Lucie at Tradition (multi-family)	NCD	MPUD



Site Plan



VICINITY MAP
SCALE: 1"=500'

SITE DATA
LOCAL DESCRIPTION
SOUTHERN GROVE PLAT NO. 18 (PB 71-25) LOT 2 (5.5 AC - 238,849 SF)
PARCEL ID #
4315-693-003-03
PROJECT NAME
INNOVATION RESTAURANT #16-B
OWNER
VILLAGE INNOVATION LLC
1830 COLLINGS AVE STE C214
BUNNY CREEK BEACH, FL 32940
APPROX. LOCATION
150' FROM NE CORNER OF PROPOSED BUILDING 4

FUTURE LAND USE
NEW COMMUNITY DEVELOPMENT (NC2)
PLANNED
MASTER PLANNED UNIT DEVELOPMENT (MPUD)
BLDG. SIZE
239,961 T.I. S.F. (55.9 AC) 100%

BUILDING DATA

BUILDING NAME	ACRES	SF	STORIES	BUILDING HEIGHT
PROPOSED BUILDING 1	0.14	5,923 S.F.	1	10'-0"
FREE-STANDING RESTAURANT	0.10	4,426 S.F.	1	8'-0"
(PATIO AREA CONCRETE)	0.02	888 S.F.		
PROPOSED BUILDING 2	0.10	4,472 S.F.	1	10'-0"
FREE-STANDING RESTAURANT	0.06	3,035 S.F.		
(PATIO AREA CONCRETE)	0.01	447 S.F.		
PROPOSED BUILDING 3	0.11	4,954 S.F.	1	10'-0"
FREE-STANDING RESTAURANT	0.10	5,713 S.F.		
(PATIO AREA CONCRETE)	0.01	241 S.F.		
PROPOSED BUILDING 4	0.11	4,939 S.F.	1	10'-0"
FREE-STANDING RESTAURANT	0.10	4,094 S.F.		
(PATIO AREA CONCRETE)	0.01	265 S.F.		
GROSS SQUARE FOOTAGE	0.54	19,637 S.F.		

ZONING CODE FOR:

PER CODE	ZF	FRONT OR REAR	SIDE	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE	15% MIN.
PROPOSED	RTFZ	10'	10'	10'	10'	80% MAX.	28.31%
TOTAL LAND AREA	239,961 T.I. S.F.	231,866 S.F.	10,000'	7.8%	10'-0"	28.31%	
NET BUILDING AREA	239,961 T.I. S.F.	19,637 S.F.	8.2%	10'-0"	28.31%		
PROPOSED BLD FOOTPRINT	18,301 S.F.	(8.02 AC)	7.6%				
PROPOSED ASPHALT	563,107 S.F.	(12.90 AC)	24.7%				
PROPOSED CONCRETE	14,939 S.F.	(0.34 AC)	6.3%				
(NOTE - INCLUDES PATIO CONCRETE)							
PERMISSIBLE AREA	63,960 T.I. S.F.	(1.46 AC)	26.3%				
PROPOSED OPEN SPACE	16,000 T.I. S.F.	(1.40 AC)	26.3%				
PROPOSED OPEN SPACE	23,939 T.I. S.F.	(0.55 AC)	10% MIN.				

LEGALLY PERMITTED SIGNAGE
REQUIRED = 4,526 T.I. S.F. (0.10 AC) MIN - 3,123 T.I. S.F.
PROPOSED = 4,127 S.F. (0.09 AC)

PROVIDER OF UTILITIES:
WATER: PUBLIC
WASTEWATER: PUBLIC
IRRIGATION: CODE REQUIRED

PARKING DATA
PARKING REQUIRED (16.68 SQ FT / 1 SPACE PER 100 SF)
TOTAL PROPOSED PARKING SPACES
STANDARD PARKING PROVIDED

TRAFFIC STATEMENT
PROJECT TRAFFIC POTENTIALLY GENERATED DURING THE PEAK HOUR OF THE OPERATE WAS CALCULATED USING THE LAND USE CODE WITH FREE-STANDING RESTAURANT FROM THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL, 11TH EDITION. THE NET ONLY AM AND PM PEAK TRIPS POTENTIALLY GENERATED DUE TO THE PROPOSED DEVELOPMENT ARE: AM (70 IN/OUT) AND PM (69 IN/OUT) TRIPS, RESPECTIVELY.



Staff Recommendation

The Site Plan Review Committee recommended approval at their August 28, 2024 meeting.