# Southern Grove Plat No. 28 Preliminary and Final Subdivision Plat (P20-006)

City Council Meeting January 11, 2021 Bridget Kean, AICP Senior Planner

INCORPORATED

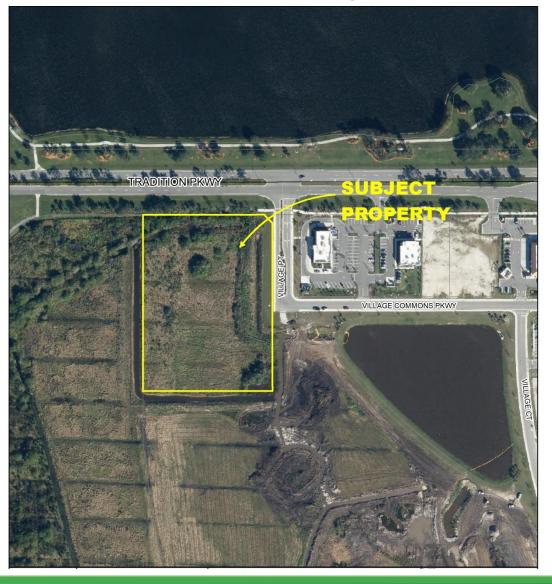


# **Applicant and Owner**

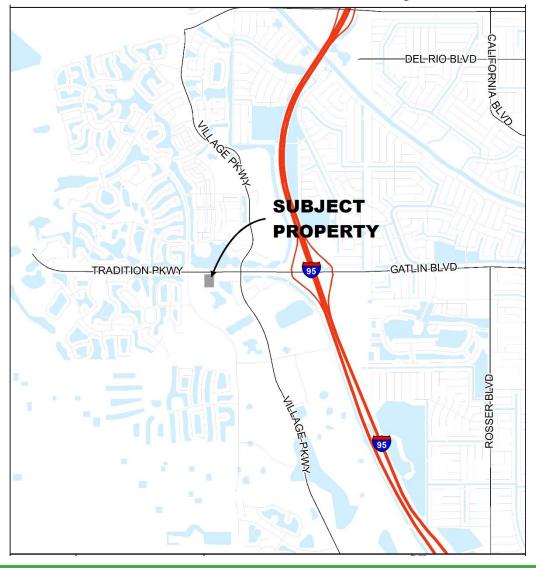
Tod Mowery, Redtail DG is acting as the agent for Baron Shoppes Tradition, LLC (property owner)

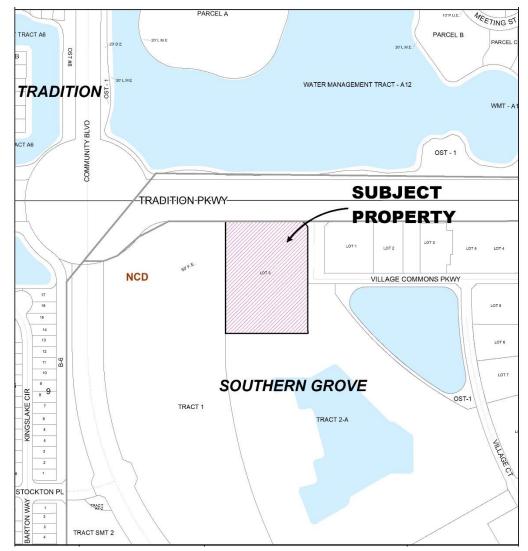


# Aerial Map



# **Location 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



# Proposed Project

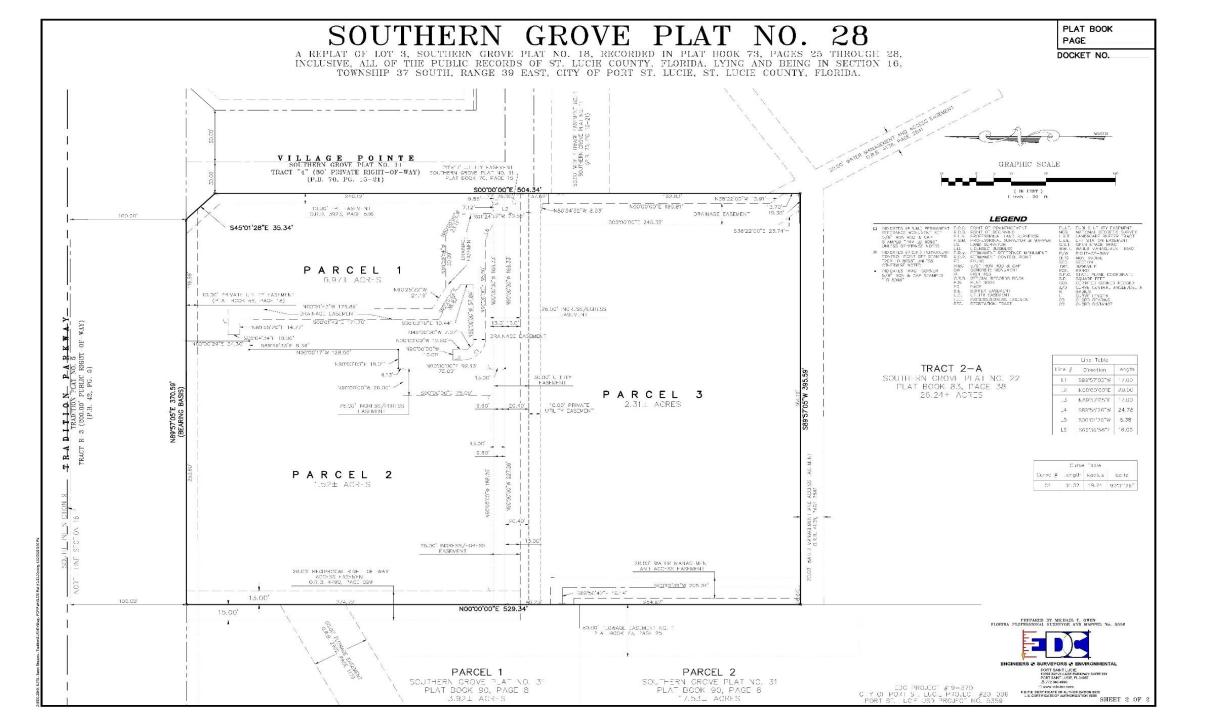
- An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 28
- A replat of Southern Grove Plat No. 18, Lot 3 (4.80 acres in size) that subdivides the property into three parcels
- Associated with Baron Shoppes at Tradition Site Plan (P20-004) for 9,303 square foot mixed use retail and restaurant building, 6,699 S.F. Paradise Car Wash, and 3,390 S.F. stand alone fast food/drive-through restaurant to be constructed in three phases
- Parcel lines correspond to site plan phasing plan

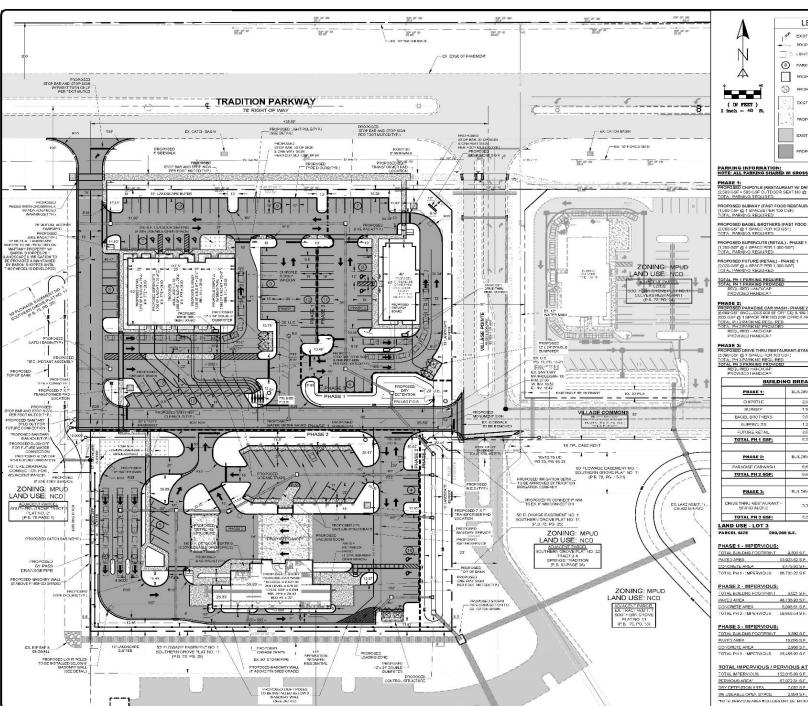
# **Concurrency Review**

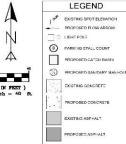
CRITERIA	<u>FINDINGS</u>
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	A traffic study was submitted with the associated Baron Shoppes at Tradition Site Plan. Traffic report approved by Public Works.
PARKS AND OPEN SPACE	Public park and recreation facilities are 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.

# Other

CRITERIA	<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 as part of site plan approval
PUBLIC ART	Required, per Code, applicant has 90 days after issuance of 1 <sup>st</sup> building permit for associated site plan to identify preferred option







## PARKING INFORMATION: NOTE: ALL PARKING SHARED W/ CROSS ACCESS EASEMENT

PHASE 1:
PROPOSED CHIPOTLE (RESTAURANT W/ DRIVE THRU) - PHASE 1
(2,569 GSF + 500 GSF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 31 STAL

PROPOSED SUBWAY (FAST FOOD RESTAURANT) - PHASE 1 (1,500 GSF (\$ 1 SPACES PER 100 GSF) TOTAL PARKING REQUIRED

PROPOSED BAGEL BROTHERS (FAST FOOD RESTAURANT) - PHASE 1 [2:000 GSF @ 1 SPACE PER 100 GSF; TOTAL PARKING REQUIRED 20 STALLS

(1,200 GSF @ 4 SPACE PER 1,000 GSF) TOTAL PARKING REQUIRED 5 STALLS

PROPOSED FUTURE (RETAIL) - PHASE 1 (2,020 GSF @ 4 SPACE PER 1,000 GSF) TOTAL PARKING REQUIRED 8 STALLS

TAL PH 1 PARKING REQUIRED	79 STALLS
TAL PH 1 PARKING PROVIDED	81 STALLS
REQUIRED HANDICAP	4 STAIL
PROVIDED HANDICAP	4 STALL

PHASE 2:
PROPOSED PARADISE CAR WASH - PHASE 2
RESPONSED THE COLORS OF STORY 1460 SET OUTDOOR SEATING)
ROO 658° § 1 APPACE FRE 700 GET OFFICE AREA)
TOTA 112 PASSINE RECULED.

TOTA 112 PASSINE RECULED.
10 STALLS
10 STALLS

### PHASE 3: PROPOSED DRIVE THRU RESTAURANT-STAND ALONE - PHASE 3:

(3.380 GSF @ 1 SPACE PER 103 GSF) TOTAL PH 3 PARKING REQUIRED TOTAL PH 3 PARKING PROVIDED

BUILDING BREAKDOWN:			
PHASE 1:	BUILDING (GSF)	CUTDOOR SEATING (GSF)	
CHIPOTLE	2,683	600	
SUBWAY	1,500		
BAGEL BROTHERS	2,000		
SUPERCUTS	1,200		
FUTURE RETAIL	2,020		
TOTAL PH 1 GSF:	9,303	600	
PHASE 2:	BUILDING (GSF)	GUTDOOR SEATING (GSF)	
PARADISE CARWASH	6,699	189	
TOTAL PH 2 GSF:	6,699	189	
PHASE 3:	BUILDING (GSF)	OUTDOOR SEATING (GSF)	
DRIVETHRU RESTAURANT - STAND ALONE	3,300	3,000	

### PHASE 1 - IMPERVIOUS:

TOTAL BUILDING FOOTPRINT 9,303 S.F. 0.21 AC. 53,923,62 S.F. 1,24 AC. 25 79% 
 CONCRETE AREA
 3,478.60 S.F.

 TOTAL PH 1 - IMPERVICUS
 66,703.22 S.F.
 3,475,50 S.F. 0.08 AC.

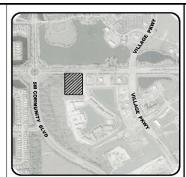
### PHASE 2 - IMPERVIOUS:

TOTAL BUILDING FOOTPRINT	6,021 S.F.	0.14 AC	2.88%
PAVED AREA	48,735.93 S.F.	1.12 AC.	23 31%
CONCRETE AREA	5,098.61 S.F.	0.12 AC	2 44%
TOTAL PH 2 - IMPERVICUS	59,855.54 S.F.	1.38 AC.	28 83%

TOTAL BUILDING FOOTPRINT	3,390 S.F.	0.08 AC	1 629
PAVED AREA	19,099 S.F.	0.44 AC	9 139
CONCRETE AREA	2,956 S.F.	0.07 AC.	1.429
TOTAL DUE IMPEDIMENT	20 100 20 00	0.00.00	unn

TOTAL IMPERVIOUS	S / PERVIOUS	AT	BUILDOUT
·			

OTALIMHERVIOUS	152,015.69 S.F.	3.49 AC	72.71%
PERVIOUS AREA"	67,07231 S.F.	1.31 AC	27.25%
DRY DETENTION AREA	7,052 S.F.	0.16 AC	3.37%
5% USEABLE OPEN SPACE	2,854 S.F.	0.07 AC.	(6.00%)



### VICINITY MAP

OWNERSHIP: PARON SHOPPES TRADITION, ILC. 49 ELAGLES AVE SUITE 30

BUILDING SETBACKS: SIDE SETBACK = 10° REAR SETBACK = 10

# SITE DATA: MIXED USE ARE LANDUSE: MAX\_BUILDING HEIGHT

### NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT .:

EAST SIDE OF SITE ALONG VILLAGE COURT

### LEGAL DESCRIPTION:

SOUTHERN GROVE PLAT NO. 18 (PB 73-25) LOT 3 (4.80 AC - 200,086 SF)

WATER AND SEWER:
WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE
PROPOSED BUILDING, PROPOSED TO CONNECT TO EXISTING WATER AND SEWER SERVICE PROVIDED BY PSLUSD.

DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL
COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO PROPOSED DRY DETENTION AREAS. ALL DRAINAGE INFRASTRUCTURE WILL BE COMPLETED DURING PHASE 1.

SOLID WASTE:
BASED ON THE INTERIORD USE OF THE BUILDINGS, THIS "ROJECT WILL
UTILIZE THREE PROPOSED DUMPSTER AREAS FOR SOLID WASTE AND
RECYCLABLE ITEMS.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

### FIRE PROTECTION: ALL HYDRANTS WITHIN 1000 ARE SHOWN.

# WELL FIELD PROTECTION: THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:

LL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ST LUCIE CODE OF ORDINANCES SEC. 158.221.7

# LANDSCAPE: LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

PLEASE REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC.INC ON FERRUARY 24, 2020.

### ENVIRONMENTAL SITE ASSESSMENT TABLE

DESCRIPTION	(YES/NO)	CONTACT	PLAN (YES OR NO)	PLAN (YES OR NO)
WETLANDS	NO	- 0	NO	NO
RARE SPECIES	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	МО	NO
EMDANGERED SPECIES	NO	N/A	но	NO
LISTED SPECIES	NO	N/A	NO	NO
INVASIVE EXOTIC	YES	N/A	МО	

NOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED MOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED IN IMPREBENT HATUS SHALL PROVIDE SHOULD REMOVAL, AND DISPOSAL OF LITTER WITHING THE PROJECT LINTS AND SHALL BE RESPONSED. FOR MAINTENANCE OF THE AREA FROM THE EDGS OF PROVIDENT TO THE PROVINEY Y UNE WITHIN THE CITY'S RIGHT-OH-WAY IN ACCORDANCE WITH CITY CORE, SECTION 4.13 BIGS.

AIL

Ш

PLAN

TRADITION

SHOPPES

RON

SITE

19-370

1 OF 2

# Recommendation

The Site Plan Review Committee recommended approval of the subdivision plat at their meeting of June 10, 2020.

