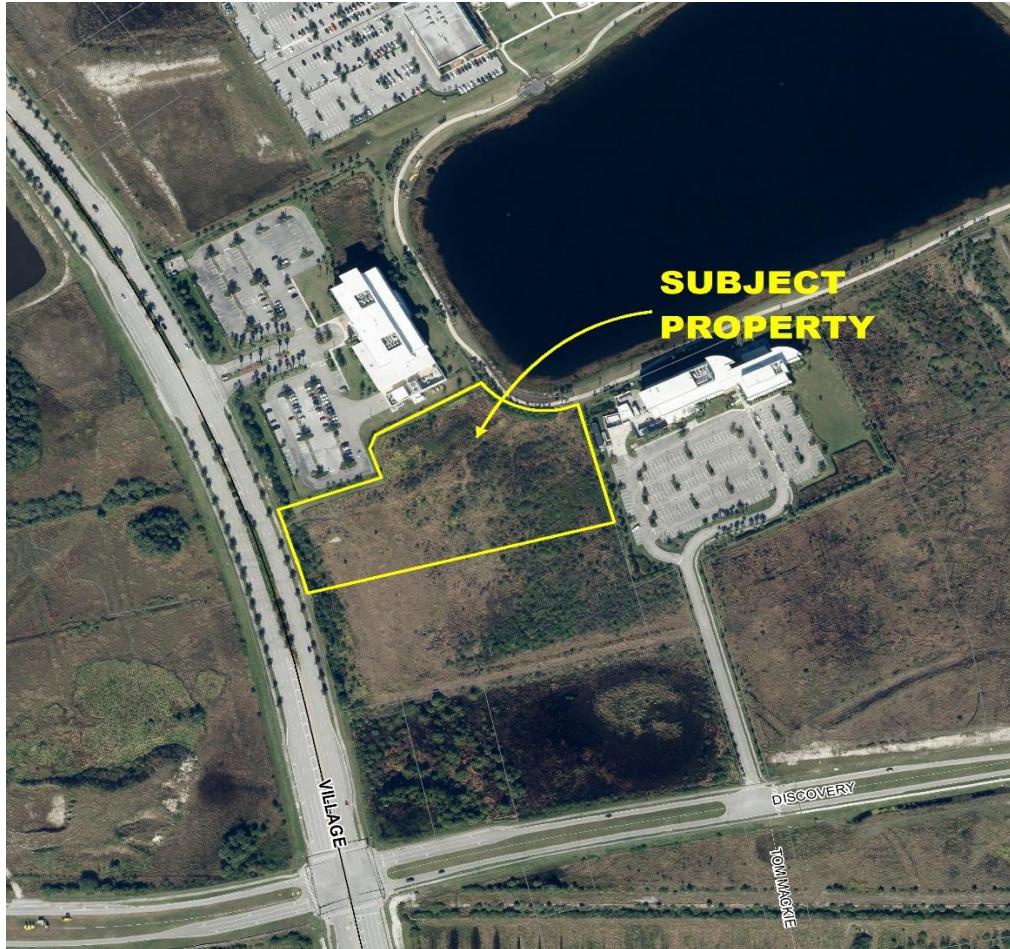




**Southern Grove Plat No. 37
Preliminary and Final Subdivision Plat
P21-084**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 37
Applicant:	Bradley J. Currie, Engineering, Design and Construction, Inc.
Property Owner:	Florida Vision Realty Tradition, LLC
Location:	The property is located on the east side of SW Village Parkway between SW Innovation Way and SW Discovery Way.
Address:	11380 SW Village Parkway
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The proposed project is an application for preliminary and final subdivision plat approval for Southern Grove Plat No. 37. Southern Grove Plat No. 37 is a replat of Southern Grove Plat No. 16, Tract A (5.66 acres). A site plan for Southern Grove Plat No. 16, Tract A, was approved by the City Council on October 9, 2017 for Healthcare Center at Tradition. It provided for the construction of a 60,000 square foot medical office building and a developable pad for future development (P16-165). The property is the development immediately south of the FIU Center for Translational Science (fka Torrey Pines Institute for Molecular Studies). Florida Vision Realty Tradition, LLC, has applied for an amendment to the site plan (P16-165 A-1) and a subdivision plat to develop the vacant pad as an outparcel. The proposed subdivision plat subdivides the 5.66 acre property into two lots. The existing 60,000 square foot medical office building will become Tract A-1 (4.40 acres) and the vacant pad will become Tract A-2 (1.26 acres). The proposed development plan for Tract A-2 is a 14,800 square foot medical office building (P16-165 A-1).

The proposed parcels will share parking, drainage, access, and perimeter landscaping. A draft Declaration of Covenants Running with the Land in Lieu of Unity of Title has been finalized with city staff that identifies the parcels are to be developed pursuant to a “Unified Plan of Development” pursuant to the approved site plan(s). Each portion of the property shall be subject to the terms and provisions of this Declaration and shall be developed as a single property for purposes of meeting building, zoning, and land development requirements. The declaration addresses shared access, shared parking, utilities, drainage and other requirements. The Declaration of Covenants must be recorded prior to the issuance of any building permits for the associated site plan.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed preliminary and final subdivision plat at their meeting of April 28, 2021 and recommended approval.

Location and Site Information

Parcel Number:	4315-603-0001-000-7
Property Size:	5.66 acres
Legal Description:	Tract A, Southern Grove Plat No. 16
Future Land Use:	NCD
Existing Zoning:	MPUD (Tradition - SG Phase 1 Master Planned Unit Development, 4 th Amendment)
Existing Use:	60,000 S.F. office building and vacant developable pad

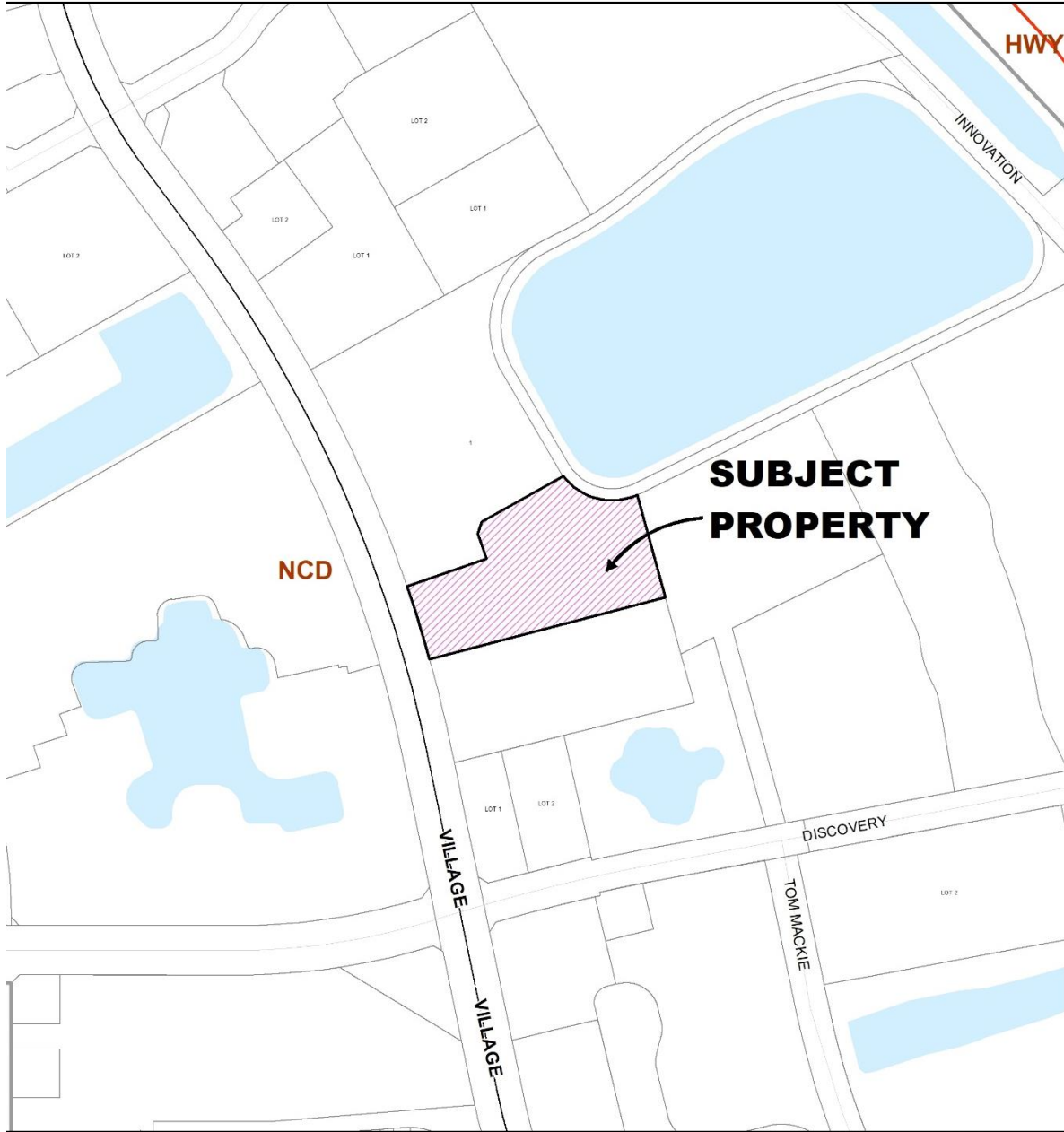
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	FIU Center for Translational Science
South	NCD	MPUD	Innovation Square retail and medical office buildings (under construction)
East	NCD	MPUD	Florida Research and Innovation Center and water management tract
West	NCD	MPUD	Grande Palms at Tradition Apartment complex (aka Atlantic Palms at Tradition)

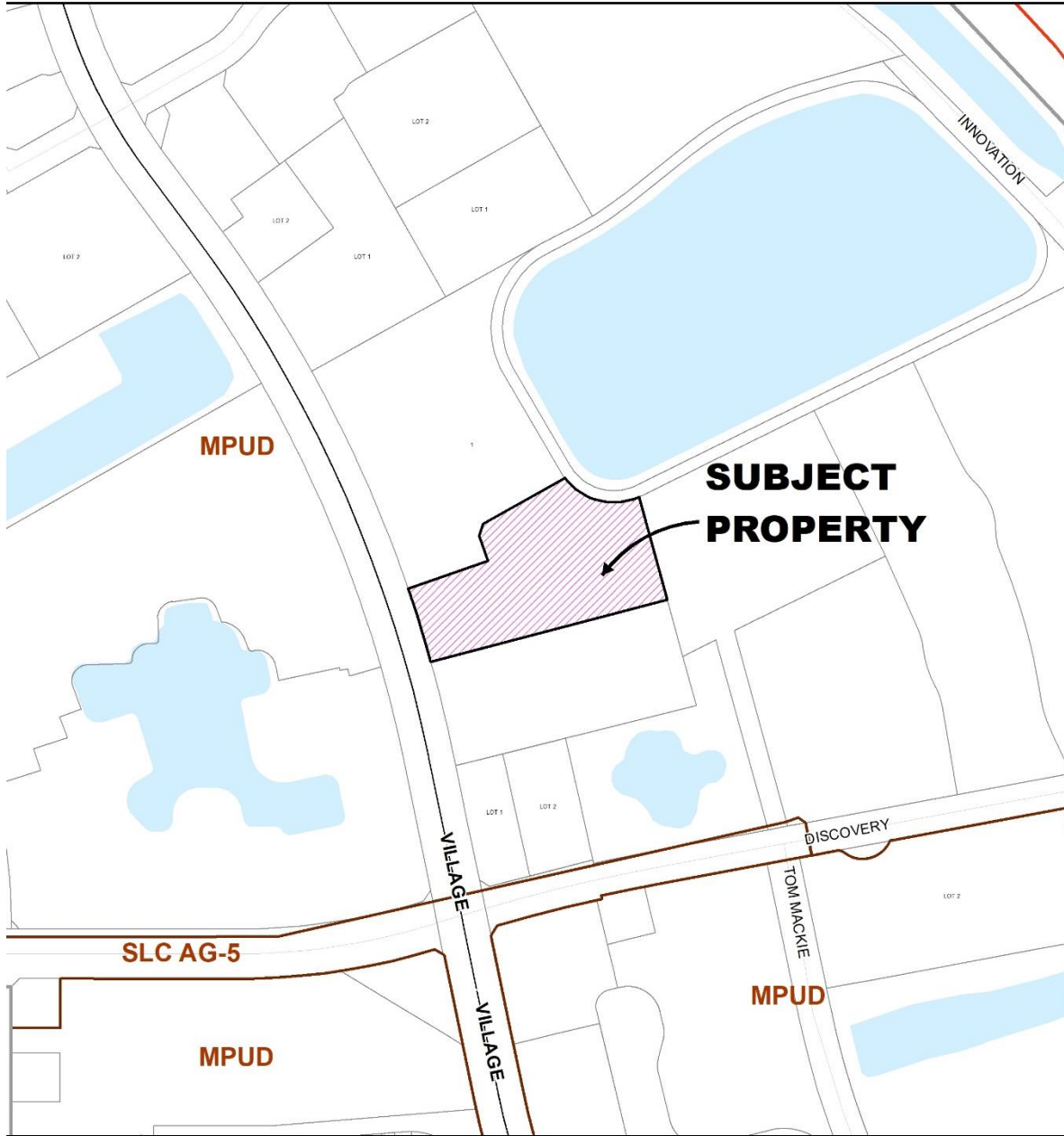
NCD - New Community Development District

MPUD - Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

CONCURRENCY REVIEW: The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Provided by Port St Lucie Utility Systems Department. A service agreement is required. The Tradition Irrigation Company will provide water for irrigation.
PARKS AND RECREATION	N/A
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard will be required for the development of the proposed outparcel as identified in the staff report for the associated site plan amendment (P16-165 A-1).
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available as identified in the staff report for the associated site plan amendment (P16-165 A-1).
PUBLIC SCHOOL CONCURRENCY	N/A
TRANSPORTATION	Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions. An updated trip generation analysis was included in the submittal for the associated site plan amendment (P16-165 A-1).

NATURAL RESOURCE PROTECTION

N/A. This a developed site with a vacant developable pad.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes as part of the review of the associated site plan amendment (P16-165 A-1). i

Public Art (Chapter 162): The project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. The public art requirements will be addressed under the associated site plan amendment (P16-165 A-1).

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Employment Center sub area as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, Figure 1-4 of the Future Land Use Element, and Exhibit 8 of the Tradition SG Phase 1 MPUD. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District and Exhibit 8 is the MPUD concept plan.

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 meeting of April 28, 2021 and recommended approval.