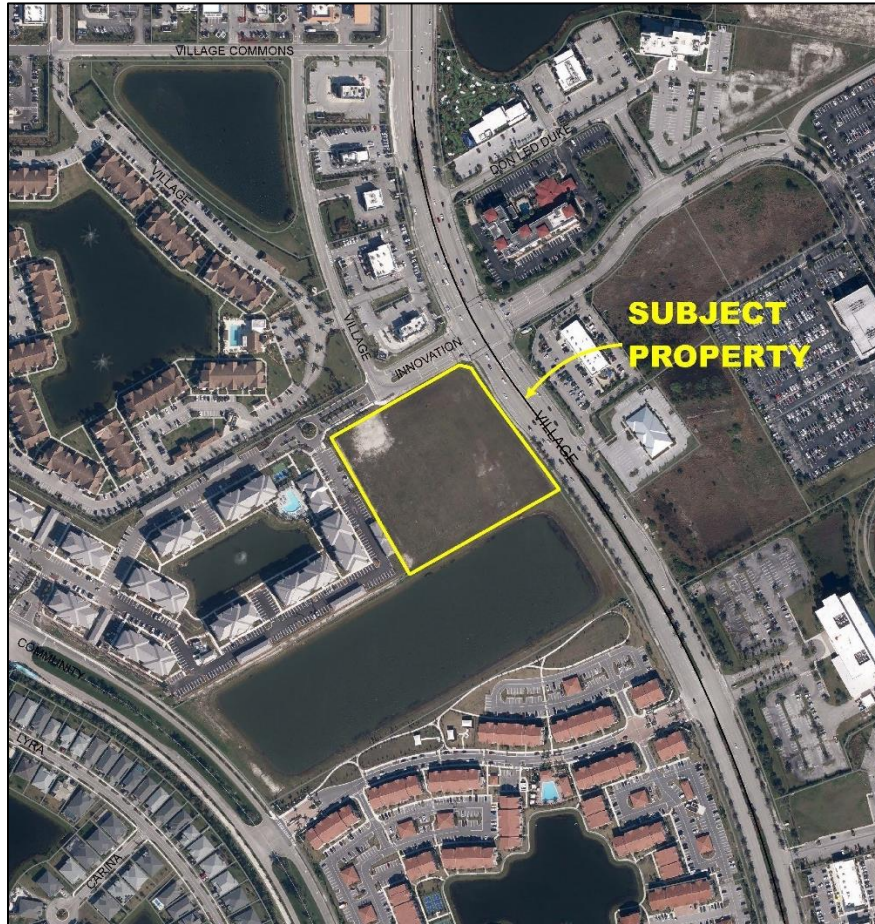


**Southern Grove-Innovation Restaurant Hub
Major Site Plan
P24-087**



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan for Southern Grove-Innovation Restaurant Hub.
Applicant:	Patricia Sesta, Engineering Design & Construction
Property Owner:	Village & Innovation, LLC
Location:	The property is located on the southeast corner of SW Innovation Way and SW Village Parkway.
Address:	SW Innovation Way and west of SW Village Parkway
Project Planner:	Cody Sisk, Planner II

Project Description

The applicant, Engineering Design & Construction, has submitted a Major Site Plan application. The Major Site Plan includes four buildings totaling 19,631 square feet. The four proposed buildings are all restaurant uses.

The property is zoned Master Planned Unit Development (MPUD), which is compatible with the Neighborhood Commercial District (NCD) future land use classification of the site.

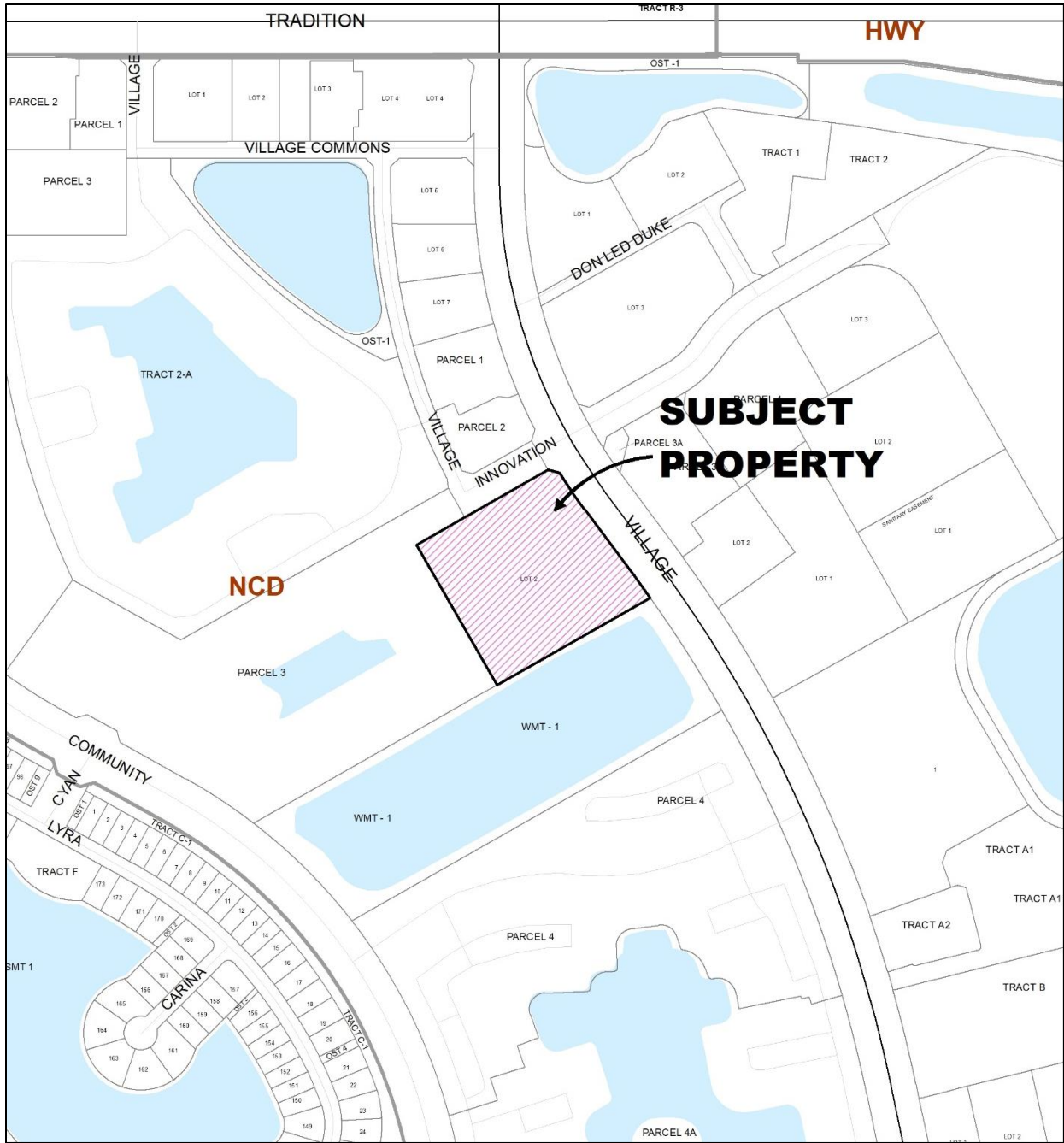
Location and Site Information

Parcel Number:	4315-609-0003-000-9
Property Size:	5.5 acres
Legal Description:	Southern Grove Plat No. 18, Lot 2
Address:	TBD
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)

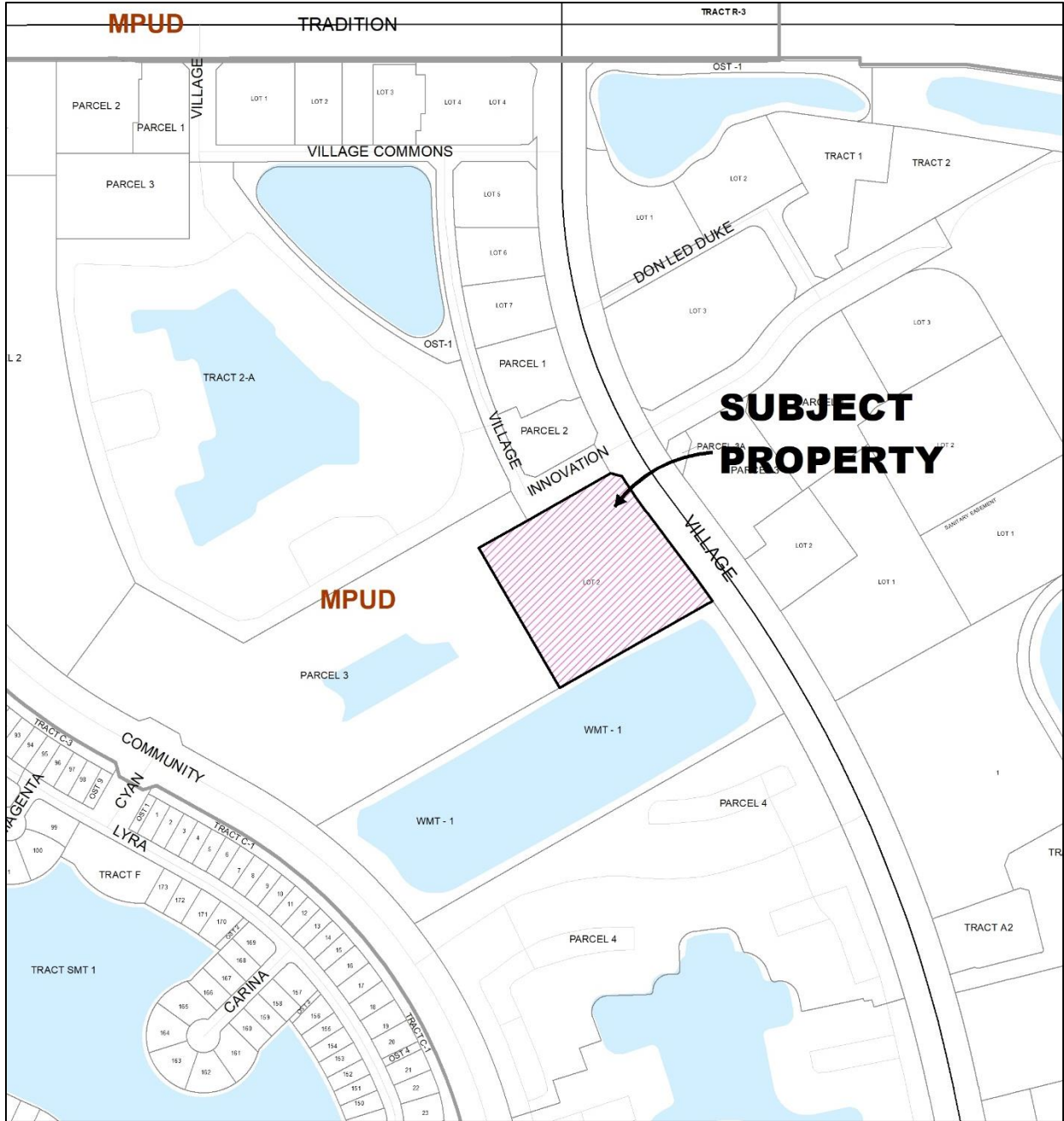
Surrounding Uses

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

NCD – Neighborhood Commercial MPUD – Master Planned Unit Development



Future Land Use



Zoning District

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and the Tradition MPUD and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The applicant is proposing a site plan including four restaurant buildings, encompassing a total of 19,631 square feet. The uses comply with the Tradition MPUD.
DUMPSTER ENCLOSURE	The site plan provides four 12' x 24' dumpster enclosures for general and recyclable refuse for the commercial site.
ARCHITECTURAL DESIGN STANDARDS	The architectural elevations have been approved by the Tradition Architectural Review Board.
PARKING REQUIREMENTS	The proposed use requires a total of 196 parking spaces. There are 325 spaces proposed with 15 of these spaces provided as handicap spaces.
BUILDING HEIGHT	The maximum building height permitted by the MPUD is 100' while the proposed maximum building height is 35'.
SETBACKS	Building setback lines depicted on the site plan are consistent with the MPUD requirement.

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

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. 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	This application and Traffic Report prepared by JFO Group Inc. dated August 7, 2024 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. The proposed site is anticipating a total of 1,646 daily trips, 88 AM Peak Hour trips and 163 PM

	Peak Hour trips according to the ITE Trip Generation Manual, 11th Edition. The site is providing a right-turn lane on Village Parkway at the proposed right-in/right-out driveway. A full access driveway will be constructed on Innovation Way at an existing 3-way intersection to provide a second access to this commercial development.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.

NATURAL RESOURCE PROTECTION (Chapter 157)

The property was previously cleared. The property is not subject to any upland habitat preservation or mitigation requirements per the Tradition DRI. There are no wetlands or gopher tortoises on the property.

OTHER

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

Public Art (Chapter 162): This 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.

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 recommended approval of the site plan at their August 28, 2024 meeting.