

Florida Vision Realty Site Plan Amendment (P16-165 A-1)

City Council Meeting
January 24, 2022
Bridget Kean, AICP
Senior Planner



Applicant and Owner

Brad Currie, Engineering, Design, and Construction, Inc.
is acting as the agent for
Florida Vision Realty Tradition, LLC (property owner)

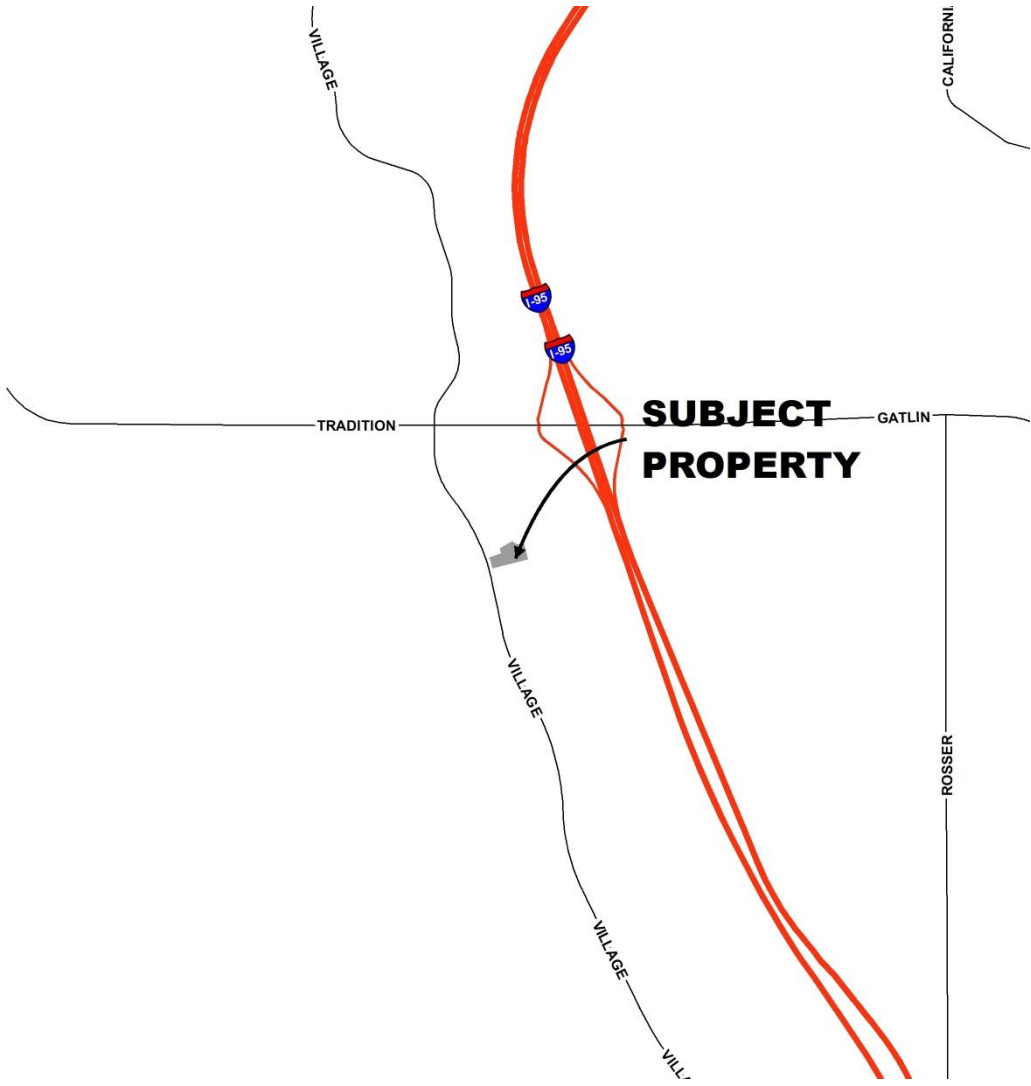


Proposed Project

- An amendment to the site plan for Healthcare Center at Tradition (P16-165)
- Healthcare Center at Tradition site plan approved by the City Council on October 9, 2017 for a 60,000 sq. ft. 3 Story Medical Office Building and vacant pad for future development.
- Proposed amendment will allow for construction of a 14,800 sq. ft. medical office building on the vacant pad.
- Associated subdivision plat (P21-084) will subdivide the property into two parcels
 - Tract A-1 – existing 60,000 sq. ft medical office building
 - Tract A-2 - proposed 14,800 sq. ft. medical office building



Location Map



Aerial



Future Land Use and Zoning

| 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 | Atlantic Palms at Tradition Apartment complex (fka Grande Palms I & II Southern Grove) |



Zoning Review

| <u>CRITERIA</u> | <u>FINDINGS</u> |
|---------------------------------------|--|
| USE | Complies with Tradition-SG Phase 1 MPUD |
| DUMPSTER ENCLOSURE | Complies |
| ARCHITECTURAL DESIGN STANDARDS | Approved by Tradition Design Review Committee |
| STACKING REQUIREMENTS | A traffic study was provided and approved by the Public Works Department. A right turn lane is required. |
| PARKING REQUIREMENTS | Complies, 301 parking spaces provided including 11 handicapped spaces |
| SETBACKS | Complies with Tradition-SG Phase 1 MPUD |
| BUILDING HEIGHT | Complies, proposed building height of 30 feet and six inches for proposed 14,800 sq ft medical office building |
| BUFFERING | 10 foot wide perimeter landscape buffers depicted on site plan. A 30 foot landscape buffer is provided along SW Village Parkway. |



Concurrency Review

| CRITERIA | FINDINGS |
|----------------------------------|---|
| SEWER/WATER SERVICES | City of Port St Lucie Utility Systems Department |
| TRANSPORTATION | 1,302 per day average daily trips and 187 p.m. per day peak hour trips based on the ITE Trip Generation Manual, 10 th Edition. Traffic study 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. |



Traffic Impact Analysis

- Traffic Analysis received June 2021
- Traffic Analysis completed by Engineering Design & Construction, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest Southern Grove DRI

- Project proposes an increase of 61 PM Peak Hour Trips
- Increase of trips does trigger a right turn lane which is proposed
- Less than 5% increase of the allowed capacity on roadway
- No negative impact is anticipated on surrounding roads



Other

| <u>CRITERIA</u> | <u>FINDINGS</u> |
|------------------------------------|---|
| NATURAL RESOURCE PROTECTION | N/A. Developed property with pad ready site for future development. |
| FIRE DISTRICT | Access location (external and internal) has been reviewed by the Fire District for safety purposes |
| PUBLIC ART | Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option |



Recommendation

- The Site Plan Review Committee reviewed the request at their meeting of April 28, 2021 and recommended approval.
- 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 and recommends approval with the following condition:
 - A Declaration of Covenants Running with the Land in Lieu of Unity of Title that identifies the parcels are to be developed pursuant to a "Unified Plan of Development" and as a single property for purposes of meeting building, zoning, and land development requirements is recorded prior to the issuance of the first building permit for the 14,8000 square foot medical office building.

