



**Southern Grove-Village Parkway Plaza
 Major Site Plan
 P23-144**



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan for the construction of a 20,394 s.f. multi-use building with associated site improvements
Applicant:	Brad Currie, Engineering Design & Construction, Inc.
Property Owner:	Jai P. Singh and Krishna Singh, Owner
Location:	East of Village Parkway, South of Discovery Way
Address:	11650 SW VILLAGE PKWY
Project Planner:	Cody Sisk, Planner II

Project Description

The applicant, Engineering Design & Construction, Inc., has submitted a Major Site Plan for the Southern Grove-Village Parkway Plaza. The Major Site Plan is to add 20,394 square feet of building coverage to add mixed commercial uses, including a 1,622 square feet restaurant with a drive through.

Previous Actions and Prior Reviews

This application was recommended for approval at the September 13, 2023 SPRC meeting.

Location and Site Information

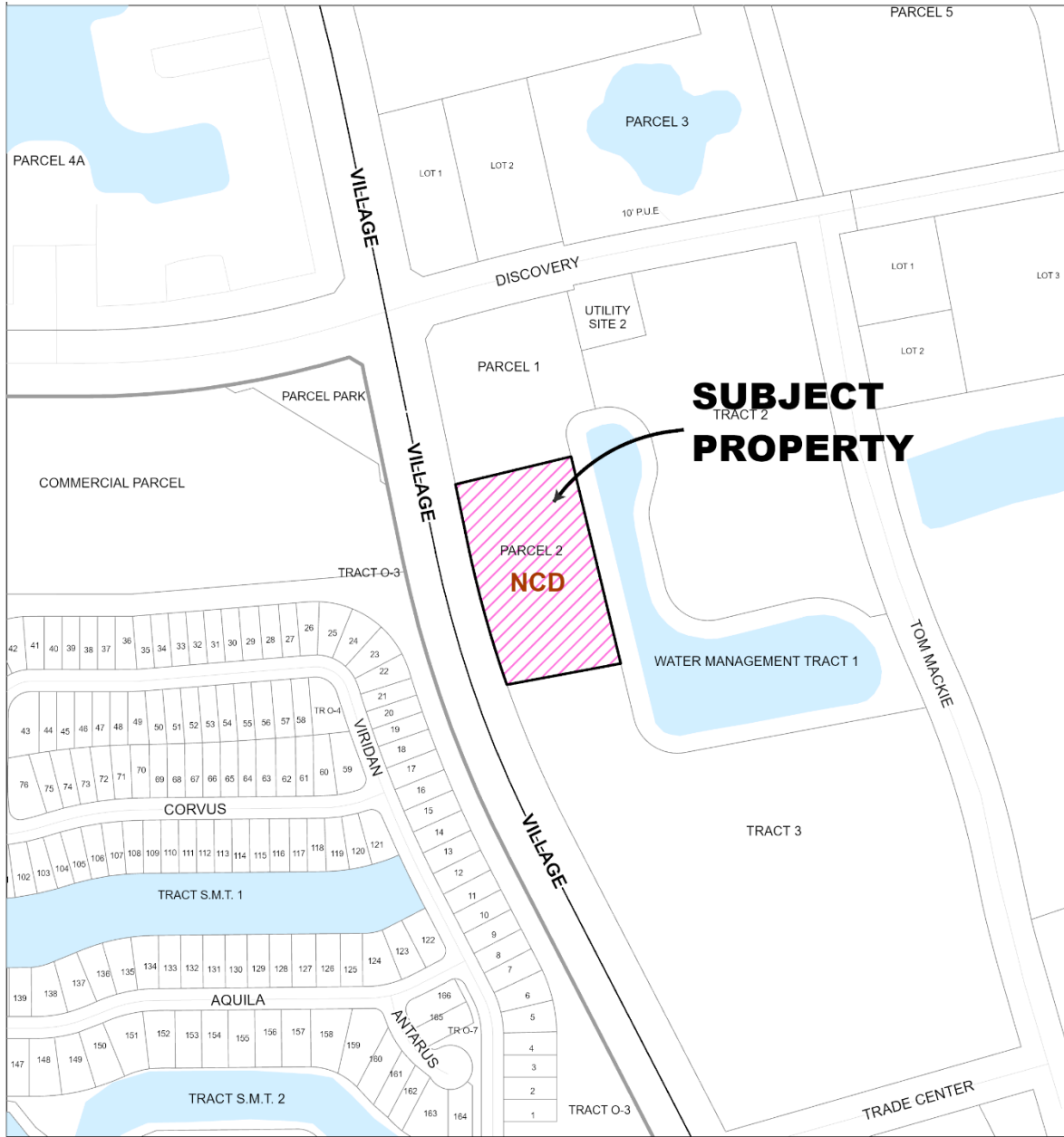
Parcel Number:	4315-708-0002-000-6
Property Size:	2.94 acres
Legal Description:	Parcel 2, Southern Grove Plat No. 34, According to The Plat Thereof As Recorded In Plat Book 94, Page 21, Of The Public Records Of St. Lucie County, Florida.
Future Land Use:	NCD – Neighborhood Community Development
Existing Zoning:	MPUD – Master Planned Unit Development
Existing Use:	Vacant Land

Surrounding Uses

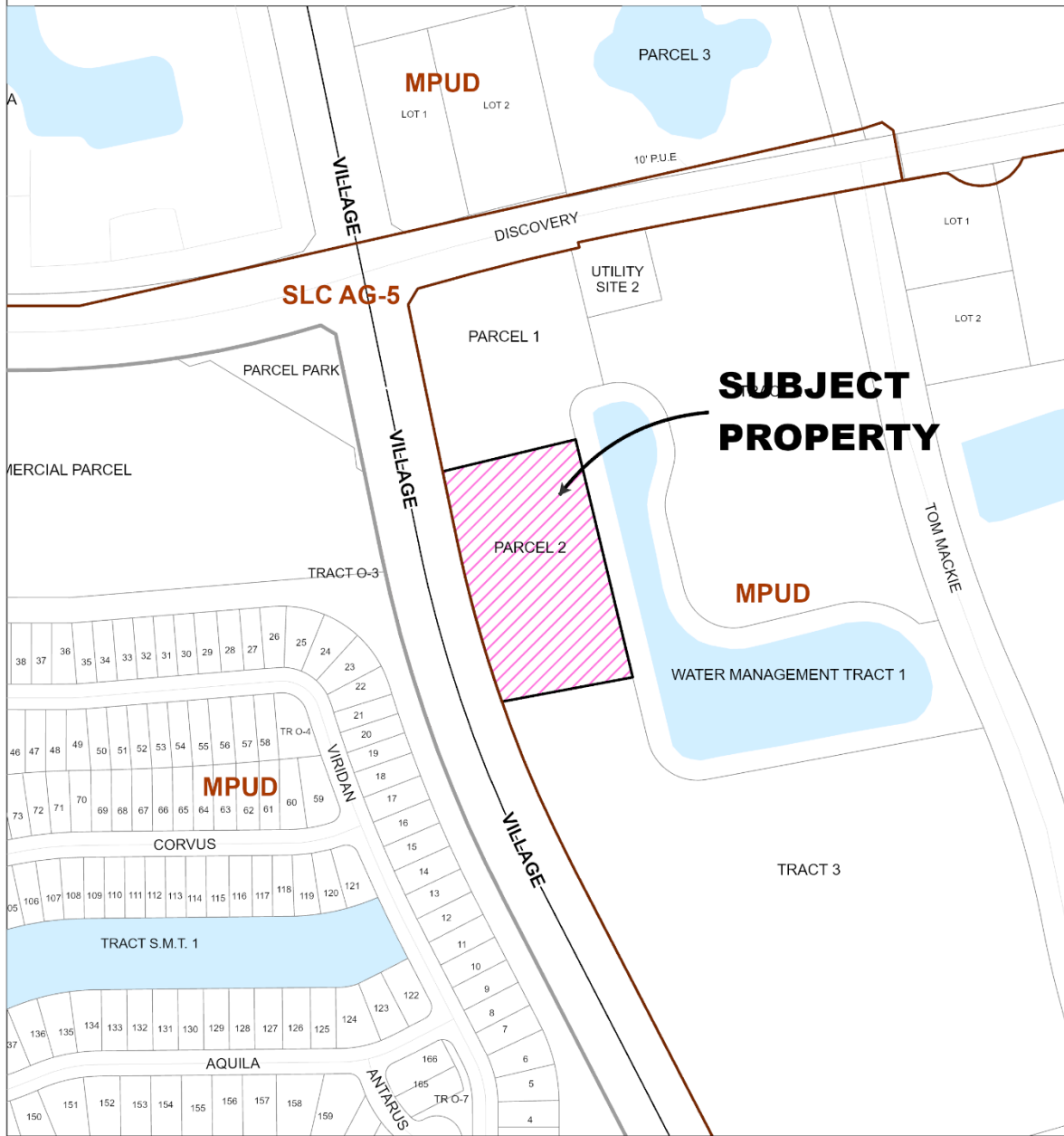
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant
South	NCD	MPUD	Residential
East	NCD	MPUD	Vacant
West	NCD	MPUD	Residential/Vacant

NCD – New Community Development

MPUD – Master Planned Unit Development



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

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

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located within the Employment Center area of the MPUD and Southern Grove DRI. The proposed use of is a permitted use allowed in this development.
DUMPSTER ENCLOSURE	The site plan provides a 12' X 24' foot dumpster enclosure for general and recyclable refuse for the mixed commercial uses
STACKING	The amount of stacking depicted on site plan for the proposed drive through is consistent with the Code requirements.
PARKING REQUIREMENTS	The proposed use requires a total of 82 parking spaces, while 88 spaces with 6 of these spaces as handicap spaces are provided.
BUILDING HEIGHT	Maximum building height for the MPUD Zoning District is 50'. The proposed building will be 28'-4" feet in height.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

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

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	A developer's agreements with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	<p>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.</p> <p>The project will generate 329 pm peak hour vehicle trips on the road adjacent to the project. A traffic statement was submitted and approved by the Public Works Department. A dedicated right turn lane is provided along SW Village Parkway as depicted on the site plan.</p>

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 project has been reviewed for compliance with the requirements of the Southern Grove DRI and Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: This site does not contain any native habitat or trees and contains no environmentally sensitive lands or wetlands.

Wildlife Protection: Since this site has yet to be cleared, a gopher tortoise survey will be required prior to the issuance of the first building permit as to prevent the impact on any protected wildlife.

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 Site Plan Review Committee recommended approval of the site plan at their meeting on September 13, 2023.