



**Southern Grove – Anglo Retail  
Major Site Plan  
P22-263**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for a major site plan to develop a one-story retail building.
Applicant:	Darren Guettler, P.E., Velcon Engineering & Surveying, LLC.
Property Owner:	Anglo American Land Company, LLC
Location:	The property is located at the southeast corner of SW Discovery Way and SW Tom Mackie Boulevard within the Southern Grove MPUD.
Address:	TBD
Project Planner:	Francis Forman, Planner II

### **Project Description**

The owner, Anglo Land Company, LLC, has applied for major site plan to develop a one-story retail building with amenities and infrastructure improvements. The proposed retail facility is a total of 11,216 square feet with four store fronts included within the overall building. The site currently is vacant and will be accessed through Lot 2 to the south and Lot 3 to the east via the cross-access easements that are in place connecting these lots together. The cross-access easements were created during the replating process to avoid the creation of a lot that would require a variance for access to develop. This is the first lot on the plat to be developed and the proposed use for a retail facility is compatible with the surrounding existing uses.

### **Previous Actions and Prior Reviews**

**P22-207 – Southern Grove – Plat No. 36 – 1<sup>st</sup> Replat** – A replat of the Southern Grove Plat No. 36 to reconfigure the lots for the creation of an additional lot along with cross access easements.

The Site Plan Review Committee recommended approval of the proposed site plan at their September 14, 2022 meeting.

### **Location and Site Information**

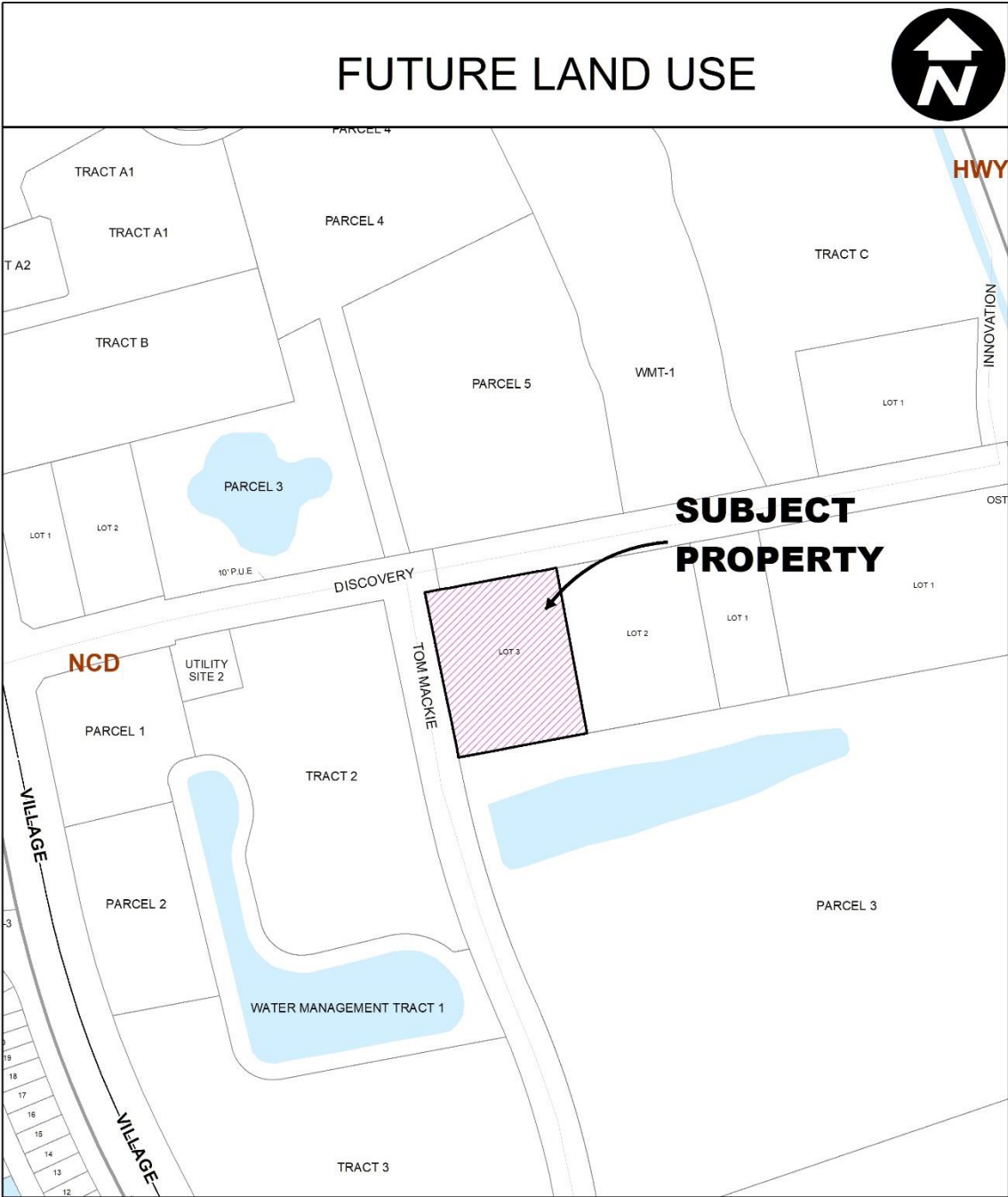
Parcel Number:	4315-803-0003-000-5
Property Size:	1.06 acres, more or less
Legal Description:	Southern Grove Plat No. 36, Lot 3
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land

### **Surrounding Uses**

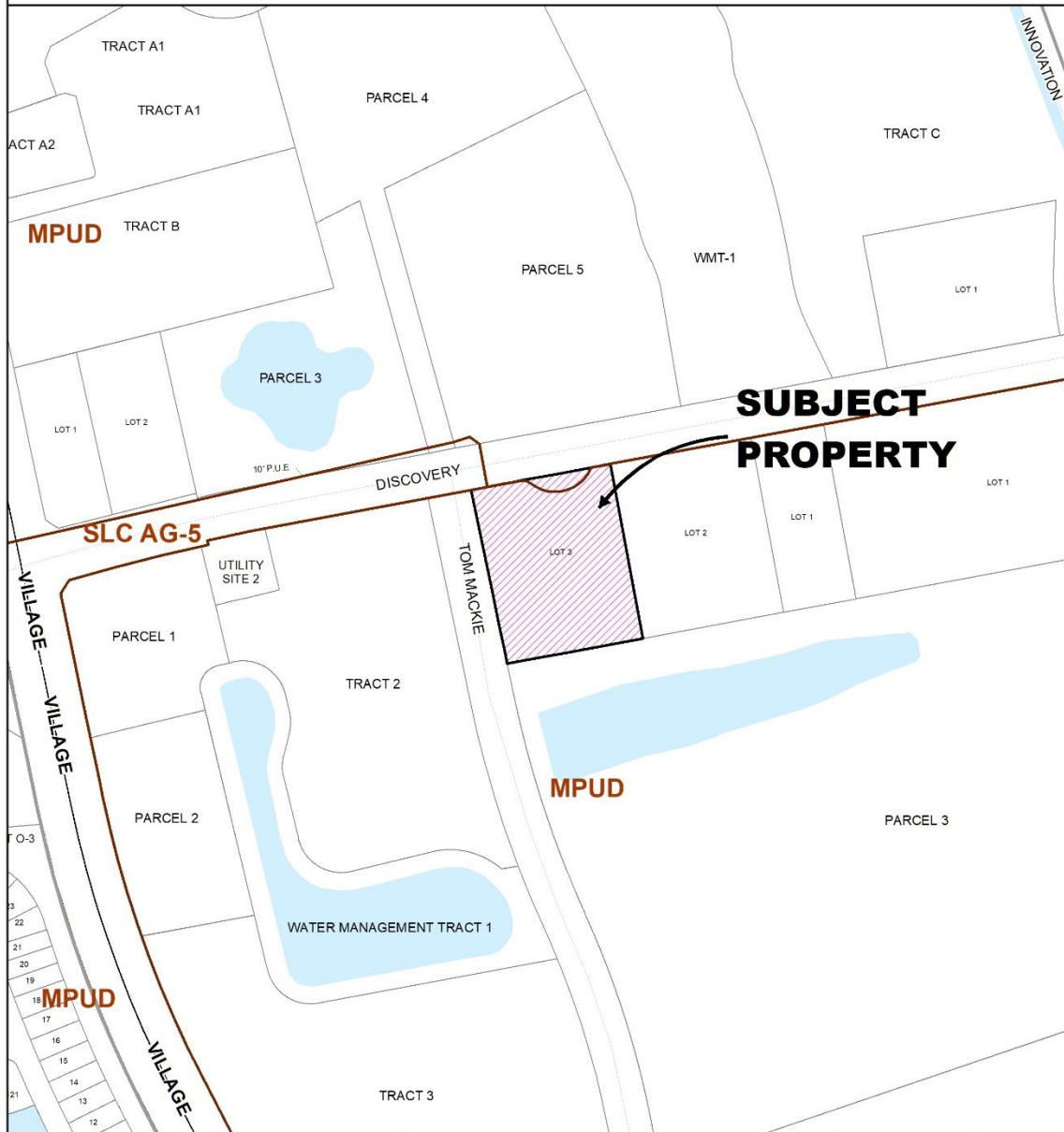
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land
South	NCD	MPUD	Manufacturing
East	NCD	MPUD	Technical School
West	NCD	MPUD	Vacant Land

NCD – New Community Development

MPUD – Master Planned Unit Development



# EXISTING ZONING



## IMPACTS AND FINDINGS

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

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>USE</b>	The property is located within the Tradition Commerce Park North MPUD comprised of a mix of uses such as medical offices, schools, manufacturing, and warehouse uses. The proposed use for a retail facility is consistent with the permitted uses allowed in this area of the MPUD.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides a 12 X 24- foot dumpster enclosure for general and recyclable refuse for the proposed 11,216 square feet building.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	Documentation of elevations are still under review by the Tradition Architectural Review Board with no approval documented. Therefore, staff is recommending a condition of approval requiring evidence of review board approval within 90 days of site plan approval or prior to the issuance of first building permit, whichever comes first.
<b>PARKING REQUIREMENTS</b>	The proposed use requires a total of 45 parking spaces while 49 spaces with 2 of these spaces provided as handicap spaces.
<b>BUILDING HEIGHT</b>	Maximum building height for the Master Planned Unit Development Zoning District is 35 feet while the proposed building height is 23 feet.
<b>SETBACKS</b>	Building setback lines depicted on site plan are consistent with the MPUD requirements.
<b>BUFFERS</b>	The Tradition Commerce Park North MPUD allows for a minimum 5-foot landscape buffer between adjacent parcels where parking areas are interconnected. Staff is recommending a 5-foot landscape easement be provided on the property adjacent to the south and east property lines, to result in the 10' landscape buffer required, with landscaping to be installed prior to Certificate of Occupancy for this site.

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

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>SEWER/WATER SERVICES</b>	The Port St. Lucie Utility Services District will provide water and sewer service. A developer's agreement with the Utility Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

<b>TRANSPORTATION</b>	The staff review indicated that this project would generate 149 PM Peak Hour trips divided over two driveways. This increase will not adversely affect the transportation level of service for the adjacent roads and no turn lanes are needed at this time.
<b>PARKS/OPEN SPACE</b>	Since this is a commercial project, parks and open space compliance with Chapter 160 is not applicable.
<b>STORMWATER</b>	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

## **OTHER**

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

The project has been reviewed for compliance with the requirements of 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.

**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. At this time, the applicant has identified the fee in lieu as the preferred option.

## **STAFF RECOMMENDATION**

The Planning and Zoning Department is recommending the following conditions of approval:

1. Within 90 days of site plan approval or prior to issuance of a building permit, whichever comes first, the applicant must provide evidence of approval by the Tradition Architectural Review Board. If the site design is changed by the Tradition Architectural Review Board, the applicant must return to the Site Plan Review Committee (SPRC) for an updated approval.
2. A 5- foot landscape easement shall be provided adjacent to the south and east property lines of the subject site, to result in a 10' landscaped buffer. The easement shall be recorded and a landscape plan showing the landscaping on the south and east sides provided, prior to issuance of a building permit. The landscaping, including within the easement area must be installed by the developer of this site prior to Certificate of Occupancy for this site.

The Site Plan Review Committee reviewed the request at a special SPRC meeting on September 14, 2022 and recommended approval.