

**Southern Grove Parcel 11 Site Plan  
Major Site Plan  
P23-189**



**Project Location Map**

**SUMMARY**

Applicant's Request:	A request for approval of a major site plan for a 10,000 square foot retail/pharmacy with drive-through service.
Agent:	Chris Hollen, P.E., Kimley-Horn
Applicant/Contract Purchaser:	The Morgan Companies
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located at the northwest corner of the intersection of SW Village Parkway and SW Marshall Parkway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

**Project Description**

This is an application for a major site plan for a 10,000 sq. ft. retail/pharmacy store with associated parking and off site access. The subject property is located within the Southern Grove 11 MPUD. The Southern Grove MPUD was approved by the City Council on May 12, 2024, through Ordinance 24-17 for retail, commercial, and residential uses. The entire MPUD is approximately fifteen (15) acres in size and located in the northwest quadrant of the intersection of SW Village Parkway and Marshall Parkway. A subdivision plat was approved for the property at the June 10, 2024, City Council meeting. It subdivided the property into a 13.789 tract known as Parcel A and a 1.784 tract known as Parcel B. The proposed retail/pharmacy store will be located on Parcel B.

The SG 11 MPUD concept plan depicts the access management plan for entire MPUD in accordance with the City’s access management standards. It provides for two (2) limited access driveways on SW Village Parkway, one (1) limited access driveway on Marshall Parkway, and one (1) full access driveway further west on Marshall Parkway where it aligns with the secondary driveway access at Del Webb. The approved subdivision plat provides for a cross access easement between Parcel A and Parcel B that provides access on both SW Village Parkway and Marshall Parkway for Parcel B. Perimeter landscaping is provided alongside the access easement. Since a portion of the landscaping is on Parcel A, a landscape easement agreement is required to be recorded as part of the development of the site plan.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the site plan at their meeting of March 13, 2024.

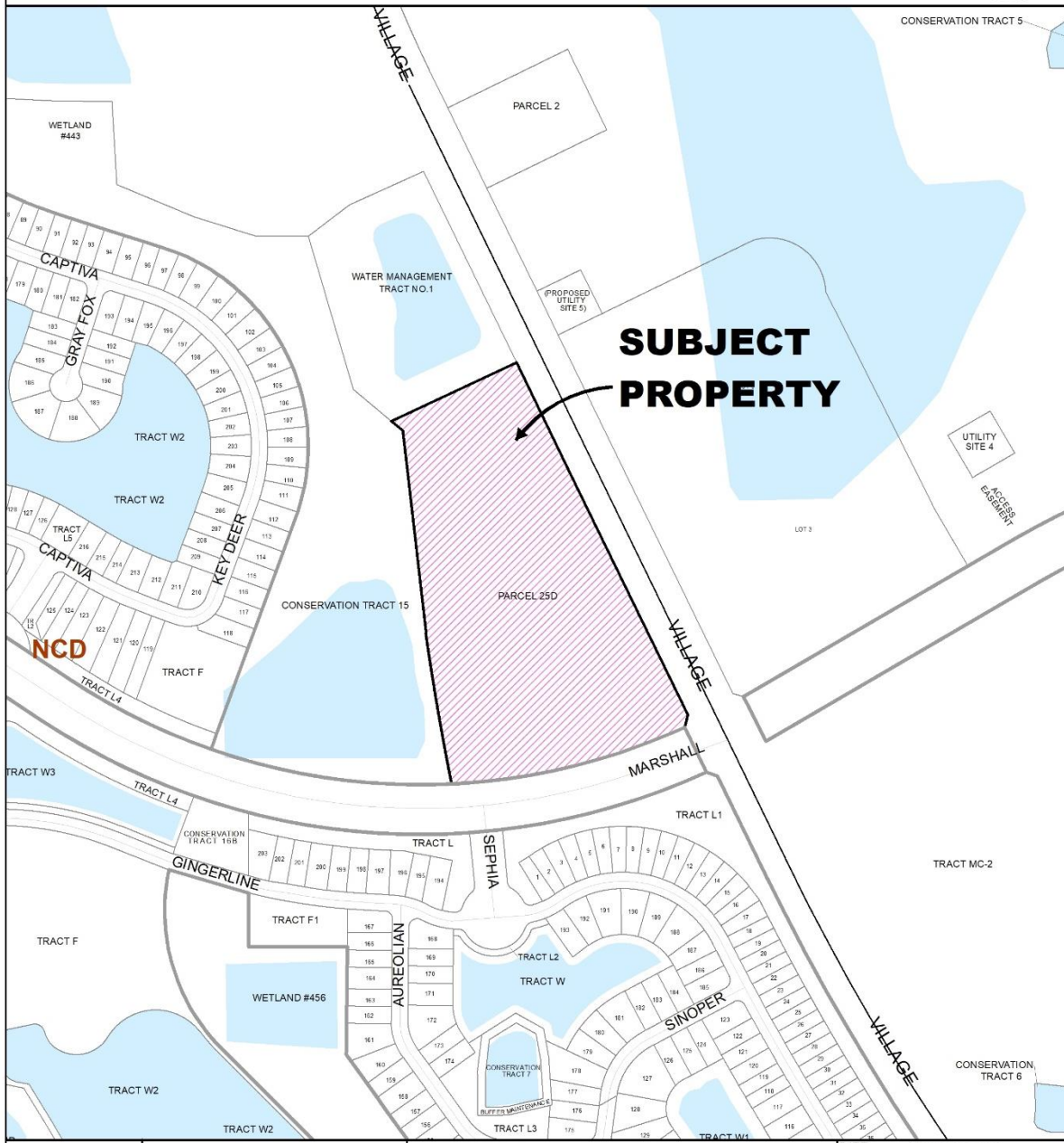
**Location and Site Information**

Parcel Number:	4322-800-0002-000-1
Property Size:	1.784 acres
Legal Description:	Parcel B, Tradition SG 11 Subdivision Plat
Future Land Use:	NCD
Existing Use:	Vacant
Zoning:	Southern Grove 11 MPUD
Proposed Use:	Retail/Pharmacy store

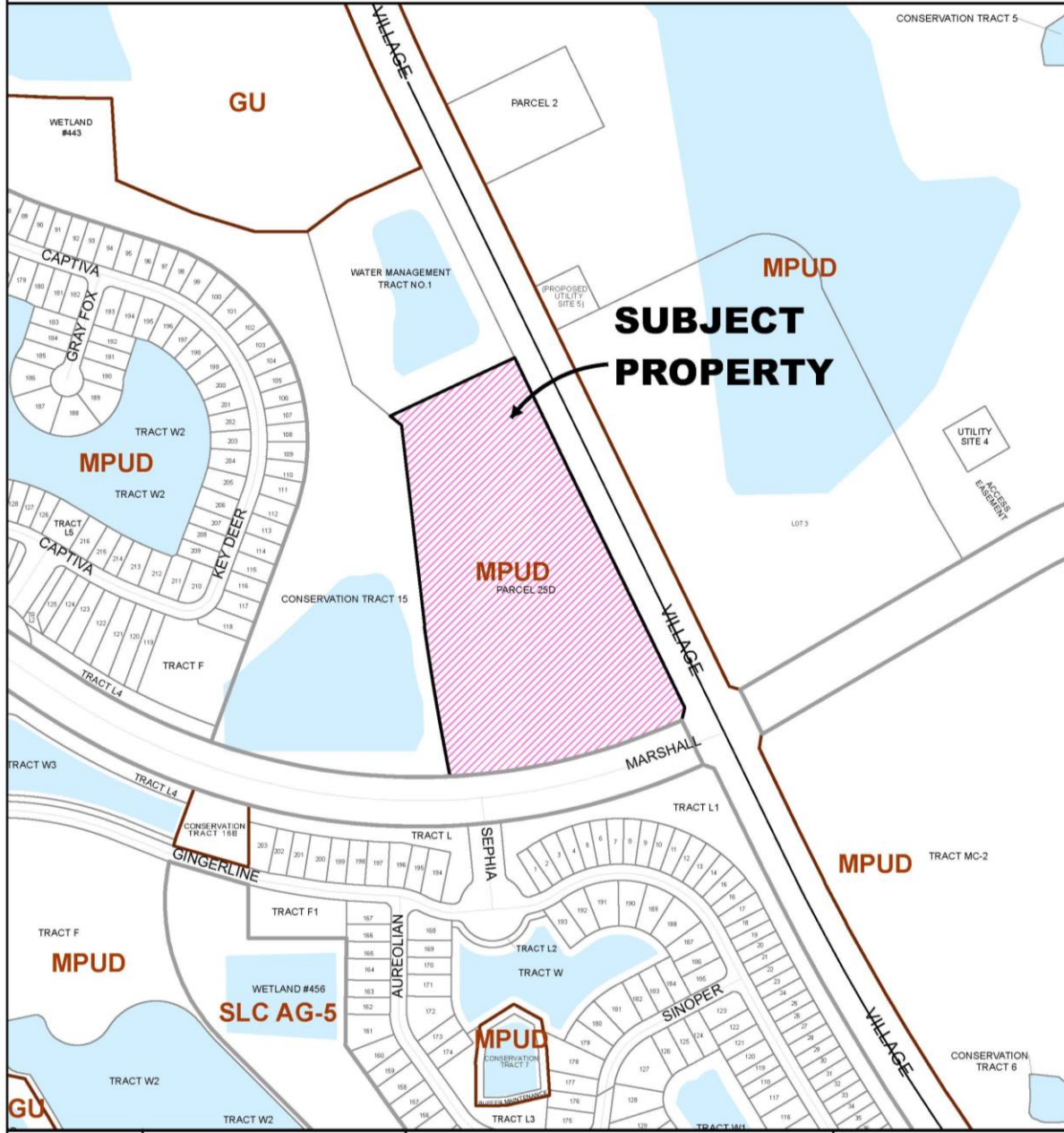
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	GU	Stormwater tract and Stars and Stripes Park
South	NCD	MPUD	Del Webb residential community
East	NCD	MPUD	Vacant Land in Tradition Commerce Park MPUD
West	NCD	GU and MPUD	Conservation Tract and Blue Heron Preserve residential community

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of the Southern Grove 11 MPUD (Master Planned Unit Development) zoning district and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The subject property is located within a designated commercial/retail area of the MPUD and retail uses, retail sale of alcoholic beverages for offsite consumption, and pharmacy with or without a driveway through are all listed as permitted uses.
<b>DUMPSTER ENCLOSURE</b>	The proposed retail/pharmacy site will utilize a trash compactor and recycling within a screen enclosure as depicted on the site plan.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided documentation of preliminary approval of the building elevation drawings from the Tradition Design Review Committee.
<b>PARKING REQUIREMENTS</b>	The MPUD requires one (1) space per two hundred fifty (250) square feet for commercial and retail uses.
<b>STACKING</b>	A traffic study was submitted and approved by the Public Works Department. The traffic study includes a stacking analysis for the proposed pharmacy drive-through. The stacking plan will provide for queuing of 7 vehicles.
<b>BUILDING HEIGHT</b>	The MPUD sets a maximum building height of 50 feet. The proposed height of the retail/pharmacy store is twenty-six (26) feet.
<b>SETBACKS</b>	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
<b>BUFFER</b>	The site plan and preliminary landscape plan depict the ten (10) foot landscape perimeter landscape buffers required by the MPUD.

**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:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	The City of Port St. Lucie Utility Systems Department is the provider of services. A service agreement is required.
<b>TRANSPORTATION</b>	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

	<p>any transportation conditions.</p> <p>A traffic study was submitted and by the Public Works Department. The proposed use will generate an average of 1,084 average daily trips and 112 p.m. peak hour trips. Access will be provided via three (3) driveways: one (1) right-in/right-out on Village Parkway, one (1) right-in/right-out on Marshall Parkway and one (1) full-access driveway on Marshall Parkway aligned with a median opening across from Del Webb driveway.</p>
<b>PARKS AND OPEN SPACE</b>	N/A
<b>STORMWATER</b>	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	N/A

**NATURAL RESOURCE PROTECTION**

An environmental assessment report was provided. The subject property is primarily undeveloped, comprised predominantly of lands previously converted to citrus groves, which are no longer in operation. A gopher tortoise survey will be required prior to site clearing.

**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. The subject property is included in the list of projects whose public art requirement is being met through the Heart in the Park Alternative Equivalent proposal.

**STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the site plan at their meeting of March 13, 2024.

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:

1. A landscape easement between the owners of Parcel A and the owners of Parcel B is recorded for the perimeter landscaping provided on Parcel A prior to the issuance of the first building permit.

