

P16-165

# Southern Grove-Florida Vision Realty - Medical Office Building

TYPE	STATUS	BUILDING TYPE
SPMRA	CITY COUNCIL MEETING SCHEDULED	COMM

**ASSIGNED TO**

Bridget Kean; Clyde Cuffy; Leon Hayman; Public Works Engineering

**ADDRESS**

11380 SW Village Parkway

SECTION	BLOCK	LOT
PI 16	SouthernGrove	Tr A

**LEGAL DESCRIPTION**

SOUTHERN GROVE PLAT NO. 16 (PB 72-16) TRACT A (5.655 AC - 246,332 SF)

**SITE LOCATION**

East of Village Pkwy, North of Discovery Way

**PARCEL #**

4315-603-0001-000-7

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
1.26		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

**UTILITY PROVIDER**

**DESCRIBE REQUEST**

Approval of a 14,800 gsf medical office building with associated site improvements.

**Primary Contact Email**

patriciasesta@edc-inc.com

**AGENT/APPLICANT**

FIRST NAME	LAST NAME
Bradley J.	Currie

**Business Name**

**ADDRESS**

10250 SW Village Parkway, Suite 201

CITY	STATE	ZIP
Port St. Lucie	FL	34987

EMAIL	PHONE
bradcurrie@edc-inc.com	7724622455

**AUTHORIZED SIGNATORY OF CORPORATION**

FIRST NAME	LAST NAME

**ADDRESS**

CITY	STATE	ZIP

**EMAIL**

patriciasesta@edc-inc.com

**PHONE****PROJECT ARCHITECT/ENGINEER****FIRST NAME**

J.R.

**LAST NAME**

Harrison, P.E.

**Business Name**

ENGINEERING DESIGN &amp; CONSTRUCTION, INC.

**ADDRESS**

10250 SW Village Parkway, Suite 201

**CITY**

Port St. Lucie

**STATE**

FL

**ZIP**

34987

**EMAIL**

jaysonharrison@edc-inc.com

**PHONE**

7724622455

**PROPERTY OWNER****Business Name**

Florida Vision Realty Tradition, LLC

**ADDRESS**

6245 Paddington Place

**CITY**

Vero Beach

**STATE**

FL

**ZIP**

32967

**EMAIL**

cmason@masondc.com

**PHONE**

(561) 623-8801

**LETTER OF JUSTIFICATION**  
**Site Plan Application**  
Florida Vision Realty  
March 3, 2021

**REQUEST**

***On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a site plan amendment application for a project to be known as Florida Vision Realty. The subject property is approximately 1.26 acres and can be identified as a portion of parcel ID # 4315-603-0001-000-7. The petitioner wishes to obtain approval for 14,800-sf medical building (shell) with associated site improvements. A property address for the over all site is 11380 SW Village Parkway. A separate plat application will be submitted under separate cover by the property owner for the creation of this parcel. At such time, an address would be assigned for the proposed building.***

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject property is a portion of a 5.66 parcel that can be identified as 4315-603-0001-000-7. A separate plat application to create this 1.26-acre parcel will be submitted under separate cover by the property owner.

The applicant is proposing a 14,800-sf medical building with associated site improvements.

The subject property has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the north of the subject parcel lies a developed parcel, home of Torrey Pines Institute for Molecular Studies. This parcel has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the east of the subject property lies the balance of the subject site which is currently occupied by Florida Vision. This parcel has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

South of the property is an undeveloped parcel. This parcel does have approval for a retail and medical office development known as Innovation Square at Tradition. This property has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the west lies the right-of-way of SW Village Parkway followed by a residential development known as Southern Grove – Grand Palms I & II. These parcels have a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

## **SITE PLAN REQUIREMENTS**

Section 158.238 of the Port St. Lucie Zoning Code identifies the requirements for Site Plan Submittal. The attached site plan meets all of the requirements of Section 158.238.

In addition to meeting the requirement of Section 158.238, the City of Port St. Lucie requires the completion of a Site Plan Sufficiency Checklist. The checklist is submitted along with this Justification Statement/Cover Letter.

## **SITE PLAN SUFFICIENCY CHECKLIST**

Most of the items required for site plan approval are included as part of this submittal.

1. This application is being uploaded electronically through [www.fusion.cityofpsl.com](http://www.fusion.cityofpsl.com). Due to this, a CD has not been included.
2. Because this is the formal submittal of the site plan application, a written response has not been included.
3. This project is located in Tradition and must meet the requirements of the Traditional Design Review standards. This will be submitted directly to Tradition Commercial Association for preliminary approval and once approval from Tradition Commercial Association is received, we will supply proof of the same to the City. We have included a copy of the proposed floor plans and elevations for your review.
4. Pursuant to Section 162.08, Public Arts is now required within 90 days of the issuance of the first building permit or site work permit for a subdivision plat. Due to this, a public art requirement package is not included as part of this application. PSLUSD will be the utility provider for this development.
5. Construction plans will be submitted under separate cover as part of the construction plan review process.

***Based on the above and attached information, the applicant respectfully requests approval of the proposed applications.***

Z:\EDC-2021\21-135 - Mason - Florida Vision SGI\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-03-03\_Florida\_Vision\_SG\_SP\_Justification\_Statement\_21-135.docx

Florida Vision Realty Tradition, LLC  
6245 Paddington Pl  
Vero Beach, FL 33410

**AGENT CONSENT FORM**

Project Name: Florida Vision Realty

Parcel ID: 4315-603-0001-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Joseph Gage, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 1 day of March, 2021, by Joseph Gage (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

Cynthia Schiefer  
Notary Signature

Cynthia Schiefer  
Printed Name of Notary

(Notary Seal)

2/10/2024

My commission expires

X [Signature]  
Owner's Signature

Joseph Gage  
Owner's Name

11380 SW Village Pkwy  
Street Address

Ste 300  
Stuart, FL 34996  
City, State, Zip

772-286-9400  
Telephone / Email