



**Southern Grove Plat No. 28
Preliminary and Final Subdivision Plat
P20-006**



Project Location Map

SUMMARY

Applicant's Request:	An application for preliminary and final subdivision plat approval for Southern Grove Plat No. 28
Applicant:	Tod Mowery, Redtail DG
Property Owner:	Baron Shoppes Tradition, LLC
Location:	The property is located south of SW Tradition Parkway, west of SW Village Pointe, and east of SW Community Boulevard.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The proposed project is an application for preliminary and final subdivision plat approval for Southern Grove Plat No. 28. Southern Grove Plat No. 28 is a replat of Southern Grove Plat No. 18, Lot 3 (4.80 acres in size) that subdivides the property into three parcels. There is an associated site plan for Baron Shoppes at Tradition (P20-004) that was approved by the City Council on September 28, 2020 to allow for a three phase commercial development consisting of a 9,303 square foot mixed use retail and restaurant building (Phase 1), a 6,699 S.F. car wash (Phase 2), and a 3,390 S.F. stand -alone fast food/drive-through restaurant (Phase 3). The parcel lines for the proposed subdivision plat generally follow the phase lines depicted on the site plan as identified below:

1. Parcel 1 - 0.97 acres (Phase 3 - 3,390 S.F. stand- alone fast food restaurant with drive-through service)
2. Parcel 2 - 1.52 acres (Phase 1 - 9,303 square foot mixed use retail and restaurant building)
3. Parcel 3 - 2.31 acres (Phase 2 - 6,699 S.F. Paradise Car Wash)

A draft Declaration of Covenants Running with the Land in Lieu of Unity of Title has been submitted in association with the proposed subdivision plat. The Declaration of Covenants identifies the parcels are to be developed pursuant to a “Unified Plan of Development” pursuant to the approved site plan(s), whereby each portion of the property shall be subject to the terms and provisions of this Declaration. The declaration addresses shared access, shared parking, utilities. drainage and other requirements.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed site plan at their meeting of June 10, 2020 and recommended approval.

Location and Site Information

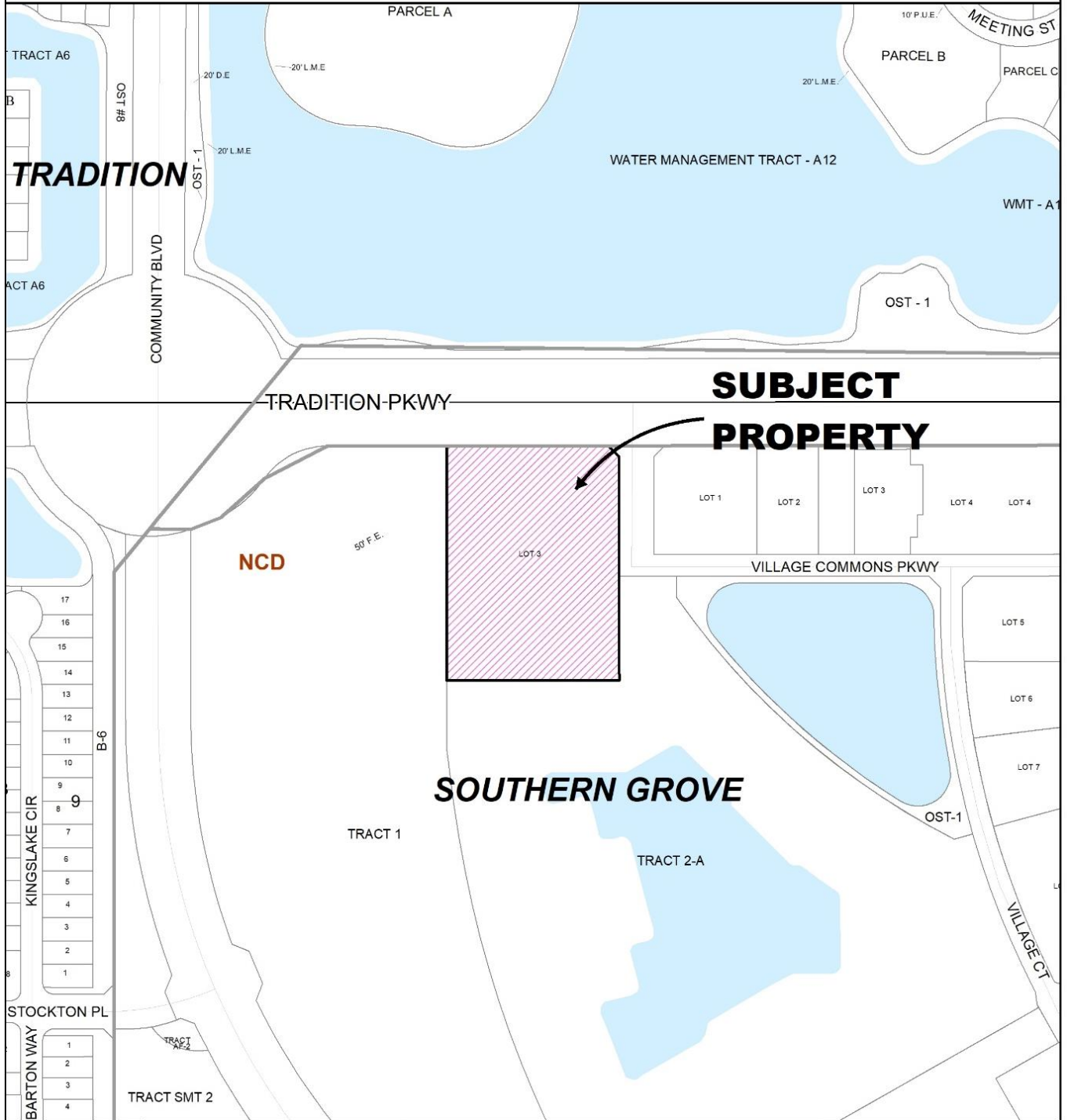
Parcel Number:	431560900040006
Property Size:	4.80 acres
Legal Description:	Lot 3, Southern Grove Plat No. 18
Future Land Use:	NCD
Existing Zoning:	MPUD (Tradition - SG Phase 1 Master Planned Unit Development, 4 th Amendment)
Existing Use:	Vacant land

Surrounding Uses

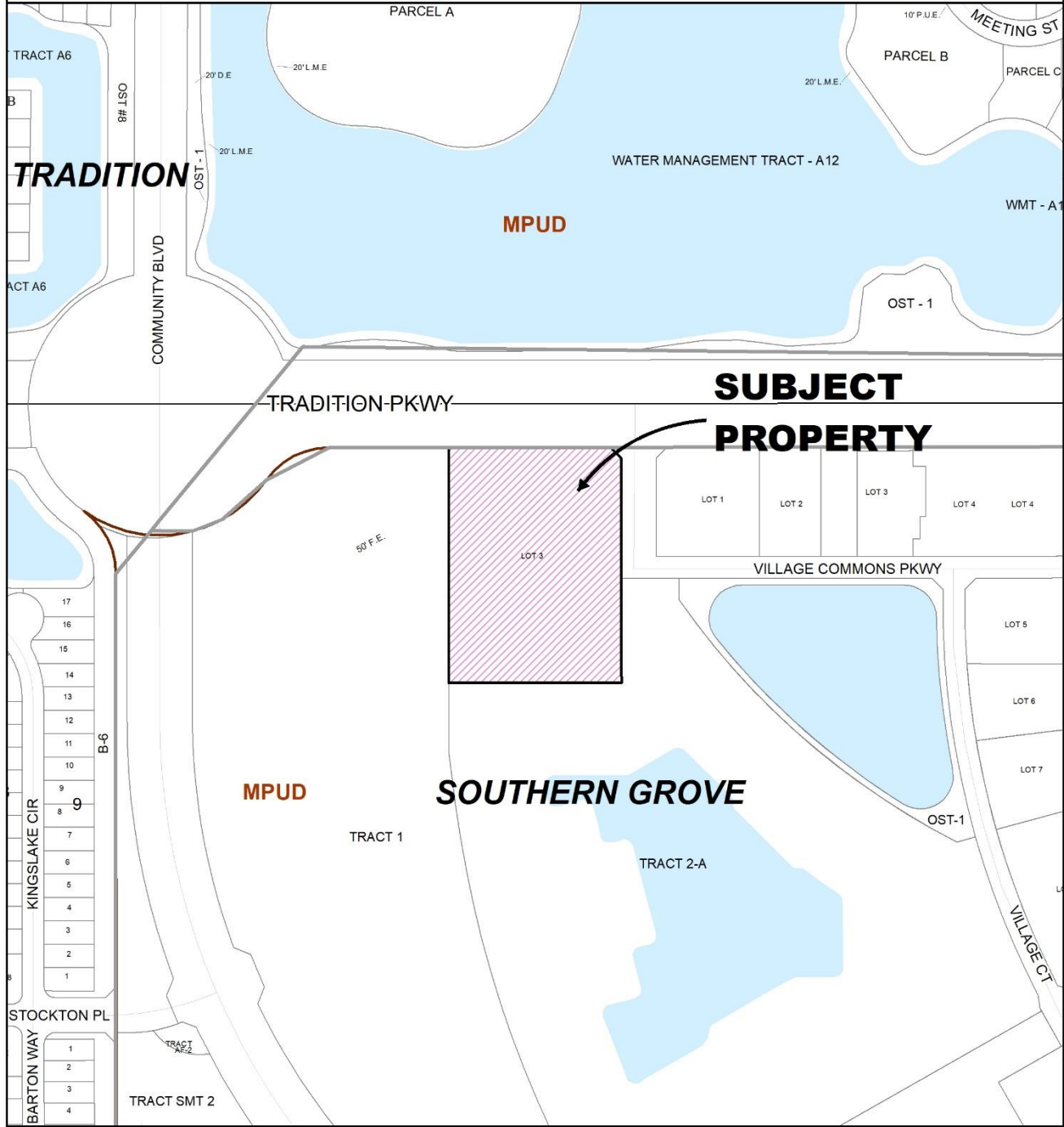
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Tradition Plat No. 17, Water Management Tract A 12
South	NCD	MPUD	Springs at Tradition multi-family apartment complex
East	NCD	MPUD	Culver’s Restaurant
West	NCD	MPUD	Vacant land

NCD - New Community Development District
MPUD - Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

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:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Provided by Port St Lucie Utility Systems Department. A service agreement is required. The Tradition Irrigation Company will provide water for irrigation as identified in the associated Baron Shoppes at Tradition Site Plan staff report (P20-004).
PARKS AND RECREATION	N/A
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required as identified in the associated Baron Shoppes at Tradition Site Plan staff report (P20-004).
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available as identified in the associated Baron Shoppes at Tradition Site Plan staff report (P20-004).
PUBLIC SCHOOL CONCURRENCY	N/A
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 total trip generation for all three phases is 2,808 average trips per day and 478 p.m. peak hour trips per day based on the ITE Trip Generation Manual, 10th Edition as identified in the associated Baron Shoppes at Tradition Site Plan staff report (P20-004).*</p>

*A right turn lane warrant assessment was conducted as part of the Traffic Study for the proposed Right-In/Right-Out access driveway on Tradition Parkway that found that the projected volumes do not meet the threshold established for the installation of a right turn lane. The Traffic Study was approved by the Public Works Department.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted for the property. The site does not contain wetlands and no native upland habit, gopher tortoises or any other listed animal species were found on site.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes as part of the review of the associated Baron Shoppes at Tradition Site Plan.

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 as identified in the staff report for the associated Baron Shoppes at Tradition Site Plan (P20-006).

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Mixed Use sub area as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Per Policy 1. 1.2.2.7, Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.

STAFF RECOMMENDATION

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. The Site Plan Review Committee reviewed the request at their meeting of June 10, 2020 and recommended approval.