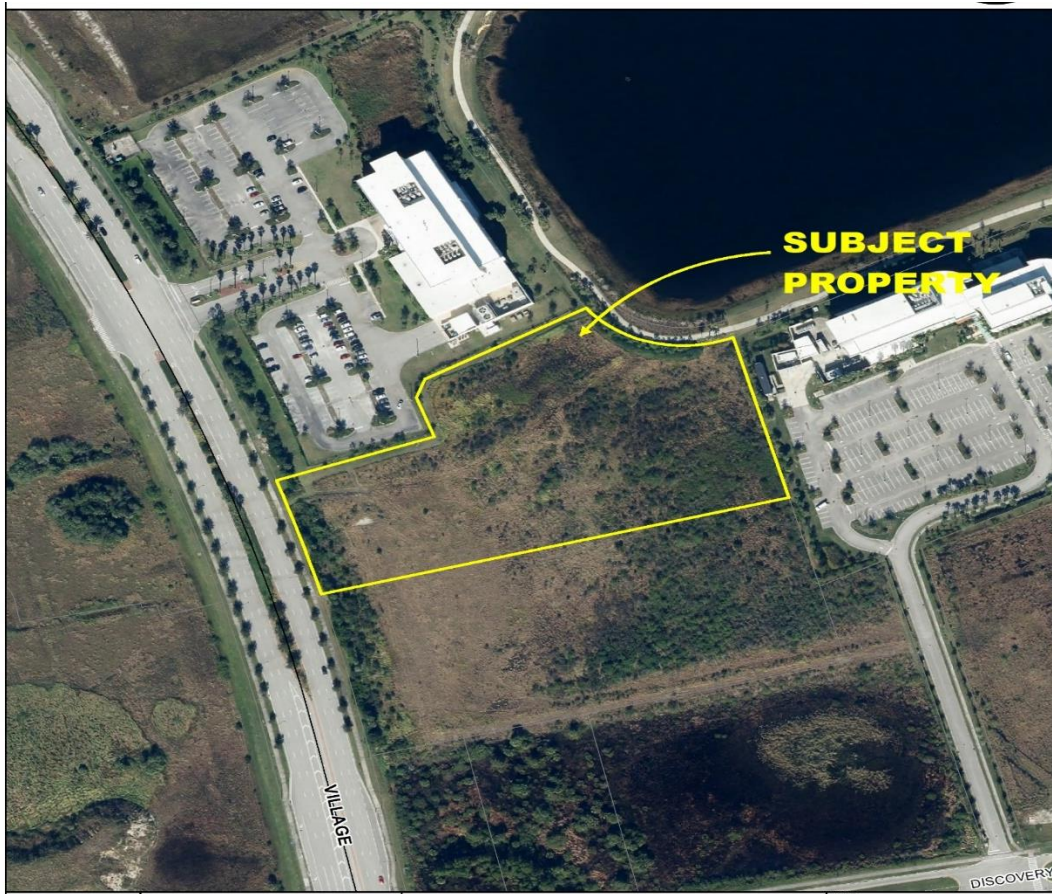




**Florida Vision Realty Site Plan (aka Florida Healthcare Center at Tradition Site Plan Amendment)  
 Major Site Plan Amendment Application  
 P16-165 A-1**



Project Location Map

**SUMMARY**

Applicant's Request:	A request for approval of a site plan amendment for a 14,800 square foot medical office building in Southern Grove.
Applicant:	Bradley J. Currie, Engineering, Design and Construction, Inc.
Property Owner:	Florida Vision Realty Tradition, LLC
Location:	The property is located on the east side of SW Village Parkway between SW Innovation Way and SW Discovery Way and west of Interstate 95.
Address:	11380 SW Village Parkway
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Description**

An application for a site plan amendment to the approved site plan for Healthcare Center at Tradition (P16-165). The Healthcare Center at Tradition Site Plan was approved by the City Council on October 9, 2017 to allow for construction of a 60,000 square foot medical office building and a vacant pad for future development (P16-165). The proposed site plan amendment will allow for construction of a 14,800 square foot medical office building on the vacant pad.

Healthcare Center at Tradition is the development immediately south of the FIU Center for Translational Science (fka Torrey Pines Institute for Molecular Studies). The property is owned by Florida Vision Realty Tradition, LLC. There is an associated application for a subdivision plat to subdivide the property into two parcels. The existing 60,000 square foot medical office building will be located on Tract A-1 (4.40 acres) and the proposed 14,800 square foot medical office building will be located on Tract A-2 (1.26 acres).

A Declaration of Covenants Running with the Land in Lieu of Unity of Title has been drafted that identifies the parcels are to be developed pursuant to a “Unified Plan of Development” pursuant to the approved site plan(s). Each portion of the property shall be subject to the terms and provisions of the Declaration and shall be developed as a single property for purposes of meeting building, zoning, and land development requirements. The declaration addresses shared access, shared parking, utilities, drainage and other requirements. The Declaration of Covenants will need to be recorded following the recording of the plat and prior to the issuance of any building permits for the 14,800 sq. ft. medical office building.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed site plan at their meeting on April 28, 2021.

**Location and Site Information**

Parcel Number:	4315-603-0001-000-7
Property Size:	Parcel Size is 5.66 acres
Legal Description:	Tract A, Southern Grove Plat No. 16
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition - SG Phase 1 Master Planned Unit Development, 4 <sup>th</sup> Amendment)
Existing Use:	60,000 S.F. office building and vacant pad for future development

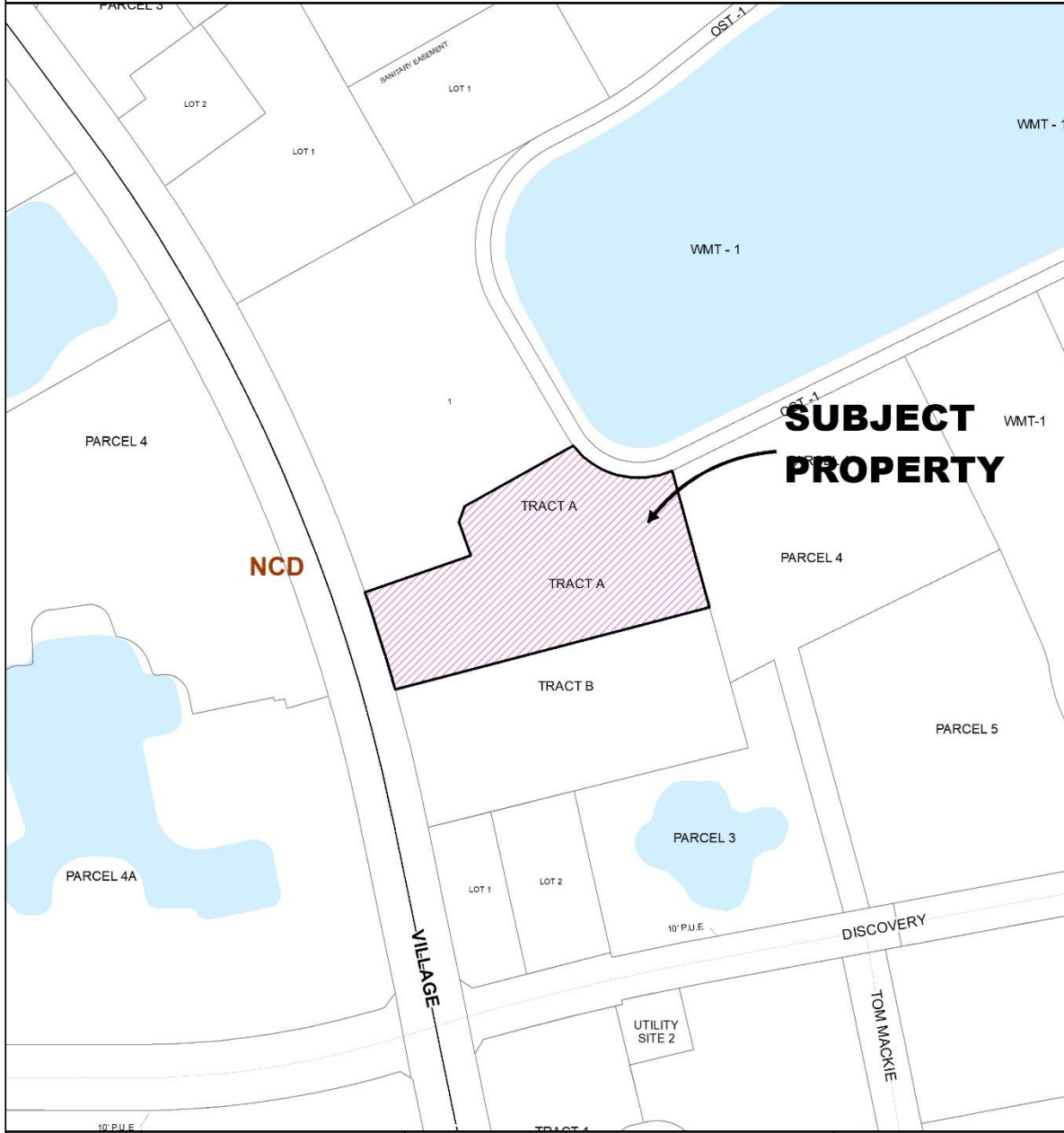
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	FIU Center for Translational Science
South	NCD	MPUD	Innovation Square retail and medical office buildings (under construction)
East	NCD	MPUD	Florida Research and Innovation Center and water management tract
West	NCD	MPUD	Atlantic Palms at Tradition Apartment complex (fka Grande Palms I & II Southern Grove)

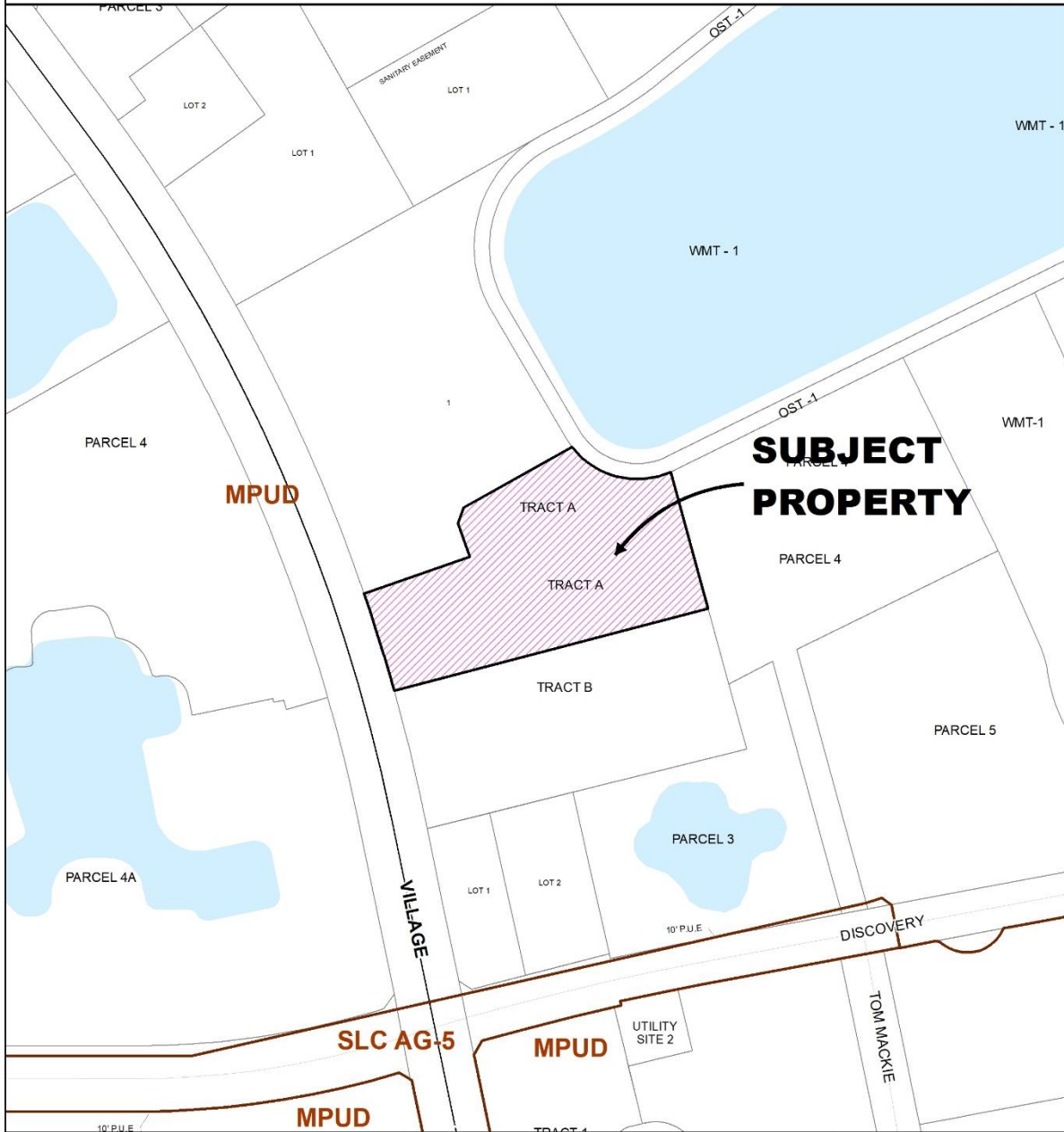
NCD – New Community Development District

MPUD – Master Planned Unit Development

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

**ZONING REVIEW:** The proposed project has been reviewed for compliance with the Tradition - SG Phase 1 Master Planned Unit Development, 4<sup>th</sup> Amendment (MPUD) and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The property is located in a designated Employment Center sub-district in the MPUD. Office for administrative, business, professional or medical use is listed as a permitted use.
<b>DUMPSTER ENCLOSURE</b>	There is an existing dumpster enclosure for the 60,000 sq. ft. building. A separate 12 ft by 24 ft dumpster enclosure is proposed for the 14,800 sq. ft. building.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The proposed project is within the Southern Grove DRI and subject to the Tradition Design Standards. The applicant has provided documentation of the approval of the architectural elevation drawings by the Tradition Design Review Committee (DRC).
<b>STACKING REQUIREMENTS</b>	A traffic analysis was provided and approved by the Public Works Department. The proposed site plan amendment depicts a proposed right turn lane along SW Village Parkway.
<b>BUILDING HEIGHT</b>	The proposed amendment is for a one story 14,800 sq. ft. medical office building with a maximum height of thirty (30) feet and six (6) inches. The MPUD sets a maximum building height of one hundred (100) feet for development within an Employment Center sub-district.
<b>SETBACKS</b>	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
<b>PARKING</b>	A total of 299 parking spaces are required for the entire site and 301 parking spaces are provided including 11 handicapped spaces.
<b>BUFFER</b>	The MPUD requires ten (10) foot wide perimeter landscape buffers. The required landscape buffers are depicted on the site plan. The site plan provides for a thirty (30) foot landscape buffer along Tradition Parkway as required by the Tradition DRC.

### **NATURAL RESOURCE PROTECTION**

N/A. The site was previously cleared with the approval of the original site plan (P16-165).

### **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>	Port St Lucie Utility Systems is the provider. 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 any

	<p>transportation conditions.</p> <p>The total estimated trip generation rate for all phases of development is 1,302 average daily trips and 187 p.m. peak hour trips per the ITE Trip Generation Manual 10<sup>th</sup> Edition. The applicant has submitted a traffic impact study that was approved by the Public Works Department. A right turn lane is required as depicted on the site plan.</p>
<b>PARKS AND RECREATION</b>	<p>Requirements for public parks and recreational facilities are addressed under Condition 67 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p>
<b>STORMWATER</b>	<p>A paving and drainage plan that is in compliance with the adopted level of service standard is required.</p>
<b>SOLID WASTE</b>	<p>Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.</p>
<b>PUBLIC SCHOOL CONCURRENCY</b>	<p>Public school requirements are addressed under Condition 62 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p>

**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.

**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 Employment Center Subdistrict 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 1.2.2.10 of the Future Land use Element, Employment Centers shall be established to include office uses, medical uses, hospitals, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation, retail, hotel, multi-family housing, and other similar uses and services to support the City’s targeted industries list and improve the economic vitality of the area.

**RELATED PROJECTS**

P21-084 – Southern Grove Plat No. 37

## **STAFF RECOMMENDATION**

The Site Plan Review Committee reviewed the request at their meeting of April 28, 2021 and recommended approval. 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 Declaration of Covenants Running with the Land in Lieu of Unity of Title that identifies the parcels are to be developed pursuant to a "Unified Plan of Development" pursuant to the approved site plan and as a single property for purposes of meeting building, zoning, and land development requirements is recorded prior to the issuance of the first building permit for the 14,8000 square foot medical office building.