

P21-003

Southern Grove-Vitas -Tradition - Hospice Facility & Community Ctr.

TYPE	STATUS	BUILDING TYPE
SP	CITY COUNCIL MEETING SCHEDULED	COMM

ASSIGNED TO

Bridget Kean; John Kwasnicki; Michele Holler; Public Works Engineering; Sarah Mills

ADDRESS

TBD - Vitas

SECTION	BLOCK	LOT
PI 31	SouthernGrove	Par 1

LEGAL DESCRIPTION

SOUTHERN GROVE PLAT NO. 31 (PB 90-8) PARCEL 1 (3.918 AC - 170,668 SF)

SITE LOCATION

Southeast Corner of Community Blvd & Tradition Parkway

PARCEL #

4315-615-0001-000-4

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
3.92	20816	

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Approval for a 20,816 sf hospice facility and 2,910 sf with associated site improvements.

Primary Contact Email

patriciasesta@edc-inc.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
J.R.	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
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ADDRESS

CITY	STATE	ZIP
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EMAIL

PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME

LAST NAME

J.R.

Harrison

Business Name

Engineering Design & Construction, Inc.

ADDRESS

10250 SW Village Parkway, Suite 201

CITY

STATE

ZIP

Port St. Lucie

FL

34987

EMAIL

PHONE

jaysonharrison@edc-inc.com

7724622455

PROPERTY OWNER

Business Name

Mattamy Palm Beach, LLC

ADDRESS

4901 Vlneland Road, Suite 450

CITY

STATE

ZIP

Orlando

FL

32811

EMAIL

PHONE

tony.palumbo@mattamycorp.com

(954) 826-7487

LETTER OF JUSTIFICATION

Site Plan Application

Vitas - Tradition

January 4, 2021

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a site plan application for a project to be known as Vitas - Tradition. The subject property is approximately 3.92 acres and can be identified as a portion of parcel ID # 4315-615-0001-000-4. The petitioner wishes to obtain approval for 20,816-sf hospice facility and a 2,910-sf Community Center with associated site improvements. A property address has not yet been assigned but is located south of Tradition Parkway and east of Community Boulevard in Southern Grove.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located south of Tradition Parkway and east of Community Boulevard in Southern Grove, Port St. Lucie, Florida.

The parent parcel totals 3.92 acres. The proposed development includes a 20,816-sf hospice facility and a 2,910-sf community center 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 the right-of-way of SW Tradition Parkway followed by a water management tract currently owned and maintained by Mattamy Palm Beach, LLC. 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 an undeveloped parcel that is currently under review by the City of Port St. Lucie. This project is known by the name Baron Shoppes - Tradition. 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 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 Community Boulevard followed by a residential development. 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. 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, landscape and irrigation 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.

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Mattamy Palm Beach, LLC
4901 Vineland Road, Suite 450
Orlando, FL 32811

AGENT CONSENT FORM

Project Name: Vitas - Tradition

Parcel ID: 4315-615-0001-000-4

BEFORE ME THIS DAY PERSONALLY APPEARED Tony J. Palumbo, 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 10 day of December, 2020, by Tony J. Palumbo (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.

[Signature]
Notary Signature

Ricardo Mojica
Printed Name of Notary

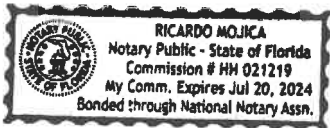
[Signature]
Owner's Signature

Tony J. Palumbo
Owner's Name

2500 Quantum Lakes Drive, Suite 215
Street Address

Boynton Beach, FL 33426
City, State, Zip

954-826-7487 / tony.palumbo@mattamycorp.com
Telephone / Email



(Notary Seal)

7/20/24
My commission expires