



**Vitas at Tradition  
Major Site Plan  
P21-003**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for site plan approval for a 20,816 S.F. Hospice Facility and 2,910 S.F. Community Center.
Applicant:	Brad Currie, Engineering, Design, and Construction, Inc.
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located at the southeast corner of the intersection of SW Tradition Parkway and SW Community Boulevard.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Description**

Mattamy Palm Beach, LLC, has applied for site plan approval for a 20,816 S.F. Hospice Facility and 2,910 S.F. Community Center on behalf of Vitas Healthcare (contract purchaser). The proposed hospice facility will provide sixteen patient rooms. The associated community center will serve as an emergency shelter for hospice patients. When not in use as a shelter, the community center will be used for educational purposes.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee reviewed the proposed site plan at their meeting of January 27, 2021 and recommended approval.

**Location and Site Information**

Parcel Number:	4315-615-0001-000-4
Property Size:	3.91 acres
Legal Description:	Parcel 1, Southern Grove Plat No. 31
Future Land Use:	NCD
Existing Zoning:	MPUD (Tradition - SG Phase 1 Master Planned Unit Development, 4 <sup>th</sup> Amendment)
Existing Use:	Vacant land

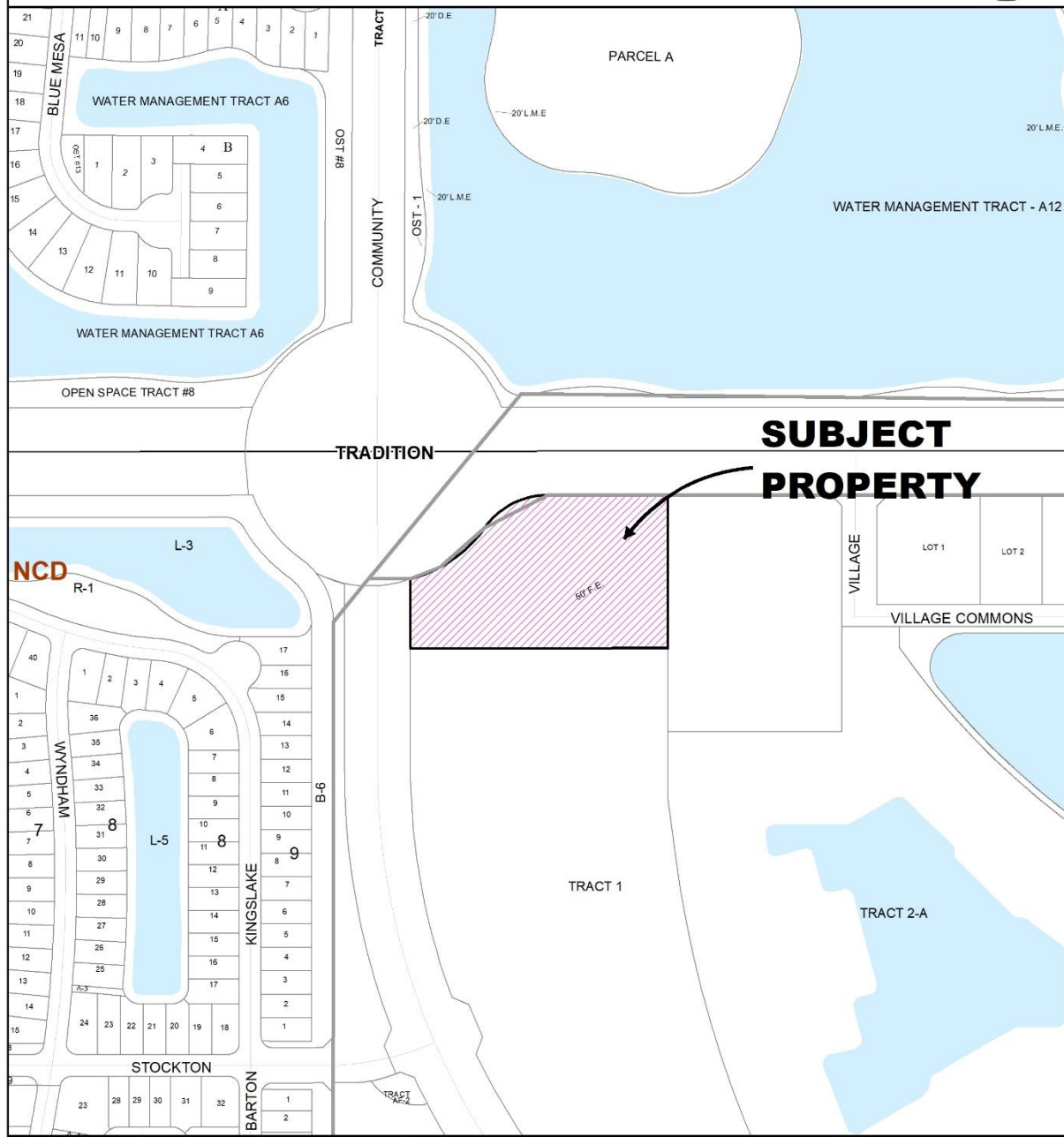
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Tradition Plat No. 17, Water Management Tract A 12
South	NCD	MPUD	Vacant Land (Boardwalk at Tradition multi-family development)
East	NCD	MPUD	Vacant Land (Baron Shoppes Site Plan)
West	NCD	MPUD	Town Park at Tradition residential subdivision

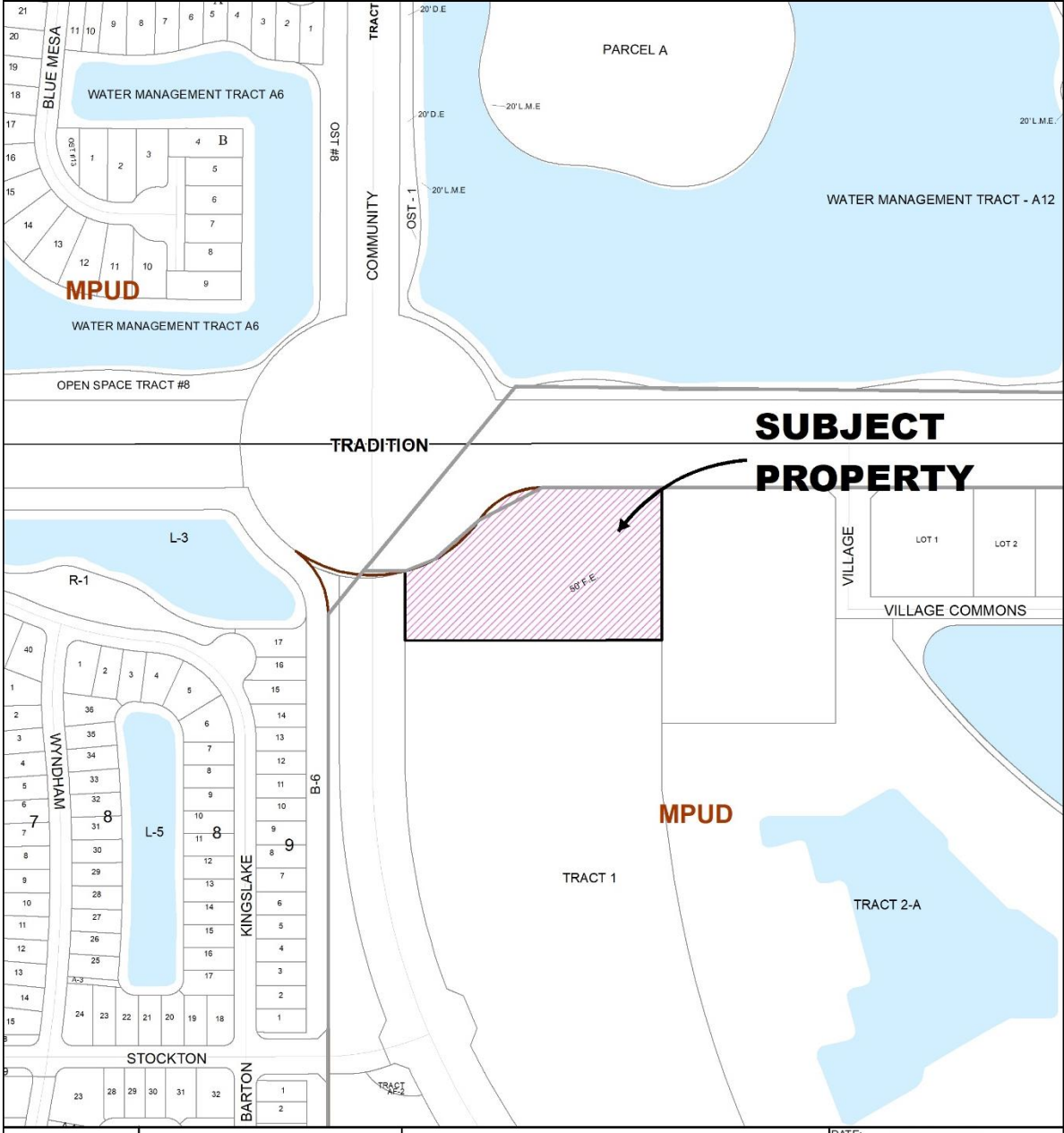
NCD - New Community Development District

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 MPUD, 3rd Amendment and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The property is located in an area designated as a mixed-use subdistrict as depicted on the MPUD concept plan. The MPUD lists civic, institutional or cultural facility [including but not limited to churches or other places of worship, day care centers, schools (public or private), kindergarten through 12th grade, assisted and congregate living facilities] as permitted uses under the mixed use category.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for a 12 X 24-foot dumpster enclosure for general and recyclable refuse collection.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	Documentation of approval by Tradition Design Review Committee was provided.
<b>SETBACKS</b>	Building setback lines depicted on site plan are consistent with MPUD.
<b>STACKING REQUIREMENTS</b>	N/A
<b>BUILDING HEIGHT</b>	The maximum building height allowed by the MPUD is 100 feet. The site plan sets a maximum building height of 36 feet for both structures.
<b>PARKING</b>	The MPUD requires 2.5 parking spaces per bed for hospital and similar type facilities and one space for each 250 square feet of office/medical office use. A total of 63 parking spaces is required for the hospice facility and community center and a total of 74 parking spaces is provided including five handicapped accessible spaces.
<b>LANDSCAPING AND BUFFERING</b>	The MPUD requires ten-foot-wide perimeter landscape buffers. The ten-foot-wide perimeter landscape buffer areas are depicted along the north, west and southern boundary lines. A twenty-five (25) foot wide perimeter landscape buffer area is provided along SW Community Boulevard as required by the Tradition Design Review Committee. A preliminary landscape plan has been submitted and reviewed by the City's landscape architect. A final landscape plan will be submitted with the detail plans for review and approval by the Site Plan Review Committee.

### **NATURAL RESOURCE PROTECTION**

Environmental and natural resource requirements are addressed in the Southern Grove DRI development order and the Army Corp of Engineers and South Florida Water Management District permits. The applicant has submitted an environmental assessment report. Over fifty (50) percent of the site is exotic vegetation. No wetlands or native upland habitat was found on site.

**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>CRITERIA</b>	<b>FINDINGS</b>
<b>SEWER/WATER SERVICES</b>	Provided by Port St Lucie Utility Systems Department. A service agreement is required. The Tradition Irrigation Company will provide water for irrigation.
<b>PARKS AND RECREATION</b>	N/A
<b>STORMWATER</b>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<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
<b>TRANSPORTATION</b>	<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 project will generate an average of 170 trips per day and a total of 21 p.m. peak hour trips per day per ITE Trip Generation Manual 10<sup>th</sup> Edition Land Use Code 620 for nursing home. A Traffic Impact Study was submitted and approved by the Public Works Department.</p> <p>The project will share a driveway on Tradition Parkway with the adjacent Baron Shoppes commercial development. A shared access agreement was recorded with the Baron Shoppes site plan (P20-004).</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 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 recommended approval at their meeting on January 27, 2021.