

Southern Grove – Anglo Retail Major Site Plan (P22-263)

City Council– January 9, 2023
Francis Forman, Planner II



Proposed Project

- A requested for site plan approval for a one-story retail facility with amenities and infrastructure improvements located on Lot 1 of Southern Grove Plat No. 36 (1.055 acres).
- The proposed project will include 11,216 square feet of retail space which will be allocated into four store fronts.

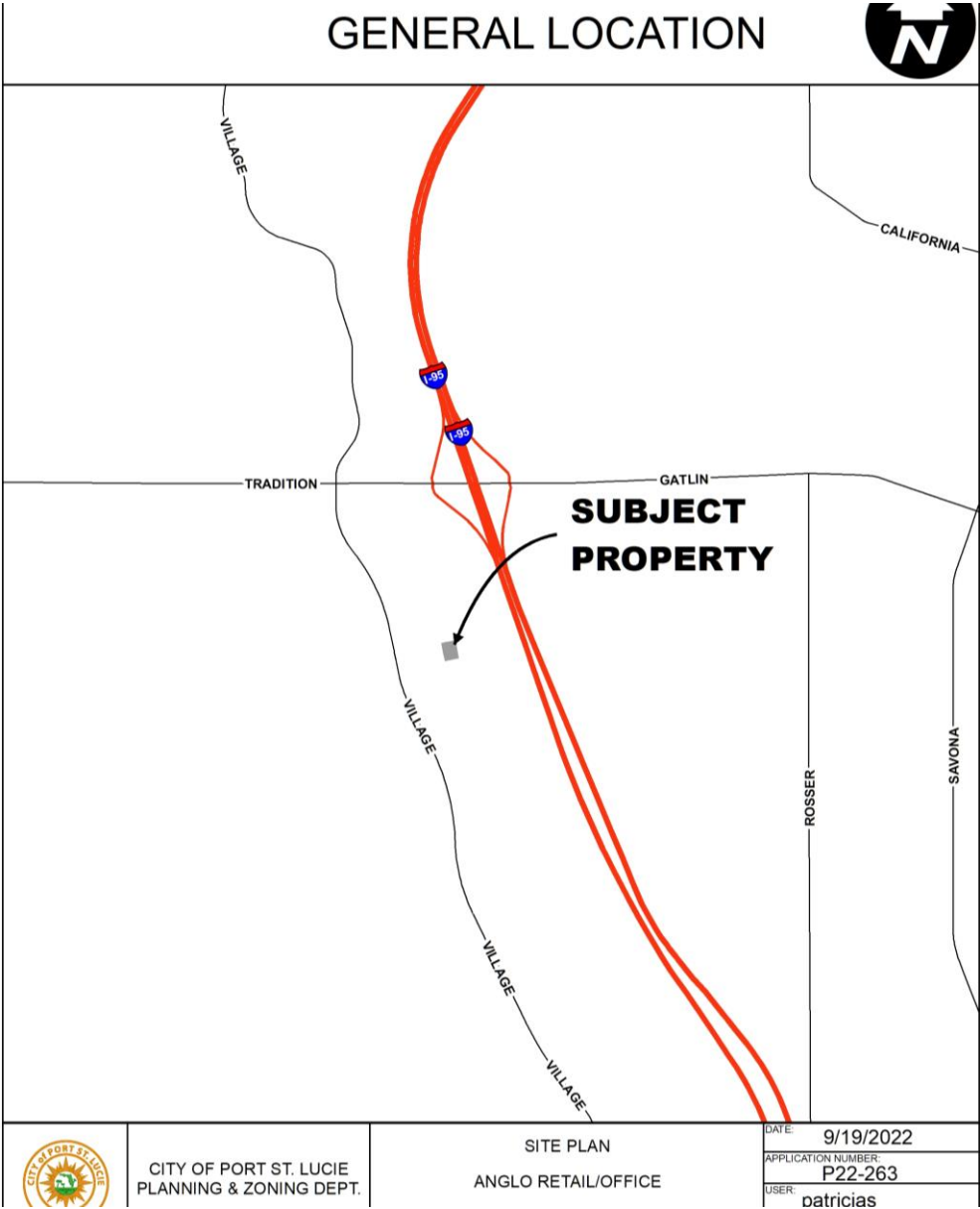


Applicant and Owner

- **Owners** – Anglo American Land Company, LLC.
- **Applicant** – Darren Guettler, P.E., Velcon Engineering & Surveying, LLC.
- **Location** – Southeast corner of SW Discovery Way and SW Tom Mackie Boulevard.
- **Existing Use** –Vacant



Subject Property



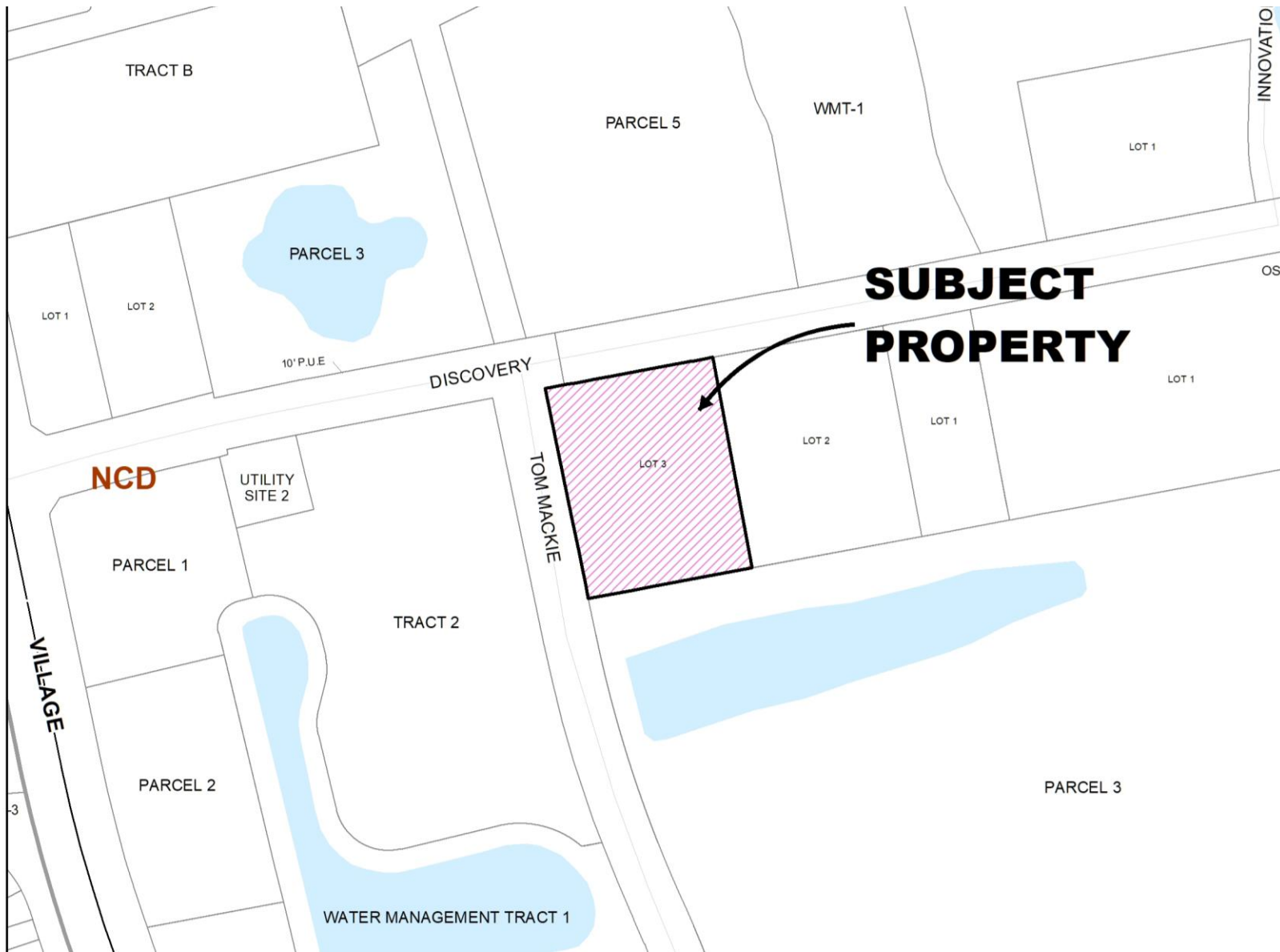


AERIAL



CityofPSL.com





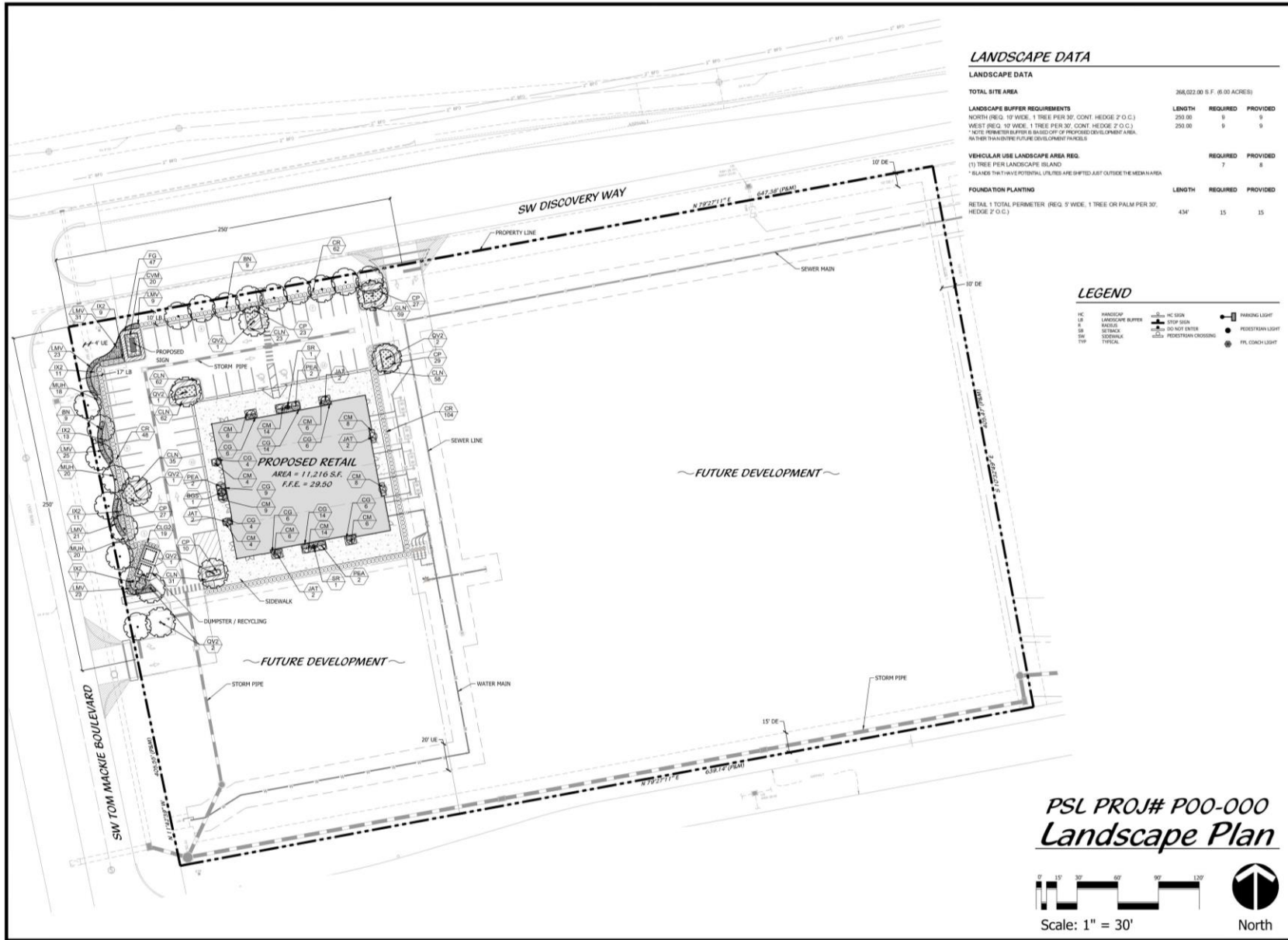
FUTURE LAND USE





SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Vacant Land
South	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Warehousing/Manufacturing
East	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Technical School
West	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Vacant Land



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Landscape Plan



ANGLO RETAIL
Port Saint Lucie, Florida

DESIGNED: TABELAH
DRAWN: TABELAH
APPROVED: TABELAH
JOB NUMBER: 22-1018
DATE: 11-01-22
REVISIONS:

SHEET 1 OF 2



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Elevation Plan



01 PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



02 PROPOSED NORTH ELEVATION (SOUTH ELEVATIONS THUS)

SCALE: 3/16" = 1'-0"



03 PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

Project:
Proposed
Retail Building
for
Raj Patel

Lot #3 Discovery Way
Tradition
Port St. Lucie, FL 34987

Key Plan

Issues:
New Date: Description:
A. 07.20.22 client review

Architect:

DONADIO
& Associates, Architects P.A.
A Spieze Group Co. Company

spieze
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222 NW Highway 1A, Suite 100
Fort Pierce, FL 34946
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Consultant:

Drawing Title:
PROPOSED ELEVATIONS

Rev	By	App. Date	Rev. Date
01	JKM	07/20/22	07/20/22
02	JKM	07/20/22	07/20/22
03	JKM	07/20/22	07/20/22
04	JKM	07/20/22	07/20/22
05	JKM	07/20/22	07/20/22
06	JKM	07/20/22	07/20/22
07	JKM	07/20/22	07/20/22
08	JKM	07/20/22	07/20/22
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97	JKM	07/20/22	07/20/22
98	JKM	07/20/22	07/20/22
99	JKM	07/20/22	07/20/22
100	JKM	07/20/22	07/20/22

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Zoning Review

- The subject property is within the Southern Grove DRI and complies with the MPUD requirements.
- A total of 45 standard parking spaces is required and 49 provided including 2 handicapped spaces.
- Proposed building height of 23 feet. The maximum height allowed within the MPUD zoning district is 35 feet.



Traffic Statement

- This development with the Traffic Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11th Edition and conservative assumptions on the proposed building uses, this particular development predicts a generation of 149 PM Peak Hour trips.
- No turn lanes are required based on the dividing of trips between in and out bound over 2 driveways.
- Future development could trigger the right turn lane requirement.



Concurrency Review and Traffic Analysis

- The subject property is within the Southern Grove DRI.
- PSLUSD is the provider of sewer and water service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	This site does not contain any native habitat or trees and contains no environmentally sensitive lands or wetlands.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option. At this time, the applicant has identified the in lieu option.

Recommendation

- The Planning and Zoning Department is recommending the following conditions of approval:
 - Within 90 days of site plan approval or prior to issuance of a building permit, the applicant must provide evidence of approval by the Traditions Architectural Review Board. If site design is changed by the Review Board, the applicant must return to the Site Plan Review Committee (SPRC) for an updated approval.
 - A 5-foot landscape easement shall be provided adjacent to the south and east property lines of the subject site to help provide a 10' landscape buffer. The easements shall be recorded and a revised landscape plan showing the buffer landscaping on the south and east sides provided, prior to issuance of a building permit. The landscape buffer, including within the easement area must be installed by the developer of this site prior to Certificate of Occupancy for this site.
- The Site Plan Review Committee reviewed the request at a special SPRC meeting on September 14, 2022 and recommended approval.

