

Vitas at Tradition Site Plan P21-003

City Council Meeting
March 22, 2021
Bridget Kean, AICP
Senior Planner



Proposed Project

- Request for site plan approval for a 20,816 S.F. Hospice Facility and 2,910 S.F. Community Center
- Hospice facility will provide sixteen patient rooms
- Associated community center will serve as an emergency shelter for hospice patients and educational center



Applicant and Owner

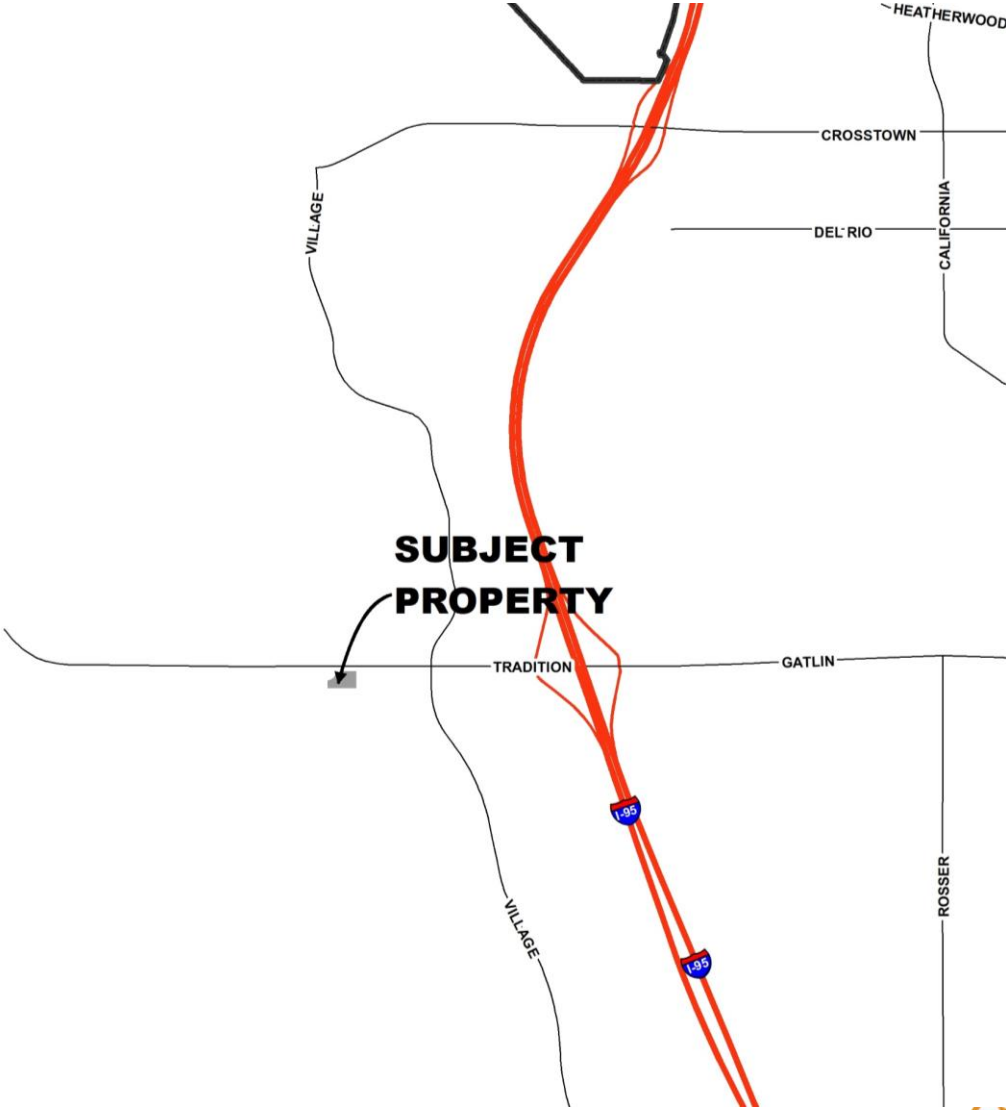
Brad Currie, Engineering, Design, and Construction, Inc., acting as the agent for

Mattamy Palm Beach, LLC (owner)

Vitas Healthcare (developer)



Subject property

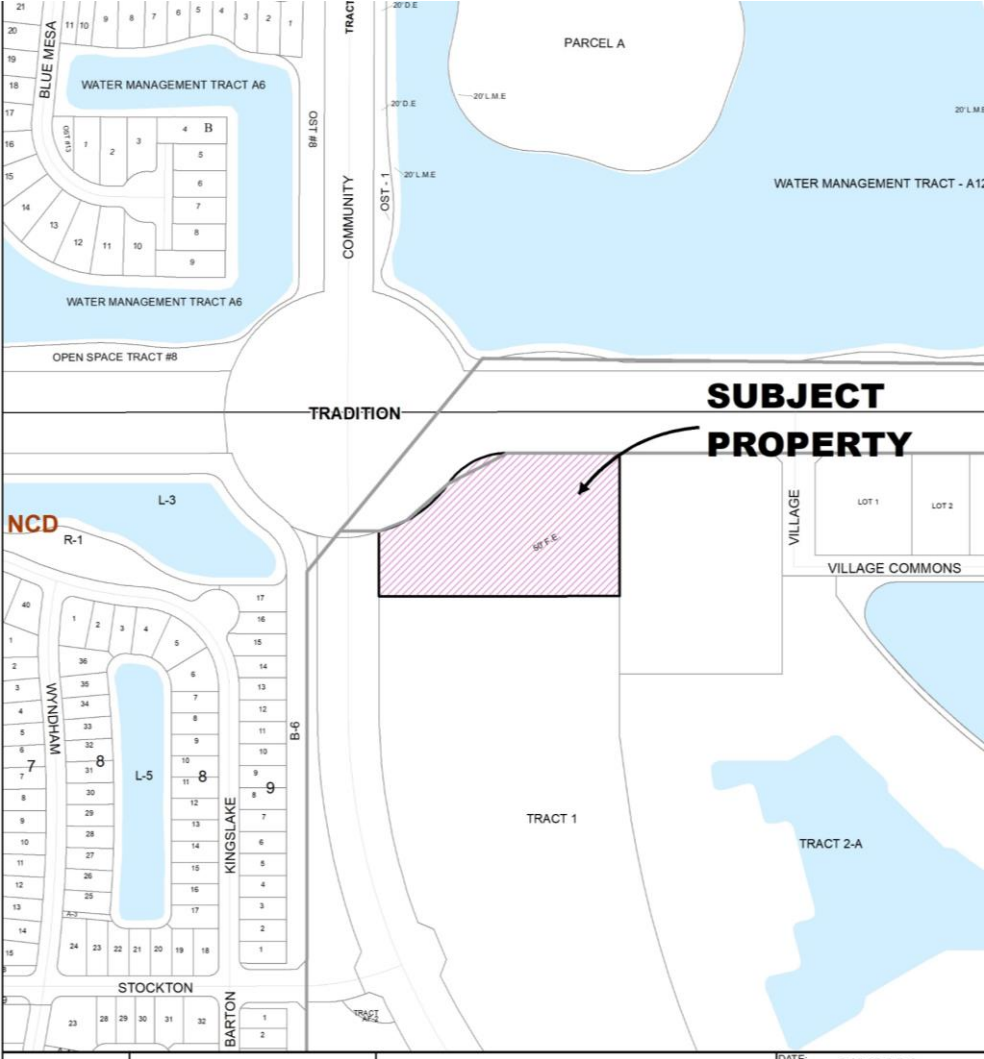


Aerial



Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Water Management Tract
East	NCD	MPUD	Vacant land (Baron Shoppes Site Plan)
South	NCD	MPUD	Vacant Land (Boardwalk at Tradition multi-family development)
West	NCD	MPUD	Town Park at Tradition residential subdivision



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Complies with Tradition – SG Phase I MPUD
DUMPSTER ENCLOSURE	The site plan includes a 12 X 24-foot dumpster enclosure for general and recyclable refuse collection
ARCHITECTURAL DESIGN STANDARDS	Approved by Tradition Design Review Committee
STACKING REQUIREMENTS	A traffic analysis was provided and approved by the Public Works Department
PARKING REQUIREMENTS	Complies, 74 parking spaces including 5 handicapped accessible spaces.
SETBACKS	Complies with Tradition Commerce Park MPUD
BUILDING HEIGHT	Complies, maximum allowed is 100 feet. Site plan proposes maximum height of 36 feet for both structures.
BUFFERING	Site plan and conceptual landscape plan depict the 10-foot-wide perimeter landscape buffers and provide a 25-foot-wide perimeter landscape buffer along SW Community Boulevard.

Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	A Traffic Impact Study was submitted and approved by the Public Works Department. The project will generate an average of 170 daily trips per day and 21 p.m. peak hour trips per day per ITE Trip Generation Manual 10 th Edition Land Use Code 620 for nursing home.
PARKS AND OPEN SPACE	Public park and recreation facilities are addressed under Condition 67 of the Southern Grove DRI Development Order.
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	There is adequate capacity
PUBLIC SCHOOL CONCURRENCY	Public school requirements are addressed under Condition 62 of the DRI Development Order.

Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	Addressed in the South Florida Water Management District and Army Corp of Engineers permits for the Southern Grove DRI.
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



LAND USE BREAKDOWN

PARCEL SIZE:	170,663 S.F.	3.92 AC.	100.00%
IMPERVIOUS:			
TOTAL BUILDING FOOTPRINT	24,198 S.F.	0.56 AC.	14.15%
PAVED AREA	46,123 S.F.	1.28 AC.	28.78%
CONCRETE AREA	5,880 S.F.	0.15 AC.	3.92%
TOTAL IMPERVIOUS	80,011 S.F.	1.99 AC.	46.86%
PERVIOUS:			
PERVIOUS AREA*	80,672 S.F.	2.06 AC.	53.12%
DRY DETENTION AREA	8,800 S.F.	0.15 AC.	3.98%
5% USEABLE OPEN SPACE	4,567 S.F.	0.10 AC.	(5.00%)

*NOTE: PERVIOUS AREA INCLUDES DRY DETENTION & 5% USEABLE OPEN SPACE

SFWMD ERP PERMIT 56-103384-P
 BASIN MK-2
 CONTROL ELEVATION = 22.50 NAVD (24.00 NGVD)
 MINIMUM ROAD CROWN ELEVATION = 25.70 NAVD (27.20 NGVD)
 MINIMUM FINISHED FLOOR ELEVATION = 26.00 NAVD (29.50 NGVD)
 PERIMETER BERM = 26.60 NAVD (28.10 NGVD)

BUILDING DATA:

TOTAL BUILDING FOOTPRINT:	24,198 S.F.
HOSPICE FACILITY:	21,148 S.F.
COMMUNITY CENTER:	3,050 S.F.

PARKING INFORMATION:

PROPOSED HOSPICE FACILITY (INPATIENT/AMBULANCE) 16 PATIENT ROOMS (2.5 STALLS PER PATIENT ROOM)

PARKING REQUIRED:	40 STALLS
PARKING PROVIDED:	40 STALLS

PROPOSED COMMUNITY CENTER PARKING PROVIDED: 34 STALLS

TOTAL PARKING PROVIDED:	74 STALLS
PROVIDED HANDICAP:	5 STALLS

VITAS TRADITION: TRIP GENERATION
 Institute of Transportation Engineers, Trip Generation, 10th Edition

WEEKDAY DAILY AVERAGE

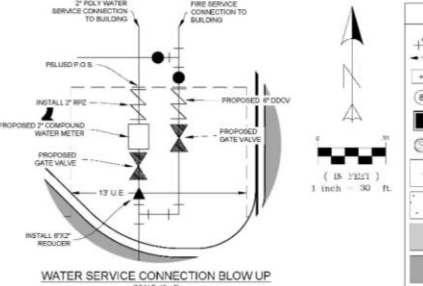
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips
					IN	OUT	
Nursing Home	NM	23.7	3.5	1x(7.5)(3.0)(1+4.5)	50	30	80

WEEKDAY A.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips
					IN	OUT	
Nursing Home	NM	23.7	5.5	1x(7.5)(5.5)(1+3.8)	61	37	98

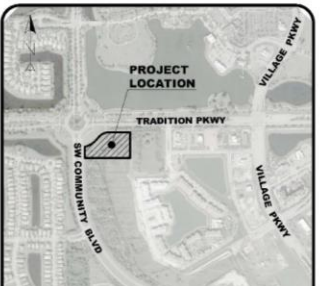
WEEKDAY P.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips
					IN	OUT	
Nursing Home	NM	23.7	5.5	1x(7.5)(5.5)(1+3.8)	43	57	99



LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED LIGHT POLE
- PARKING STALL COUNT
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT



OWNERSHIP:
 MATTAMY PALM BEACH LLC
 2000 QUANTUM LANE DR. UNIT SUITE 215
 BOYNTON BEACH, FL 33439-6308

BUILDING SETBACKS:
 FRONT SETBACK = 25'
 SIDE SETBACK = 10'
 REAR SETBACK = 10'

SITE DATA:
 PARCEL: 4515-215-0001-0004
 PARCEL SIZE: 3.92 AC. (170,663 S.F.)
 SECTION: 23E
 TOWNSHIP: 36N
 RANGE: 23E
 ZONING: MPUD
 FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT
 LAND USE: MIXED USE AREA
 MAX. BUILDING HEIGHT: 36'-0"

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:
 (APPROX. DISTANCE PER GOOGLE MAPS)

HYDRANTS:

- WEST SIDE OF SITE ALONG SW COMMUNITY BLVD. 500 FT.
- EAST SIDE OF SITE ACROSS VILLAGE POINTE 800 FT.
- EAST SIDE OF SITE ALONG VILLAGE COURT 900 FT.
- EAST SIDE OF SITE 25 FT.

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

WATER AND SEWER:
 WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING. PROPOSED TO CONNECT TO EXISTING WATER AND SEWER SERVICE PROVIDED BY PLSUSD.

DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO PROPOSED DRY DETENTION AREAS WHERE THE REQUIRED 1/2" OF DRY PRE-TREATMENT WILL BE ACHIEVED PRIOR TO DISCHARGE INTO THE MASTER SYSTEM.

SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDINGS, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
 ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
 ALL HYDRANTS WITHIN 1000 ARE SHOWN.

WELL FIELD PROTECTION:
 THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
 ALL LIGHTING TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT SAINT LUCIE CODE OF ORDINANCES SEC. 158.221.7.

MECHANICAL:
 MECHANICAL EQUIPMENT (AIR CONDITIONERS & GENERATORS) WILL BE INSTALLED ON ROOFTOPS AND SCREENED FROM VIEW.

LANDSCAPE:
 LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

ENVIRONMENTAL:
 PLEASE REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON SEPTEMBER 14, 2020.

ENVIRONMENTAL SITE ASSESSMENT TABLE

DESCRIPTION	FOUND	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	NO	NO	NO
RARE SPECIES	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
LISTED SPECIES	NO	N/A	NO	NO
INVASIVE/EXOTIC VEGETATION	YES	N/A	NO	NO

NOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.09(6).

EDC
 ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.P.E. CERTIFICATE OF AUTHORIZATION #803
 S.E. CERTIFICATE OF AUTHORIZATION #098

NO.	DATE	REVISIONS
1	09/14/20	ISSUE FOR PERMITS
2	10/15/20	REVISED PER PLSUSD AND RELATED COMMENTS
3	12/10/20	REVISED PER PLSUSD COMMENTS

NO.	DATE	REVISIONS
4	01/20/21	REVISED PER PLSUSD AND RELATED COMMENTS
5	01/20/21	REVISED PER PLSUSD COMMENTS
6	01/20/21	REVISED PER PLSUSD COMMENTS
7	01/20/21	REVISED PER PLSUSD COMMENTS
8	01/20/21	REVISED PER PLSUSD COMMENTS
9	01/20/21	REVISED PER PLSUSD COMMENTS
10	01/20/21	REVISED PER PLSUSD COMMENTS
11	01/20/21	REVISED PER PLSUSD COMMENTS
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38	01/20/21	REVISED PER PLSUSD COMMENTS
39	01/20/21	REVISED PER PLSUSD COMMENTS
40	01/20/21	REVISED PER PLSUSD COMMENTS

VITAS - TRADITION

FLORIDA

SITE PLAN

PORT ST. LUCIE

J.R. HARRISON, P.E. (DATE) #82270

10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

20-288

1 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCRETE AND DESIGN SPECIFICATIONS, IS AN INSTRUMENT OF SERVICE. IN THE EVENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PROJECT AND CLIENT FOR WHICH IT WAS PREPARED. RELIANCE OF ANY PERSON OR ENTITY ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY THE CLIENT SHALL BE AT THEIR OWN RISK.

PLSUSD FILE#6396



EAST ELEVATION	1
	1" = 10'-0"



SOUTH ELEVATION	2
	1" = 10'-0"

Recommendation

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

