

# Southern Grove Plat No. 37 Preliminary and Final Subdivision Plat (P21-084)

City Council Meeting  
January 24, 2022  
Bridget Kean, AICP  
Senior Planner



# Applicant and Owner

Brad Currie, Engineering, Design and Construction (EDC) is acting as the agent for Florida Vision Realty Tradition, LLC (property owner)



# Proposed Project

- A replat of Tract A, Southern Grove Plat No. 16 (5.66 acres) to create two parcels.
- Healthcare Center at Tradition is the approved site plan for the project (P16-165).
- It includes a 60,000 sq ft medical office building constructed in 2019 and a vacant pad for future development.
- Replat subdivides the property to make the future pad an outparcel
  - Tract A-1 - 4.40 acres - existing 60,000 sq ft medical building
  - Tract A-2 - 1.26 acres – vacant outparcel

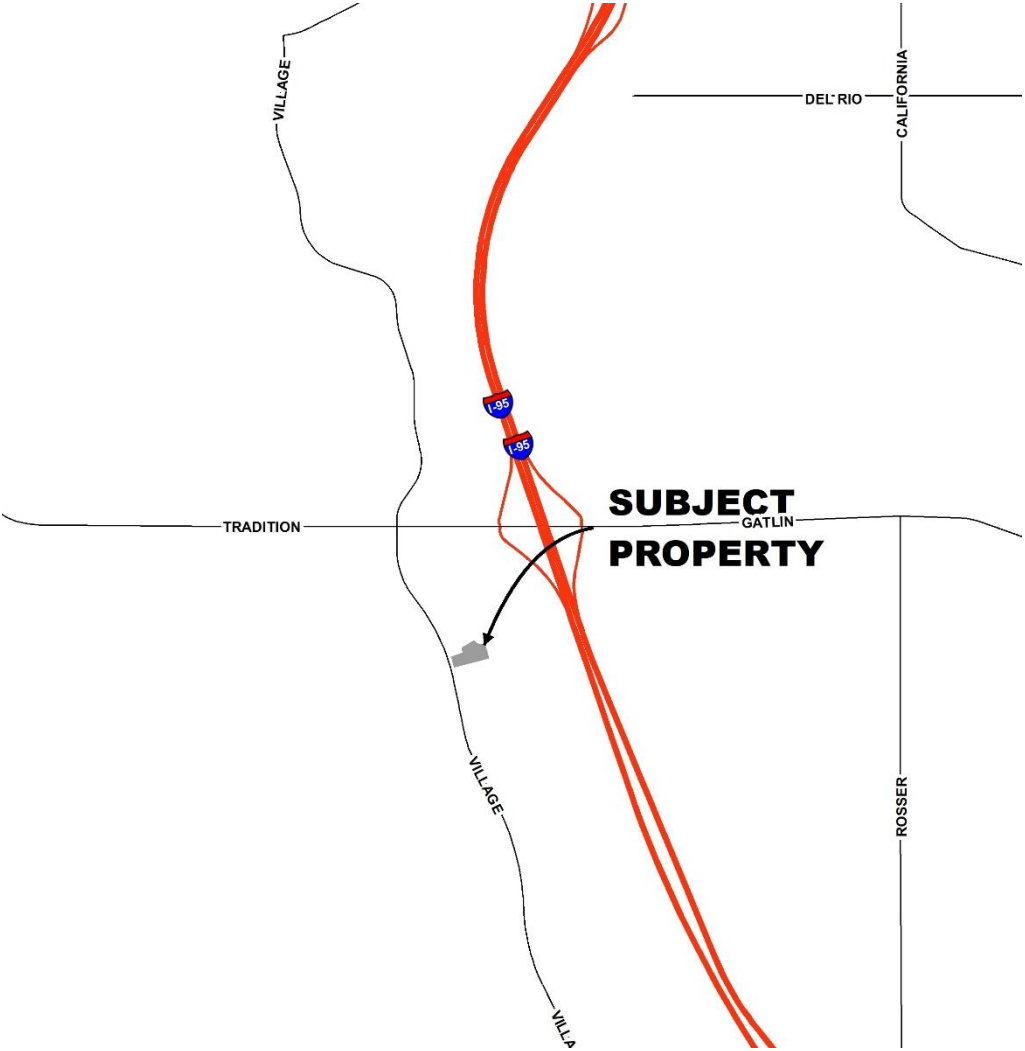


# Proposed Site Plan Amendment

- P16-165 A-1 – amends the existing site plan to allow for the development of a 14,800 square foot medical office building on the vacant pad/outparcel.
- A Declaration of Covenants Running with the Land in Lieu of Unity of Title has been drafted that addresses shared access, shared parking, utilities, drainage and other requirements.



# Location Map











# Concurrency Review

Each application for site plan approval will be required to demonstrate compliance with the Southern Grove DRI development order regarding provision of adequate public facilities for utility services, transportation, stormwater, parks, public schools, and solid waste.



# Recommendation

The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat at their meeting on April 28, 2021.

