



Southern Grove 8 Shoppes at Southern Grove Major Site Plan
P23-106
City Council Meeting April 22, 2024

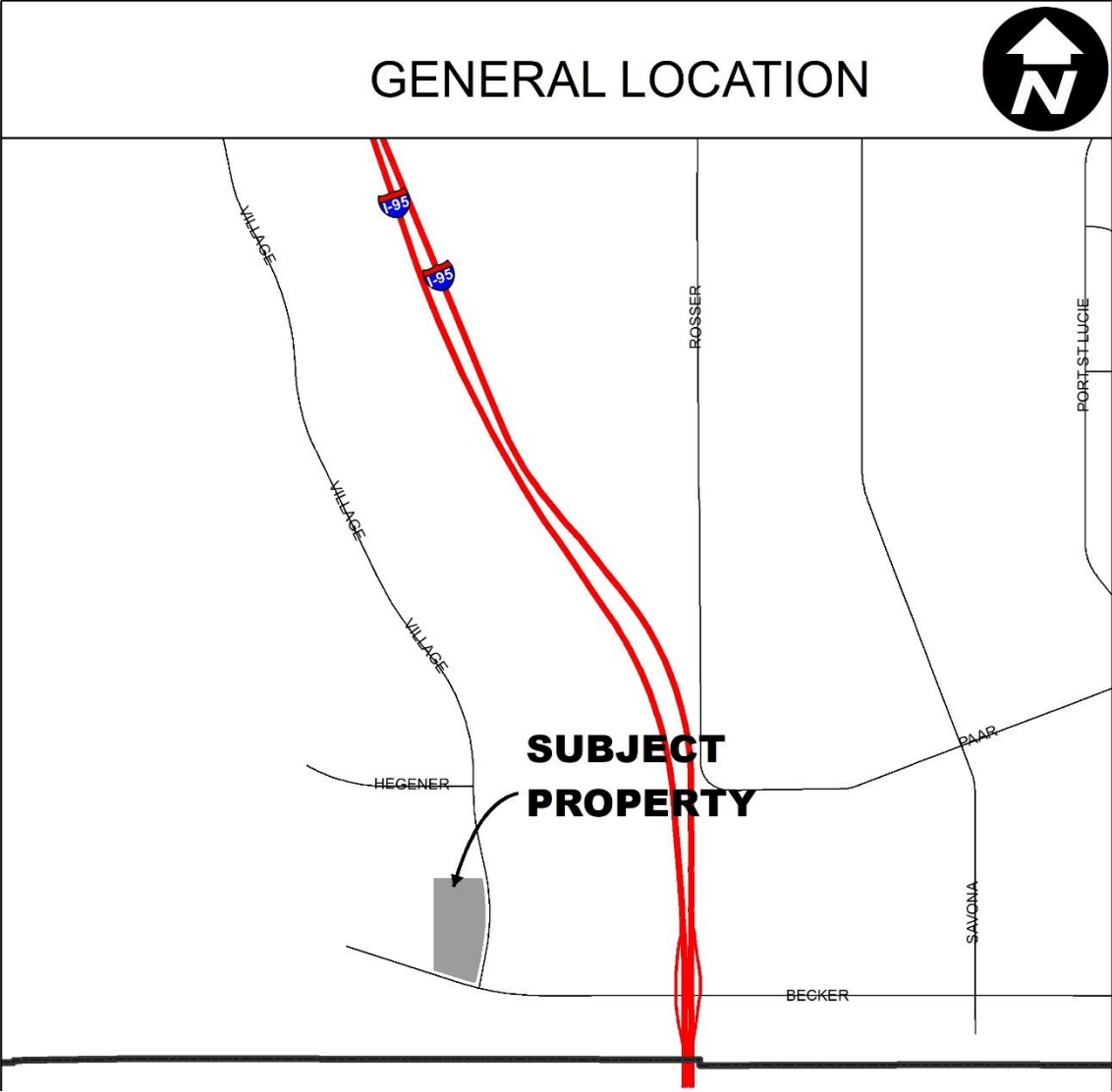
Request Summary

Applicant's Request:	A request for site plan approval for a 136,789 square foot home improvement store, a 5,915 square foot convenience store and gas facility, and five (5) out parcels for future development.
Agent:	Steve Garrett, Lucido and Associates
Applicant/Contract Purchaser	Amherst Acquisitions, LLC
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located at the northwest corner of the intersection of SW Village Parkway and SW Becker Road.

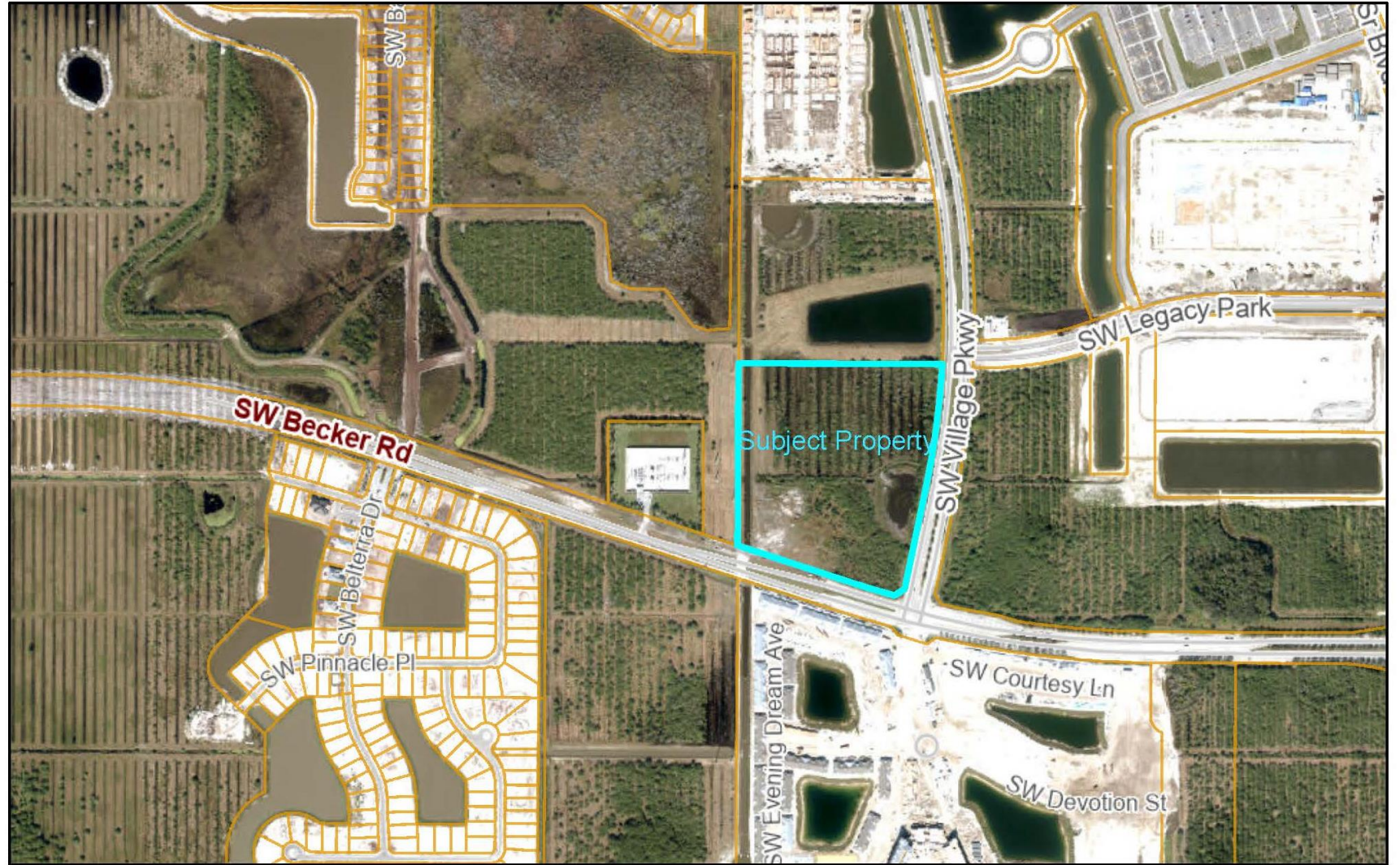
Proposed Project

- The subject property is a 21.35 acre parcel known as Tract C-1, Kenley Subdivision Plat. It abuts Tract B-1, Kenley Subdivision Plat to the north.
- Both parcels are located within the Southern Grove 8 Master Planned Unit Development (MPUD).
- The site plan depicts the driveway locations on SW Village Parkway and SW Becker Road approved for the project per the MPUD.
- The northern driveway is a full access driveway that aligns with Legacy Park Drive on the west side of Village Parkway.
- The northern driveway is located on Tract B-1. A cross access agreement and a landscape easement agreement for are required.

Location



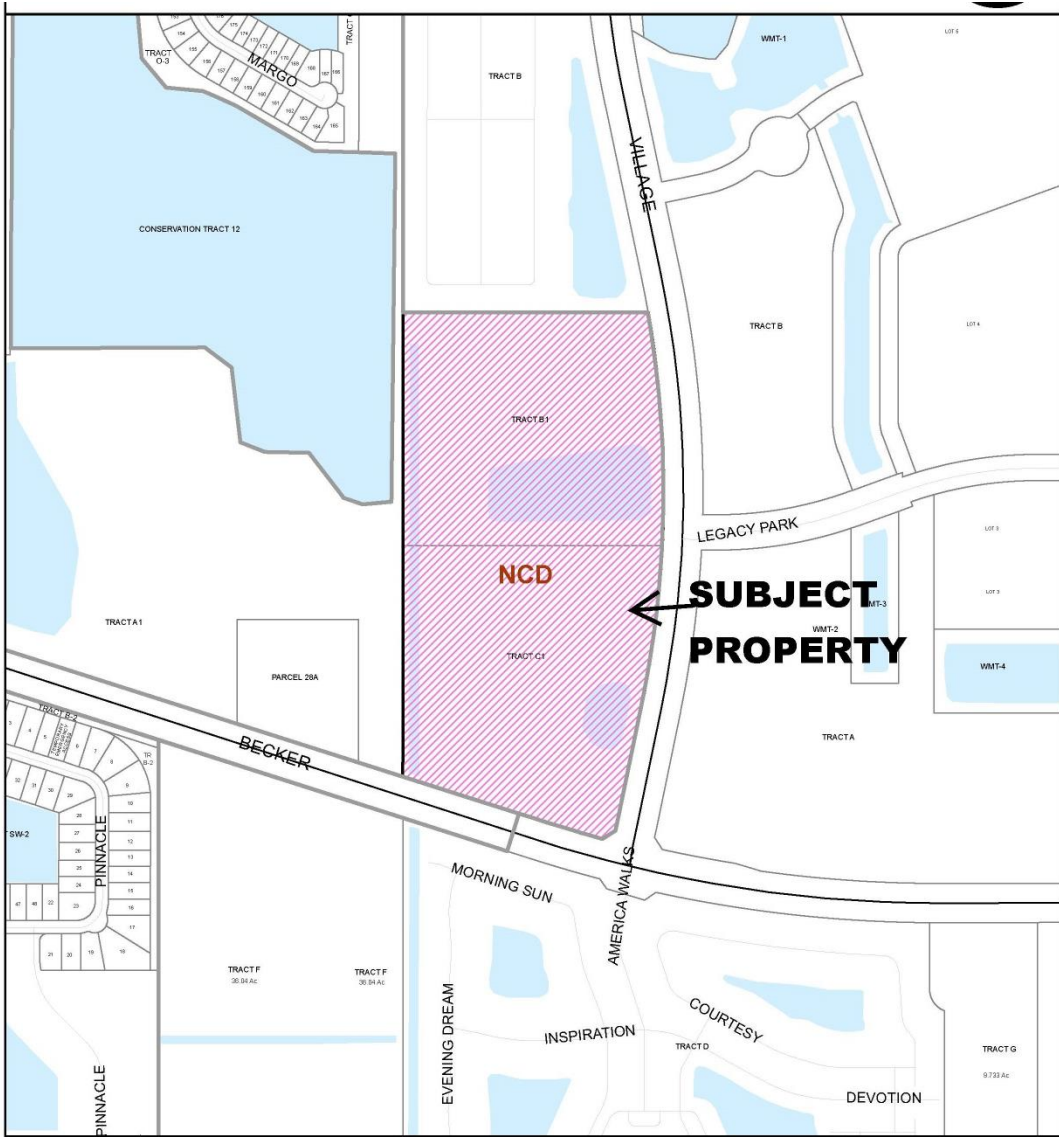
Aerial



Land Use and Zoning



- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land

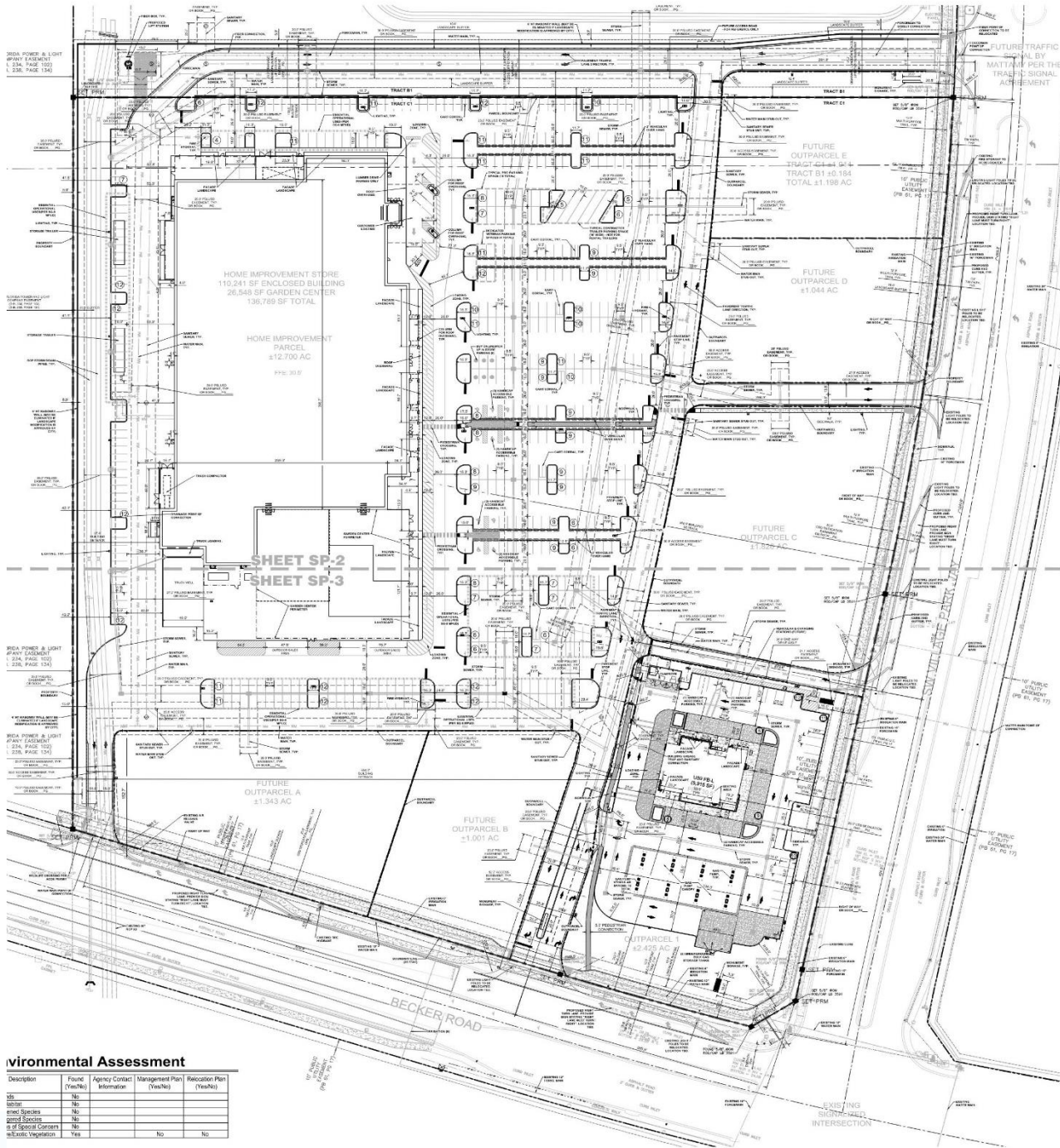


Zoning Review

- The subject property is within the Southern Grove 8 MPUD and complies with the MPUD requirements.
- A total of five hundred seventy-nine (579) parking spaces are required and a total of six hundred five (605) parking spaces are required including fourteen (14) handicapped spaces.
- The proposed height of the home improvement store is approximately forty-three (43) feet. The proposed height of the convenience store is approximately twenty-four (24) feet. The MPUD sets a maximum height of one hundred (100) feet.
- The home improvement store will utilize a trash compactor and the convenience store and gas facility will provide the standard 12x24 dumpster enclosure.
- Building elevation drawings were approved by the Tradition Design Review Committee.

Concurrency Review

- The subject property is within the Southern Grove DRI and reviewed for conformance with DRI development order conditions of approval.
- PSLUSD is the provider of sewer and water service. The utility infrastructure necessary to serve the development was included with the construction of Tom Mackie Boulevard.
- The access driveways shown on the site plan were approved by the Public Works Department and conform to the access management shown on the Southern Grove 8 MPUD concept plan.



Site Data:

Total Area :	930,118 SF 21.35 AC
Impervious Area:	544,508 SF 12.50 AC
Buildings:	116,156 SF 2.67 AC
Vehicular Use Area:	385,319 SF 8.85 AC
Sidewalks & Pedestrian Access:	43,033 SF 0.99 AC
Previous Area:	385,610 SF 8.85 AC
Existing Land Use:	NCU
Zoning:	SLC AG-5
Future Zoning:	MPUD

Building Data

Gross Floor Area:	116,156 s.f.
Maximum Proposed Building Height:	42'-8"
Building Coverage:	12.49%
Open Space:	41.88%
Maximum Building Height	
Commercial:	100'
Maximum Building Stories	
Commercial:	10

Parking Requirements

Building	Required	Provided
Gas Station	1 SP/ 200 SF	
5,915 SF Interior		
303 SF Exterior Seating		
6,218 SF Total	32	58
Home Improvement Store	4 SP/ 1,000 SF	
110,241 SF Interior		
26,548 SF Exterior		
136,789 SF Total	547	547
Total	579	605
Handicap Parking	Required	Provided
2% of Parking in Parking Facility	11	14

Phase 1 Building Setback Requirements*

	Provided	Required
Gas Station	550'6"	550'6"
Home Improv.	550'6"	550'6"
Front:	113.7'	97.4'
Rear:	68'	97.4'
Side:	243.7'	132.6'

*Setbacks per SCS MPUD. Future outparcels to have setbacks reviewed separately at the time of their submittal.

Traffic Statement

The proposed SCS Commercial development is anticipated to generate approximately 13,701 daily trips and 1,041 PM peak hour trips (546 bound /494 outbound). Table 4 of the Traffic Impact Analysis provides the daily and PM peak hour trip generation summaries for the project.

Drainage Statement

The stormwater system for this project is part of the overall Southern Grove master drainage system and is designed to be consistent with the current approved conceptual permit. Stormwater will be treated through an off-site wet detention pond within the subject site's sub-basin and discharged to the C-23 canal, with an ultimate outlet to the C-23 canal. The system will be compliant with SFVMD treatment criteria. The Owner and Developer have agreed to deed restrict the property to eliminate the dry pre-treatment requirement.

Environmental Assessment

The site is primarily undeveloped, comprised predominantly of lands previously converted to citrus groves, which are no longer in operation and are currently used for cattle grazing. The site also contains a man-made storm water pond that was built concurrently with the construction of Village Parkway. A portion of the property along the northern boundary has been cleared as part of the adjacent development to the north and a portion of the property along the southern boundary was previously cleared to facilitate construction of Village Parkway.

A review of historic aerial imagery indicates that the property has been in agricultural use for more than 30 years. The pattern of ditches that were constructed for drainage and irrigation of the former citrus grove remain in place on the site. The primary vegetative cover on the site is comprised of non-native pasture grasses, ruderal weeds, and invasive non-native species. Field observations in June 2023 confirmed that there are no remaining native or natural upland areas on the subject property.

- General Notes:**
- Hazardous waste disposal shall comply with all federal, state and local regulations.
 - All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
 - All building parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
 - Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
 - Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
 - No landscaping other than grasses shall be located within 12' of a City utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements are taken from outside to outside.)
 - No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
 - This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
 - Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St. Lucie Land Development Regulations.)
 - 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 4.1.08 (g).

Environmental Assessment

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
air	No			
soil	No			
water	No			
noise	No			
visual	No			
biological Resources	No			
is of Special Concern	No			
is of Special Concern	No			
is of Special Concern	No			

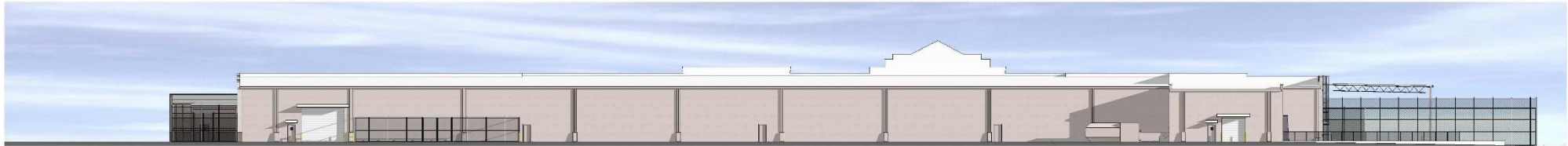




ST. LUCIE, FL



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

**TRENT FERRELL
ARCHITECT**

**REPRESENTATION ONLY
NOT FOR CONSTRUCTION**

BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT ANY SUBTLE VARIATIONS IN COLOR, MATERIAL OR CONSTRUCTION THAT MAY OCCUR DUE TO LOCAL MATERIAL DIFFERENCES AND FINAL DESIGN DETAILING.

Staff Recommendation

The Site Plan Review Committee recommended approval of the site plan at their meeting of January 24, 2024.

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 and recommends approval with the following conditions:

1. A cross access easement and a landscape easement between the owners of Tract B-1, Kenley Subdivision, and Tract C-1, Kenley Subdivision, are recorded for the driveway at the southern end of Tract B-1 prior to the issuance of the first building permit.
2. A drainage easement for the SW corner of Tract B-1 is recorded prior to the issuance of the first building permit.
3. A easement is provided for lift station on Tract B-1 before the issuance of the first building permit.