PLACEMENT: Consent Agenda

ACTION REQUESTED: Motion / Vote

TITLE: APPROVE MAJOR SITE PLAN – HEALTHCARE CENTER AT TRADITION (P16-165)

SUBMITTED BY: Patricia A. Tobin, AICP, Director of Planning and Zoning

STRATEGIC PLAN LINK: The City’s Mission to plan for smart and balanced growth.

EXECUTIVE SUMMARY (General Business): This is a major site plan per Section 158.237(B) of the City’s zoning code.

PRESENTATION INFORMATION: Staff may provide a presentation on the application.

STAFF RECOMMENDATION: The Site Plan Review Committee reviewed the request at their meeting on August 9, 2017 and unanimously recommended approval with the following condition:

1. Cross access easement agreements with the adjacent properties shall be recorded prior to any building permits being issued.

Move that the Council approve the major site plan as recommended for approval by the Site Plan Review Committee.

ALTERNATE RECOMMENDATIONS:
1. Move that the Council amend the recommendation and approve with conditions.
2. Move that the Council not approve and provided staff direction.

BACKGROUND: The proposed project consists of a 34,350 square foot, 3-story medical office building in Phase 1, a 25,650 square foot, 2-story medical office building in Phase 2 and a vacant pad for future development.

ISSUES/ANALYSIS: See attached staff report

FINANCIAL INFORMATION: N/A

SPECIAL CONSIDERATION: N/A

LOCATION OF PROJECT: The subject property is located on the east side of Village Parkway, south of Innovation Way, north of Discovery Way and west of I-95.
ATTACHMENTS:
- Staff report
- Application
- Site plan
- Elevations

NOTE: All of the listed items in the “Attachment” section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

LEGAL SUFFICIENCY REVIEW:
N/A

ROUTING:
1. Department requesting Agenda Item: N/A

APPROVAL(S):
2. Department preparing Agenda Item Patricia A. Tobin, AICP, Director of Planning and Zoning
3. Secondary Department Approval: N/A
4. City Manager’s Office: Patricia Roebling, Assistant City Manager
5. City Manager’s Office: N/A
6. City Manager: Russ Blackburn
TO: CITY COUNCIL – MEETING OF OCTOBER 9, 2017

FROM: KATHERINE H. HUNTRESS, PLANNER

RE: MAJOR SITE PLAN APPLICATION
HEALTHCARE CENTER AT TRADITION
PROJECT NO. P16-165

DATE: SEPTEMBER 20, 2017

PROPOSED PROJECT: The proposed project consists of a 34,350 square foot, 3-story medical office building in Phase 1, a 25,650 square foot, 2-story medical office building in Phase 2 and a vacant pad for future development.

APPLICANT: Patrick Ferland of Culpepper and Terpenning, Inc.

OWNER: Florida Vision Realty Tradition, LLC

LOCATION: The subject property is located on the east side of Village Parkway, south of Innovation Way, north of Discovery Way and west of I-95.

LEGAL DESCRIPTION: Tract A, Southern Grove Plat No. 16

SIZE: 5.66 acres

FUTURE LAND USE: NCD (New Community Development)

EXISTING ZONING: Southern Grove MPUD (Master Planned Unit Development) – Employment Center

EXISTING USE: Vacant land

SURROUNDING USES:

<table>
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<tr>
<th></th>
<th>Future Land Use</th>
<th>Zoning</th>
<th>Existing Use</th>
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<td>NCD</td>
<td>MPUD</td>
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<td>E, W</td>
<td>NCD</td>
<td>MPUD</td>
<td>Vacant land</td>
</tr>
</tbody>
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**CONCURRENCY REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

**Sewer/Water Service:** Port St. Lucie will be the provider of utilities for the proposed project.

**Transportation:** The proposed site plan is projected to generate 2,239 average daily trips with 145 a.m. peak hour vehicle trips and 184 p.m. peak hour vehicle trips on the roads adjacent to the project according to the Institute of Transportation Engineers Trip Generation Manual, 9th Edition.

The Southern Grove DRI development order contains conditions regarding transportation improvements. The development order conditions are evaluated using a cumulative calculation of the trip generation for all site plan and residential subdivision approvals. The cumulative calculation is included in the Biennial Report for the DRI.

**Parks/Open Space:** NA

**Stormwater:** The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.

**Solid Waste:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

**Public School Concurrency Analysis:** NA

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of the Tradition - SG Phase 1 MPUD and documented as follows:

**Use:** The proposed use of a medical office building is a permitted use in the Employment Center of the MPUD zoning district.

**Building Height:** The proposed height of the building is 58.42 feet. The maximum allowed height of a building in the MPUD zoning district is 100 feet.

**Setbacks:** The proposed setbacks shown on the site plan are in accordance with the required setbacks of the MPUD zoning district.

**Parking:** The site is required to have 240 parking spaces and 273 are provided.

**Dumpster Enclosure:** The site plan includes a 12 foot x 24 foot dumpster enclosure which allows for general and recyclable refuse.
**Architectural Design Standards**: The Tradition Architectural Review Board has approved this project.

**NATURAL RESOURCE PROTECTION**: The project has been reviewed for compliance with the requirements of Chapters 153 and 157, Natural Resource Protection Code, and documented as follows:

- **Native Habitat/Tree Protection**: There are no wetlands or native upland on the property.

- **Wildlife Protection**: No listed animal species have been identified on the site.

**OTHER**:

- **Fire District**: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

- **Art in Public Places**: The applicant has indicated that they will pay a fee in lieu of artwork on site.

**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 reviewed the request at their meeting on August 9, 2017 and unanimously recommended approval with the following condition:

1. Cross access easement agreements with the adjacent properties shall be recorded prior to any building permits being issued.
APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. 916-165

Fees (Nonrefundable) $ 19,775.00
Receipt #: 113655

ARCHITECT: $ 379,747

PROJECT NAME: Florida Vision Realty Tradition Medical Offices

"Healthcare Center at Tradition"

LEGAL DESCRIPTION: SOUTHERN GROVE PLAT NO. 16, PB 72-16, Tract A (5.655 AC - 246,332 SF)

LOCATION OF PROJECT SITE: East side of Village Parkway, just North of Discovery Way

PROPERTY TAX I.D. NUMBER: 4315-603-0001-000-7

STATEMENT DESCRIBING IN DETAIL

10,000 sf Ambulatory Surgical Center, 60,000 sf Medical Office Building

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT:

Medical Offices

GROSS SQ. FT. OF STRUCTURE (S): 70,000 sf

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: NA

UTILITIES & SUPPLIER:

PSLUSD, Florida City Gas, Tradition Irrigation Co., FPL, Hometown Cable

GROSS ACREAGE & SQ. FT. OF SITE: 5.66 acres, 246,332 SF

**ESTIMATED NO. EMPLOYEES: 40

FUTURE LAND USE DESIGNATION: NCD

ZONING DISTRICT: MPUD

OWNER(S) OF PROPERTY:

Florida Vision Realty Tradition, LLC
1050 SE Monterey Road, Suite 104 Stuart, FL 34994
772-286-9400 P

APPLICANT OR OWNER OF OWNER:

Florida Vision Realty Tradition, LLC c/o Jack Daubert, MD Manager
1050 SE Monterey Road, Suite 104 Stuart, FL 34994
772-286-9400 P

PROJECT ARCHITECT/ENGINEER:

Patrick J. Ferland, PE #33125
Culpepper & Terpening, Inc.
2960 South 25th St., Fort Pierce, FL 34981
772-464-3537 P 772-464-9497 F

I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.

I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

*When a corporation submits an application, it must be signed by an officer of the corporation. Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

OWNER'S SIGNATURE

HAND PRINT NAME

TITLE

DATE

Page 1 of 7
Project Name: Healthcare Center at Tradition

Project Number: P 16-165

New Submittal: [ ] Re-submittal: [x] (check one)

Applicant is required to submit the public art requirement package to the Planning & Zoning Department with the site plan package. The package will be distributed to the Public Art Advisory Board (PAAB) and scheduled for their next meeting. PAAB meetings are the 2nd (second) Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: ( Twelve copies of all items collated into sets)  

- Completed Public Art Requirement Checklist: One original, completed and signed by applicant.
- Copy of Site Plan Application and Proposed Site Plan
  
  Cover Letter: Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible.
- Written Response to Comments: For resubmittals only.
- Calculation of Public Art Requirement Value: Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline.
- Proposed Public Art Requirement Method: Identify which method you are choosing to meet the requirement by placing the number in the box to the left.
  1. Artwork On Site
  2. Art Donated to the City of Port St. Lucie
  3. Payment of Fee in Lieu of Artwork On Site
- Public Art Requirement Proposal: Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art.
  ART ON SITE: Complete “Artwork Proposal and Specifications” Section of Application.
  ENHANCED ARCHITECTURE: Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements.
  ENHANCED LANDSCAPE: Provide proposed plan and elevation views clearly showing "enhanced elements" above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements.
CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

| Building Costs (Vertical construction estimate) | $ 11,500,000 |
| Civil Costs (Paving, Drainage, Parking)        | $ 750,000    |
| Landscape Costs                                | $ 150,000    |
| Site Lighting Costs                            | $ 100,000    |
| TOTAL ESTIMATED COSTS                          | $ 12,500,000 |

Public Art Requirement Value: (Total to be Calculated by the Planning & Zoning Department) $ 50,000.00

(Maximum Public Art Requirement Value is $50,000.00.)

ARTWORK PROPOSAL AND SPECIFICATIONS:

1. Artwork & Artist Information:
   - Artwork Title:
   - Artwork Site:
   - Artwork Material:
   - Artwork Dimensions:
   - Artist Name:
   - Address:
   - City, State Zip:
   - Telephone:
   - Website:

2. Artwork Description:

3. Siting:

4. Materials with Specifications:

5. Fabrication and Installation Procedures:

6. Yearly Maintenance and Conservation Plan:

7. Examples of artist’s work or related pieces:

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.

Applicant’s Signature: ___________________________  Printed Applicant Name: ___________________________  Date: 3-22-17

(Antoni)

(Antoni)
Consideration: $1,551,890.34

Special Warranty Deed

This Special Warranty Deed made this 11th day of January, 2016 between TPIMS Land Company, LLC, a Florida limited liability company whose post office address is 11350 SW Village Parkway, Port Saint Lucie, FL 34987, grantor, and Florida Vision Realty Tradition, LLC, a Florida limited liability company whose post office address is 1050 SE Monterey Road, Suite 104, Stuart, FL 34994, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth,

that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

Lot 2, Southern Grove Plat No. 10, according to the map or plat thereof as recorded in Plat Book 68, Page 20, and re-recorded in Plat Book 68, Page 22, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 4315-6009-0002-000-5

Subject to Permitted Exceptions as set forth on Exhibit "A" attached hereto.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Patrick Pinta

[Signature]
Witness Name: Greg Valek

TPIMS Land Company, LLC, a Florida limited liability company

By: Torrey Pines Institute for Molecular Studies, Inc., a California not for profit corporation, its Managing Member

By: [Signature]
Richard A. Houghten, President

State of Florida
County of ___________

The foregoing instrument was acknowledged before me this 17th day of January, 2016 by Richard A. Houghten, President of Torrey Pines Institute for Molecular Studies, Inc., a California not for profit corporation, on behalf of the corporation for TPIMS Land Company, LLC, a Florida limited liability company. He [ ] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Mary Carol Holmgren
Notary Public
Printed Name: Mary Carol Holmgren
My Commission Expires: 7/6/2019
EXHIBIT "A"

PERMITTED EXCEPTIONS

1. All matters contained on the Plat of Southern Grove Plat No. 10, as recorded in Plat Book 68, Page 22, Public Records of Saint Lucie County, Florida.

2. City of Port St. Lucie recorded in O.R. Book 3582, Page 2115, Public Records of Saint Lucie County, Florida.

3. Notice of Establishment of the Southern Grove Community Development District No. 5A recorded in O.R. Book 2814, Page 1392; Notice of Merger of Southern Grove Community Development District No. 5 into Southern Grove Community Development District No. 5 A and Change of Name of Southern Grove Community Development District No. 5 A to Southern Grove Community Development District No. 5 recorded in O.R. Book 3145, Page 397; Final Judgment for Southern Grove Community Development District No. 5 fka Southern Grove Community Development District No. 5A recorded in O.R. Book 3131, Page 810 and O.R. Book 3559, Page 70; Lien of Record of Southern Grove Community Development District No. 5 recorded in O.R. Book 3700, Page 1893; Notice of Public Financing and Maintenance of Improvements recorded in O.R. book 3708, Page 1198, Public Records of Saint Lucie County, Florida.


5. City/District 5A Interlocal Agreement recorded in O.R. Book 3057, Page 1403; District Development Interlocal Agreement recorded in O.R. Book 3517, Page 2186; City/District Development Interlocal Agreement (Southern Grove) recorded in O.R. Book 3517, Page 2223; Amended and Restated District Development Interlocal Agreement recorded in O.R. Book 3517, Page 2267; Second Amended and Restated District Development Interlocal Agreement recorded in O.R. Book 3539, Page 672, Public Records of Saint Lucie County, Florida.

6. All matters contained on the Plat of Southern Grove Plat No. 4, as recorded in Plat Book 56, Page 18, Public Records of Saint Lucie County, Florida.
Exhibit "A"
Permitted Exceptions
Page Two


13. Utility Service Agreement for water and/or wastewater service recorded in O.R. Book 3056, Page 1274, Public Records of Saint Lucie County, Florida.


15. Resolution No. 2013-127 as recorded in O.R. Book 3541, Page 1239, of the Public Records of St. Lucie County, Florida.

16. Memorandum of Contract by and between TPIMS Land Company, LLC, a Florida limited liability company and Florida Vision Realty Tradition, LLC, a Florida limited liability company, regarding re-purchase rights as to a portion of the Property, recorded in O.R. Book ______, Page ______, Public Records of St. Lucie County, Florida.
Entity Name: FLORIDA VISION REALTY TRADITION, LLC

Current Principal Place of Business:
1050 SE MONTEREY RD.
SUITE 104
STUART, FL 34994

Current Mailing Address:
1050 SE MONTEREY RD.
SUITE 104
STUART, FL 34994

FEI Number: 47-5077900

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:
LIENHARDT, DAVID LEE
1050 SE MONTEREY RD.
SUITE 104
STUART, FL 34994 US

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to actuate this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JACK DAUBERT
PRESIDENT
04/21/2016
Florida Vision Realty Tradition, LLC
1050 SE Monterey Road
Suite 104
Stuart, FL 34994
772-283-2020

September 12, 2016

TO: City of Port St. Lucie;
   St. Lucie County Fire District;
   Southern Grove Community Development District;
   Tradition Design Review Committee;
   Tradition Irrigation Company;
   South Florida Water Management District; and
   Florida Department of Environmental Protection

PROJECT NAME:
"Healthcare Center at Tradition"

RE: Florida Vision Realty Tradition Medical Offices

On behalf of Florida Vision Realty Tradition, LLC we hereby authorize Culpepper &
Terpening, Inc. to act as our agent relative to agency approvals and permits for the
above referenced property and project.

Florida Vision Realty Tradition, LLC

By: Jack Daubert, MD Manager Date

STATE OF Florida
COUNTY OF

The foregoing instrument was acknowledged before me this 9 day of September,
2016 by Jack Daubert, MD as Manager of Florida Vision Realty Tradition, LLC, Florida
Corporation, who is personally known to me or provided ______________ as
identification.

[Notary Seal or Stamp]

Cynthia L. Schiefer
Notary Public-State of Florida

Print Name: Cynthia Schiefer
My Commission Expires: 2/10/20