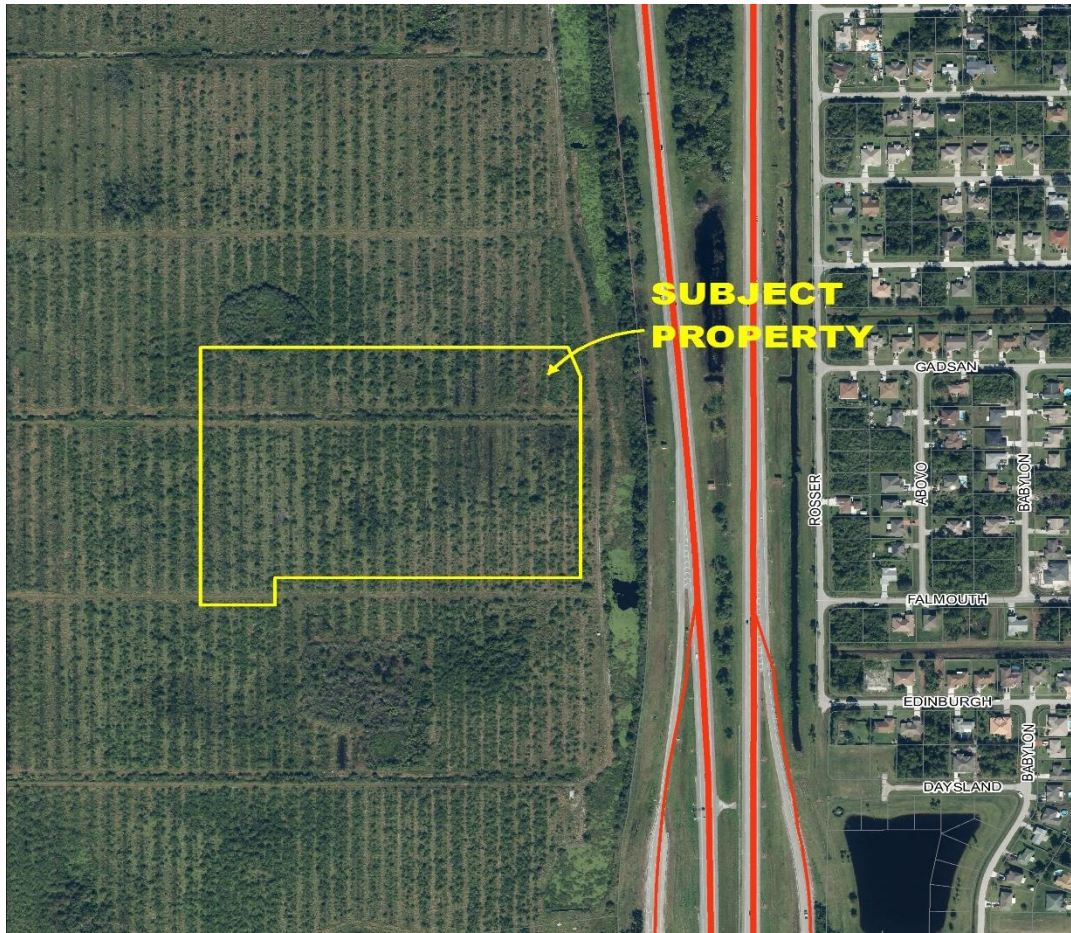




**Tradition Regional Business Park Site Plan
 Major Site Plan Application
 P20-181**



Project Location Map

SUMMARY

| | |
|----------------------|---|
| Applicant's Request: | A request for site plan approval for a 245,000 square foot warehouse building for a regional distribution center. |
| Applicant: | Dennis Murphy, Culpepper and Terpening, Inc. |
| Property Owner: | Port St Lucie Governmental Finance Corporation (GFC). There is a purchase and sale agreement between the GFC and JDN Enterprises, LLC, (Sansone Group) |
| Location: | The property is generally located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, and south of the Paar Road right-of-way. |
| Address: | Not assigned |
| Project Planner: | Bridget Kean, AICP, Senior Planner |

Project Description

The Port St. Lucie Governmental Finance Corporation (GFC) has submitted an application for site plan approval for a proposed 245,000 square warehouse building and associated onsite improvements. The proposed building will be designed to function as a as a regional distribution center with 232,745 square feet of warehouse space, loading docks, 12,255 square feet of ancillary office space, and associated parking. The site will be secured by a ten foot chainlink fence and rolling gate at the entrance to the truck loading and unloading distribution facility. There is an associated subdivision plat, Southern Grove Plat No. 33 (P20-171), that is scheduled for City Council approval on December 7, 2020. The proposed subdivision plat is a replat of Parcel 30, Southern Grove Plat No. 3 (298.369 acres). Southern Grove Plat No. 33 creates three tracts for future development, a 5.988 acre north-south right-of-way tract and 29.788 acre water management tract. The proposed regional distribution center will be located on proposed Lot 1. There is a purchase and sale agreement between GFC and JDN Enterprises, LLC (Sansone Group) for Lot 1.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the September 23, 2020 Site Plan Review Committee meeting.

Location and Site Information

| | |
|--------------------|--|
| Parcel Number: | 4315-700-0033-000-8 |
| Property Size: | Parcel Size is 298.37 acres The proposed site plan will be located on 22.519 acres (Proposed Lot 1, Southern Grove Plat No. 33) |
| Legal Description: | Southern Grove Plat No. 3, Parcel 30 |
| Future Land Use: | NCD (New Community Development District) |
| Existing Zoning: | MPUD (Tradition Regional Business Park Master Planned Unit Development) |
| Existing Use: | Vacant land |

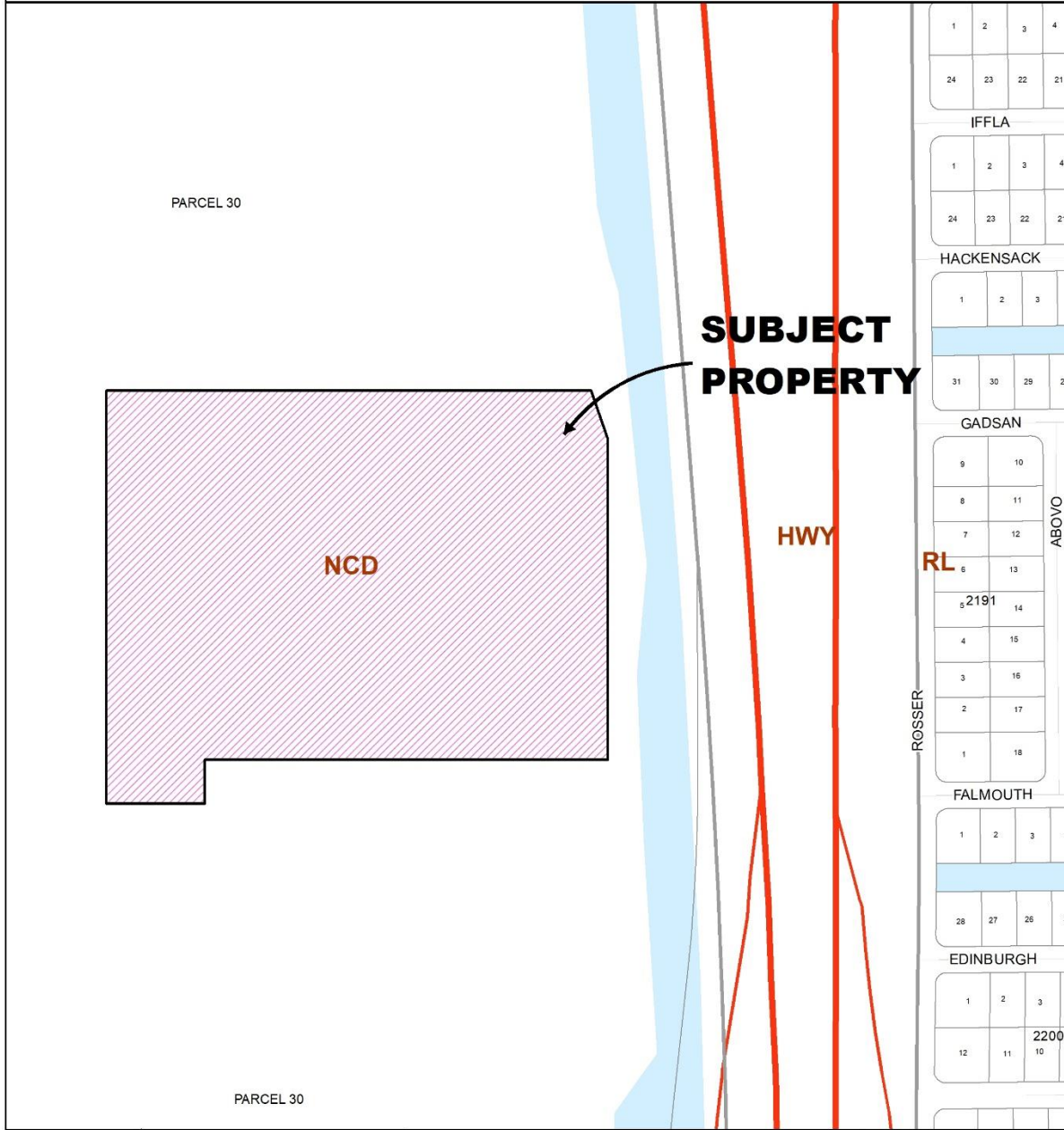
Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|----------|--------------|
| North | NCD | MPUD | Vacant land |
| South | NCD | MPUD | Vacant land |
| East | NCD | MPUD | Vacant land |
| West | NCD | MPUD and | Vacant land |

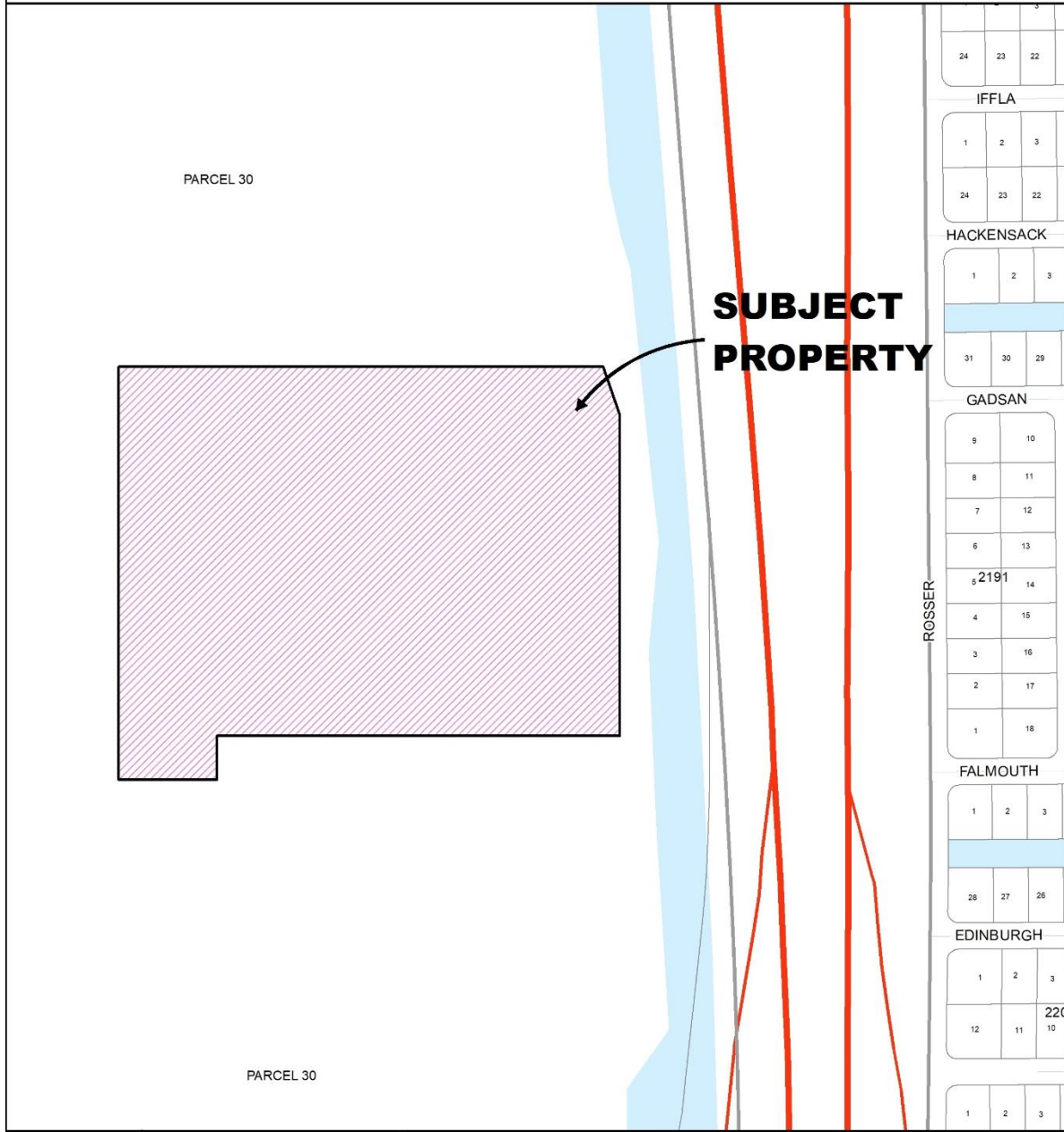
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Tradition Regional Business Center Master Planned Unit Development (MPUD) and documented as follows:

| <i>CRITERIA</i> | <i>FINDINGS</i> |
|---------------------------------------|---|
| USE | The property is located in the designated Business Park area of the MPUD and warehouse and distribution; E-commerce warehousing and distribution; manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials; are repair and maintenance of vehicles and equipment are listed as permitted uses. |
| DUMPSTER ENCLOSURE | The site plan provides for a 12'.8" x 25'.3" dumpster enclosure to accommodate refuse and recycling collection. |
| ARCHITECTURAL DESIGN STANDARDS | The applicant has provided documentation of the Tradition Design Review Committee's approval of the building elevation drawings. |
| STACKING REQUIREMENTS | A traffic analysis was provided and approved by the Public Works Department. |
| BUILDING HEIGHT | The proposed building height for the warehouse distribution facility is 38 feet. The MPUD sets a maximum building height of 150 feet for non-residential uses. |
| SETBACKS | The building setback lines depicted on the site plan conform to the requirements of the MPUD. |
| PARKING | The Tradition Regional Business Park MPUD utilizes the ITE 5 th Generation Parking Code for warehouse distribution and manufacturing uses. The parking standard is .75 space per 1,000 square feet of warehouse distribution space. It would require a total of 184 parking spaces and 238 parking spaces are provided including seven (7) handicapped spaces. |
| BUFFER | The MPUD requires ten foot wide perimeter landscape buffers. The site plan depicts the required ten foot landscape buffer at the front entrance along the proposed roadway and fifteen foot perimeter landscape buffers along the sides and rear of the building to provide additional buffering of the truck loading docks. |

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted. This is a former agricultural site that is currently used for cattle grazing. The primary vegetative cover is comprised of forage grasses, ruderal weeds, and non-native vegetation. There are three wetlands on site and mitigation has been addressed through the South Florida Water Management District (SFWMD) Permit Numbers 56-01544-P and 56-02379-P, and 56-02531-P and Army Corps of Engineers (ACOE) Permit No. SAJ-2006-2046 IP-AZZ.

CONCURRENCY REVIEW

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

| CRITERIA | FINDINGS |
|----------------------------------|---|
| SEWER/WATER SERVICES | Port St Lucie Utility Systems is the provider. A service agreement is required. There is an associated subdivision plat, Southern Grove Plat No. 33 (P20-171), that includes construction plans for the infrastructure improvements required to serve the development. |
| TRANSPORTATION | <p>Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.</p> <p>The project will generate an average of 1,901 average daily trips per day and 174 p.m. peak hour trips per day per ITE Trip Generation Manual 10th Edition. The applicant has submitted a traffic impact analysis statement that was approved by the Public Works Department. The associated subdivision plat (P20-171) includes construction of a north-south roadway to provide access to the proposed distribution center. Each of the project driveways will include dedicated right-turn lanes. The length of the southern right turn lane is 95 feet for employee/visitor access only. The length of the northern right turn lane will be 200 feet and 300 feet to the access gate to accommodate truck traffic.</p> |
| PARKS AND RECREATION | <p>Requirements for public parks and recreational facilities are addressed under Condition 67 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p> |
| STORMWATER | A paving and drainage plan that is in compliance with the adopted level of service standard is required. |
| 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 | <p>Public school requirements are addressed under Condition 62 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p> |

OTHER

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

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building

permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Regional Business Center Subdistrict as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.8 of the Future Land Use Element, Regional Business Centers (developments with more than 1,000,000 non-residential square feet) shall be established that include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area.

RELATED PROJECTS

P20-158 – Tradition Regional Business Park MPUD

P20-171 – Southern Grove Plat No. 33

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 and recommends approval. The Site Plan Review Committee reviewed the request at their meeting of September 23, 2020 and recommended approval.