

**Southern Grove-Plat No. 42 - TCC Tract "B" Site Plan Amendment
Major Site Plan Amendment
P23-145-A1**



Project Location Map

SUMMARY

Applicant’s Request:	A request for approval of a major site plan amendment for two 22,835 square foot warehouse buildings with ancillary office space and one 23,220 square foot office building for a total square footage of 68,890 square feet.
Applicant:	Bradley Currie, AICP, Haley Ward
Owner:	PSL 1850, LLC
Location:	The subject property is generally located west of Interstate 95, east of SW Village Parkway, south of Trade Center Drive, north of the Marshall Parkway Road right-of-way, and on the east side of Tom Mackie Boulevard.
Project Planners:	Ivan Betancourt, Planner I Bridget Kean, AICP, Deputy Director

Project Description

The proposed project consists of two 22,835-square-foot warehouse buildings, providing a combined 37,854 square feet of warehouse space and 7,816 square feet of ancillary office space, along with one 23,220-square-foot office building, for a total of 68,890 square feet of development. Access to the site is provided via two driveways along Tom Mackie Boulevard. A future driveway connection is also depicted along the south side of the property and will be constructed within the existing 50-foot access and utility easement once the driveway is extended on the adjacent parcel.

The subject property is a vacant 5.86-acre property on Tom Mackie Boulevard. This application is a complete redesign of the site plan that was previously approved by the City Council on December 11, 2023, for a 62,750-square-foot warehouse building with ancillary office space.

Previous Actions and Prior Reviews

The redesigned plan was recommended for approval by the Site Plan Review Committee on November 12, 2025.

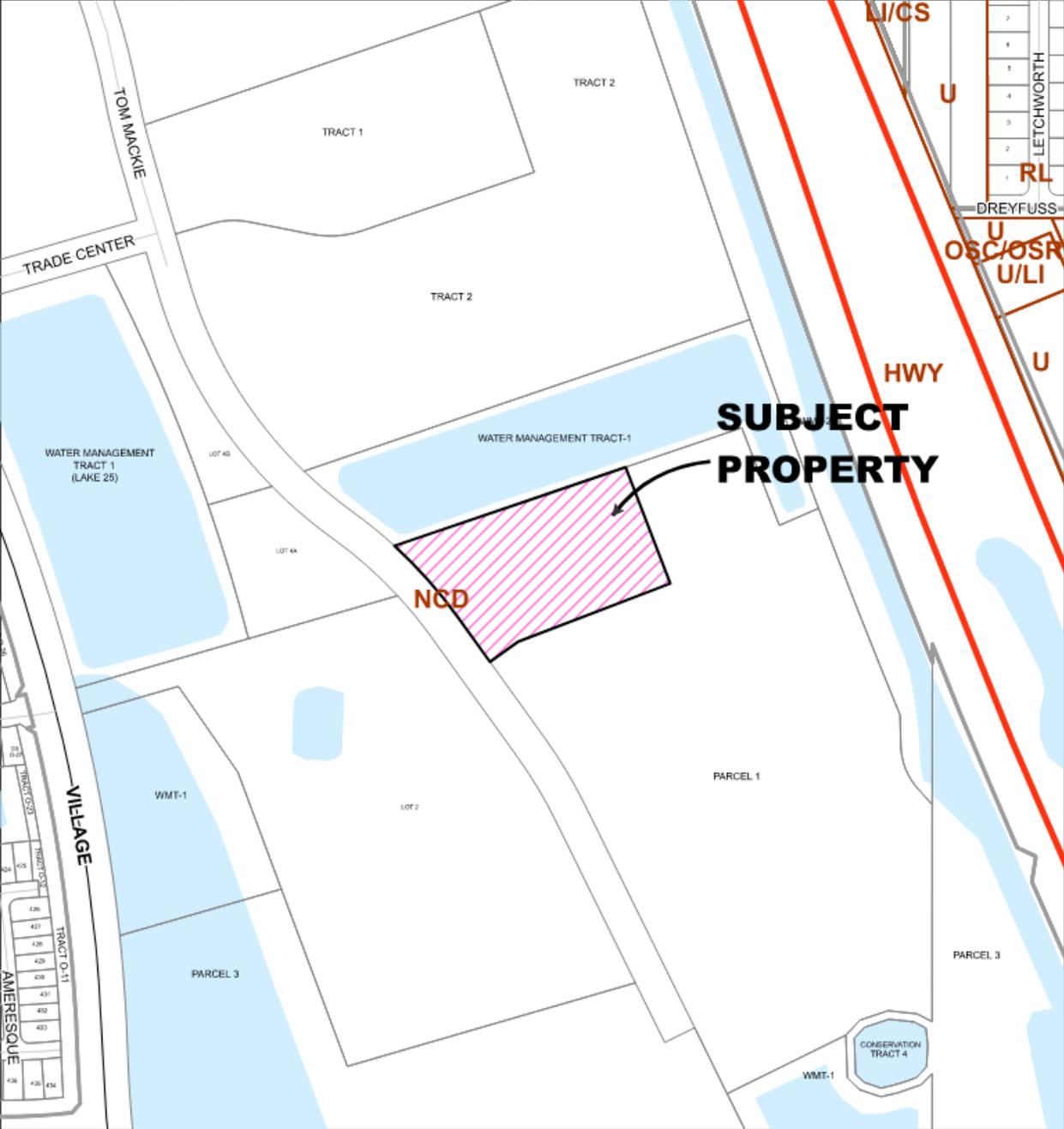
Location and Site Information

Parcel Number:	4315-804-0003-010-1
Property Size:	5.86 acres
Legal Description:	Southern Grove Plat No. 42, Tract B
Future Land Use:	Tradition Commerce Park MPUD
Existing Use:	Vacant
Zoning:	NCD
Proposed Use:	General Warehouse/Distribution and Office

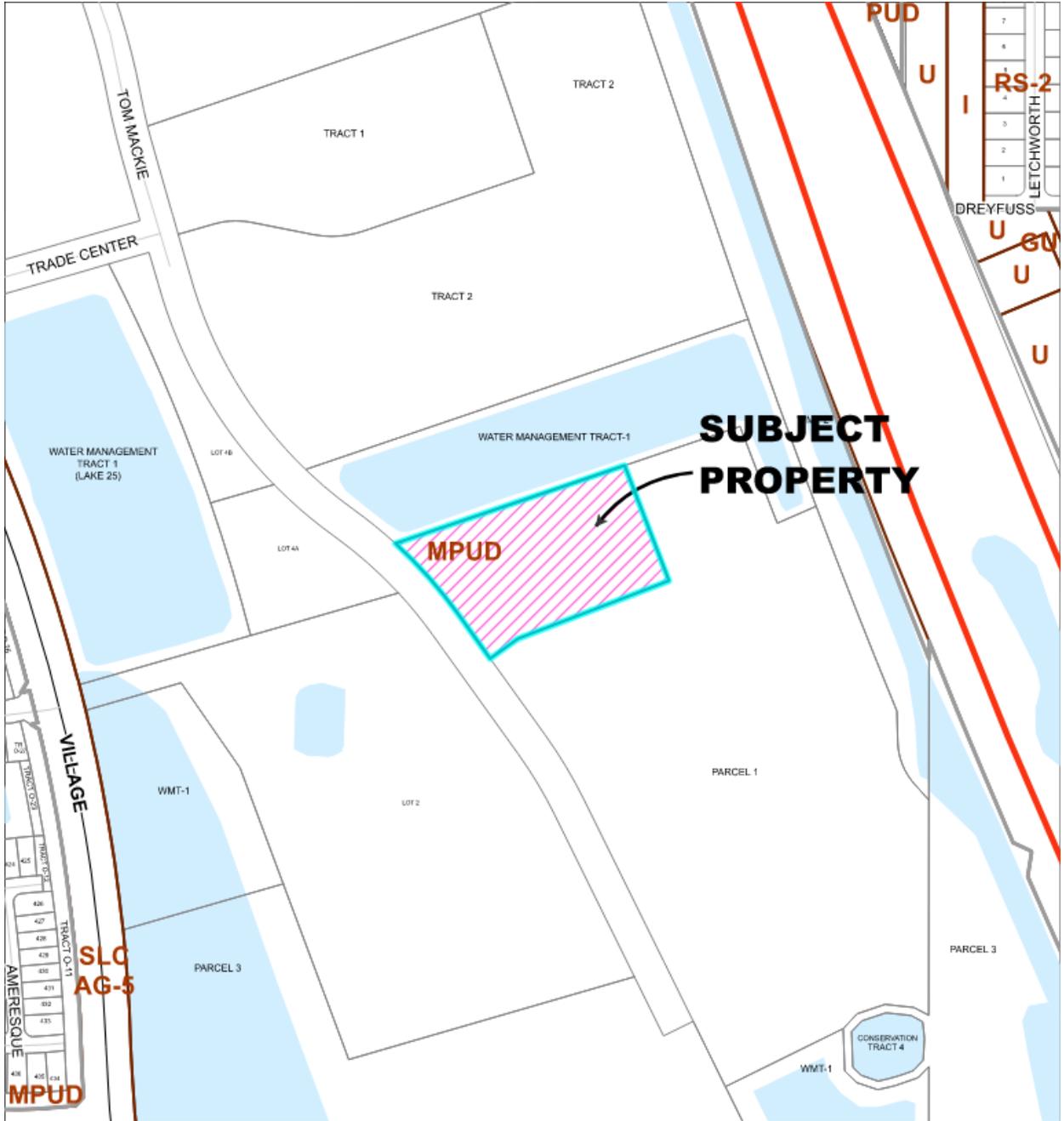
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Drainage ditch and Accel Florida, LLC Manufacturing Facility
South	NCD	MPUD	SG Plat 42 Tract A vacant with a proposed site plan (P22-192) – Tradition Commerce Park
East	NCD	MPUD	I-95

West	NCD	MPUD	Dragonfly Site Plan
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Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the Tradition Commerce Park MPUD (Master Planned Unit Development) zoning district and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located in the employment center area of the MPUD. warehousing/distribution and office are permitted uses within the MPUD.
DUMPSTER ENCLOSURE	The site plan identifies three 12' x 24' refuse and recycling enclosures designed to serve the three buildings.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided documentation of the Tradition Design Review Committee's approval of the building elevation drawings.
PARKING REQUIREMENTS	Parking is required at one space per 1000 sq ft of warehouse/distribution space and 1 space per 200 sq ft of office space for a total requirement of 194 parking spaces. A total of 239 spaces are provided including 8 handicapped spaces. The parking requirements are in accordance with the MPUD for warehouse/distribution and office use. A site plan amendment may be required if additional parking is needed for other permitted uses per the MPUD.
STACKING	A traffic statement was submitted by JFO Group Inc. and reviewed and approved by the Public Works Department.
BUILDING HEIGHT	The proposed warehouse building will be one-story with a maximum height of 36 feet. The MPUD sets a maximum height of 100 feet for uses within the Employment Center area.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
BUFFER	The site plan and preliminary landscape plan provide a 25-foot landscape buffer along Tom Mackie Blvd and 10-foot perimeter landscape buffers along the north, east and south property lines.

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	The City of Port St. Lucie Utility Systems Department is the provider of services. A service agreement is required. The utility infrastructure necessary to serve the development was included with the construction of Tom Mackie Boulevard.
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 452 daily trips per day, 61 a.m. peak hour and 68 p.m. peak hour trips per day per ITE Trip Generation Manual 11th Edition. A Traffic Statement was submitted and approved by the Public Works Department. A future driveway connection is also depicted along the south side of the property and will be constructed within the existing 50-foot access and utility easement once the driveway is extended on the adjacent parcel.</p>
PARKS AND OPEN SPACE	N/A
STORMWATER	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
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	N/A

NATURAL RESOURCE PROTECTION

An environmental assessment report was provided. The subject property was cleared as part of mass grading plan for the area that was approved for construction of a stormwater lake in accordance with the South Florida Water Management permits for Southern Grove. Impacts to wetlands were previously mitigated as part of the US Army Corps of Engineers (ACOE) Permit # SAJ-2006-2046 (IP-AZZ) as well as South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) # 56.02531-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.

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 recommended approval of the site plan at their meeting of November 12, 2025.