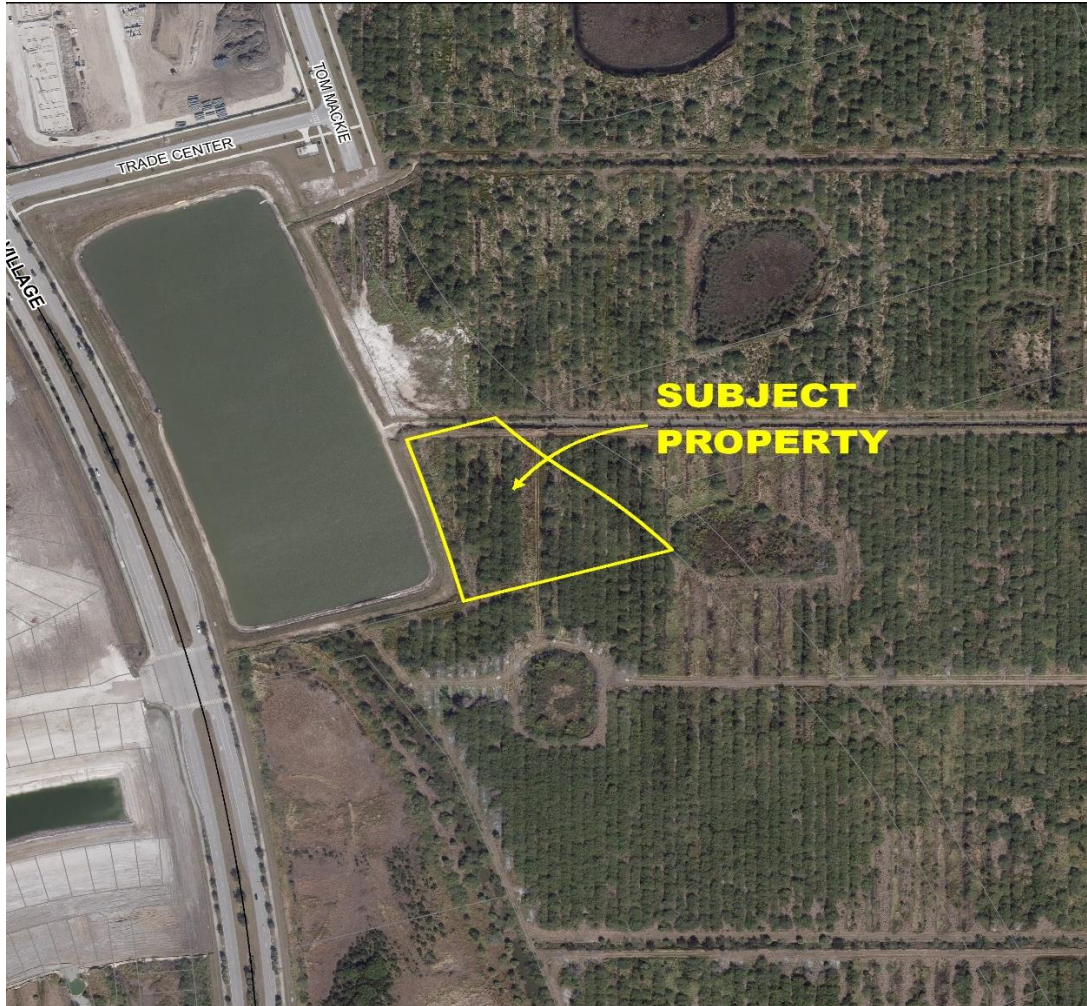




**Tradition Business Center  
Major Site Plan  
P22-007**



**Project Location Map**

**SUMMARY**

Applicant's Request:	A request for approval of a major site plan for two general warehouse buildings to be located on Tom Mackie Boulevard.
Applicant:	Brad Currie, Engineering Design & Construction, Inc
Owner:	Tradition Business Center, LLC
Location:	The subject property is located west of Interstate 95, east of SW Village Parkway, south of Trade Center Drive, and north of the Marshall Parkway road right-of-way.

Project Planner:	Bridget Kean, AICP, Senior Planner
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**Project Description**

The proposed project will allow for construction of two general warehouse buildings for total square footage of 34,224 square feet. Building A will provide 19,392 square feet of warehouse space and 3,324 square feet of office space for a total square footage of 22,716 square feet divided into 19 warehouse bays. Building B will provide 9,584 square feet of warehouse space and 1,924 square feet of office space for a total square footage of 11,508 square feet. divided into 11 warehouse bays. In general, each of the bays will be approximately 1,000 square feet with approximately 175 square feet of office space. The property was previously owned by the Port St. Lucie Governmental Finance Corporation and sold to Tradition Business Center LLC, in September 2021.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the site plan at their meeting of January 26, 2022.

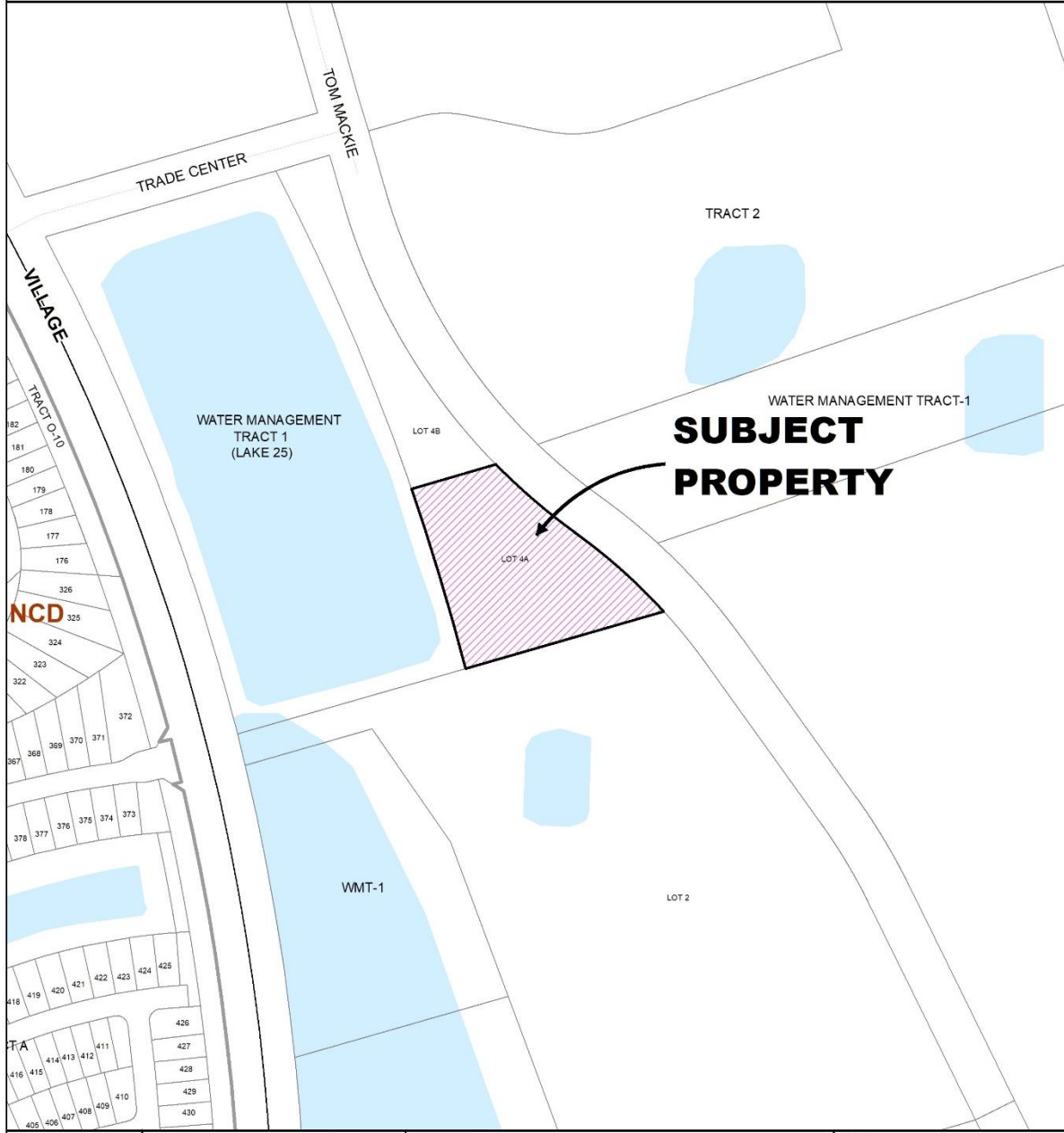
**Location and Site Information**

Parcel Number:	4322-500-0001-000-3
Property Size:	3.20 acres
Legal Description:	Southern Grove Plat No. 41, Lot 4A
Future Land Use:	MPUD
Existing Use:	Vacant
Zoning:	NCD
Proposed Use:	General Warehouse

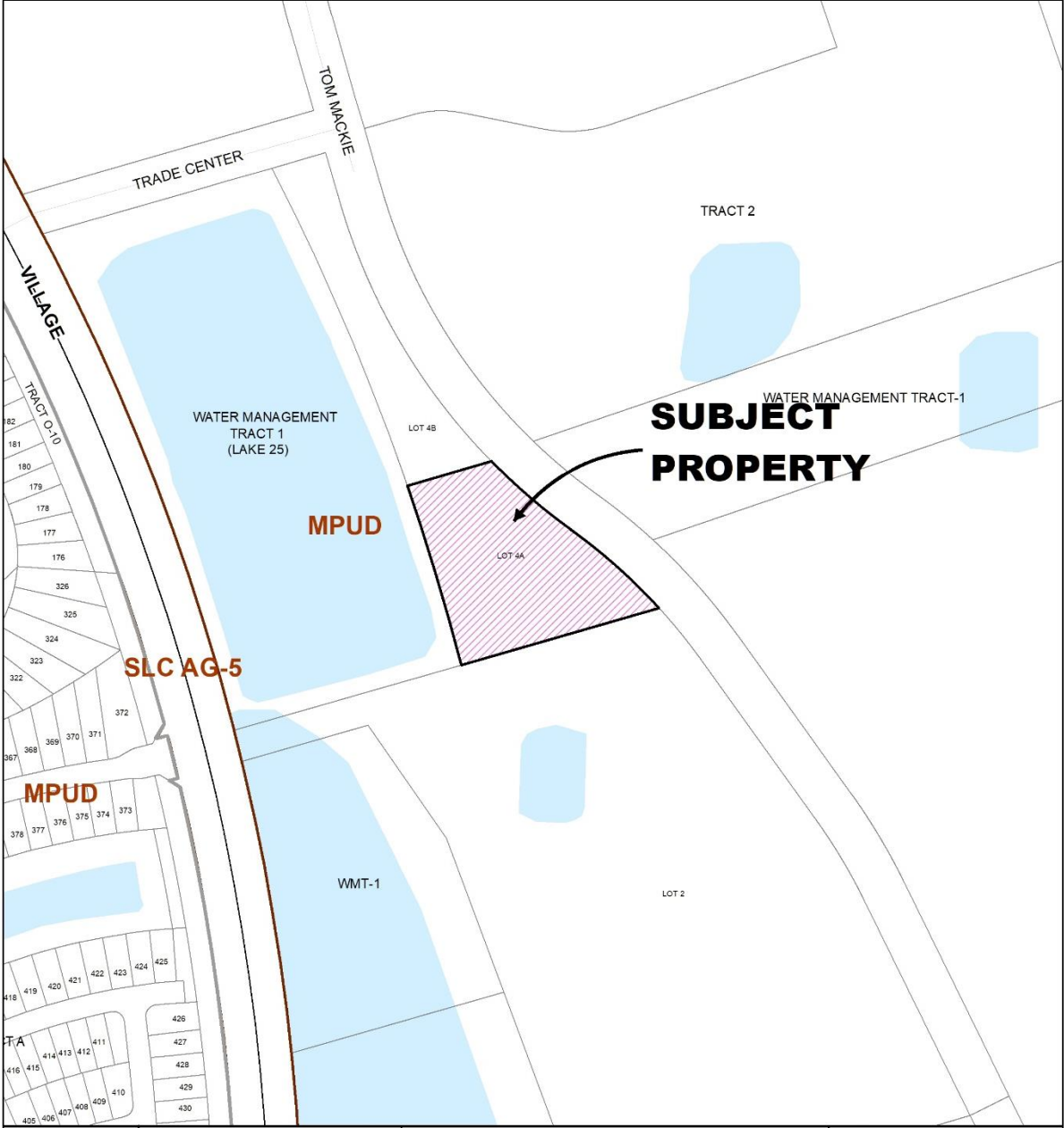
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land
South	NCD	MPUD	Vacant Land. Site plan under review for 392,825 sq. ft. of warehouse space (P22-143 – Dragonfly Industrial Park)
East	NCD	MPUD	Water Management Tract
West	NCD	MPUD	Water Management Tract

# FUTURE LAND USE



# EXISTING ZONING



## 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:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The property is located in the employment center area of the MPUD and manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials are listed under permitted uses.
<b>DUMPSTER ENCLOSURE</b>	The site plan depicts two 12 ft by 24 ft dumpster enclosure locations for general refuse and recyclable refuse.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided documentation of the Tradition Design Review Committee's approval of the building elevation drawings.
<b>PARKING REQUIREMENTS</b>	Parking is provided at one space for 500 sq ft for manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials and one space per 200 sq ft for office uses. This would require a total of 85 parking spaces and 100 spaces are provided including 6 handicapped spaces.
<b>STACKING</b>	An autoturn analysis was provided and reviewed by the Public Works Department.
<b>BUILDING HEIGHT</b>	The proposed buildings will be one-story with a height of 18 feet. The MPUD sets a maximum height of 100 feet for uses within the Employment Center area.
<b>SETBACKS</b>	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
<b>BUFFER</b>	The site plan depicts a 15-foot perimeter landscape buffer along Tom Mackie Blvd. and 10-foot perimeter landscape buffers along the sides and the rear. The property abuts a water management tract to the west. At the direction of the Tradition Design Review Committee, the western 10-foot landscape buffer was enhanced to provide additional buffering from SW Village Parkway.

**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:

<b>CRITERIA</b>	<b>FINDINGS</b>
<b>SEWER/WATER SERVICES</b>	The City of Port St. Lucie Utility Systems Department is the provider of services. A service agreement is required. The construction plans that were approved Southern Grove Plat No. 26 included the infrastructure improvements required to serve the development.
<b>TRANSPORTATION</b>	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.  The project will generate an average of 173 daily trips per day and 39 p.m. peak hour trips per day per ITE Trip Generation Manual 11 <sup>th</sup> Edition. A Traffic Impact Analysis Study was submitted and approved by the Public Works Department.
<b>PARKS AND OPEN SPACE</b>	N/A
<b>STORMWATER</b>	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	N/A

**NATURAL RESOURCE PROTECTION**

An environmental assessment report was submitted. This is a former agricultural site that consists mostly of non-native and exotic plants with no native habitat. The site does not contain any wetlands.

**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 applicant has selected to contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds.

## **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 January 26, 2022.