

Tradition Regional Business Park Lot 2 Site Plan Application (P21-095)

City Council Meeting
Bridget Kean
Senior Planner



Applicant and Owner

Dennis Murphy, Culpepper and Terpening, Inc., acting as the agent for for the Port St. Lucie Governmental Finance Corporation (GFC) (Owner) and the Sansone Group, LLC (Contract Purchaser)

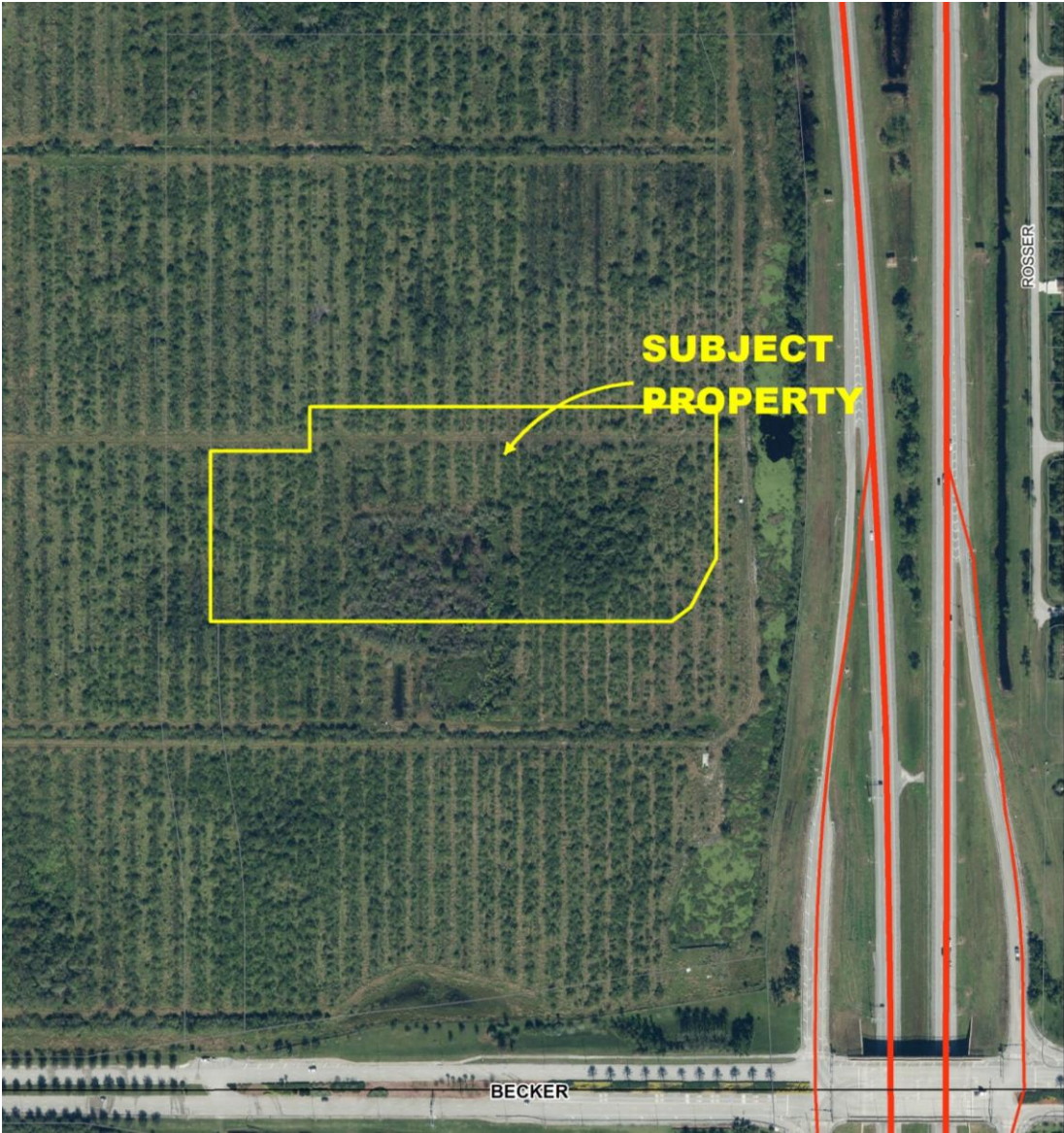


Proposed Project

- An application for site plan approval to allow for the construction of a 168,000 square foot warehouse building and associated site improvements.
- Proposed building will be located on Lot 2, Southern Grove Plat No. 33 in the area known as Legacy Park and immediately south of the Fed Distribution Center.

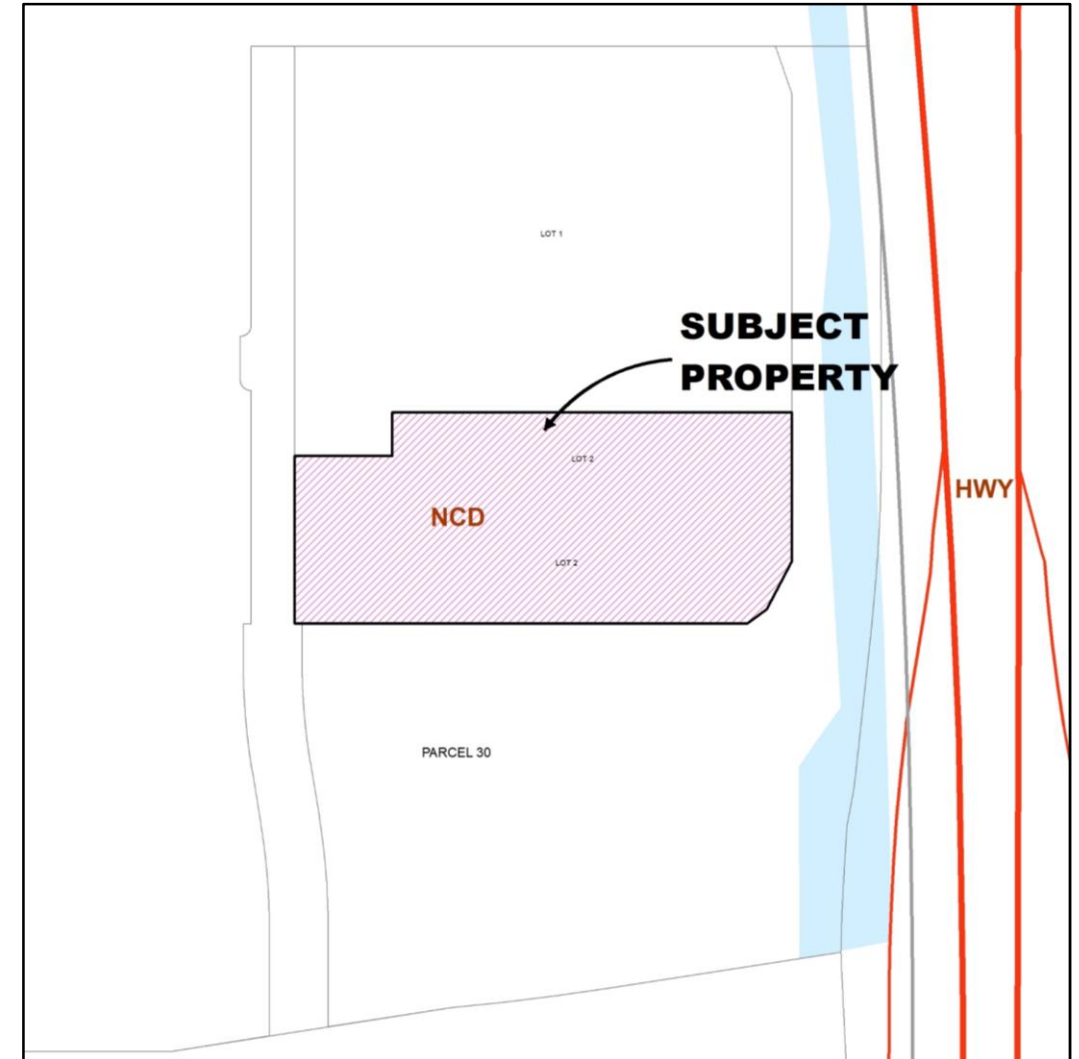


Subject property



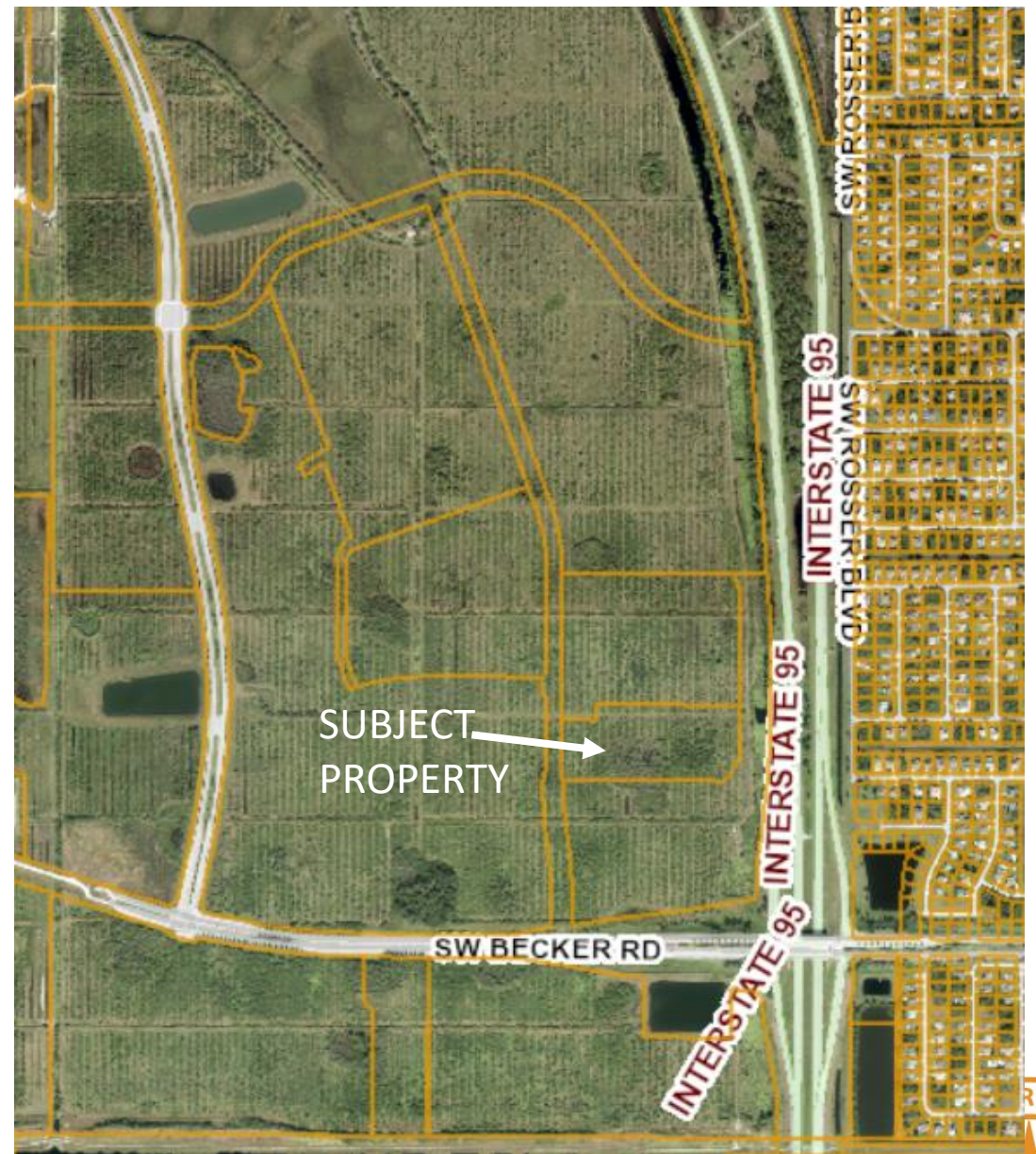
Future Land Use and Zoning

- Land Use: NCD (New Community Development District)
- 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	Proposed Fed Ex Facility
South	NCD	MPUD	Water Management Tract
East	NCD	MPUD	Duda Canal
West	NCD	MPUD	Vacant Land



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Complies with Tradition Regional Business Park MPUD
DUMPSTER ENCLOSURE	Complies
ARCHITECTURAL DESIGN STANDARDS	The proposed project is within the Southern Grove DRI. Building elevations are reviewed by the Tradition Design Review Committee (DRC). The applicant is in the process of applying to the Tradition Design Review Committee for approval of the building elevations.
STACKING REQUIREMENTS	A traffic analysis was provided and approved by the Public Works Department.
PARKING REQUIREMENTS	Complies, a total of 126 parking spaces required and a total of 176 parking spaces are provided including 6 handicapped spaces. The site plan also provides 128 parking spaces for trucks.
SETBACKS	Complies with Tradition Regional Business Park MPUD
BUILDING HEIGHT	Complies, proposed building height of 35 feet. The MPUD sets a maximum building height of 150 feet for non-residential uses.
BUFFERING	Site plan depicts 10 foot wide perimeter landscape buffers



Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	A Traffic Impact Analysis Study was submitted and approved by the Public Works Department. The project will generate an average of 235 trips per day and 17 p.m. peak hour trips per day
PARKS AND OPEN SPACE	N/A
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	Adequate capacity
PUBLIC SCHOOL CONCURRENCY	N/A



Traffic Impact Analysis – PW Review

- Traffic Analysis received July 2021
- Traffic Analysis completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by 3rd party traffic consultant (Marlin Engineering) hired by City to review
- Found to be consistent with the latest Southern Grove DRI

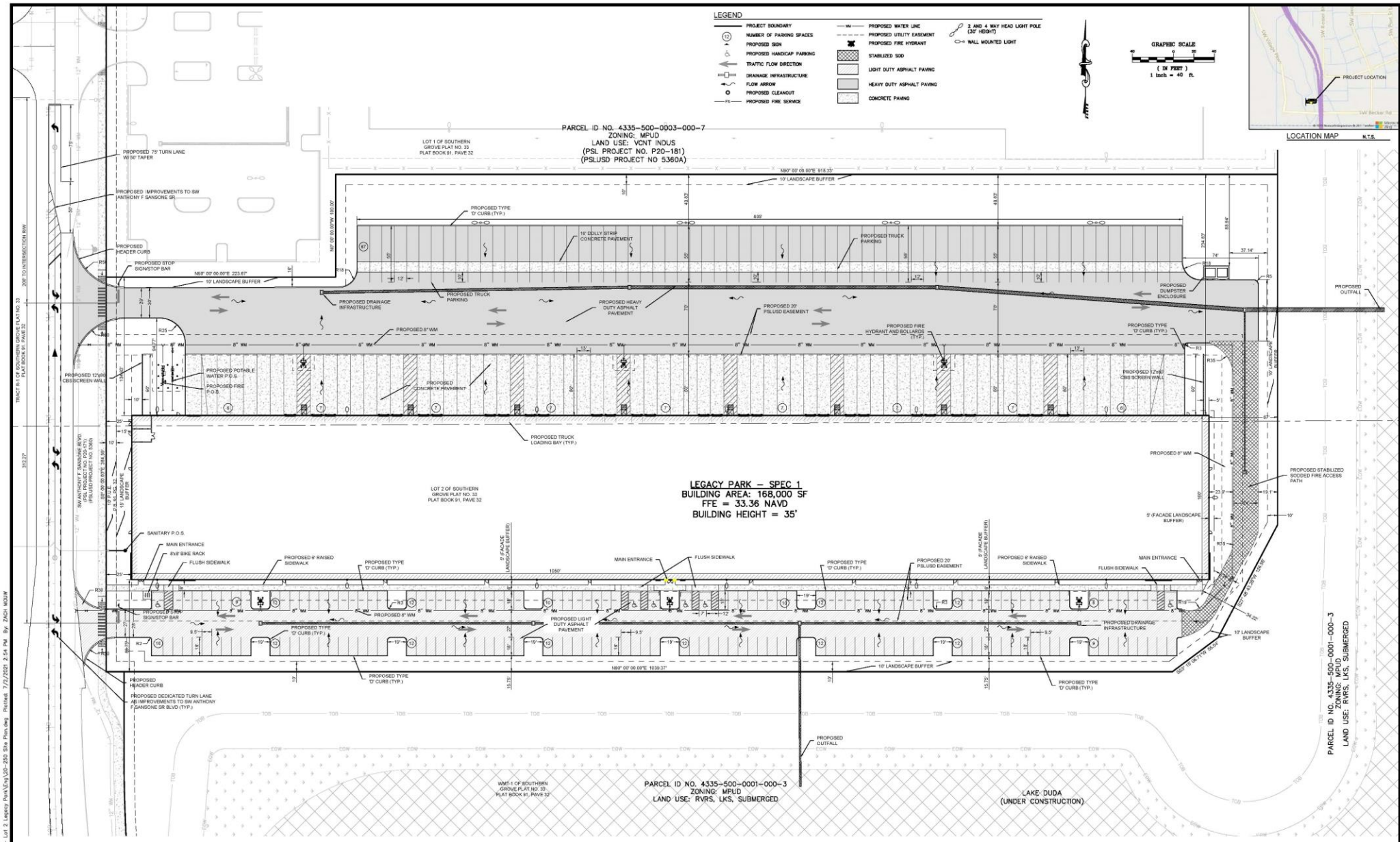
The remaining comments on the analysis are considered minor and we are looking forward to a satisfactory response from the applicant upon construction plan submittal.



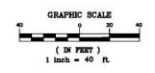
Other

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.



- LEGEND**
- PROJECT BOUNDARY
 - NUMBER OF PARKING SPACES
 - ▭ PROPOSED SIGN
 - ▭ PROPOSED HANDICAP PARKING
 - TRAFFIC FLOW DIRECTION
 - ▭ DRAINAGE INFRASTRUCTURE
 - FLOW ARROW
 - PROPOSED CLEANOUT
 - PROPOSED FIRE SERVICE
 - PROPOSED WATER LINE
 - PROPOSED UTILITY EASEMENT
 - ▭ PROPOSED FIRE HYDRANT
 - ▭ STABILIZED SOIL
 - ▭ LIGHT DUTY ASPHALT PAVING
 - ▭ HEAVY DUTY ASPHALT PAVING
 - ▭ CONCRETE PAVING
 - AND 4 WAY HEAD LIGHT POLE (30' HEIGHT)
 - WALL MOUNTED LIGHT



PARCEL ID NO. 4335-500-0003-000-7
 ZONING: MPUD
 LAND USE: VENT INDUS
 (PSL PROJECT NO. P20-181)
 (PSLUSD PROJECT NO. 5360A)

LEGACY PARK - SPEC 1
 BUILDING AREA: 168,000 SF
 FFE = 33.36 NAVD
 BUILDING HEIGHT = 35'

PARCEL ID NO. 4335-500-0001-000-3
 ZONING: MPUD
 LAND USE: PYRS, LKS, SUBMERGED

LAKE DUDA
 (UNDER CONSTRUCTION)

CITY OF PSL PROJECT No. P21-095
 PSLUSD FILE No. 53600

P:\Proj\2023\00-250_Acco Murray - Cit 2 Legacy Park\Plan\20-250_Site Plan.dwg Plotfile: 7/7/2023 2:54 PM By: ZACH MOYR

COMPUTER FILE NO.	FIELD BK./PC.

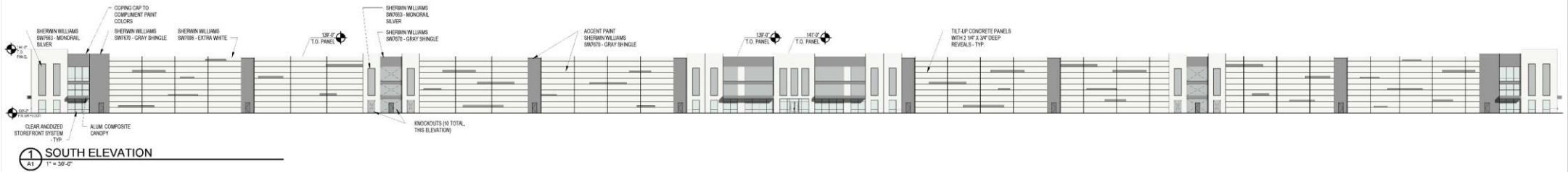
CULPEPPER & TERPENING INC
 2980 SOUTH 28th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-9837 • FAX 772-464-9897 • www.c-t-inc.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4295

- REVISIONS -		BY	DATE

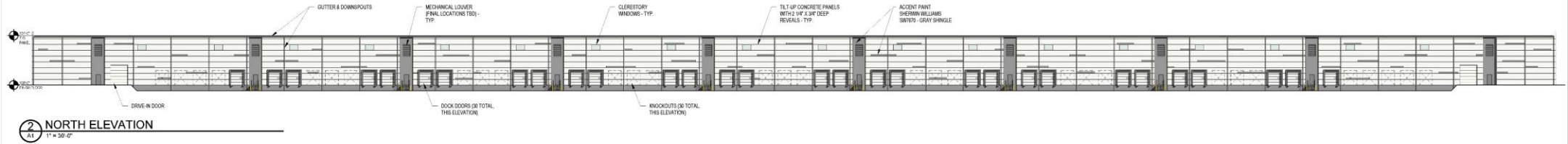
	BY	DATE
DESIGNED		
CHECKED		
DRAWN	ZM	4-14-21
DETAILED		
CHECKED	DM	
APPROVED	JPT	

LEGACY PARK - SPEC 1
SITE PLAN

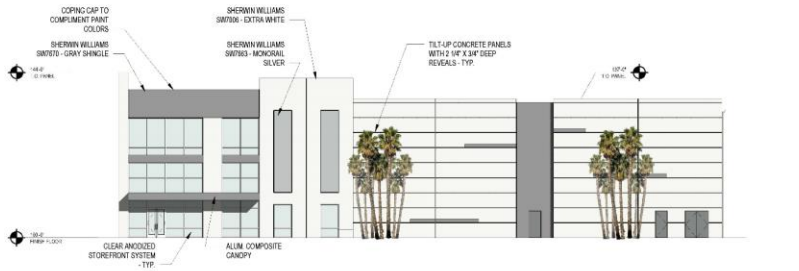
DATE:
HORIZ. SCALE: 1"=40'
VERT. SCALE: -
JOB No. 20-250
SHEET 1 of 2



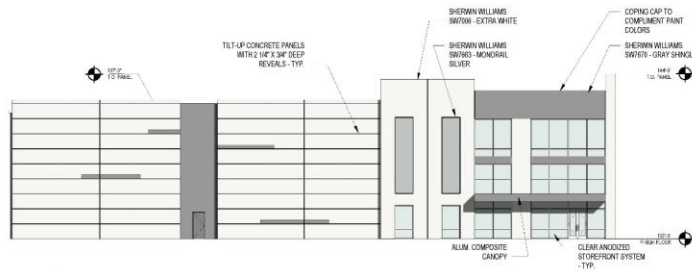
1 SOUTH ELEVATION
1" = 30'-0"



2 NORTH ELEVATION
1" = 30'-0"



3 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"



5 ENLARGED EAST ELEVATION
1/8" = 1'-0"

NOTE:
ALL LANDSCAPING IS SHOWN FOR
REFERENCE ONLY. PLEASE SEE
LANDSCAPE DRAWINGS FOR
FINAL DESIGN AND LAYOUT.

Recommendation

- The Site Plan Review Committee reviewed the site plan at their meeting on May 12, 2021, and recommended approval.
- To avoid any conflicts or delays, staff recommends the applicant provide Tradition Design Review Committee approval prior to final approval of the construction plans by the Site Plan Review Committee.

