

Project Senior Site Plan Application (P21-057)

City Council Meeting
May 10, 2021
Bridget Kean, AICP
Senior Planner



Proposed Project

- A request for site plan approval for a 220,822 square foot warehouse delivery and distribution facility to be located on Lot 5, Southern Grove Plat No. 35 (±52.2 acres).

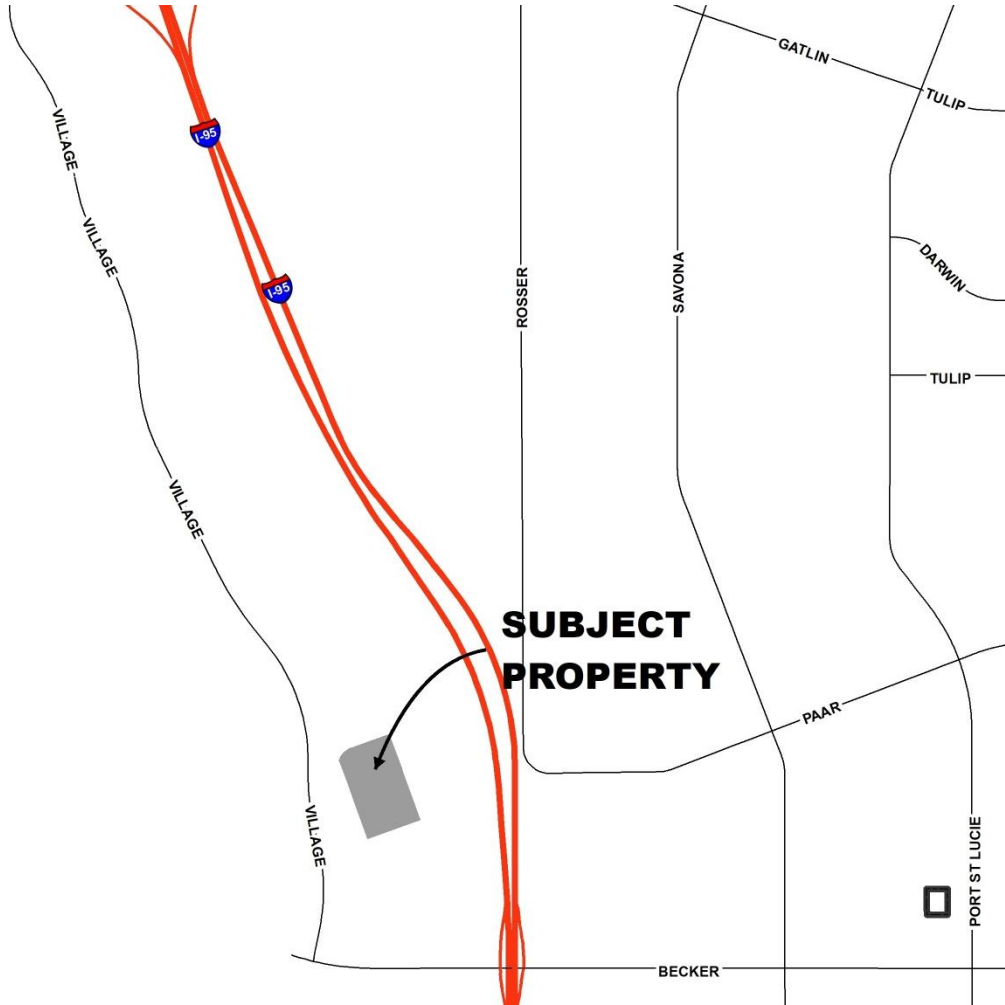


Applicant and Owner

- Kimley Horn and Associates and Culpepper and Terpening, Inc. are acting as the agents for Port St. Lucie Governmental Finance Corporation (GFC) (Owner).
- Purchase and sale agreement pending between the GFC and JDN Enterprises, LLC (Sansone Group)

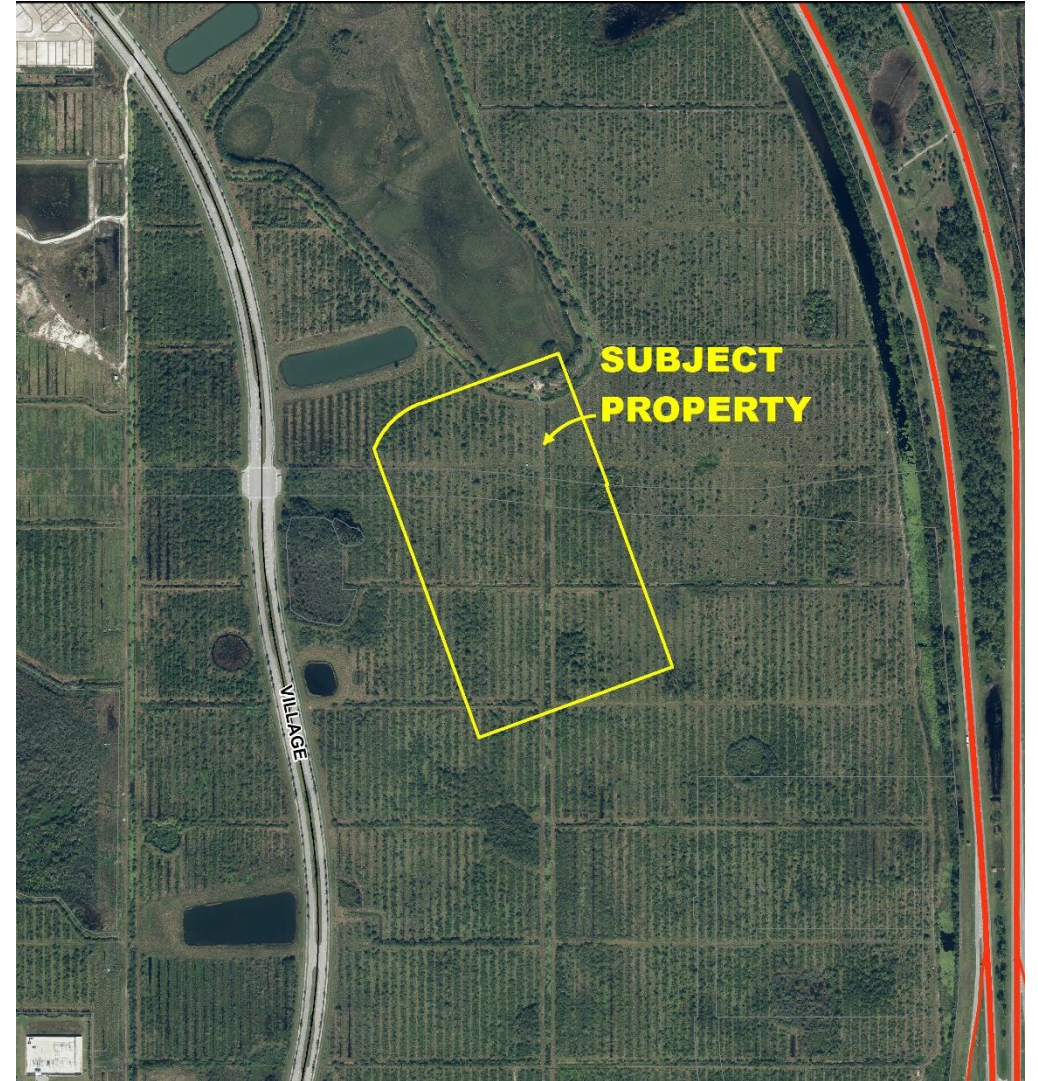


Subject property



Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Vacant land
East	NCD	MPUD	Vacant land and Interstate 95
South	NCD	MPUD	Vacant land
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	Approved by Tradition Design Review Committee
STACKING REQUIREMENTS	A traffic analysis was provided and reviewed by the Public Works Department Third Party Consultant.
PARKING REQUIREMENTS	Complies, a total of 165 parking spaces required and a total of 554 standard parking spaces including 12 handicapped spaces and 1,016 fleet vehicle parking spaces are provided.
SETBACKS	Complies with Tradition Regional Business Park MPUD
BUILDING HEIGHT	Complies, proposed building is a one story warehouse with proposed building height of 44'-9"
BUFFERING	Site plan depicts the 15 foot wide perimeter landscape buffer along south and west property lines and 25 foot landscape buffer along the north property line (Paar Drive) and 25 foot landscape buffer along the east property line (SW Anthony F. Sansone SR Boulevard)



Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	A Traffic Impact Analysis Study was submitted and reviewed by the Public Works Department's Third Party Traffic Consultant. The project will generate an average of 2,196 total daily trips per day and 136 p.m. peak hour trips per day per ITE Trip Generation Manual 10 th Edition.
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

- Traffic Analysis received March 2021
- Traffic Analysis completed by Kimley-Horn and Associates, Inc. for Sansone Group, LLC
- Reviewed by 3rd party traffic consultant (Marlin Engineering) hired by City to review
- Found to be consistent with the latest Southern Grove DRI

3rd party traffic consultant has supplied comments to the applicant and we are looking forward to a satisfactory response from the applicant soon.



Proposed Traffic Improvements

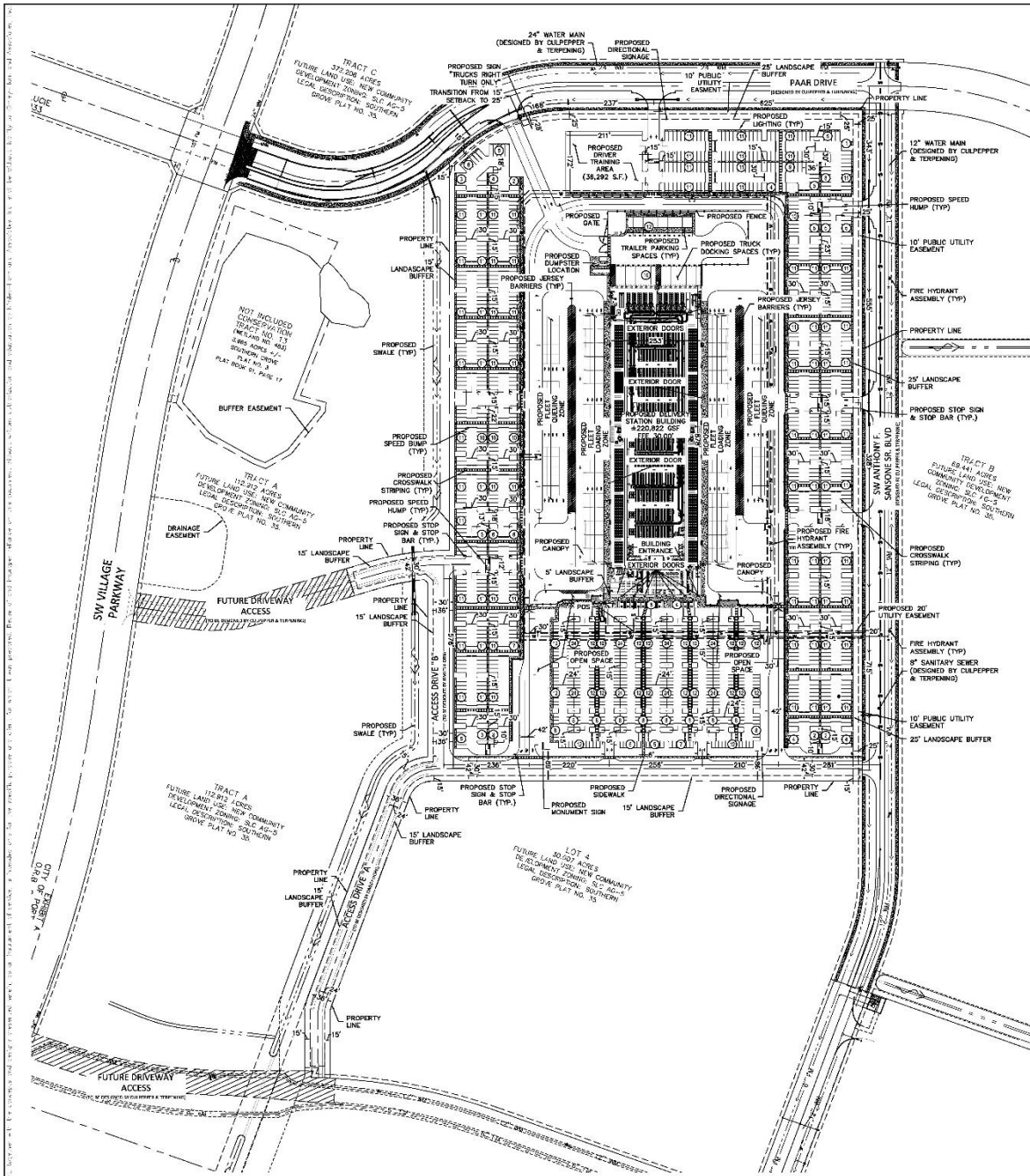
A Traffic Signal at the intersection of Paar Road and Village Parkway will be provided with the Plat No. 35 submittal (P21-059).



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	Addressed in the Army Corp of Engineers permit for the Southern Grove DRI.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option





LEGEND

---	PROPERTY LINE
---	SETBACK LINE
W	PROPOSED 4" WATER LINE
F	PROPOSED 6" FIRE LINE
S	PROPOSED 8" SANITARY LINE
---	PROPOSED SIDEWALK
---	PROPOSED SITE LIGHTING
---	PROPOSED SPEED BUMP
---	PROPOSED SPEED HUMP
---	PROPOSED FIRE HYDRANT ASSEMBLY

GENERAL NOTES:

- ALL LANDSCAPE AREAS ADJACENT TO HIGHWAY AREAS SHALL BE CURBED OR PROTECTED BY CURB STIPS.
- ALL SIGNING, MARKING AND ACCESS AREAS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN ROAD & BUILDING BUILDING CODES.
- PROPOSED LIGHT FIXTURES SHALL BE SHIELDED TO MINIMIZE LIGHT GLARE TO ADJACENT NEIGHBORHOODS AND ROADWAYS.
- ALL SIGNING AND MARKING SERVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- LANDSCAPE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 125 OF THE LANDSCAPE CODES OF THE CITY OF PORT SUZANNE.
- NO LANDSCAPING OTHER THAN GRASS SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPROPRIATE BUFFER. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 10' SEPARATION FROM CITY UTILITY LINES FOR PARALLEL INSTALLATIONS AND A MINIMUM 10' FROM CITY MAINS, ALL MEASUREMENTS WILL BE FROM SURFACE TO CENTERLINE UNLESS OTHERWISE NOTED.
- THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE POLICE DEPARTMENT SHALL BE NOTIFIED OF ANY CHANGES TO THE PLAN PRIOR TO CONSTRUCTION.
- SOILS ARE NOT PART OF THIS REVIEW AND SHALL BE PROVIDED SEPARATELY FROM THIS APPLICATION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS AND SECTION 11 OF THE ARCHITECTURAL DESIGNS (CONTRACT).
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROMPTLY REMOVE AND REPAIR OR REPLACE THE PROJECT LINES AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE DATE OF REVISION TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT OF WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).
- ALL UTILITIES MUST BE A MINIMUM OF 30' FROM ALL MAJOR GRAVITY SEWER, POTABLE WATER, FLOODING LOCATED WITHIN OR ADJACENT TO A CITY-DENIED RIGHT OF WAY.

SITE DATA TABLE:

TOTAL PROPOSED ON-SITE AREA:	52.20 ACRES (2,276,445 SF)
PARCEL ID'S:	4315-700-0033-000-B
CURRENT ZONING:	SIC 40-S & MFLD
PROPOSED ZONING (THRU PUD REZONING):	MFLD
FUTURE LAND USE:	NEW COMMUNITY DEVELOPMENT
PROPOSED USE:	WAREHOUSE/DISTRIBUTION

SETBACKS: BUILDING:

FRONT (SOUTH):	25 FT
SIDE (EAST):	25 FT
SIDE (WEST):	15 FT
REAR (NORTH):	15 FT

PARKING REQUIRED:

WAREHOUSE/DISTRIBUTION:	0.75 SPACES PER 1,000 SQ. FT.
200,892 SQ. FT.:	156 SPACES
TOTAL PARKING REQUIRED:	156 SPACES

PROVIDED PARKING:

REGULAR 9.5X18 PARKING SPACES:	554 SPACES
HANDICAP SURFACE PARKING SPACES:	12 SPACES
FLEET (10X20) PARKING SPACES:	1018 SPACES
TOTAL SPACES PROVIDED:	1,582 SPACES

OPEN SPACE:

BUILDING AREA:	5,07 AC/220,822 SF (9,718)
PAVEMENT AREA (IMPERVIOUS):	33,06 AC/1,440,094 SF (303,890)
SIDEWALK AREA (IMPERVIOUS):	2,77 AC/120,688 SF (5,305)
TOTAL OPEN SPACE AREA (PERVIOUS):	11.30 AC/492,239 SF (21,738)
TOTAL SITE AREA:	52.20 AC/2,276,445 SF

BUILDING AREA/HEIGHT BREAKDOWN:

WAREHOUSE AREA:	201,065 SF (91,050)
OFFICE AREA:	17,757 SF (8,055)
TOTAL BUILDING AREA:	220,822 SF
TOTAL BUILDING HEIGHT:	ONE-STORY - 44'-0"

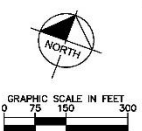
TRAFFIC STATEMENT:

Land Use	Land Use Type	Area (Ac)	ADP	ADP/Day	ADP/Week	ADP/Month	ADP/Year
Warehouse	1	1.14	2	4	6	18	216
Office	2	1.57	1	2	3	9	108
Other	3	0.49	1	1	1	3	36
Total		3.20	3	7	10	30	360

ENVIRONMENTAL PROTECTION STATEMENT

Criterion	Field	Agency	Management	Prevention	Reduction
Water Quality	Yes	Yes	Yes	Yes	Yes
Air Quality	Yes	Yes	Yes	Yes	Yes
Soil Erosion	Yes	Yes	Yes	Yes	Yes
Other	Yes	Yes	Yes	Yes	Yes

CITY OF PSL PROJECT NO. P21-057
PSLUSD PROJECT NO. 5360C



Kimley Horn

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WWW.KIMLEY-HORN.COM TEL: 888.909.9099

LEARNED PROFESSIONAL
BRUKS A. SICALLY, P.E.
FLORIDA LICENSE NUMBER: 74037
DATE: 4/28/2021

OVERALL SITE PLAN

PROJECT SENIOR

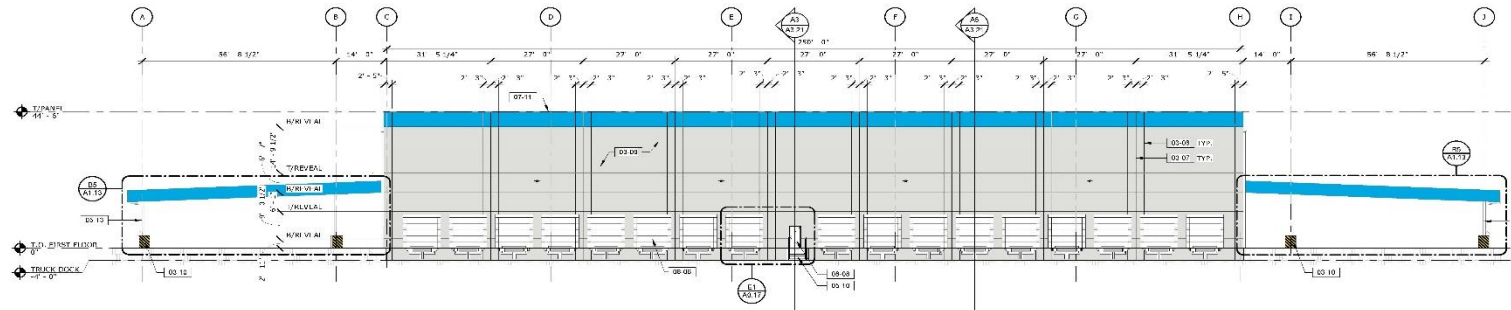
CITY OF PORT SUZANNE, FLORIDA

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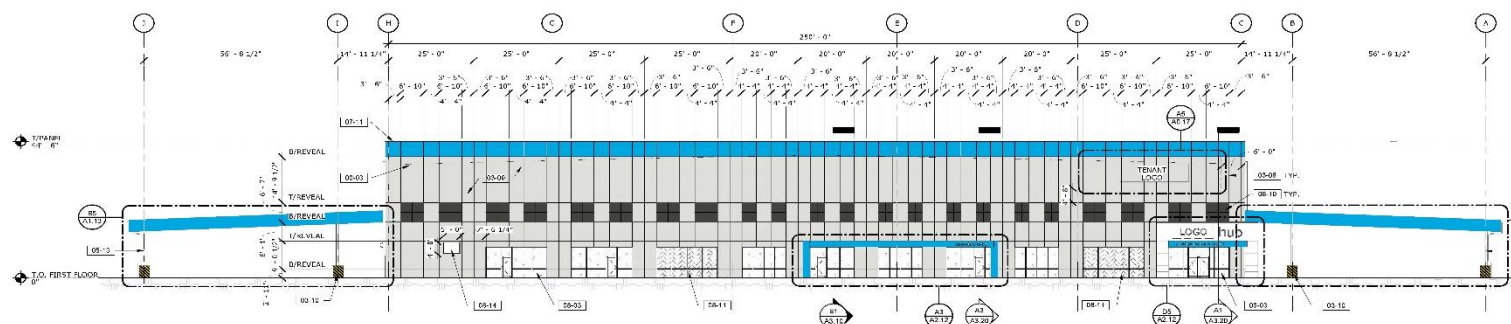
REVISIONS:

NO.	DATE	DESCRIPTION
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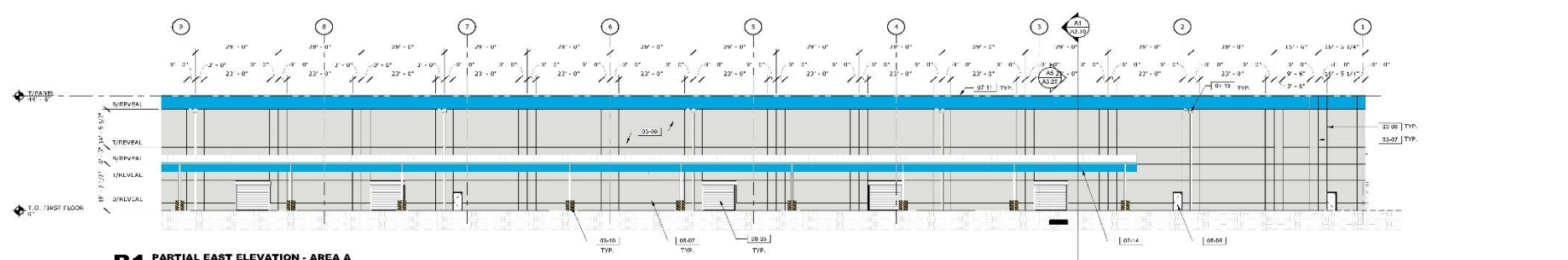
PROJECT SENIOR
C1.0



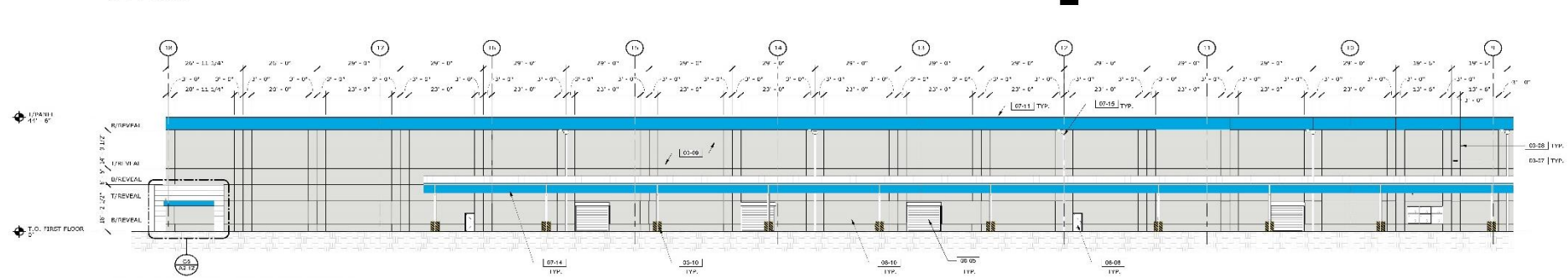
E1 NORTH ELEVATION
1/16" = 1'-0"



D1 SOUTH ELEVATION
1/16" = 1'-0"



B1 PARTIAL EAST ELEVATION - AREA A
1/16" = 1'-0"



A1 PARTIAL EAST ELEVATION - AREA B
1/16" = 1'-0"

EXTERIOR COLOR LEGEND			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)			
PT-1	SHERWIN WILLIAMS	AW555F50 ACRYLIC/EMI 5050PRIM 5050PRIM	
PT-2	SHERWIN WILLIAMS	SW 7103 KEBULOUS WHITE	EXTERIOR FIELD COLOR
PT-3	SHERWIN WILLIAMS	SW 4566 SHINY PLS FL45	EXTERIOR ACCENT COLOR
PT-4	SHERWIN WILLIAMS	PAINT: EXTERIOR EM 1141E3 PANELING - 1141E3	EXTERIOR ACCENT COLOR
PT-5	MTR.	MINI - STAINLESS 'BRIGHT WHITE'	EXTERIOR FIELD COLOR
PT-6	MTR.	OSHA CAUTION YELLOW BLACK DIAGONAL STRIPES	COLUMN BASE

NOTE: SCHEDULE 1141E3 PAINT SCHEDULE AND 1141E3 PAINT SCHEDULE IS PROVIDED. REFER TO A2.10 AND A1.12 FOR EACH SCHEDULE. REFER TO SPECIFICATIONS FOR MORE INFORMATION. EXTERIOR PAINT COLOR BASIS OF DESIGN IS SHERWIN WILLIAMS. ACCEPTABLE MANUFACTURERS ARE SHERWIN WILLIAMS, BENJAMIN MOORE, OR PPG.

- LEGEND**
- TEMPERED GLAZING PER DESIGN CRITERIA
 - PF) PANEL POINT
 - IST INSIDE FACE
 - PARALEL TO CLEAR AREAS
 - GRID NETTING
 - TRANSCLUCENT GLAZING

Recommendation

- The Site Plan Review Committee recommended approval of the site plan at their meeting on April 14, 2021.
- 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 with the following condition:
 - An easement agreement is executed between the GFC and the future owner of Lot 5 for the east-west driveways along SW Village Parkway prior to the issuance of any building permits for construction of the facility.

