

Tradition Regional Business Park Site Plan Application (P20-181)

Special City Council Meeting
January 4, 2021
Bridget Kean, AICP
Senior Planner



Proposed Project

- A request for site plan approval for a 245,000 square foot warehouse building for a regional distribution center to be located on Lot 1, Southern Grove Plat No. 33 (22.519 acres).

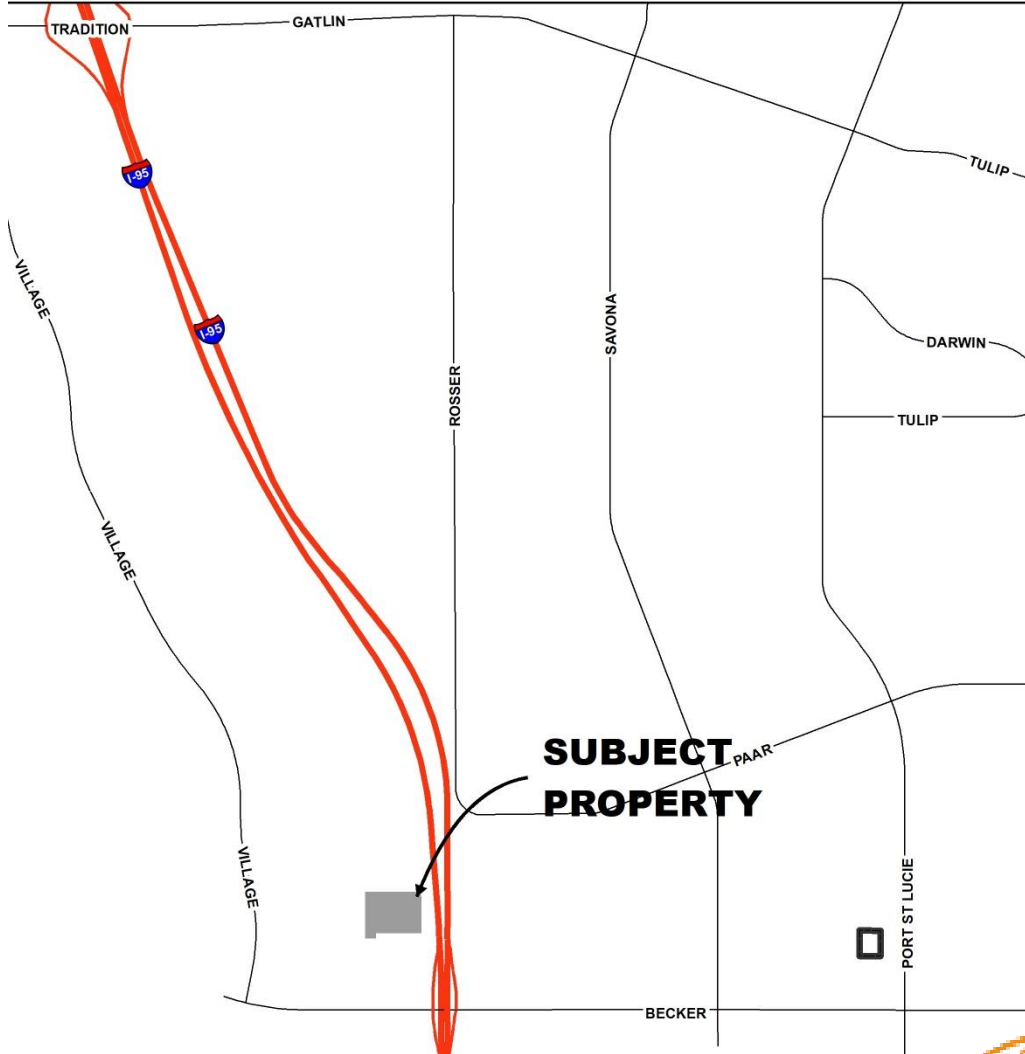


Applicant and Owner

- Dennis Murphy, Culpepper and Terpening, Inc. is acting as the agent for Port St. Lucie Governmental Finance Corporation (GFC) (Owner).
- Purchase and sale agreement between the GFC and JDN Enterprises, LLC (Sansone Group)

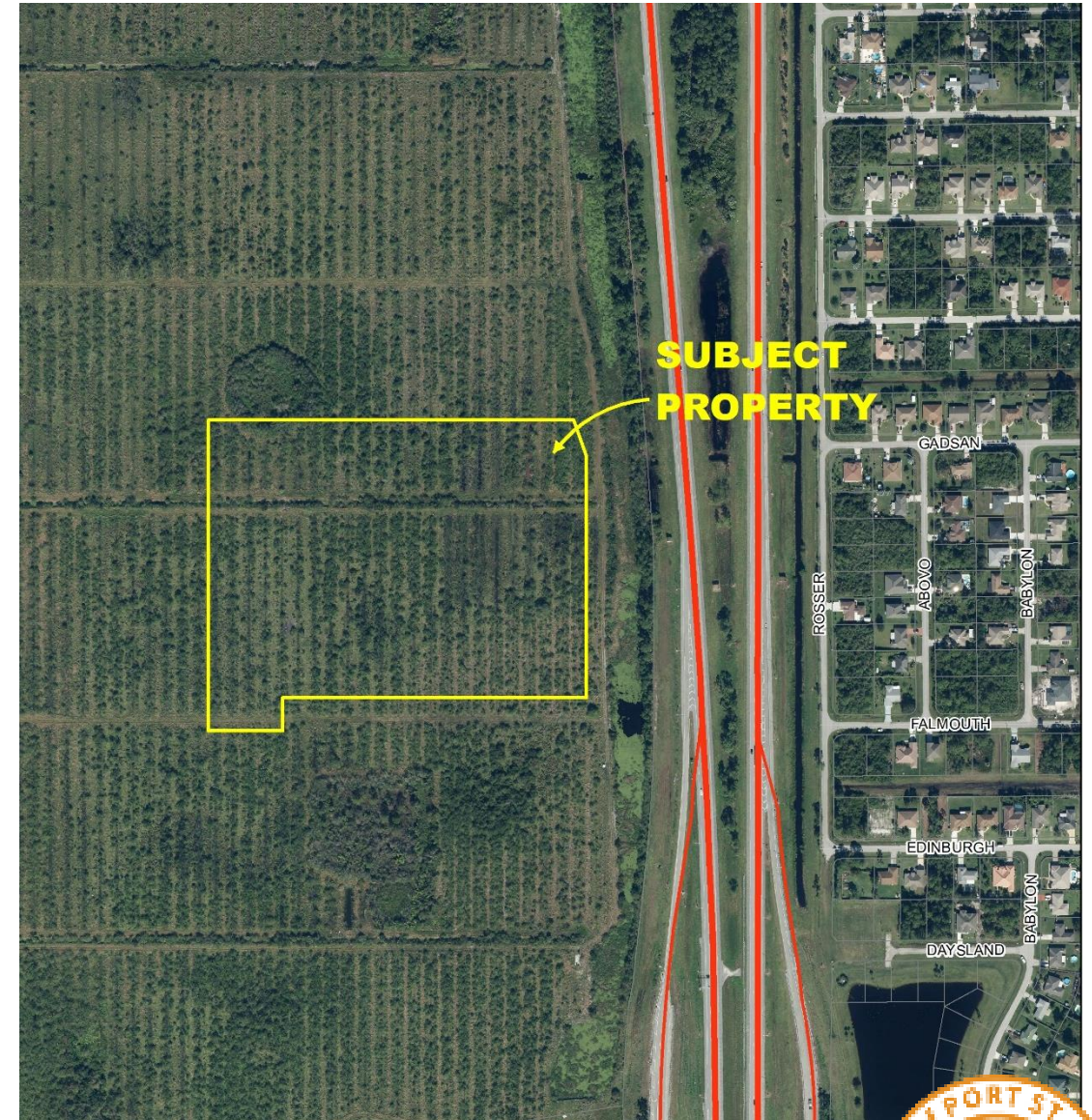


Subject property



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

| CRITERIA | FINDINGS |
|---------------------------------------|--|
| 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 approved by the Public Works Department |
| PARKING REQUIREMENTS | Complies, a total of 184 parking spaces required and 238 parking spaces are provided including seven (7) handicapped spaces |
| SETBACKS | Complies with Tradition Regional Business Park MPUD |
| BUILDING HEIGHT | Complies, proposed building height for the warehouse distribution facility is 38 feet. |
| BUFFERING | Site plan depicts the 10 foot wide perimeter landscape buffer along front property line and 15 foot buffers along side and rear property lines |



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 1,901 average daily trips per day and 174 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 |

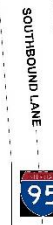
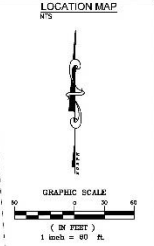
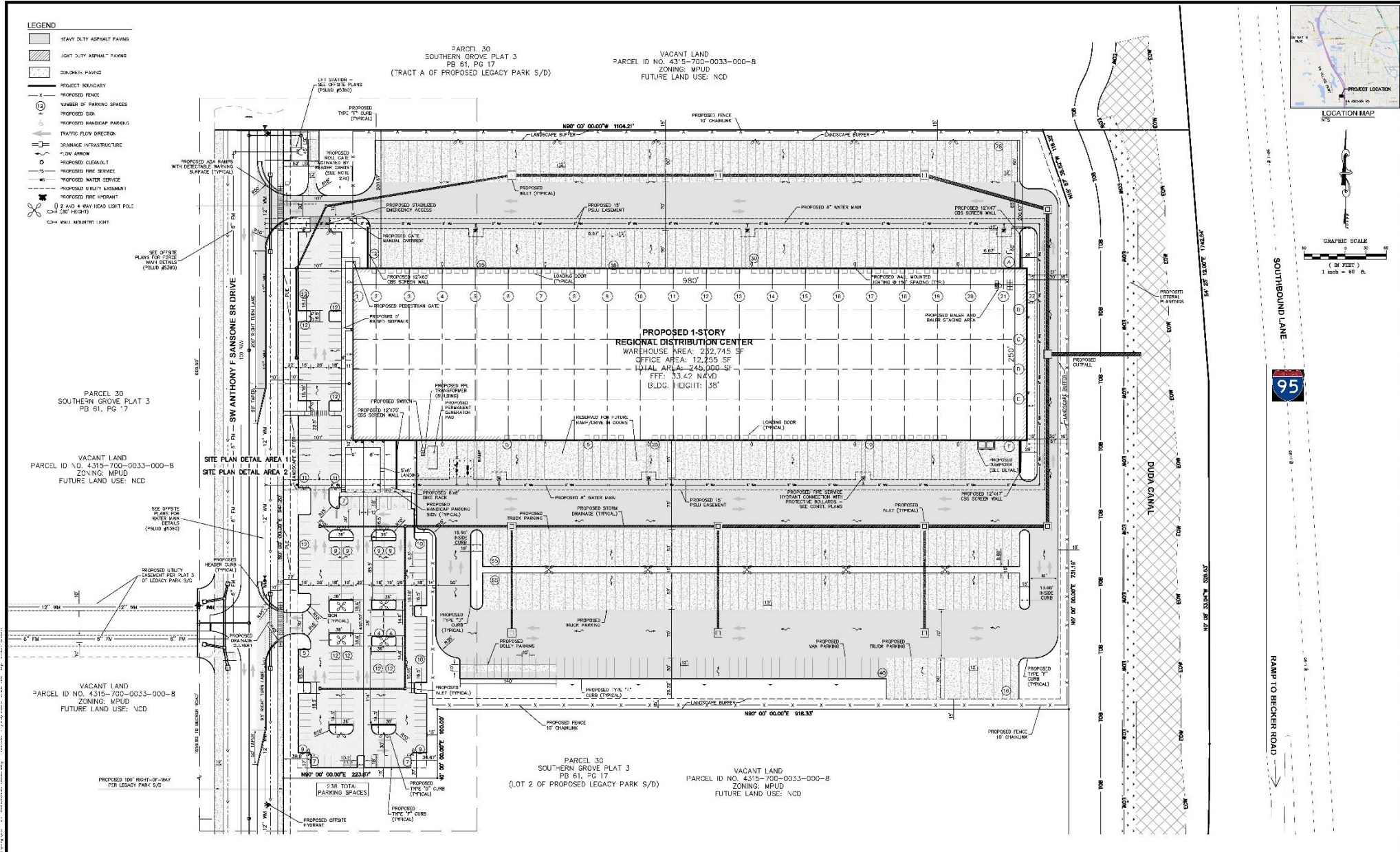


Other

| <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**
- HEAVY DUTY ASPHALT PAVING
 - LIGHT DUTY ASPHALT PAVING
 - GRAVEL PAVING
 - PROJECT BOUNDARY
 - PROPOSED FENCE
 - NUMBER OF PARKING SPACES
 - PROPOSED SIGN
 - PROPOSED HANDICAP PARKING
 - TRAFFIC FLOW DIRECTION
 - DRAINAGE INFRASTRUCTURE
 - FLOW ARROW
 - PROPOSED CULVERT
 - PROPOSED FIRE SERVICE
 - PROPOSED WATER SERVICE
 - PROPOSED UTILITY LAYOUT
 - PROPOSED FIRE HYDRANT
 - 2 AND 4 WAY HEAD LIGHT POLE (30' FEIGHT)
 - WALL MOUNTED LIGHT



PARCEL 30
SOUTHERN GROVE PLAT 3
PB 61, PG 17

VACANT LAND
PARCEL ID NO. 4315-700-0033-000-B
ZONING: MPUD
FUTURE LAND USE: NCD

VACANT LAND
PARCEL ID NO. 4315-700-0033-000-B
ZONING: MPUD
FUTURE LAND USE: NCD

PARCEL 30
SOUTHERN GROVE PLAT 3
PB 61, PG 17
(LOT 2 OF PROPOSED LEGACY PARK S/D)

VACANT LAND
PARCEL ID NO. 4315-700-0033-000-B
ZONING: MPUD
FUTURE LAND USE: NCD

PSLUSD FILE NO. 5360A
CITY OF PSL PROJECT NO. P20-181
JAMES P. TERPENING JR., P.E., FL. REG. NO. 24276

| COMPILED FILE REF. | FIELD BK./PG. |
|--------------------|---------------|
| | |
| | |

CULPEPPER & TERPENING INC.
 2880 SOUTH 28TH STREET • FORT PENCE, FLORIDA 34881
 PHONE 772-496-3837 • FAX 772-658-9197 • www.cti-eng.com
 574 S.W. FLORIDA BOULEVARD, TALLAHASSEE, FLORIDA 32301
 ENGINEERS AUT-CITIZATION NO. 4285

- REVISIONS -

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|----|---|
| 1 | 10/27/20 | ZW | REVISED PER SPRC COMMENTS FROM 10/14/20 |
| 2 | 11/12/20 | ZW | REVISED PER SPRC COMMENTS FROM 11/4/20 |
| | | | |
| | | | |

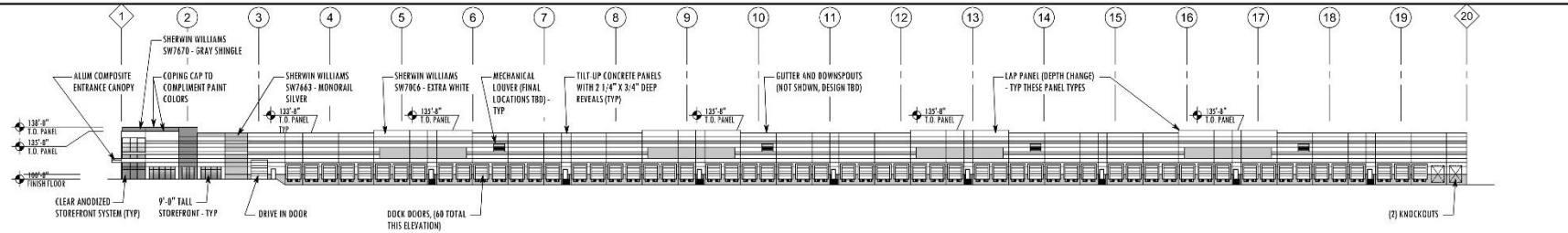
| NO. | DATE | BY | DESCRIPTION |
|-----|---------|-----|-------------|
| 1 | 9-16-20 | JPT | DESIGNED |
| 2 | 9-16-20 | BN | DRAWN |
| 3 | 9-16-20 | BN | DETAILS |
| 4 | 9-16-20 | DJM | CHECKED |
| 5 | 9-16-20 | JPT | APPROVED |

LEGACY - SITE 1

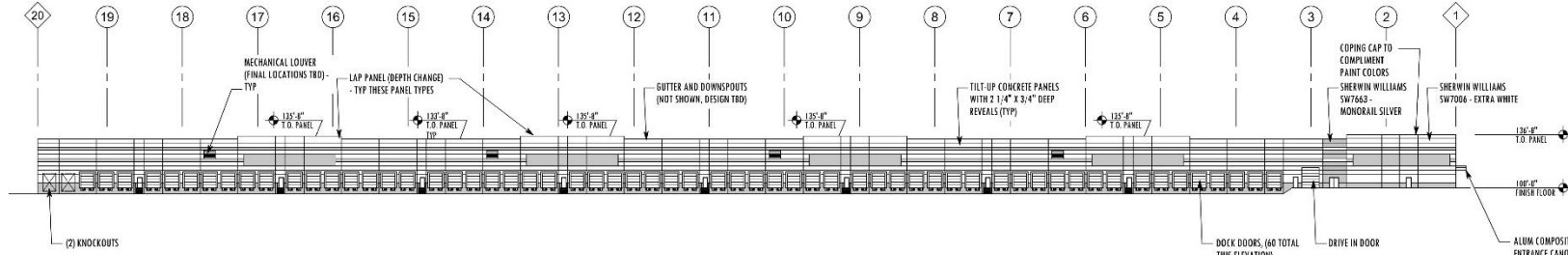
SITE PLAN

| DATE | NO. | SCALE |
|------------|-----|--------|
| 2020-11-24 | 1 | 1"=50' |
| 2020-11-24 | 2 | 1"=50' |
| 2020-11-24 | 3 | 1"=50' |

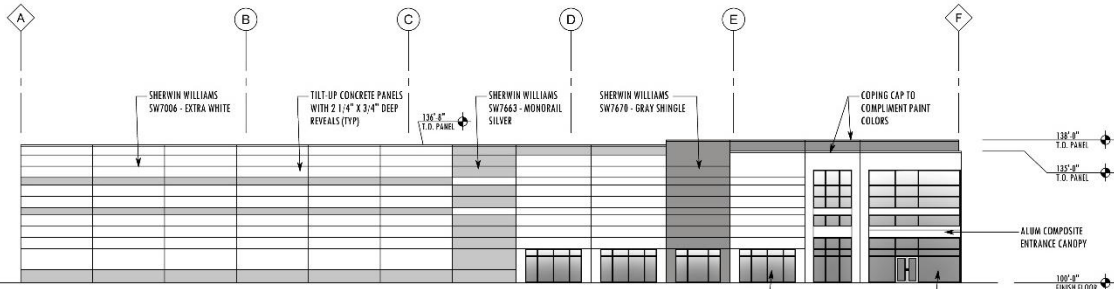
1 of 3



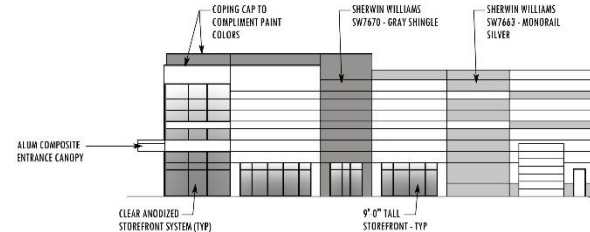
SOUTH ELEVATION
SCALE: 1" = 40'-0"



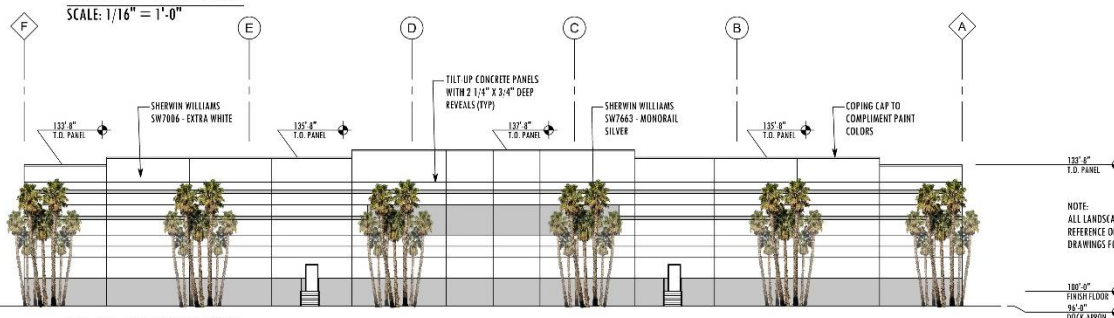
NORTH ELEVATION
SCALE: 1" = 40'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



ENLARGED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"

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

ARCHITECT
GMA
400 NORTH ROCKY HILL ROAD
PORT ST. LUCIE, FL 34956
TEL: 888-800-1111
WWW.GMA-ARCHITECT.COM

DESIGN BUILDER
ARCO MURRAY
4848 GLENVILLE AVE #400
JACKSONVILLE, FL 32216
TEL: 904-766-1111
WWW.ARCOMURRAY.COM

CONSULTING ENGINEERS

PROJECT
PORT ST. LUCIE, FLORIDA

JOB NO.: SJ2255
PA: VMV
DATE: TBD

| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |
| | |
| | |

SHEET NUMBER
A2
CONCEPTUAL ELEVATIONS

Recommendation

The Site Plan Review Committee recommended approval of the site plan at their meeting on September 23, 2020.

