

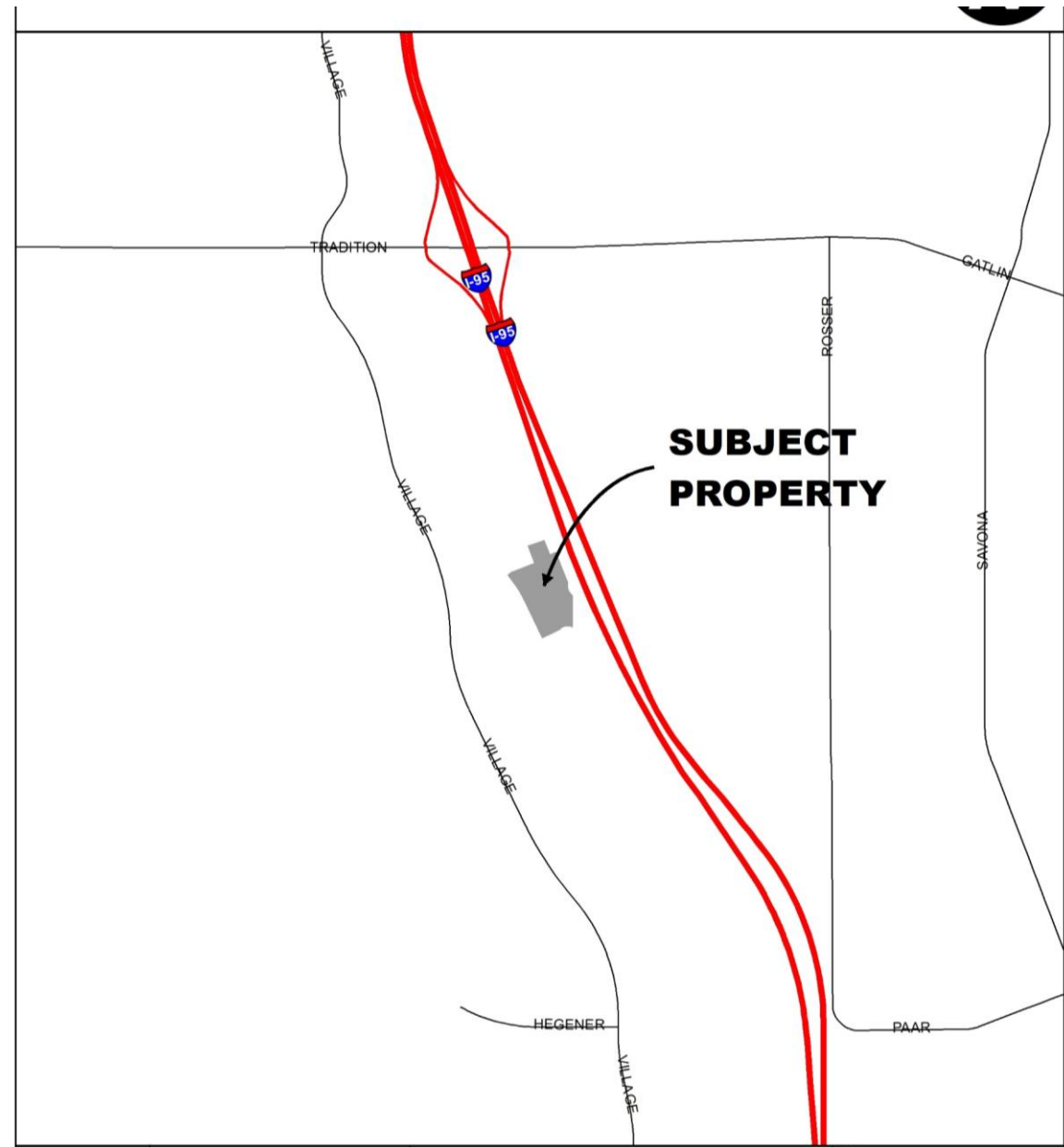


Tradition Commerce Park Site Plan
P22-192
City Council Meeting April 8, 2024

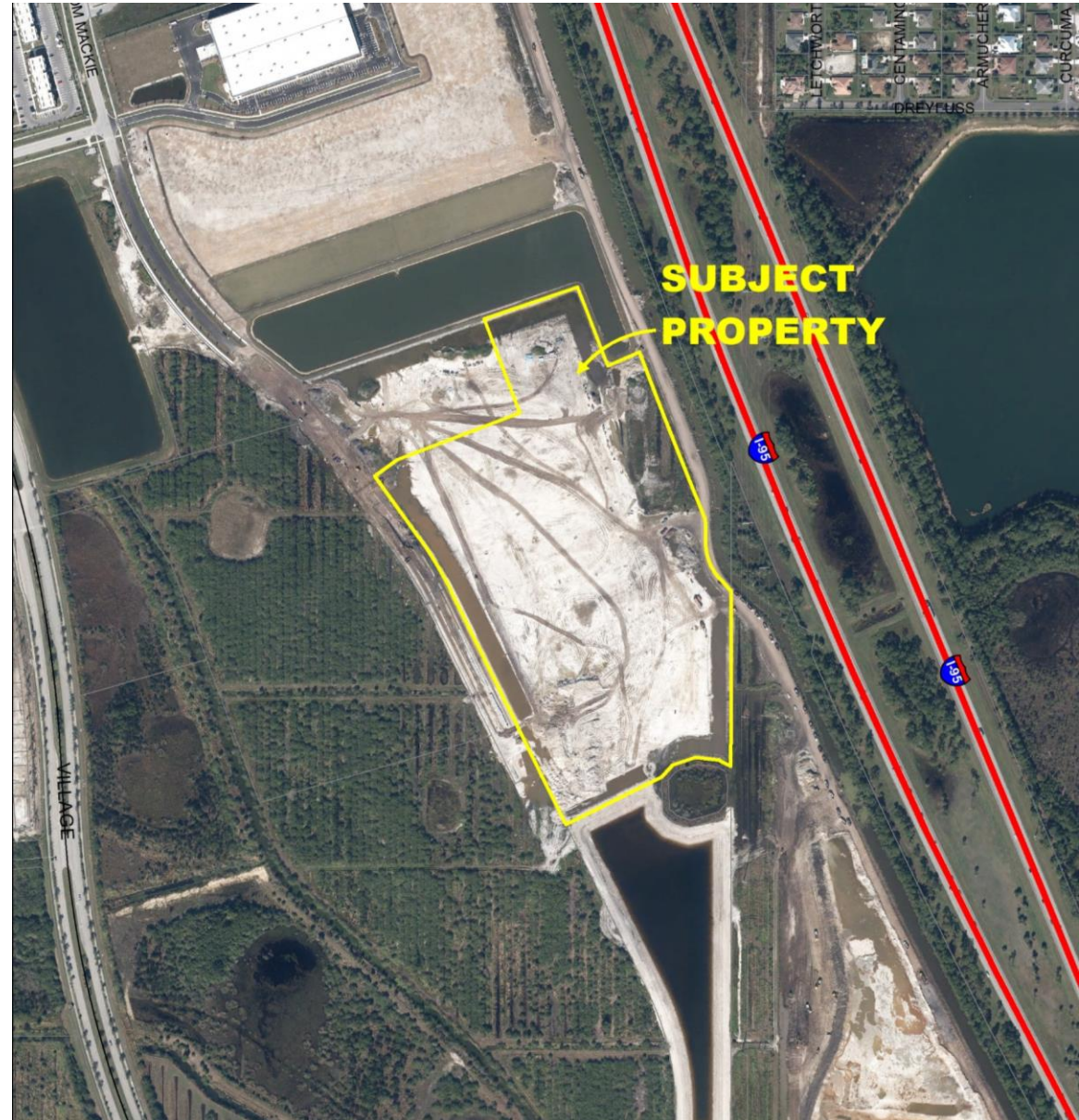
Request Summary

Applicant's Request:	A request for approval of a major site plan for seven warehouse buildings with ancillary office space for a total square footage of 552,670 square feet in Southern Grove.
Agent:	Bradley Currie, EDC
Applicant /Property Owner:	Traditions Commerce Park, LLC
Location:	The property is generally located east of SW Village Parkway, west of Interstate 95, between Trade Center Drive and Marshall Parkway road right of way, and on the east side of Tom Mackie Blvd.

Location



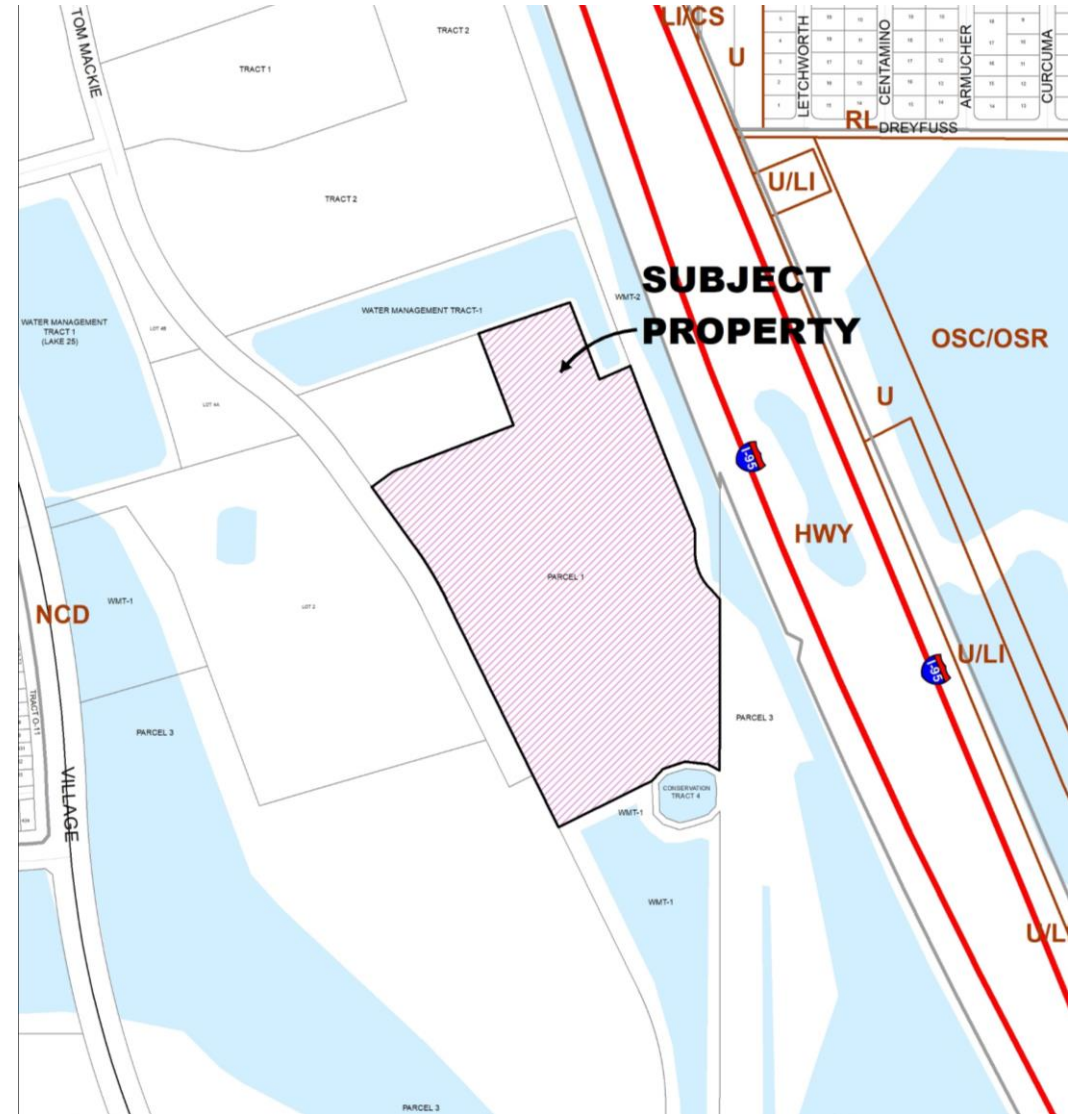
Aerial



Land Use and Zoning



- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land



Zoning Review

The subject property is within the Tradition Commerce Park MPUD and complies with the MPUD requirements.

The site plan provides for a total of 873 parking spaces including 34 handicapped spaces. The site plan also provides for a total of 136 truck stalls/loading spaces.

The proposed building height for each of the seven warehouse buildings is 18 feet.

Each of the warehouse buildings is provided its own 12 ft. by 24 ft. dumpster enclosures for general refuse and recycling. A row of three 12 ft. by 12 ft. enclosures is provided for Building 3.

The project will provide a 25-foot wide perimeter landscape buffers along Tom Mackie Boulevard and 10 foot perimeter landscape buffers along the north, east, and south property lines.

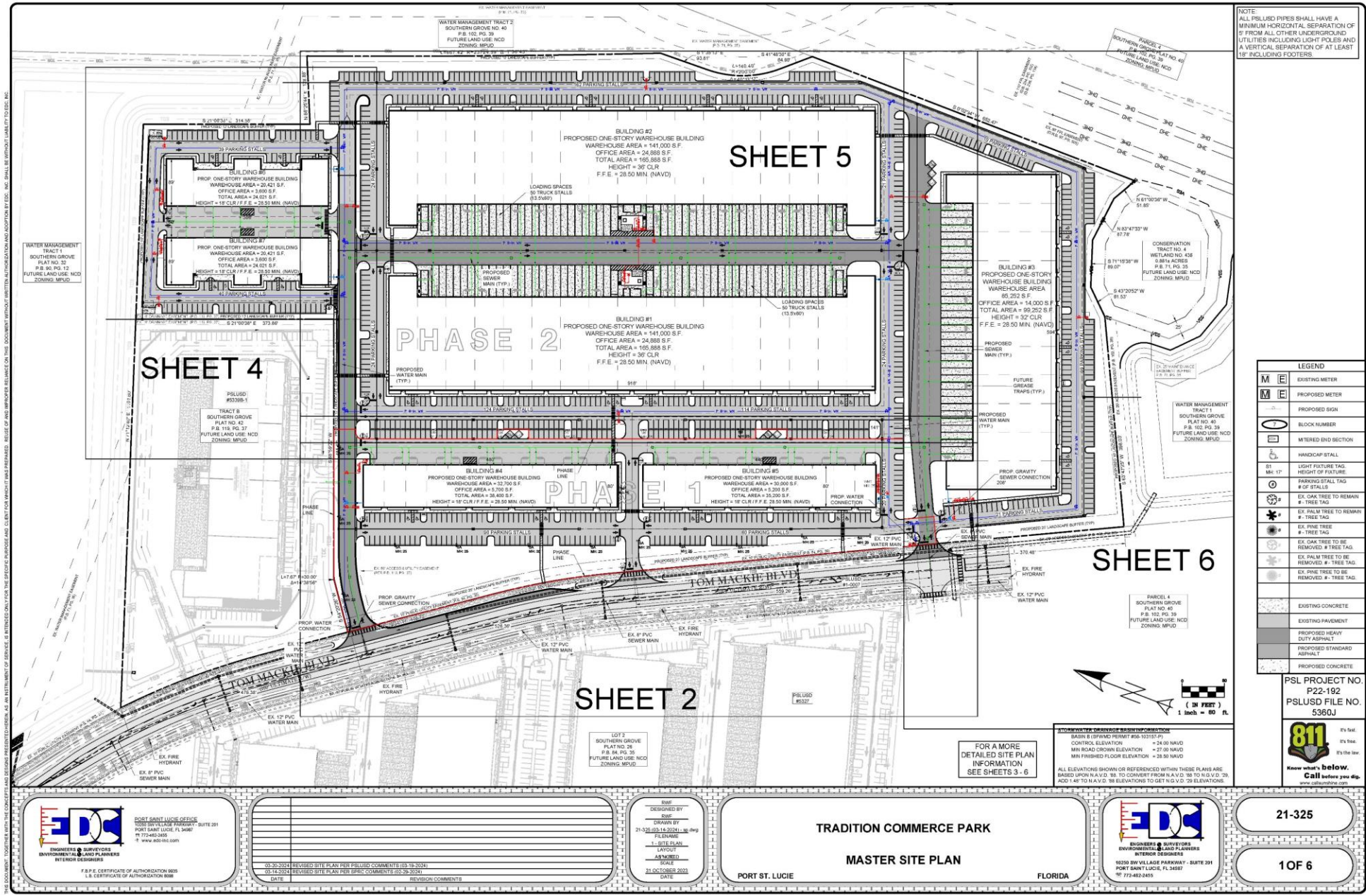
Building elevation drawings were approved by the Tradition Design Review Committee.

Concurrency Review

- The subject property is within the Southern Grove DRI and reviewed for conformance with DRI development order conditions of approval.
- PSLUSD is the provider of sewer and water service. The utility infrastructure necessary to serve the development was included with the construction of Tom Mackie Boulevard.
- The project will be accessed via three driveways along Tom Mackie Boulevard.

Public Works Transportation Review

- Traffic Analysis received November 2023 and revised January 2024
- Traffic Analysis completed by JFO Group, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest Southern Grove DRI
- Project anticipates 224 PM Peak Hour Trips
- A NB Right Turn Lane will be added to SW Tom Mackie Blvd for this development
- No negative impact is anticipated on surrounding roads



NOTE:
ALL PSLUSD PILES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 9' FROM ALL OTHER UNDERGROUND UTILITIES INCLUDING LIGHT POLES AND A VERTICAL SEPARATION OF AT LEAST 18" INCLUDING FOOTERS.

LEGEND	
	EXISTING METER
	PROPOSED METER
	PROPOSED SIGN
	BLOCK NUMBER
	METERED END SECTION
	HANDICAP STALL
	LIGHT FIXTURE TAG
	HEIGHT OF FIXTURE
	PARKING STALL TAG
	# OF STALLS
	EX CAR TREE TO REMAIN
	EX TREE TAG
	EX PALM TREE TO REMAIN
	EX PALM TREE TAG
	EX CAR TREE TO BE REMOVED
	EX PALM TREE TO BE REMOVED
	EX FIRE TREE TO BE REMOVED
	EX FIRE TREE TAG
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

PSL PROJECT NO. P22-192
PSLUSD FILE NO. 5360J



ARCHITECT'S DESIGNER RESPONSIBILITY STATEMENT
BRAIN B. LEVAND PRISM #58-103157-PT
CONTRACT ELEVATION = +24.00 NAVD
MIN ROAD CROWN ELEVATION = +27.00 NAVD
MIN FINISHED FLOOR ELEVATION = +28.50 NAVD
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.V.D. 88 TO CONVERT FROM N.A.V.D. 88 TO N.G.V.D. 29, ADD 1.48' TO N.A.V.D. 88 ELEVATIONS TO GET N.G.V.D. 29 ELEVATIONS.

FOR A MORE DETAILED SITE PLAN INFORMATION SEE SHEETS 3-6



ENGINEERS & SURVEYORS
ENVIRONMENTAL & LAND PLANNERS
INTERIOR DESIGNERS

PORT SAINT LUCIE OFFICE
1000 BAYVIEW PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34957
P: 772-402-2455
F: 772-402-2456
WWW.EDCFLA.COM

F.A.P.E. CERTIFICATE OF AUTHORIZATION #602
L.A. CERTIFICATE OF AUTHORIZATION #888

REVISION COMMENTS	
05-25-2024	REVISED SITE PLAN PER PSLUSD COMMENTS (05-15-2024)
05-14-2024	REVISED SITE PLAN PER BPC COMMENTS (02-28-2024)
DATE	REVISION COMMENTS

R/W:
DESIGNED BY:
R/W:
DRAWN BY:
21-125 (05-14-2024) - 88 (88)
FILE NAME:
1 - SITE PLAN
LAYOUT
AS NOTED
21 OCTOBER 2023
DATE

TRADITION COMMERCE PARK

MASTER SITE PLAN

PORT ST. LUCIE

FLORIDA



ENGINEERS & SURVEYORS
ENVIRONMENTAL & LAND PLANNERS
INTERIOR DESIGNERS

18250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34957
P: 772-402-2455

21-325

1 OF 6



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1 BUILDING ONE RENDERING -TYPICAL CORNER ENTRANCE

A4.20 SCALE: N.T.S.



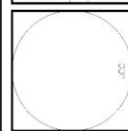
2 BUILDING ONE RENDERING - TYPICAL CENTER ENTRANCE

A4.20 SCALE: N.T.S.

GENERAL NOTES

1. ALL CONCRETE SHALL BE TREATED WITH BRUSHED MEDIUM TEXTURE.
2. ALL STORMWATER TO BE CLEAR ARRESTED AND GRADED PER MAJOR CODE REQUIRED. ALL FLOOD RESISTANCE SHALL BE THE USE OF SHUTTERS.
3. ALL "DURABLE TENSILE" SIGNS TO BE PERMITTED SEPARATELY.
4. IF "ALL WHITE ADDRESS NUMBERS ARE TO BE PLACED OVER EXISTING SIGNAGE FOR TYPICAL FIRE PREVENTION CODE.

RLC Architects
 1000 N. W. 10TH AVE., SUITE 1000
 MIAMI, FL 33136
 TEL: 305.555.1234
 FAX: 305.555.1235
 WWW.RLCARCHITECTS.COM



CONSULTANT
 INFO/LOGO

**TRADITION
 COMMERCE PARK**
 PORT ST. LUCIE, FLORIDA

DATE	BY	REVISION

Scale	N.T.S.
Project No.	20000.00
Date	06.08.2022
Prepared	JCC
Project Director	XXX
Project Manager	XXX
Drafted by	APD
Checked by	

Sheet No.
A4.20

06.08.2022

Recommendation

- The Site Plan Review Committee recommended approval of the site plan at their meeting of January 10, 2024.