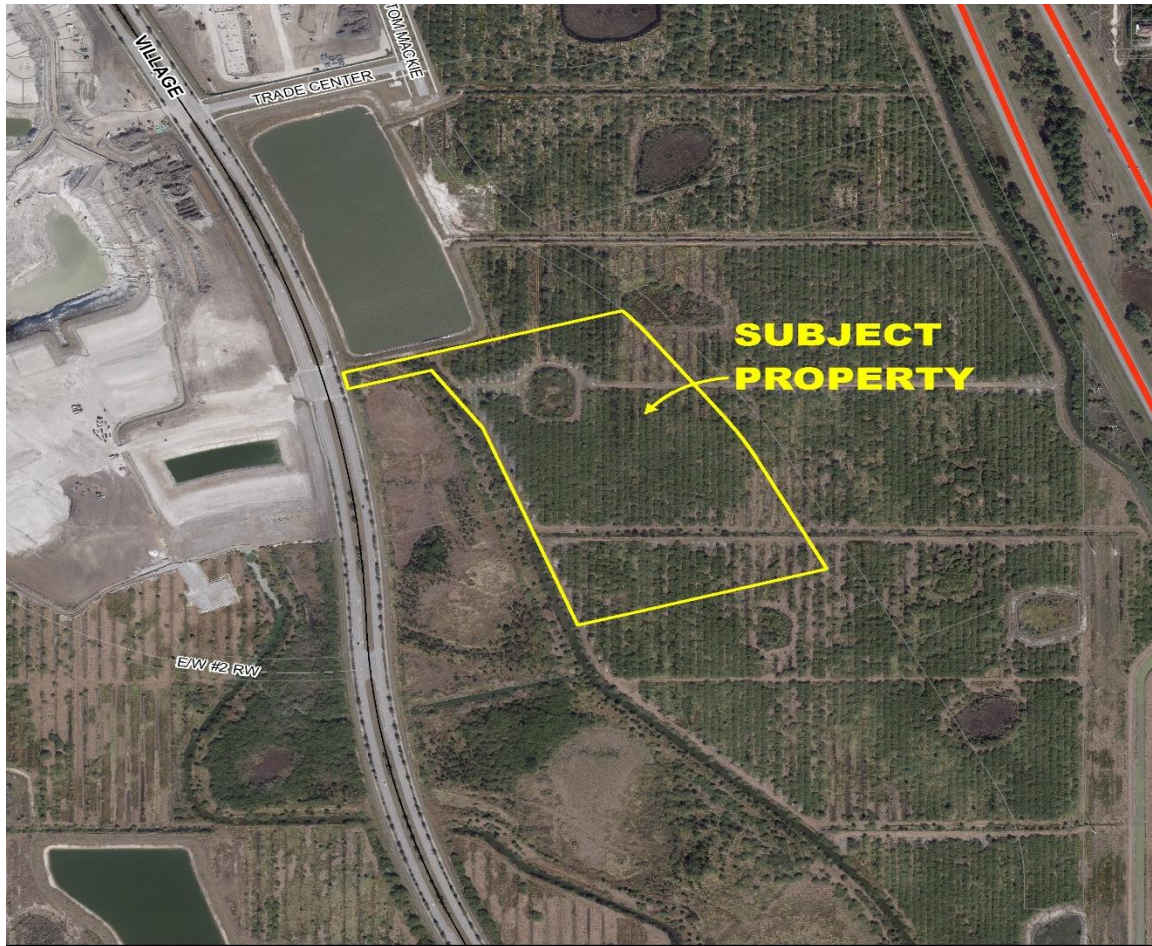




**Dragonfly Industrial Park in Southern Grove
 Major Site Plan
 P22-143**



Project Location Map

SUMMARY

Applicant's Request:	A request for approval of a major site plan for an industrial park off Tom Mackie Boulevard with a total square footage of 405,508 square feet.
Applicant:	Dennis Murphy, Culpepper and Terpening
Owner:	Warehomes at Tradition, LLC
Location:	The subject property is generally located west of Interstate 95, east of SW Village Parkway, south of Trade Center Drive, north of the Marshall Parkway Road right-of-way, and on the west side of Tom Mackie Boulevard.
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The proposed project consists of four warehouse spec buildings and associated onsite and off-site improvements. The parcel size is 25.23- acres and the total square footage is 405,508 square feet. The breakdown is as follows:

- Building No 1- 72,120 S.F. – building height of 34.19 feet
- Building No. 2 – 90,119 S.F. – building height of 34.19 feet
- Building No. 3 – 115,635 S.F. - building height of 42.25 feet
- Building No. 4 – 127,634 S.F. - building height of 42.35 feet

The site plan is designed to accommodate warehouse and distribution access as well as employee parking. The site plan allows for access from SW Village Parkway as well as four driveways on Tom Mackie Boulevard. The property was previously owned by the Port St. Lucie Governmental Finance Corporation and sold to Warehouse Precision LLC, in December 2021. All onsite and offsite infrastructure will be constructed with the construction of Buildings 1 and 2. Buildings 3 and 4 will be designed as pad ready sites. Buildings 3 and 4 are identified as future phases on the site plan.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan at their meeting of January 24, 2023.

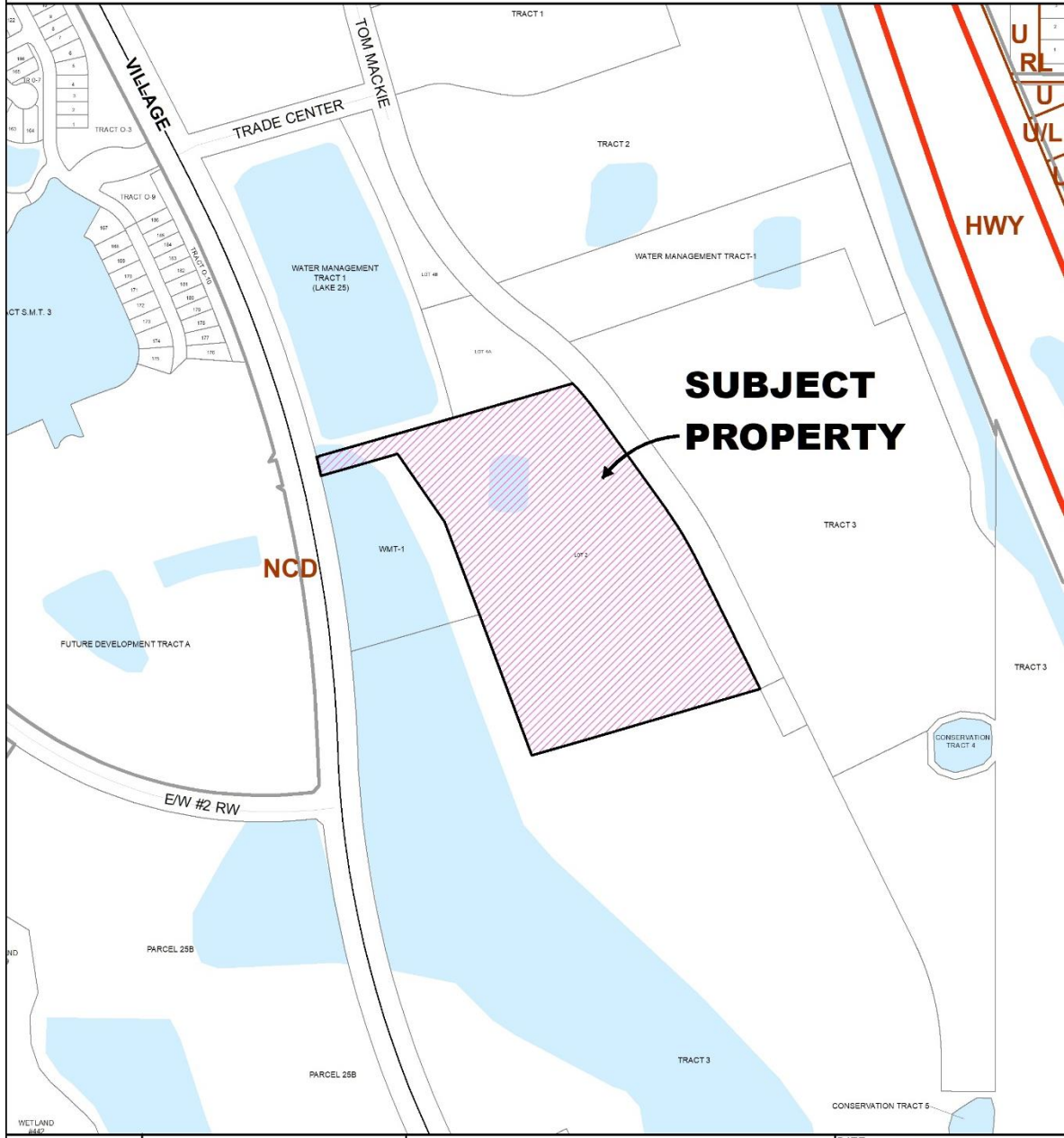
Location and Site Information

Parcel Number:	4315-801-0003-000-9
Property Size:	25.23 acres
Legal Description:	Southern Grove Plat No. 26, Lot 2
Future Land Use:	MPUD
Existing Use:	Vacant
Zoning:	NCD
Proposed Use:	General Warehouse and Distribution

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land with approved development for Tradition Business Center warehouses (P22-007)
South	NCD	MPUD	Vacant GFC owned land
East	NCD	MPUD	Proposed Tradition Commerce Park Site Plan (P22-192)
West	NCD	MPUD	Water Management Tract

FUTURE LAND USE



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:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	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.
DUMPSTER ENCLOSURE	The site plan depicts four 12.8 ft by 25.3 ft dumpster enclosure locations (one per building) for general refuse and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided documentation of the Tradition Design Review Committee's approval of the building elevation drawings.
PARKING REQUIREMENTS	Parking is provided at one space per 1000 sq ft of warehouse/distribution space and 1 space per 250 sq ft for a limited amount of office space. The parking requirements are in accordance with the MPUD. A minor site plan amendment will be required to add additional parking if needed for non-warehouse distribution uses.
STACKING	A traffic study by MacKenzie Engineering and Planning, Inc. and an auto turn analysis were reviewed and approved by Public Works. Each driveway will include a dedicated left turn lane into the facility.
BUILDING HEIGHT	The proposed buildings will be one-story. The two smaller buildings will have a maximum height of 34.19 feet. Building 3 will have a maximum height of 42.25 feet and Building 4 will have a maximum height of 42.35 feet. The MPUD sets a maximum height of 100 feet for uses within the Employment Center area.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
BUFFER	The site plan depicts a 19.5-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. 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:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	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.
TRANSPORTATION	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 679 daily trips per day and 81 p.m. peak hour trips per day per ITE Trip Generation Manual 11 th Edition. A Traffic Study was submitted and approved by the Public Works Department.
PARKS AND OPEN SPACE	N/A
STORMWATER	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	N/A

NATURAL RESOURCE PROTECTION

An environmental assessment report was provided and a gopher tortoise survey was conducted. This is a former agricultural site that consists mostly of non-native and exotic plants with no native habitat. The site does contain wetlands. The wetlands on site have been previously mitigated through the South Florida Water Management and Army Corp permits for Southern Grove. No potentially occupied gopher tortoise burrows were located on the project site by biologists during the gopher tortoise and commensal species survey completed on February 7, 2022. A new survey will be required prior to clearing.

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.

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 24, 2023.