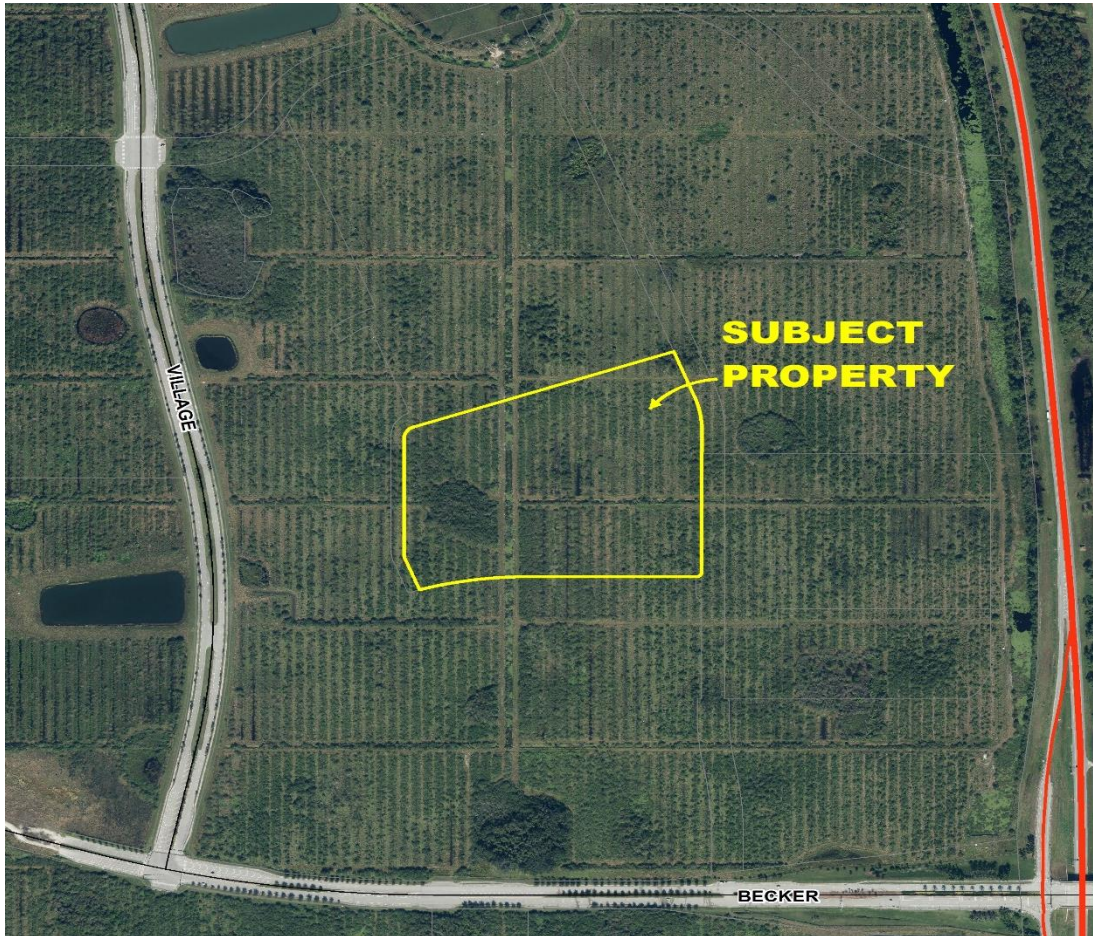




**Tradition Regional Business Park Tract A Site Plan
 Major Site Plan Application**



P21-096
 Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for a 520,000 square foot warehouse building.
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Port St Lucie Governmental Finance Corporation (GFC). There is a purchase and sale agreement between the GFC and JDN Enterprises, LLC, (Sansone Group).
Location:	The property is generally located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, south of the Paar Road right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The Port St. Lucie Governmental Finance Corporation (GFC) has submitted an application for site plan approval for a proposed 520,000 square foot warehouse building and associated on site and off site improvements. The proposed building will be located on Lot 4, Southern Grove Plat No. 35 and the developer is the Sansone Group, LLC. The site is within the area known as Legacy Park and is immediately south of the proposed Project Senior site plan (P21-057).

The proposed project is located within the Southern Grove DRI. As stated in the Citywide Design Standards, the project is exempt from the citywide design standards because it is located within a master planned community that adopted other design standards with its inception. The applicant is in the process of applying to the Tradition Design Review Committee for preliminary approval of the building elevations. The project has not been reviewed by the Tradition Design Review Committee at this time. The applicant is requesting the site plan be reviewed/approved by City Council prior to receiving approval by the Tradition Design Review Committee. The Tradition Design Review Committee reviews and approves the site plan, the landscape plan, and the building elevations for development in Tradition. Although the City does not enforce Tradition’s Design Standards, staff generally recommends applicants obtain Tradition Design Review Committee approval prior to City Council approval to avoid any conflicts. The applicant will obtain approval by the Tradition Design Review Committee prior to final approval of the construction plans by the Site Plan Review Committee.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at their meeting on May 12, 2021.

Location and Site Information

Parcel Number:	4326-600-0004-000-3
Property Size:	Parcel Size is 30.07 acres
Legal Description:	Southern Grove Plat No. 35, Lot 4
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Regional Business Park Master Planned Unit Development)
Existing Use:	Vacant land

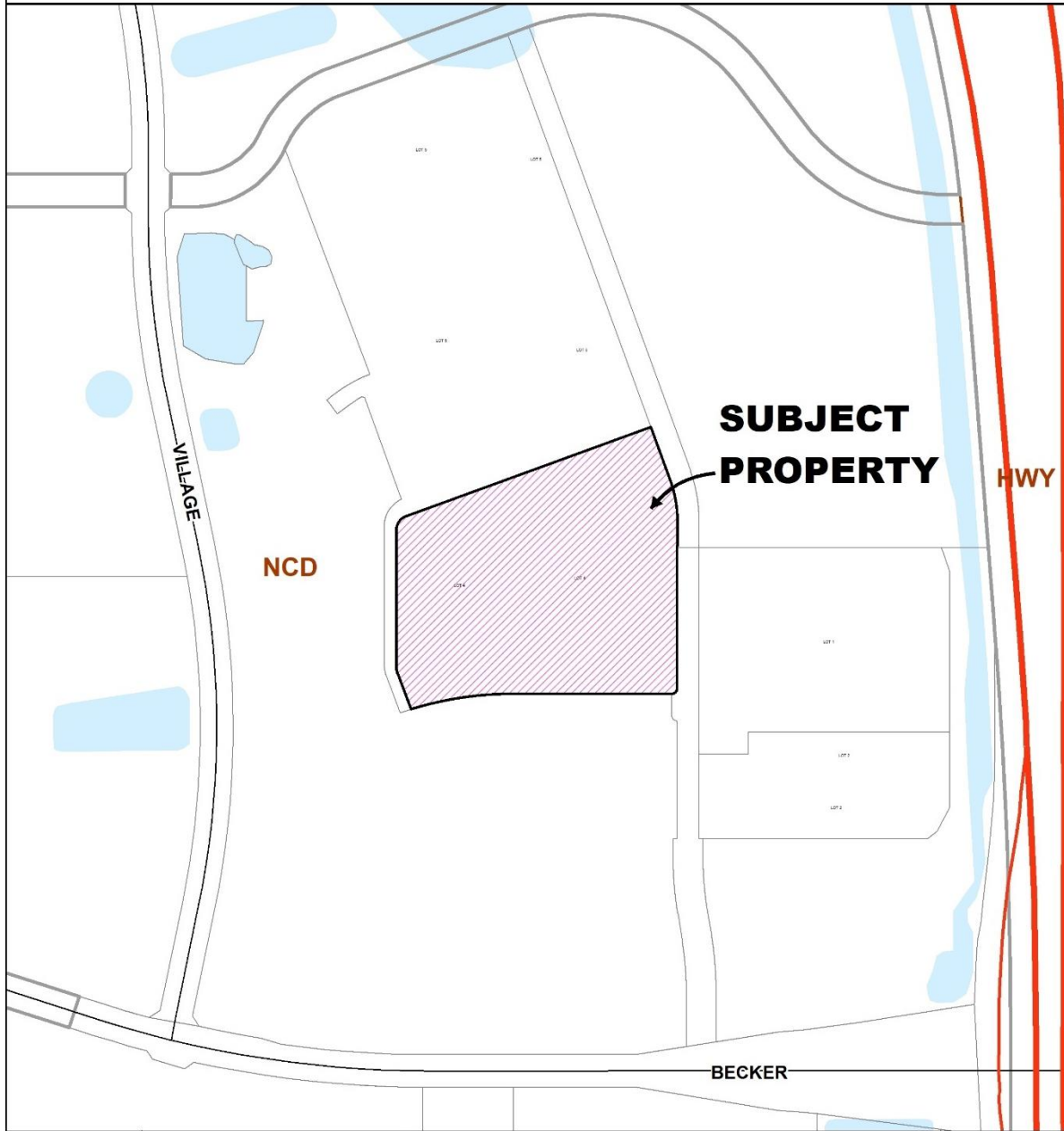
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Proposed 220,822 square foot warehouse delivery and distribution facility (Project Senior)
South	NCD	MPUD	Vacant Land
East	NCD	MPUD	245,000 S.F. Fed Ex facility and vacant land
West	NCD	MPUD	Vacant land

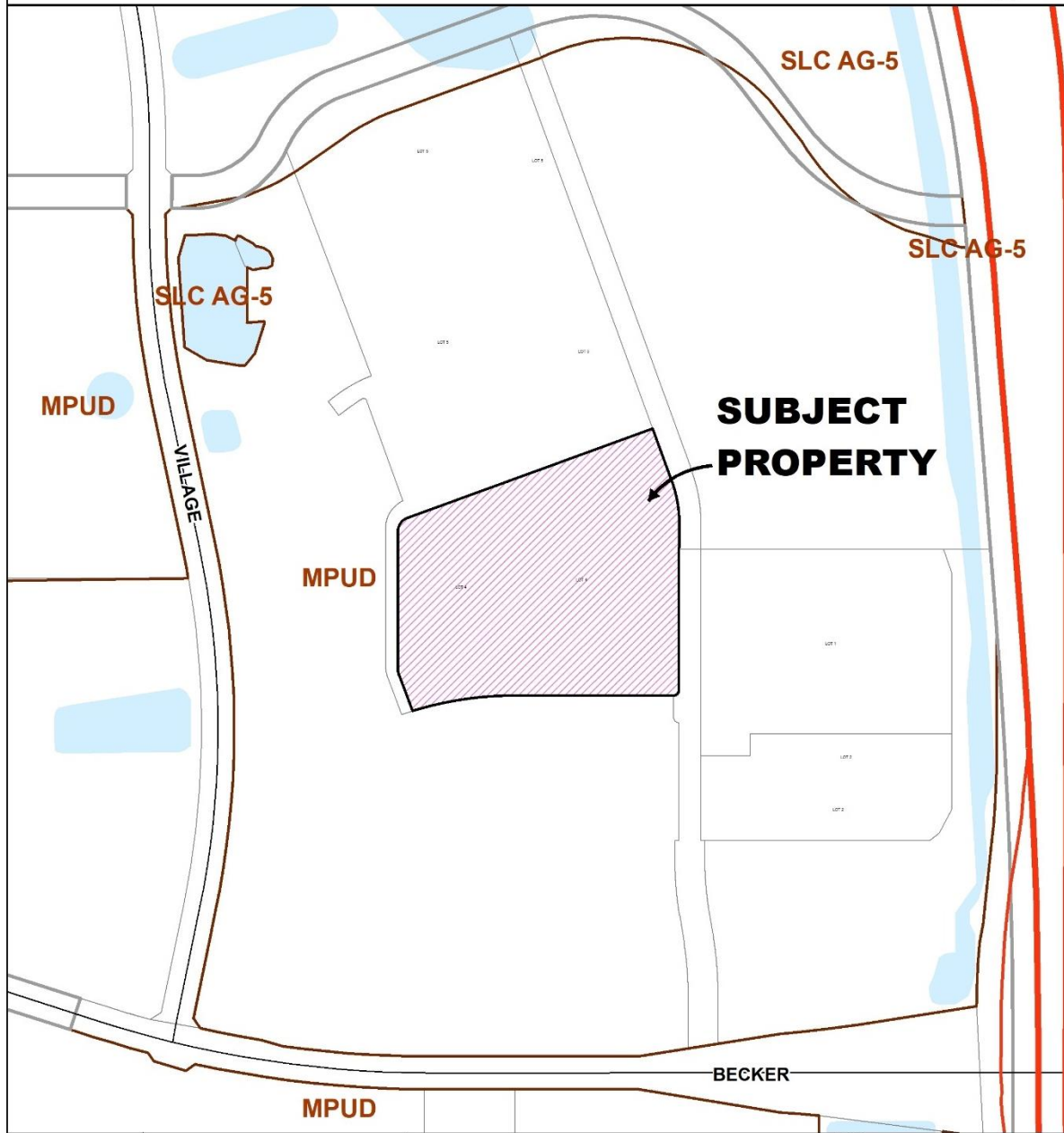
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Tradition Regional Business Center Master Planned Unit Development (MPUD) and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located in the designated Business Park area of the MPUD and warehouse and distribution; E-commerce warehousing and distribution; manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials; and repair and maintenance of vehicles and equipment are listed as permitted uses.
DUMPSTER ENCLOSURE	The site plan provides for a 12'-8" x 25'-3" dumpster enclosure to accommodate refuse and recycling collection.
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. The applicant is requesting the site plan be reviewed/approved by City Council prior to receiving approval by the Tradition Design Review Committee.
STACKING REQUIREMENTS	A traffic analysis was provided and approved by the Public Works Department. The site plan provides for three driveways with left turn lanes on SW Anthony F. Sansone Sr Blvd and two driveways along the south property line.
BUILDING HEIGHT	The proposed building height for the warehouse distribution facility is 35 feet. The MPUD sets a maximum building height of 150 feet for non-residential uses.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
PARKING	The Tradition Regional Business Park MPUD utilizes the ITE 5 th Generation Parking Code for warehouse distribution and manufacturing uses. The parking standard is .75 space per 1,000 square feet of warehouse distribution space. A total of 390 parking spaces are required and 390 parking spaces are provided including eight (8) handicapped spaces. The site plan also provides for 257 truck parking spaces.
BUFFER	The MPUD requires ten foot wide perimeter landscape buffers. The required ten foot wide perimeter landscape buffers are depicted on the site plan.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted. This is a former agricultural site that is currently used for cattle grazing. The primary vegetative cover is comprised of forage grasses, ruderal weeds, and non-native vegetation. There is one wetland on site and mitigation has been addressed through the South Florida Water Management District (SFWMD) Permit Numbers 56-01544-P and 56-02379-P, and 56-02531-P and Army Corps of Engineers (ACOE) Permit No. SAJ-2006-2046 IP-AZZ.

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	Port St Lucie Utility Systems is the provider. A service agreement is required. The construction plans that were approved with the preliminary and final plats for Southern Grove Plat No. 33 (P20-171) and Southern Grove Plat No. 35 (P21-059) included the infrastructure improvements required to serve the development.
TRANSPORTATION	<p>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.</p> <p>The project will generate an average of 728 daily trips per day and 52 p.m. peak hour trips per day per ITE Trip Generation Manual 10th Edition. The applicant has submitted a traffic impact analysis statement that was approved by the Public Works Department. The construction plans that were approved with the preliminary and final plats for Southern Grove Plat No. 33 (P20-171) and Southern Grove Plat No. 35 (P21-059) provided for the construction of a N/S roadway (SW Anthony F. Sansone Sr. Blvd) to provide access to the parcel. The roadway is currently under construction. As part of the off site improvements, the developer will be constructing an east-west access easement south of the property from SW Village Parkway to SW Anthony F. Sansone Sr. Blvd. An access easement agreement with the Port St. Lucie Governmental Finance Corporation is required.</p>
PARKS AND RECREATION	<p>Requirements for public parks and recreational facilities are addressed under Condition 67 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p>
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
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	<p>Public school requirements are addressed under Condition 62 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p>

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.

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Regional Business Center Subdistrict as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.8 of the Future Land Use Element, Regional Business Centers (developments with more than 1,000,000 non-residential square feet) shall be established that include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area.

RELATED PROJECTS

P21-095 – Tradition Regional Business Park Lot 2 Site Plan

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 and recommends approval. The Site Plan Review Committee reviewed the request at their meeting of May 12, 2021 and recommended approval.