



Southern Grove-Plat No. 42 - TCC Tract "B"

Major Site Plan Amendment

Project No. P23-145-A1

City Council Meeting

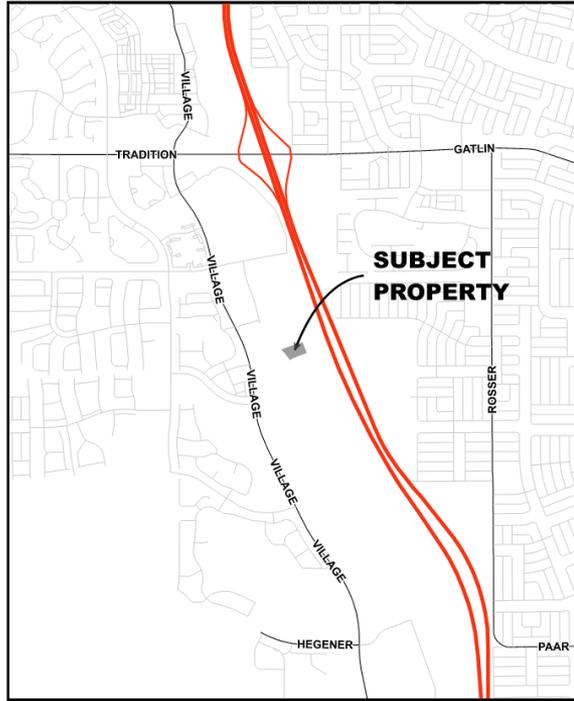
Ivan Betancourt, Planner I

February 23, 2026

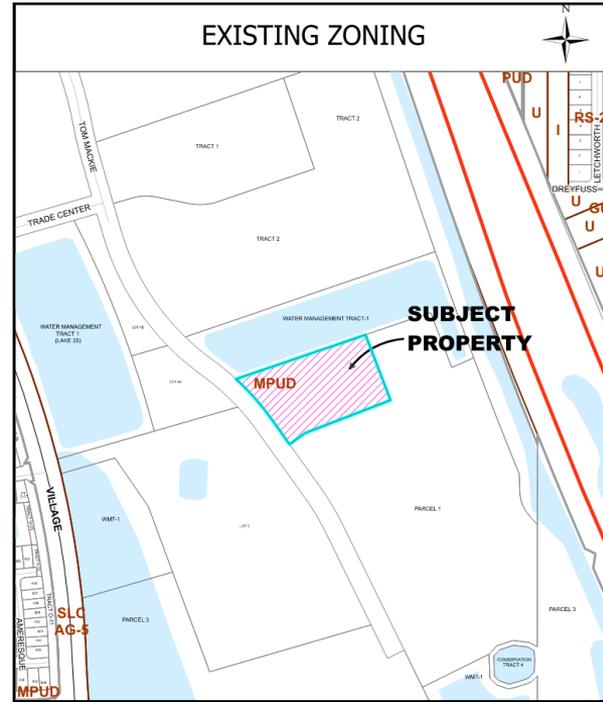
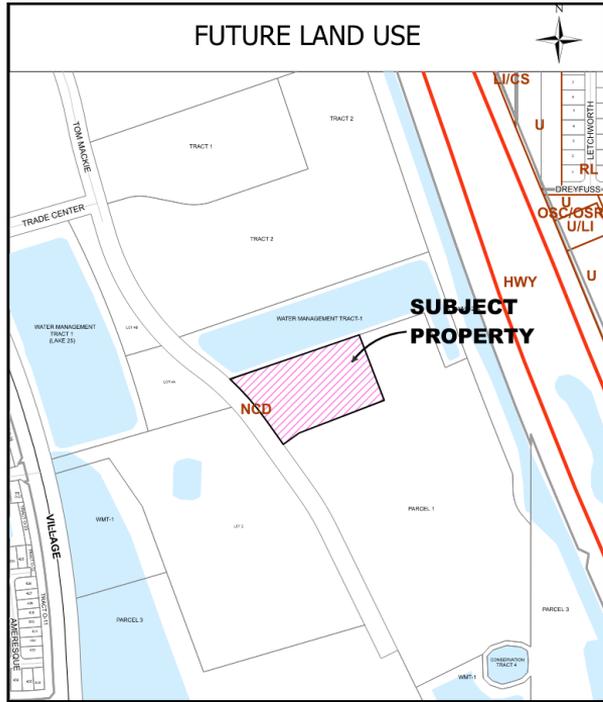
Request Summary

Owner:	PSL 1850
Applicant:	Bradley Currie, AICP, Haley Ward, Inc.
Location:	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 east side of Tom Mackie Boulevard.
Request:	A request for approval of a major site plan amendment for two 22,835 square foot warehouse buildings with ancillary office space and one 23,220 square foot office building for a total square footage of 68,890 square feet.

Location and Aerial



Land Use and Zoning



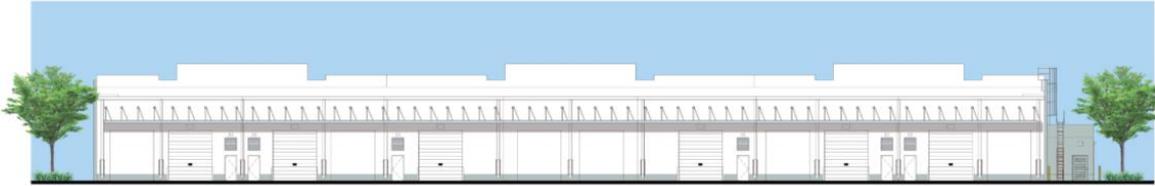
Zoning Review

- The subject property is within the Tradition Commerce Park MPUD and complies with the MPUD requirements.
- The site plan provides for a total of 239 standard parking spaces including 8 handicapped spaces.
- The site plan identifies three 12' x 24' refuse and recycling enclosures designed to serve the three buildings.
- The site plan and preliminary landscape plan provide a 25-foot landscape buffer along Tom Mackie Blvd and 10-foot perimeter landscape buffers along the north, east and south property lines.
- The applicant has provided documentation of the Tradition Design Review Committee's approval of the building elevation drawings.

Buildings 5 & 6 Elevations



SOUTH ELEVATION - BUILDING 5 (SAME AS BLDG. 6)



NORTH ELEVATION - BUILDING 5 (SAME AS BLDG. 6)



EAST ELEVATION - BUILDING 5 (SAME AS BLDG. 6)



WEST ELEVATION - BUILDING 5 (SAME AS BLDG. 6)

PANT COLOR LEGEND:

- SHERWIN WILLIAMS
MESA AZUL
SW9137
- SHERWIN WILLIAMS
GRAYS HARBOR
SW6236
- SHERWIN WILLIAMS
UNCERTAIN GRAY
SW9224
- SHERWIN WILLIAMS
EXTRA WHITE
SW7005

DATE:	BY:	SCALE:	PROJECT:
PROJECT:	CLIENT:	LOCATION:	DATE:
REVISIONS:			
 TAMSONE COMPANY INC. 1000 W. STATE ST. SUITE 200 TAMPA, FL 33604			
 COLORED ELEVATIONS ARCHITECTURAL SERVICES 1000 W. STATE ST. SUITE 200 TAMPA, FL 33604			
PROJECT: BUILDING 5 & 6 ELEVATIONS CLIENT: TRADITION CONSTRUCTION PARTNERS LOCATION: PORT ST. LUCIE, FLORIDA DATE: 08/20/2024 DRAWN BY: PHILIP LEE			
COLORED ELEVATIONS ARCHITECTURAL SERVICES 1000 W. STATE ST. SUITE 200 TAMPA, FL 33604 TEL: 813-281-0000 WWW.COLOREDELEVATIONS.COM			
A-C			

Building 7 Elevations



DATE: 01/11/2024	SCALE: 1/8" = 1'-0"	NO. OF SHEETS: 10	SHEET NO.: 10
PROJECT: BUILDING 7 1515 US HIGHWAY 1, SEBASTIAN, FL 32958		OWNER: M.J. MULLIN	
DESIGNER: TAMARCA ARCHITECTS 1515 US HIGHWAY 1, SEBASTIAN, FL 32958 TEL: 321-321-1111 WWW.TAMARCAARCHITECTS.COM		ARCHITECT: M.J. MULLIN	
REVISIONS:			
TAMARCA ARCHITECTS CORTESE GROUP CORAL GABLES ARCHITECTS 1515 US HIGHWAY 1, SEBASTIAN, FL 32958 TEL: 321-321-1111 WWW.TAMARCAARCHITECTS.COM			
BUILDING 7 1515 US HIGHWAY 1, SEBASTIAN, FL 32958 PREPARED FOR: M.J. MULLIN			
DATE: 01/11/2024	SCALE: 1/8" = 1'-0"	NO. OF SHEETS: 10	SHEET NO.: 10
PROJECT: BUILDING 7 1515 US HIGHWAY 1, SEBASTIAN, FL 32958		OWNER: M.J. MULLIN	
DESIGNER: TAMARCA ARCHITECTS 1515 US HIGHWAY 1, SEBASTIAN, FL 32958 TEL: 321-321-1111 WWW.TAMARCAARCHITECTS.COM		ARCHITECT: M.J. MULLIN	
REVISIONS:			
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BUILDING 7 1515 US HIGHWAY 1, SEBASTIAN, FL 32958 PREPARED FOR: M.J. MULLIN			
DATE: 01/11/2024	SCALE: 1/8" = 1'-0"	NO. OF SHEETS: 10	SHEET NO.: 10
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DESIGNER: TAMARCA ARCHITECTS 1515 US HIGHWAY 1, SEBASTIAN, FL 32958 TEL: 321-321-1111 WWW.TAMARCAARCHITECTS.COM		ARCHITECT: M.J. MULLIN	
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BUILDING 7 1515 US HIGHWAY 1, SEBASTIAN, FL 32958 PREPARED FOR: M.J. MULLIN			

Concurrency Review

- The subject property is within the Southern Grove DRI and reviewed for conformance with DRI development order conditions of approval.
- The project will be accessed via two driveways along Tom Mackie Boulevard.
- A future driveway connection is depicted along the south side of the property and will be constructed within the existing 50-foot access and utility easement once the driveway is extended on the adjacent parcel.
- A Traffic Impact Analysis report was submitted and reviewed by the Public Works Department. The project will generate approximately 452 daily trips, 61 a.m., and 68 p.m. peak hour trips.
- PSLUSD is the provider of sewer and water service. A service agreement is required.
- A paving and drainage plan that is in compliance with the adopted level of service standard is required.
- Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Staff Recommendation

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the major site plan amendment at their November 12, 2025, meeting.

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.