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Project King Major Site Plan

P24-190

City Council Meeting

February 10, 2025

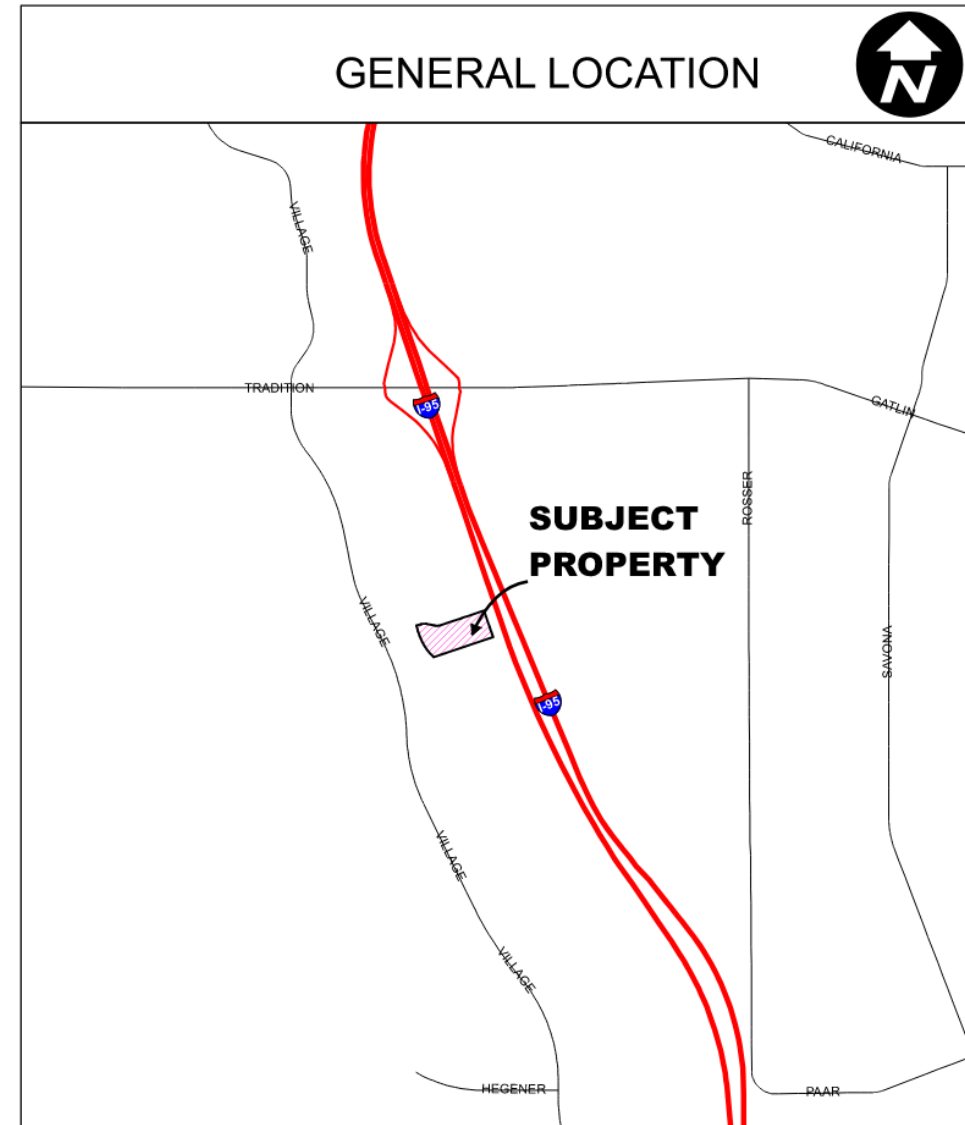
# Request Summary

Applicant's Request:	A request for approval of a major site plan for a 300,040 square foot warehouse and distribution center to be constructed in two phases.
Agent:	Jayson Harrison, P.E., Engineering, Design, and Construction, Inc.
Applicant/Contract Purchaser	Engineering, Design, and Construction, Inc.
Property Owner:	Accel Florida, LLC
Location:	The property is located on the east side of Tom Mackie Boulevard between Trade Center Drive and Destination Way and immediately west of the Accel International site.

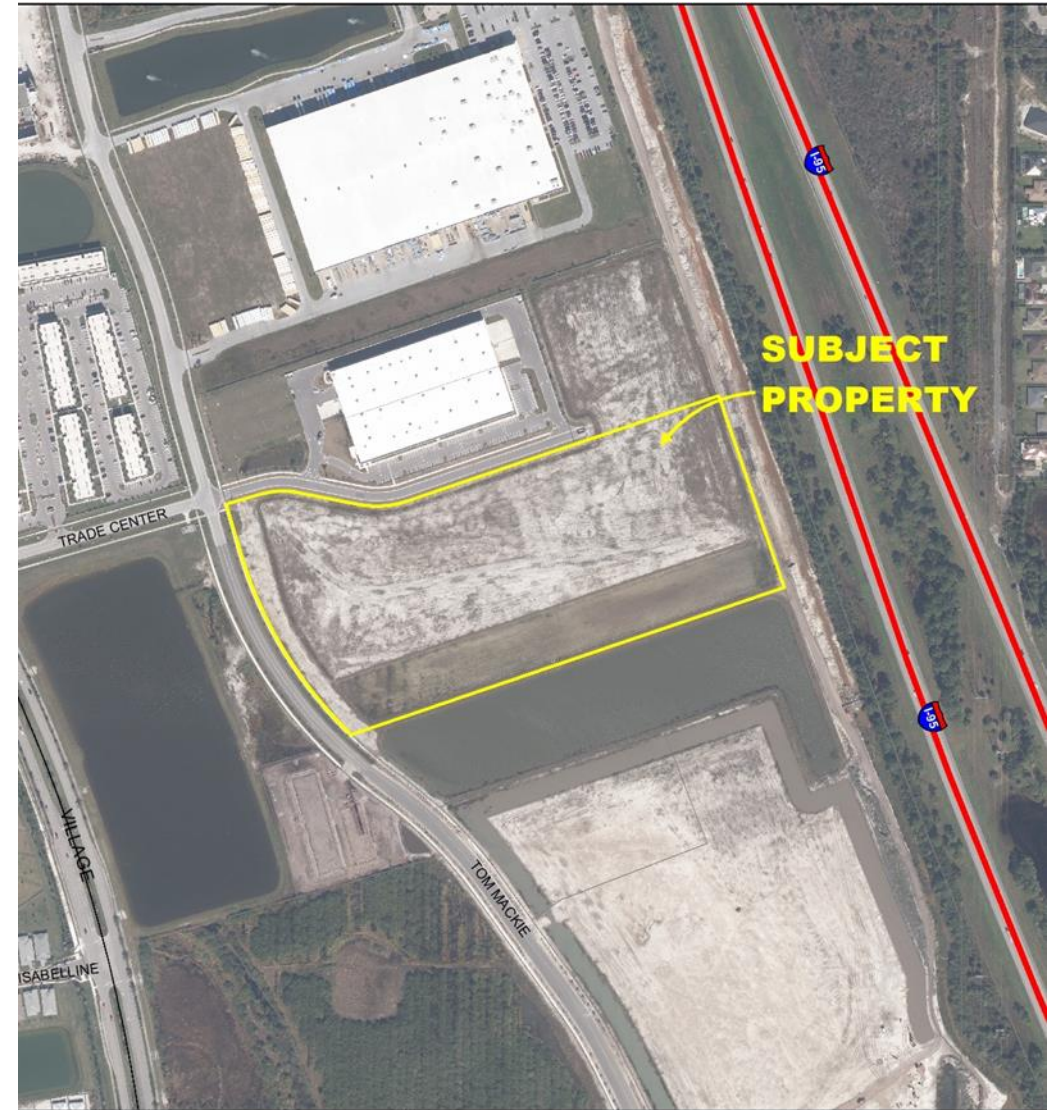
# Proposed Project

- The project will include warehouse and distribution center consisting of 300,040 square feet to be constructed in two phases.
- Phase 1 will consist of a 163,540 square feet building to include a 157,540 square foot warehouse area and 6,000 square feet of office space with associated parking, truck loading areas, truck parking and other site improvements.
- Phase 2 will consist of a 136,500 square foot building with additional employee parking and truck loading spaces.

# Location



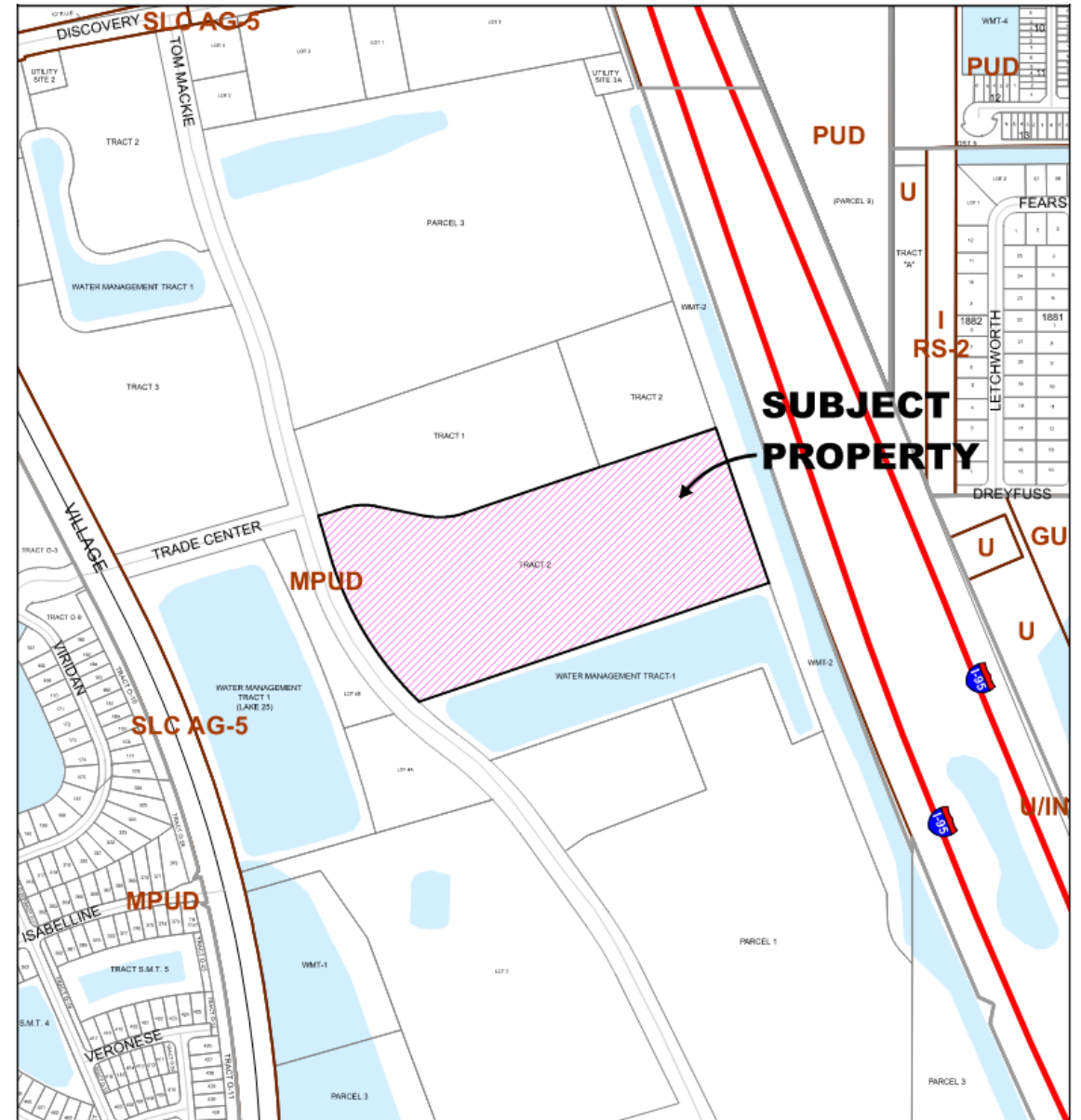
# Aerial



# Land Use and Zoning



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





# Zoning Review

- The subject property is located in a designated Employment Center sub-area as shown on the Tradition Commerce Park North MPUD concept plan.
- The applicant has submitted an alternative parking analysis as permitted by the MPUD comparing the parking requirements for the MPUD with the ITE Parking Generation, 6th Edition, to justify a reduction in parking from the 337 standard parking spaces required by the MPUD to the 278 standard parking spaces proposed for the project as depicted on the site plan.
- The MPUD allows for a maximum building height of 100 feet. The proposed building height for warehouse buildings is 35 feet.
- The site plan provides for specialized waste management system for each building as allowed by the MPUD.
- 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 served by a right-in and right-out driveway on SW Tom Mackie Blvd and a full access driveway on an existing 60' access & utility easement.
- A traffic study was submitted and approved by the Public Works Dept.





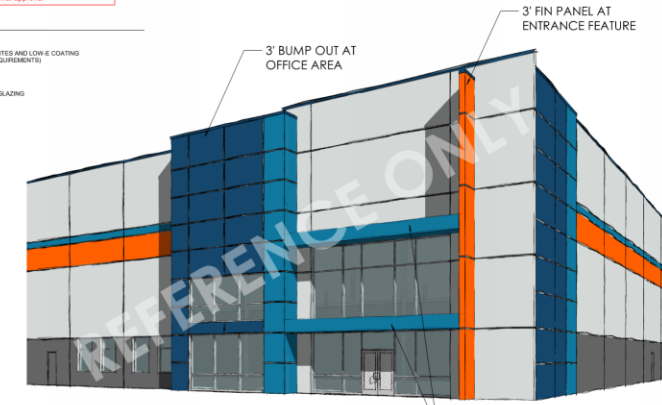
# EXTERIOR PAINT LEGEND


Color selections are not final and may change pending owners final approval

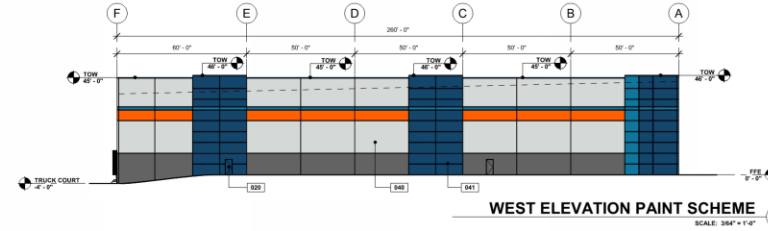
# GLAZING LEGEND


# SHEET NOTES

- 010 MAIN BUILDING ENTRANCE
- 020 EXTERIOR DOOR FOR EGRESS AND/OR EMERGENCY FIRE DEPARTMENT ACCESS
- 022 CONCRETE EXTERIOR DRIVE IN RAMP
- 024 SECTIONAL OVERHEAD DRIVE IN DOOR
- 026 SECTIONAL OVERHEAD LOADING DOCK DOOR
- 028 GALVANIZED STEEL STAIR WITH GUARDRAIL AND HANDRAIL
- 030 GLAZING AT BUILDING ENTRANCE
- 032 CANOPY AT BUILDING ENTRANCE
- 040 CONCRETE PANEL PAINTED WITH MEDIUM TEXTURE PAINT
- 042 ARCHITECTURAL PANEL REVEAL
- 044 FIN PANEL FEATURE
- 046 CLUSTERED WINDOW
- 048 SCUPPER BOX AND DOWNSPOUT

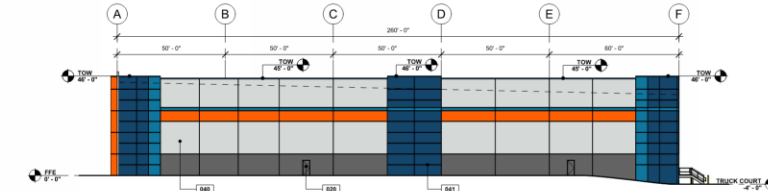


PERSPECTIVE FOR REFERENCE ONLY



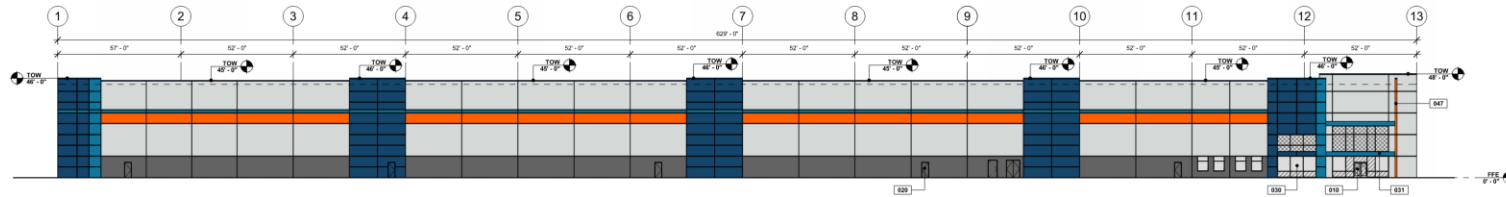
WEST ELEVATION PAINT SCHEME

SCALE: 3/64\"/>



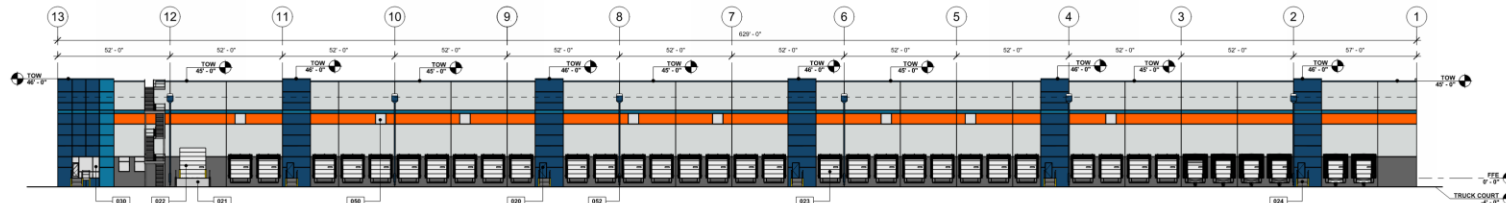
EAST ELEVATION PAINT SCHEME

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SOUTH ELEVATION PAINT SCHEME

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NORTH ELEVATION PAINT SCHEME

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This conceptual design is based upon a preliminary review of ambient requirements and an assumed and possibly incomplete site and building information. It is intended merely to assist in exploring how the project might be developed.

SCALE: 3/64\"/>

0 16 32 48 96



# CONCEPTUAL ELEVATIONS

MDI PROJECT MARLIN  
SW TOM MACKIE BLVD, PORT ST. LUCIE, FL 34987  
P2051-24 | N294 | 10/31/24 | DRAWN BY: MM



# Staff Recommendation

The Site Plan Review Committee recommended approval of the proposed site at the November 26, 2024, Site Plan Review Committee meeting.

Staff recommends approval with the following conditions:

1. Plans must undergo review and receive 100% approval.
2. Approval must be obtained prior to Public Works issuing a construction permit for this project.