

Legacy Park Lot 3 Major Site Plan Application (P22-110)

City Council – January 23, 2023
Bridget Kean, AICP, Senior Planner



Applicant and Owner

Dennis Murphy, Culpepper and Terpening, Inc., acting as the
agent for
for the Port St. Lucie Governmental Finance Corporation (GFC)
(Owner) and the Sansone Group, LLC (Contract Purchaser)

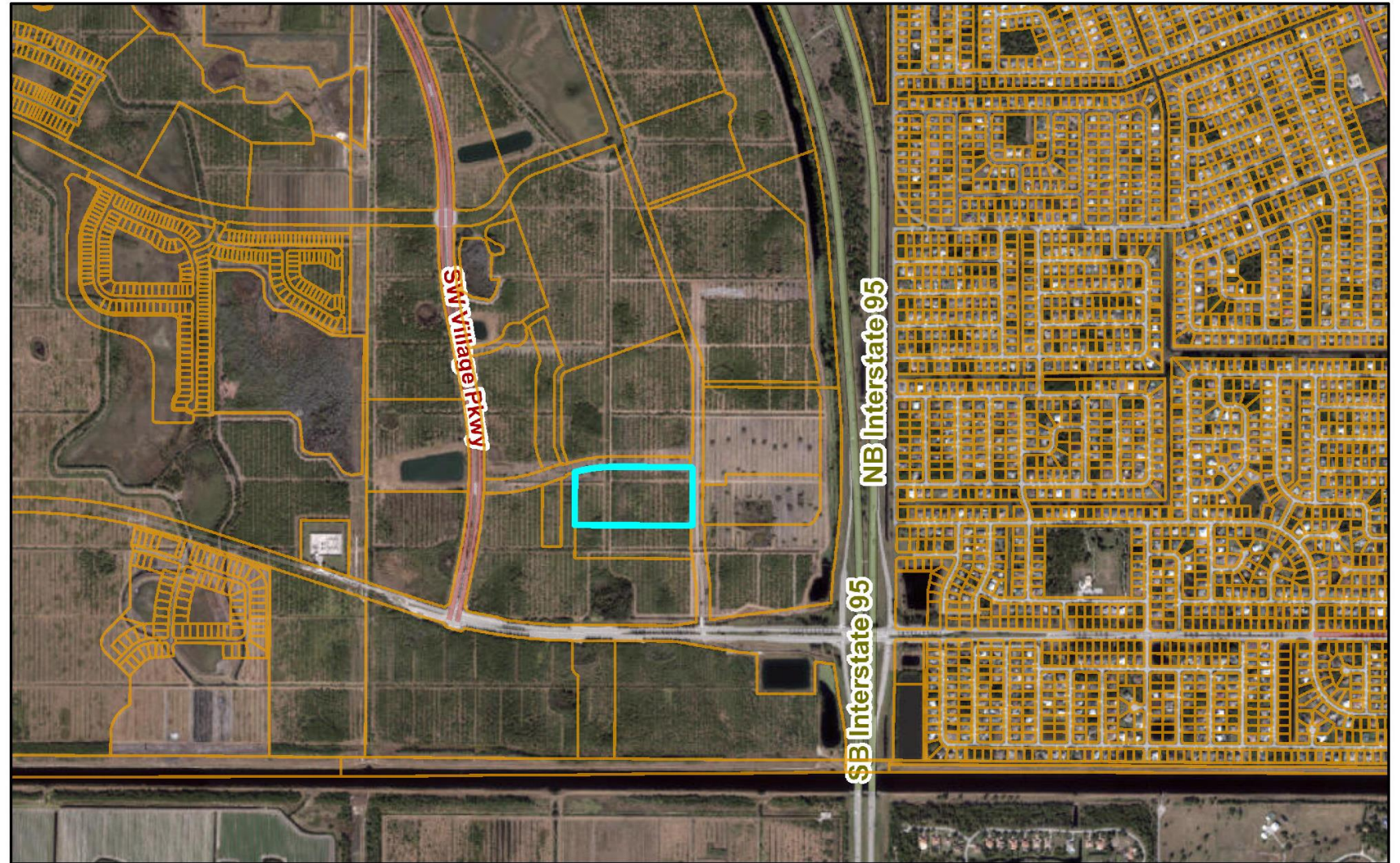


Proposed Project

- An application for site plan approval to allow for the construction of a 250,000 square foot warehouse building and associated site improvements.
- The subject property is located at the SW corner of SW Anthony F. Sansone SR Blvd and Legacy Park Drive.

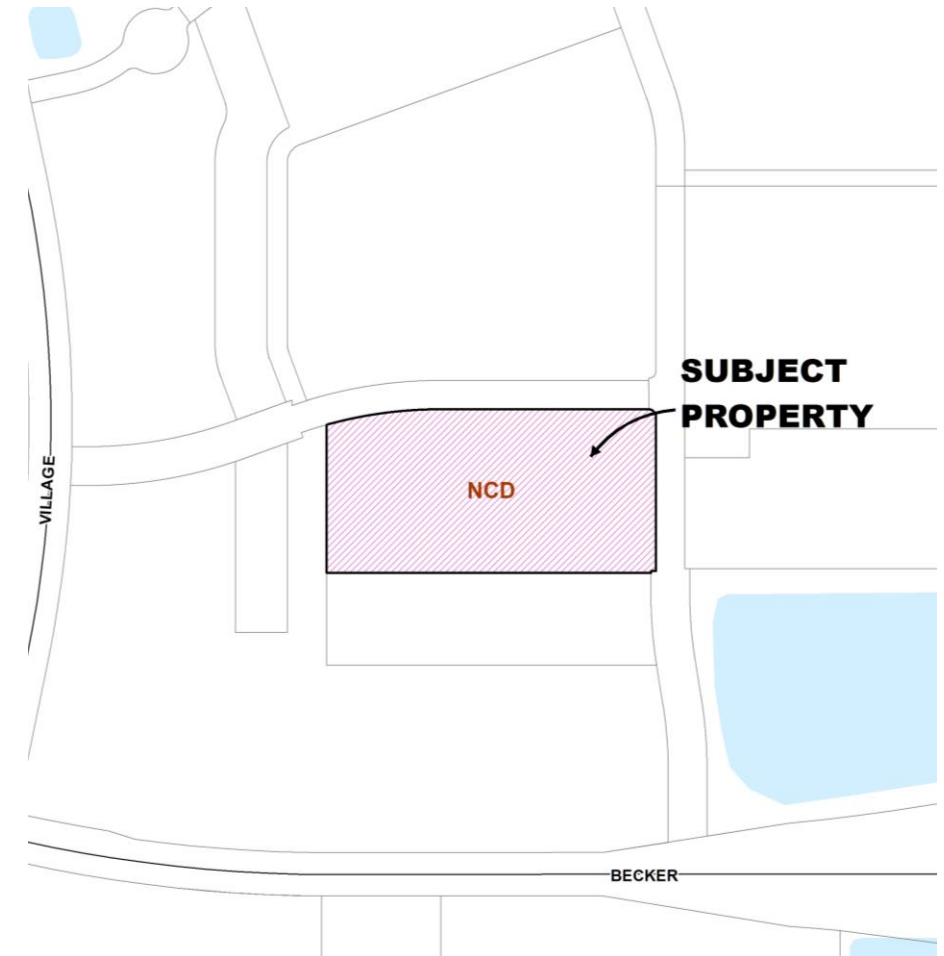


Subject Property



Future Land Use and Zoning

| Subject Property | Future Land Use | Zoning | Existing Use |
|------------------|-----------------|--------|-------------------------------------------------------------|
| | NCD | MPUD | Vacant land |
| Surrounding Uses | | | |
| North | NCD | MPUD | 520,000 sq. ft. warehouse building (under construction) |
| East | NCD | MPUD | Water Management Tract |
| South | NCD | MPUD | 168,000 square foot warehouse building (under construction) |
| West | NCD | MPUD | Vacant land |



Zoning Review

- The project was reviewed for consistency with the Tradition Regional Business Park MPUD (P21-222)
 - Warehouse and distribution are listed under permitted uses
 - Building height of 42 feet and the maximum building height is 150 feet
 - A total of 188 parking spaces are required and the project will include 182 standard spaces, 6 handicapped spaces, and 123 truck parking spaces.
 - The site plan provides for two 12X24 dumpster enclosures to accommodate refuse and recycling collection.
 - Required landscape buffers are depicted on the site plan.



Concurrency Review and Traffic Analysis

- The subject property is within the Southern Grove DRI.
- PSLUSD is the provider of sewer and water service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.
- The project will have access on Legacy Park Drive (under construction) and SW Anthony F. Sansone SR Boulevard.



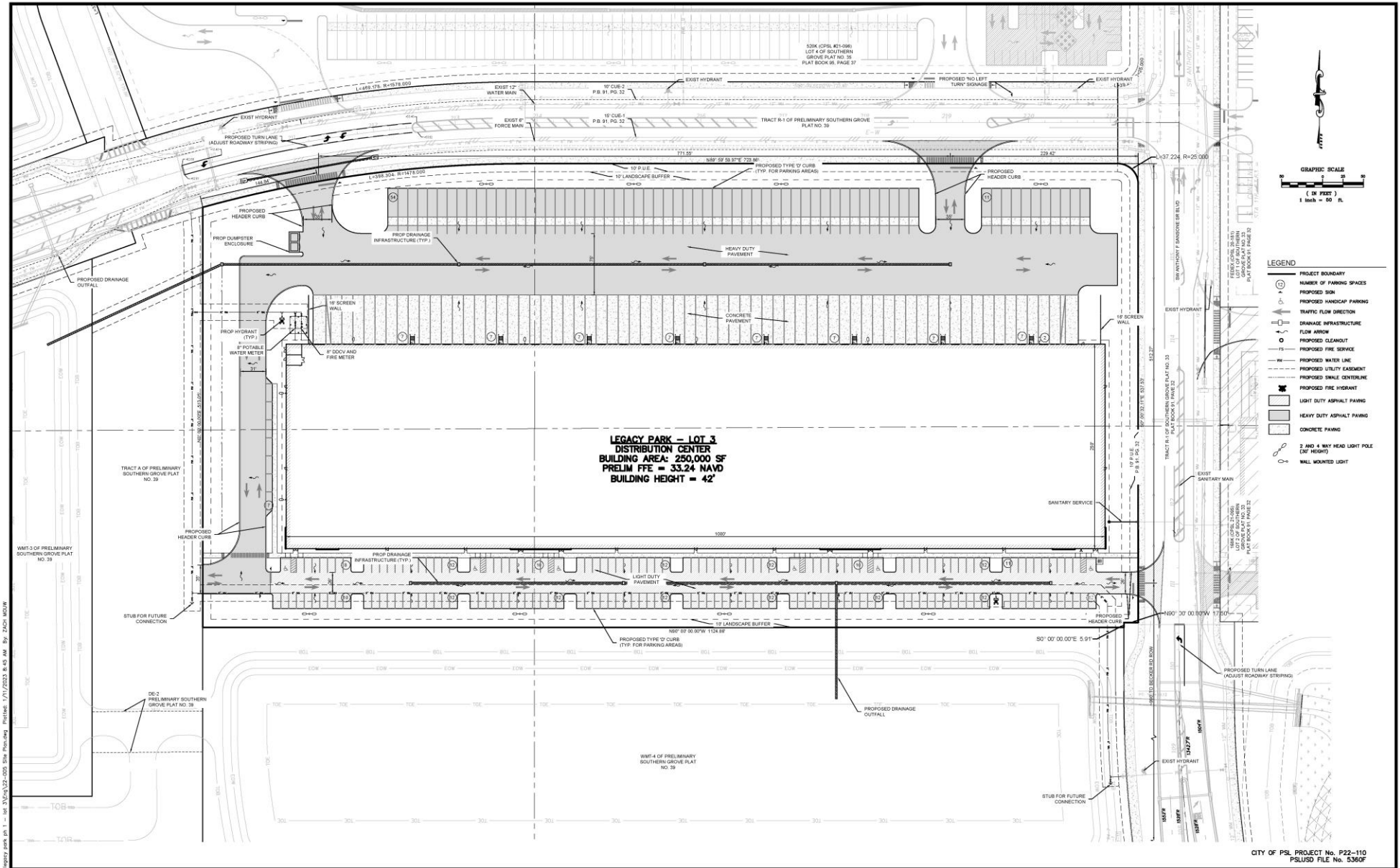
Traffic Impact Analysis

- Traffic Analysis received January 2023
- Traffic Analysis completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest Southern Grove DRI
- Project proposes a land use that estimates 58 PM Peak Hour Trips
- Required left turn lanes proposed at SW Anthony F. Sansone Sr. Blvd and western most driveways on East-West Road.



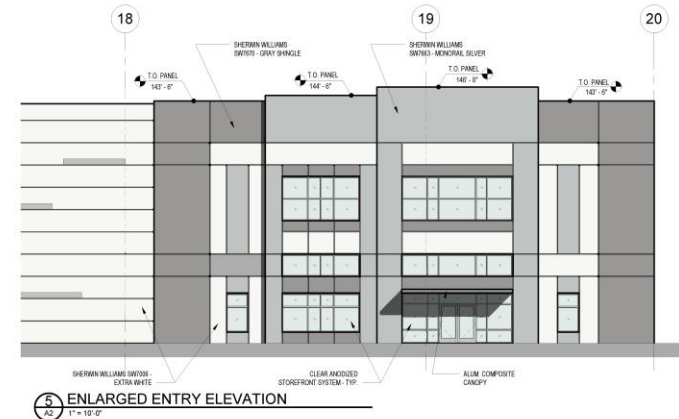
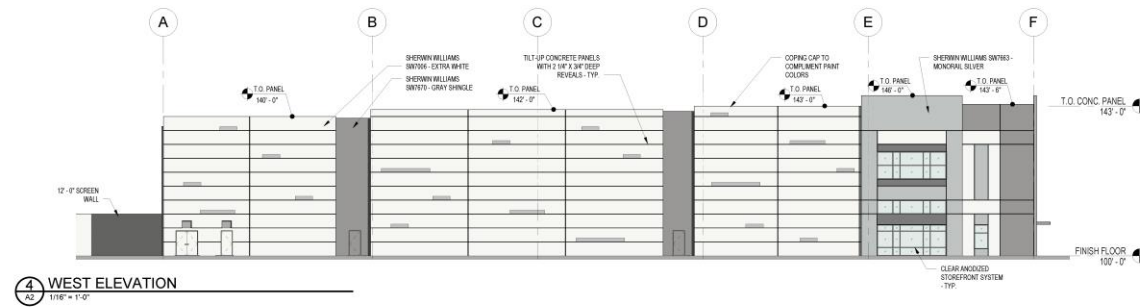
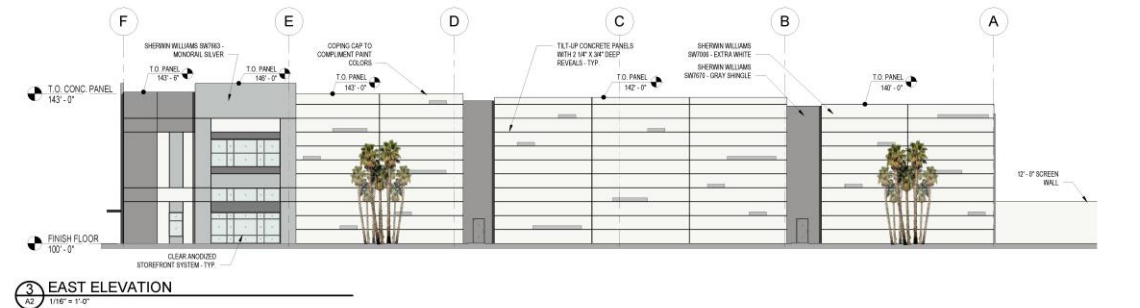
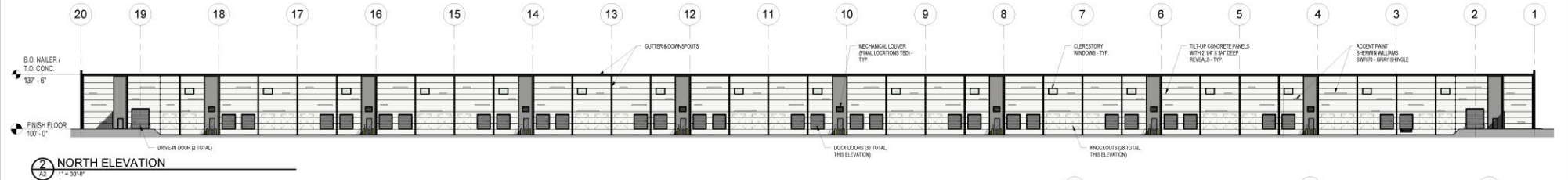
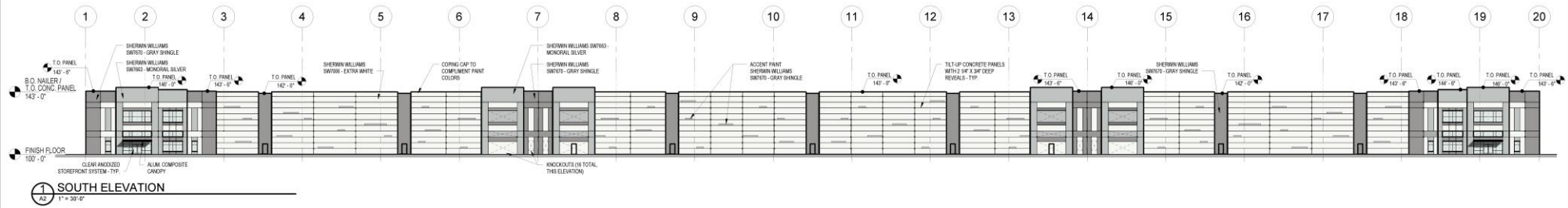
Other

| <u>CRITERIA</u> | <u>FINDINGS</u> |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| NATURAL RESOURCE PROTECTION | Addressed in the Army Corp of Engineers permit for the Southern Grove DRI. |
| FIRE DISTRICT | Access location (external and internal) has been reviewed by the Fire District for safety purposes |
| PUBLIC ART | Required. Proposed project is included in the Sansone Group's alternative equivalent public art proposal (Tree of American Dreams). |



P:\V\2022-2023\22-005 - Legacy Park ph 1 - lot 3\22-005 Site Plan.dwg Plotted: 1/17/2022 9:45 AM BY: JACH MOON

| | | | | | | | | |
|-----------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----|---------|------|----------------------------------------------|----------------------|
| COMPUTER FILE REF. | FIELD BK./PC. | CULPEPPER & TERPENING INC. 2980 SOUTH 25TH STREET • FORT PIERCE, FLORIDA 34981 PHONE 772-464-3037 • FAX 772-464-3897 • www.ct-inc.com STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4398 | - REVISIONS - | | BY | DATE | LEGACY PARK - LOT 3 OVERALL SITE PLAN | DATE: - |
| | | | DESIGNED | - | - | | | HORIZ. SCALE: 1"=50' |
| | | | CALC. | - | - | | | VERT. SCALE: - |
| | | | DRAWN | DM | 1/28/22 | | | JOB No. 22-005 |
| | | | DETAILED | - | - | | | SHEET 1 of 4 |
| | | CHECKED | DM | - | | | | |
| | | APPROVED | JPT | - | | | | |



NOTE: ALL LANDSCAPING IS SHOWN FOR REFERENCE ONLY. PLEASE SEE LANDSCAPE DRAWINGS FOR FINAL DESIGN AND LAYOUT.

| PAINT COLOR LEGEND | | |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <p>SW 7006 Extra White Interior / Exterior Location Number: 257-C1</p> | <p>SW 7663 Monorail Silver Interior / Exterior Location Number: 233-C3</p> | <p>SW 7670 Gray Shingle Interior / Exterior Location Number: 262-C6</p> |
| FIELD COLOR | ACCENT MEDIUM TONE | ACCENT DARK TONE |



SANSONE LEGACY PARK
Port St. Lucie, FL

Preliminary Elevations

03-15-22

SCALE: AS INDICATED (24x36)

SJ2695

A2



Recommendation

- The Site Plan Review Committee recommended approval of the proposed project at the April 13, 2022 Site Plan Review Committee meeting.

