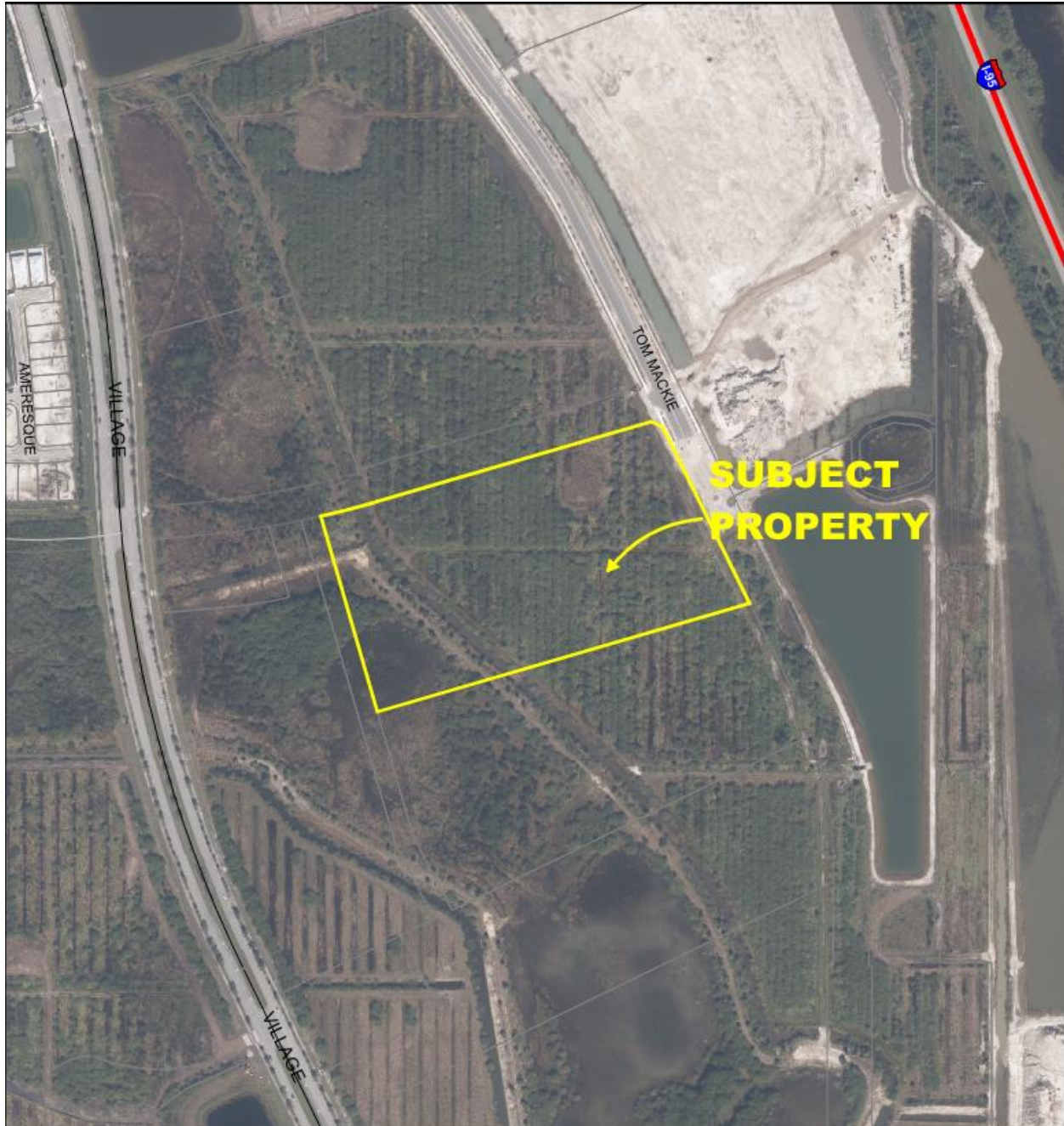




**Southern Grove – Four Port St. Lucie
Major Site Plan Application
P24-191**



Project Location Map

SUMMARY

Applicant's Request:	A request for approval of a major site plan for a 258,945 square foot manufacturing facility.
Applicant:	Jayson Harrison, P.E., Engineering, Design, and Construction, Inc.
Property Owner:	Port St. Lucie Governmental Finance Corporation (GFC). The subject property is associated with a purchase and sale agreement between the GFC and Four PSL, LLC.
Location:	The property is located in the southwest quadrant of the intersection of SW Tom Mackie Boulevard and SW Destination Way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director Ivan Betancourt, Planner

Project Description

The proposed project is a major site plan for a 258,945 square foot facility that will include 238,569 square feet of manufacturing space and 20,376 square feet of office space, associated employee parking, truck loading areas, and other on-site improvements. The project includes two access points with the northern driveway on SW Destination Way and the southwest driveway on SW Tom Mackie Boulevard.

The subject property is located within Southern Grove Plat 46 which was approved by the City Council in June 2024. It subdivided approximately 226 acres of land owned by the Port St. Lucie Governmental Finance Corporation (GFC) to create six parcels for future development. The plat also provided for the construction of Tom Mackie Boulevard to Marshall Parkway, the western extension of Marshall Parkway to Tom Mackie Boulevard, and the construction of SW Destination Way. These roadways provide access to this development and are currently under construction.

Previous Actions and Prior Reviews

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

Location and Site Information

Parcel Number:	4322-801-0007-000-9
Property Size:	15.83 acres, more or less
Legal Description:	Lot 3A, Southern Grove Plat No. 46
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Destination at Tradition MPUD Master Planned Unit Development)
Existing Use:	Vacant land

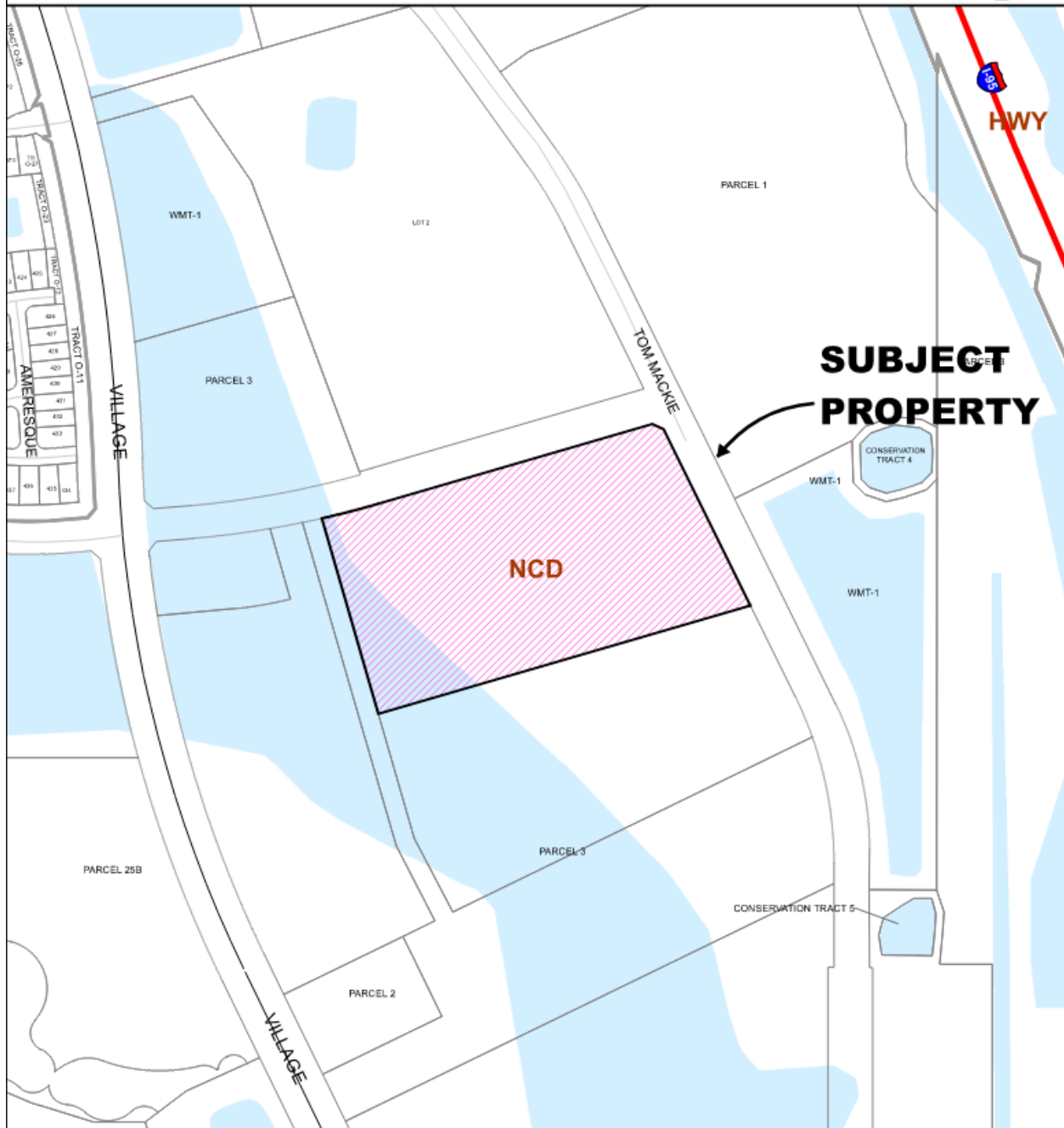
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Warehomes at Tradition, LLC (Approved Dragonfly Site Plan -under construction)
South	NCD	MPUD	Vacant GFC owned tract of land
East	NCD	MPUD	Vacant parcel – Apoproved Tradition Commerce Park Site Plan)
West	NCD	MPUD	Vacant – Approved St. Matilda Site Plan

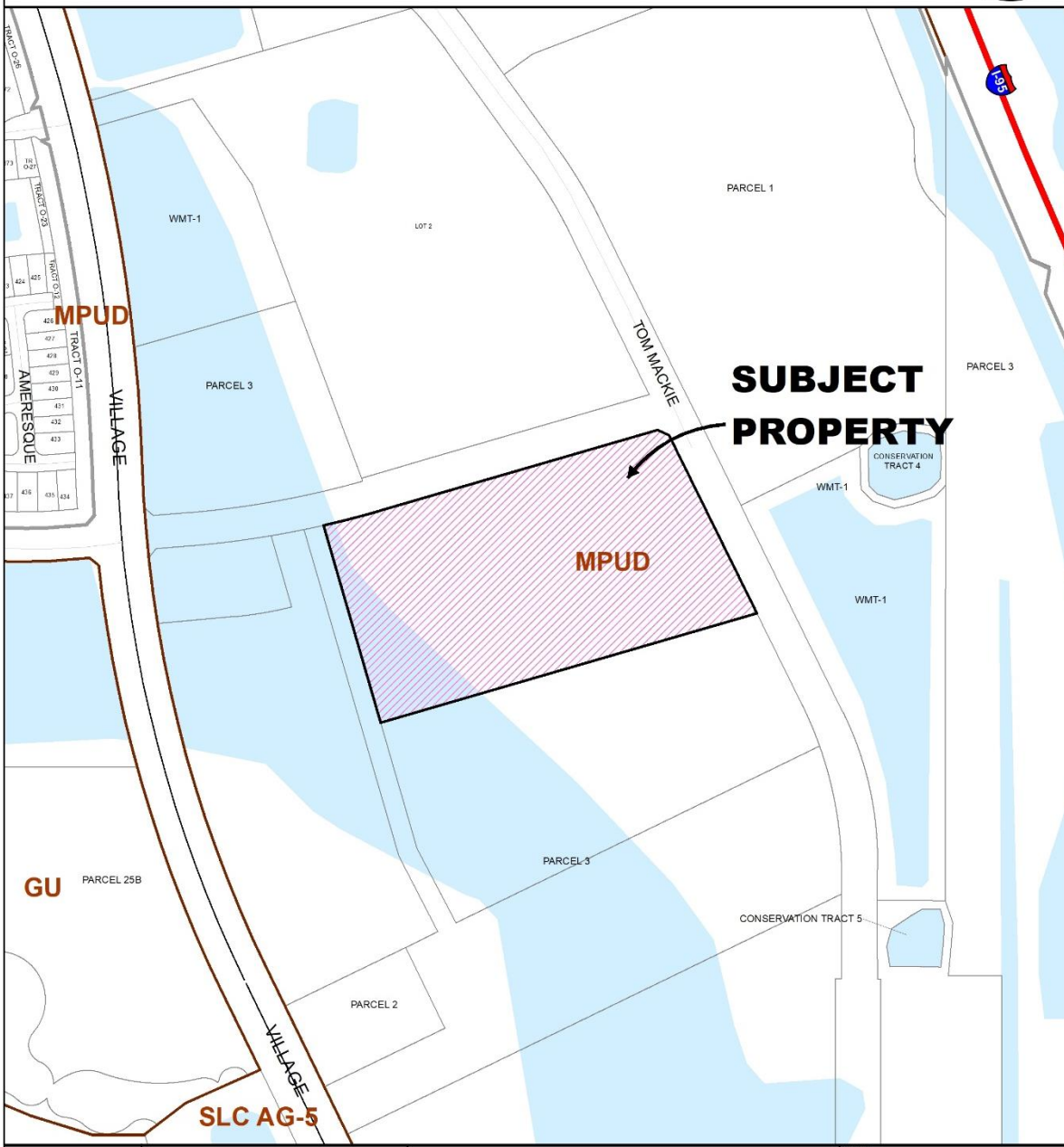
NCD – New Community Development District

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 Destination at Tradition Master Planned Unit Development (MPUD) and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property is located in the area designated as a business park as shown on the Destination at Tradition concept plan. Manufacturing including the assembly, processing, packaging, warehousing and storing, of goods and materials manufactured or assembled on site is listed as a permitted use.
DUMPSTER ENCLOSURE	The site plan depicts the location for waste management and recycling within an enclosed area.
ARCHITECTURAL DESIGN STANDARDS	The proposed project is within the Southern Grove DRI. Building elevations are reviewed by the Tradition Design Review Committee. The applicant has provided notice of preliminary approval from the Tradition Design Review Committee.
STACKING REQUIREMENTS	Vehicle circulation analyses were submitted for refuse collection, fire trucks and delivery trucks to show there is adequate circulation for trucks to enter and exist the site without impacting the adjacent roadways. The site will be accessed via a driveway on SW Destination Way and a driveway on Tom Mackie Boulevard.
BUILDING HEIGHT	The MPUD allows for a maximum building height of 150 feet. The proposed building height is approximately 44 feet for the manufacturing area and approximately 71 feet for the office tower area. .
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
PARKING	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 for manufacturing with ancillary office space to justify a reduction in parking from the 559 standard parking spaces required by the MPUD to 330 standard parking spaces including 8 handicapped spaces. As noted in the parking study, the anticipated total employee count for this establishment is 225 employees when fully staffed. The parking study is included in the submittal packet.
BUFFER	The MPUD requires ten foot wide perimeter landscape buffers. The required ten foot wide perimeter landscape buffers are depicted on the site plan. The site plan depicts a landscape buffer wall along the rear of the property where the property abuts a drainage area and further to the west a proposed multi-family development known as St. Matilda (P24-090).

NATURAL RESOURCE PROTECTION

An environmental assessment statement was provided. The property is currently vacant. The site does not contain any native upland habitat associates or State jurisdictional wetlands. Preservation and

mitigation requirements for the entire Southern Grove DRI are addressed in the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE) permits.

CONCURRENCY REVIEW (CHAPTER 160)

The proposed site plan is located within the Southern Grove Development of Regional Impact and subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Port St Lucie Utility Systems is the provider. A service agreement is required. Utility lines will be constructed with the associated subdivision plat, Southern Grove Plat No. 46 (P24-010). A lift station is proposed on the the parcel located on the southwest of the proposed development, Southern Grove Plat No. 40.
<i>Traffic Circulation</i>	<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>A traffic analysis was prepared by JFO Group Inc. that identifies the project will generate an average of 1,426 daily trips and 229 p.m. peak hour trips. The subject property will be served by SW Destination Way, the extension of Tom Mackie Boulevard to SW Anthony F. Sansone Sr Boulevard, and the construction of Marshall Parkway from SW Village Parkway to a roundabout at Tom Mackie Boulevard/SW Anthony F. Sansone Sr Boulevard. These improvements are under construction.</p>
<i>Parks and Recreation Facilities</i>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
<i>Stormwater Management Facilities</i>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development.

OTHER

Fire District: The access locations (external and internal) have 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.

Related Projects

P24-010 – Southern Grove Plat No. 46 Preliminary and Final Subdivision Plat

STAFF RECOMMENDATION

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