

Project Apron Major Site Plan Application (P22-220)

City Council – September 12, 2022
Bridget Kean, AICP, Senior Planner



Proposed Project

- A request for site plan approval for a one-story 1.24 million square foot warehouse and distribution facility to be located on Lot 7, Southern Grove Plat No. 43 (61.04 acres).
- The proposed project will include 1,218,710 square feet of warehouse space, 21,290 square feet of ancillary office space, truck loading docks along the east and west sides of the building, employee parking and employee entrances on the north and south sides of the building.

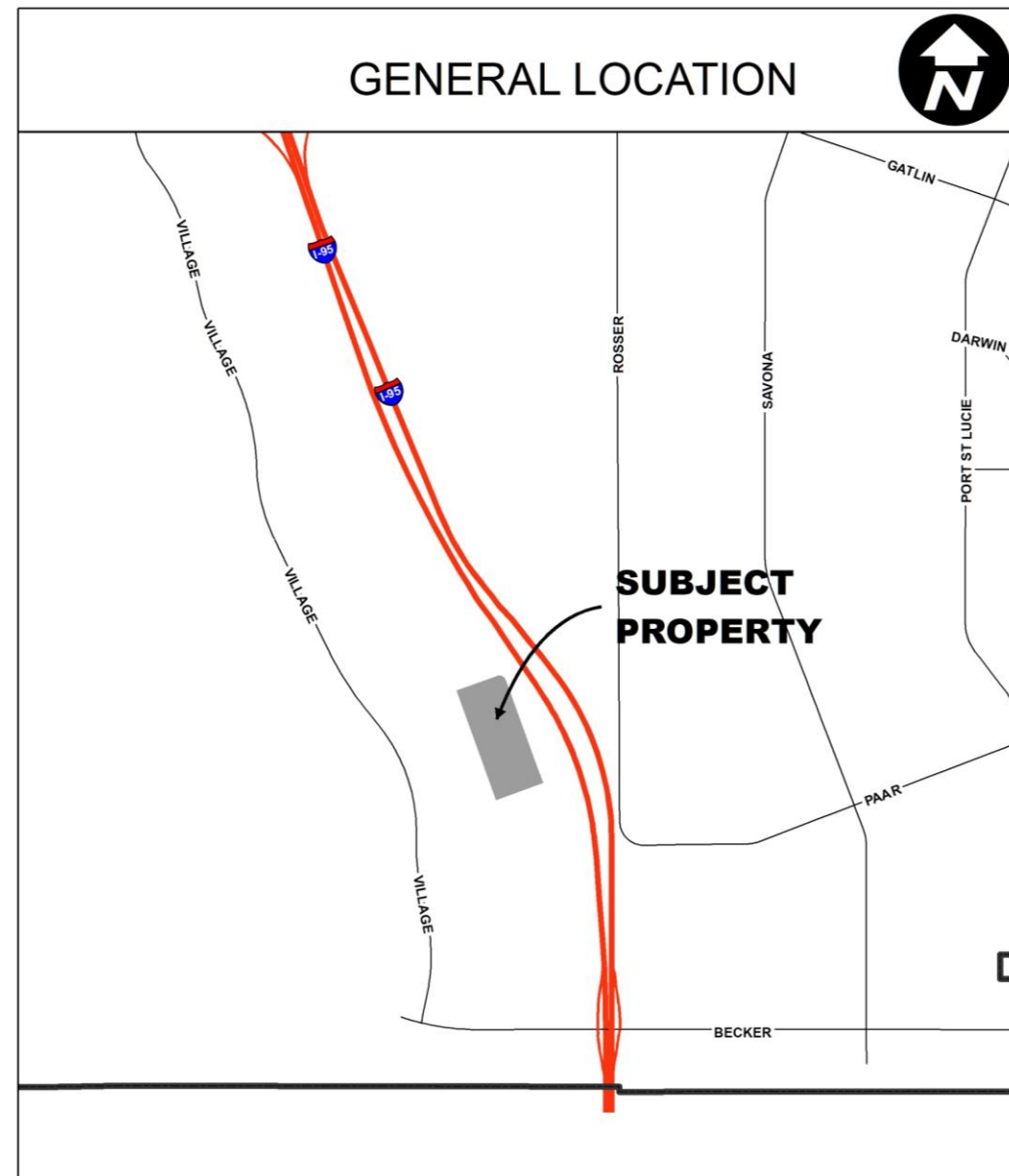


Applicant and Owner

- Dennis Murphy, Culpepper and Terpening, Inc. is acting as the agent for the property owner, Port St. Lucie Governmental Finance Corporation (GFC).
- GFC has an option agreement with JDN Enterprises, LLC (Sansone Group entity)

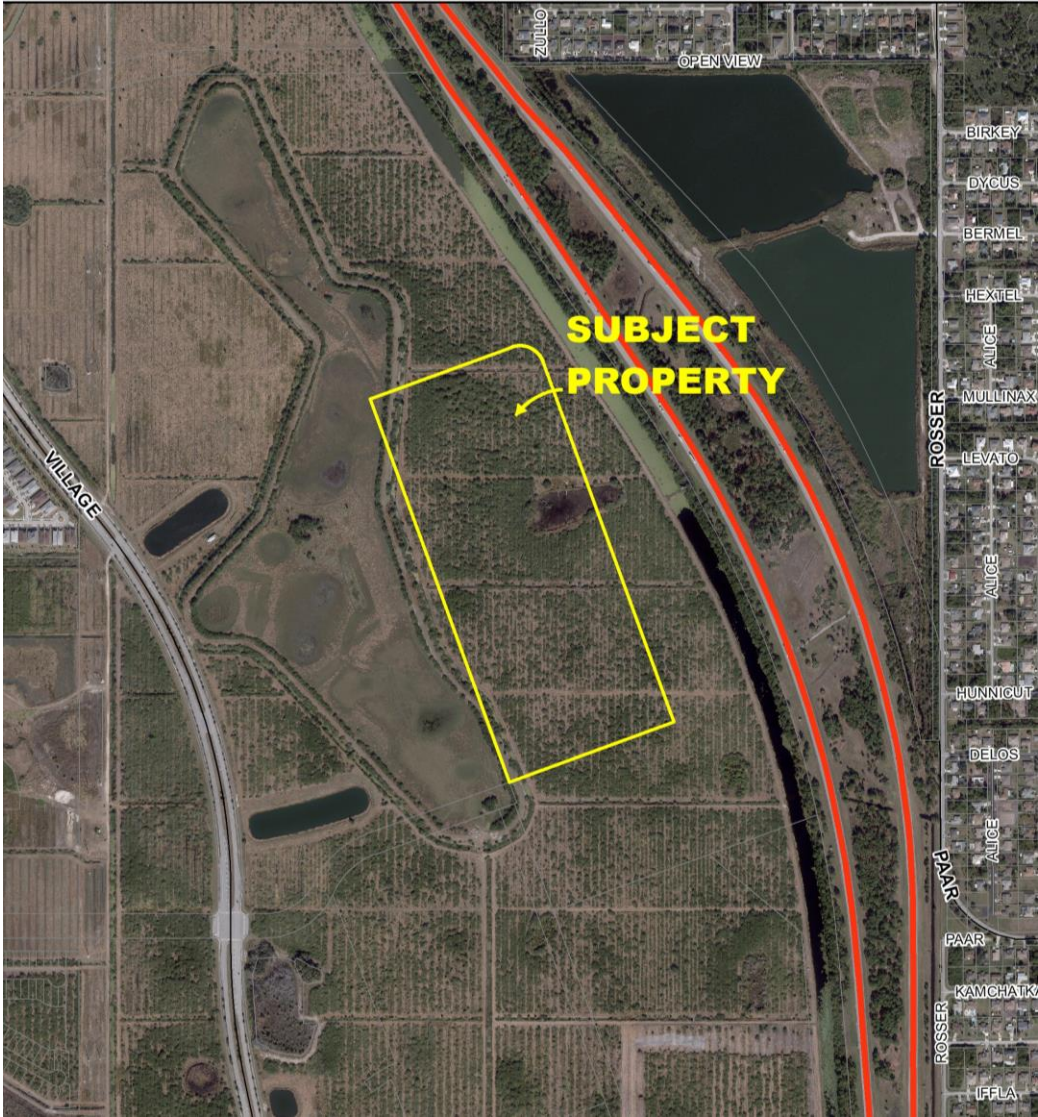


Subject Property



Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Vacant land
East	NCD	MPUD	Duda Canal and Interstate 95
South	NCD	MPUD	Cheney Brother project (under construction)
West	NCD	MPUD	Vacant land (Proposed Project Green site)



Zoning Review

- The subject property is within the Legacy Park MPUD (P22-176) and complies with the MPUD requirements.
- A total of 635 standard parking spaces is required and 637 provided including 26 handicapped spaces and 529 truck parking spaces
- Proposed building height of 44 feet. The maximum height allowed in an employment center subdistrict is 100 feet.
- MPUD requires 25 foot wide landscape buffers along the perimeter of all truck court and trailer storage areas.
 - 25 foot landscape buffers provided along the east and west perimeters
 - 15 foot wide landscape buffer provided along southern perimeter
 - 10 foot wide landscape buffer along the northern perimeter
- The site will utilize a specialized trash compactor for waste management.



Concurrency Review

- 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.



Traffic Impact Analysis

- Traffic Analysis received August 2022
- 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 211 PM Peak Hour Trips
- The current construction of SW Anthony F. Sansone Sr. Blvd is being constructed to accommodate this proposed site traffic.

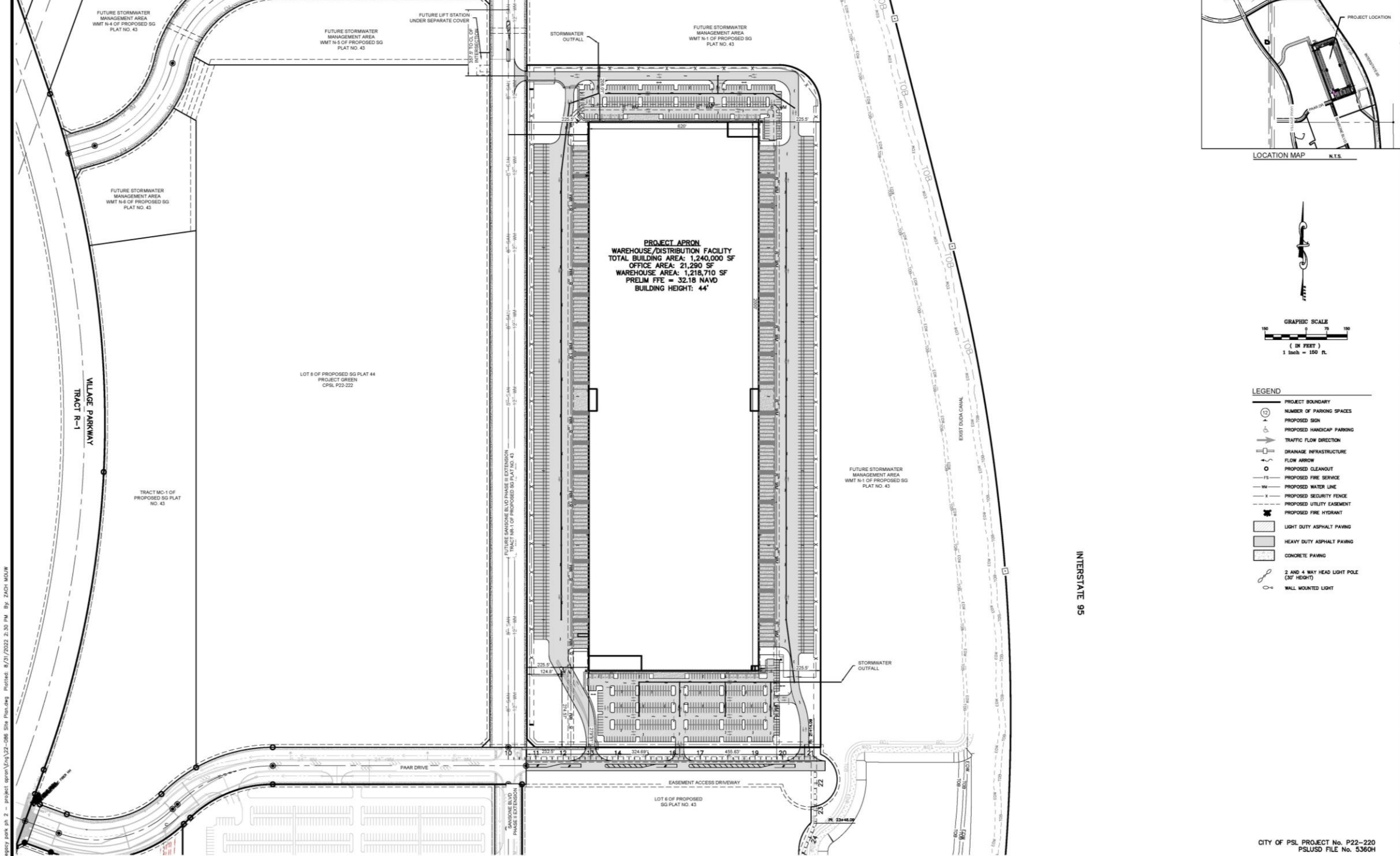


Associated Roadway Improvements

- Associated Southern Grove Plat No. 43 (P22-219) provides for the construction of the extension of SW Anthony F. Sansone SR Boulevard from Paar Drive north to a proposed E/W roadway known as St. Louis Drive
- Construction of St. Louis Drive from SW Village Parkway east to SW Anthony F. Sansone SR Boulevard
- Off site improvements include construction of an access easement/driveway along the property's southern boundary to provide access to SW Anthony F. Sansone SR Boulevard

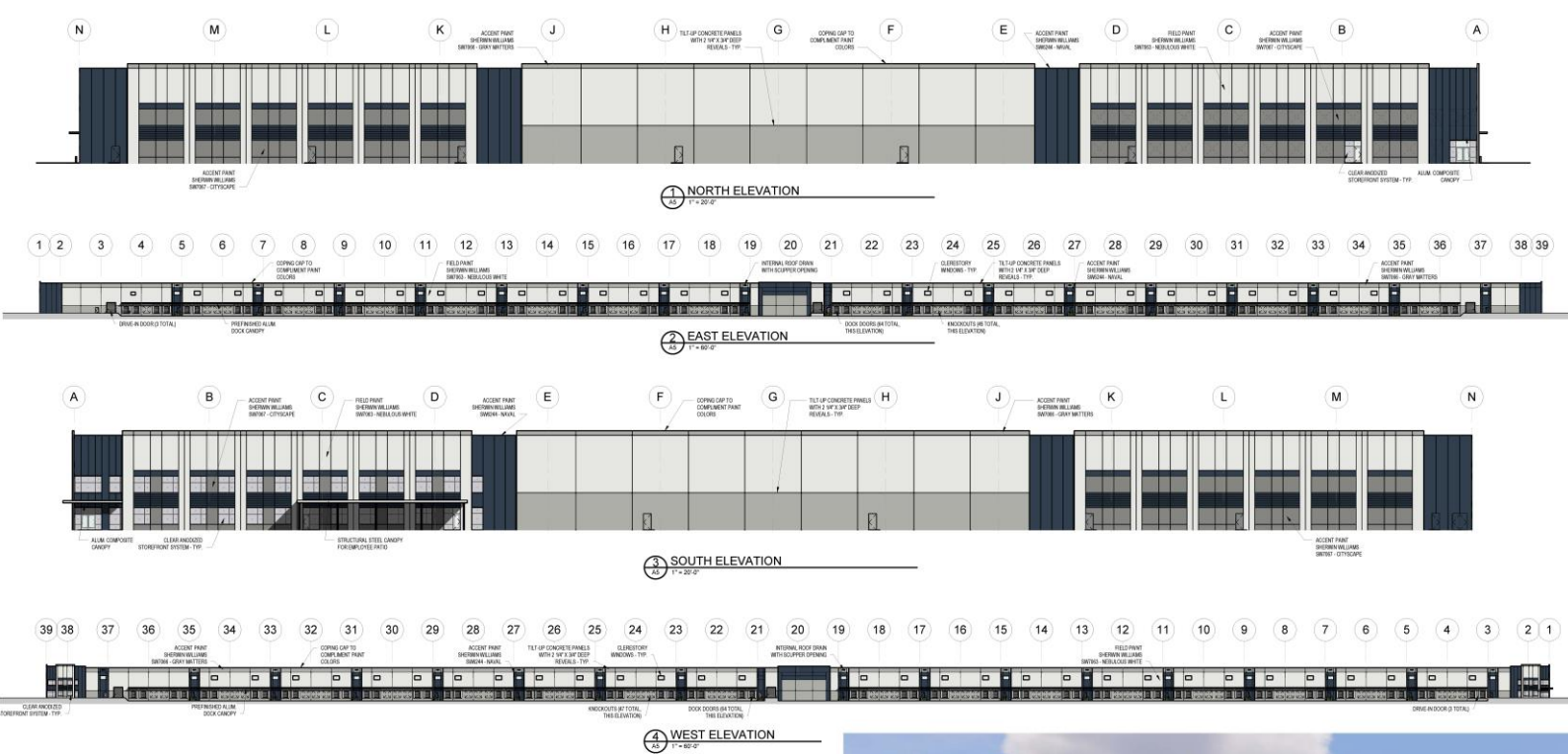
Other

<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, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option



PROJECT APRON
WAREHOUSE/DISTRIBUTION FACILITY
TOTAL BUILDING AREA: 1,240,000 SF
OFFICE AREA: 21,290 SF
WAREHOUSE AREA: 1,218,710 SF
PRELIM FFE = 32.18 NAWD
BUILDING HEIGHT: 44'

- LEGEND**
- PROJECT BOUNDARY
 - NUMBER OF PARKING SPACES
 - PROPOSED SIGN
 - PROPOSED HANDICAP PARKING
 - TRAFFIC FLOW DIRECTION
 - DRAINAGE INFRASTRUCTURE
 - FLOW ARROW
 - PROPOSED CLEANOUT
 - PROPOSED FIRE SERVICE
 - PROPOSED WATER LINE
 - PROPOSED SECURITY FENCE
 - PROPOSED UTILITY EASEMENT
 - PROPOSED FIRE HYDRANT
 - LIGHT DUTY ASPHALT PAVING
 - HEAVY DUTY ASPHALT PAVING
 - CONCRETE PAVING
 - 2 AND 4 WAY HEAD LIGHT POLE (30' HEIGHT)
 - WALL MOUNTED LIGHT



SANSONE - LEGACY PARK
Port St. Lucie, FL

Project Apror
07-20-22 SCALE: AS INDICATE



Recommendation

- The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the August 10, 2022 Site Plan Review Committee meeting.

