

# Dragonfly Industrial Park in Southern Grove Major Site Plan (P22-143)

City Council Meeting

April 10, 2023

Bridget Kean, AICP, Senior Planner



# Proposed Project

- A request for approval of a major site plan for an industrial park off Tom Mackie Boulevard for 405,508 sq ft warehouse space
  - Building No. 1 - 72,120 S.F.
  - Building No. 2 – 90,119 S.F.
  - Building No. 3 – 115,635 S.F.
  - Building No. 4 – 127,634 S.F.
- The site plan allows for access from SW Village Parkway and four driveways on Tom Mackie Boulevard.
- All onsite and offsite infrastructure will be constructed with Buildings 1 and 2.
- Buildings 3 and 4 will be designed as pad ready sites.

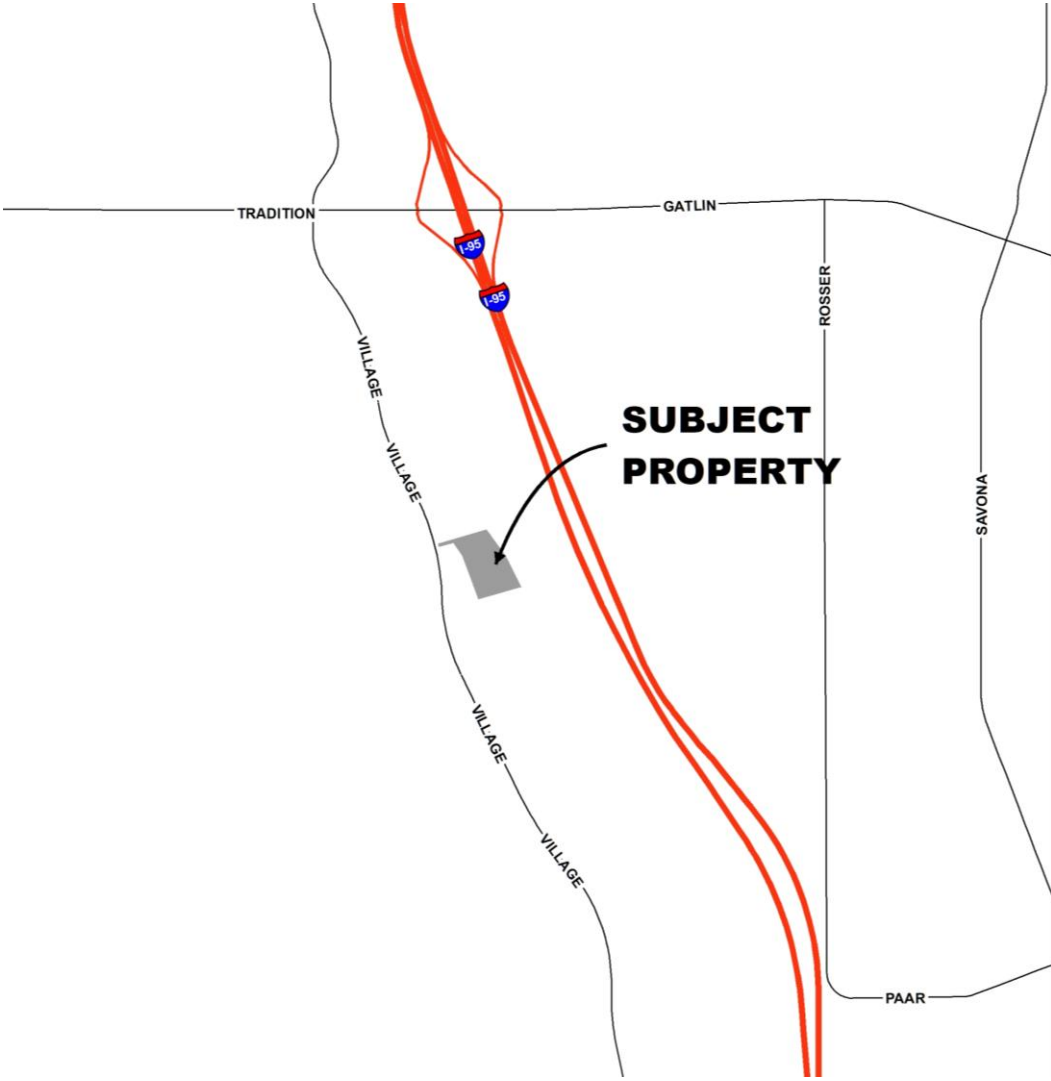


# Applicant and Owner

Dennis Murphy, Culpepper and Terpening, Inc.,  
is acting as the agent for  
Warehomes at Tradition, LLC (property owner)

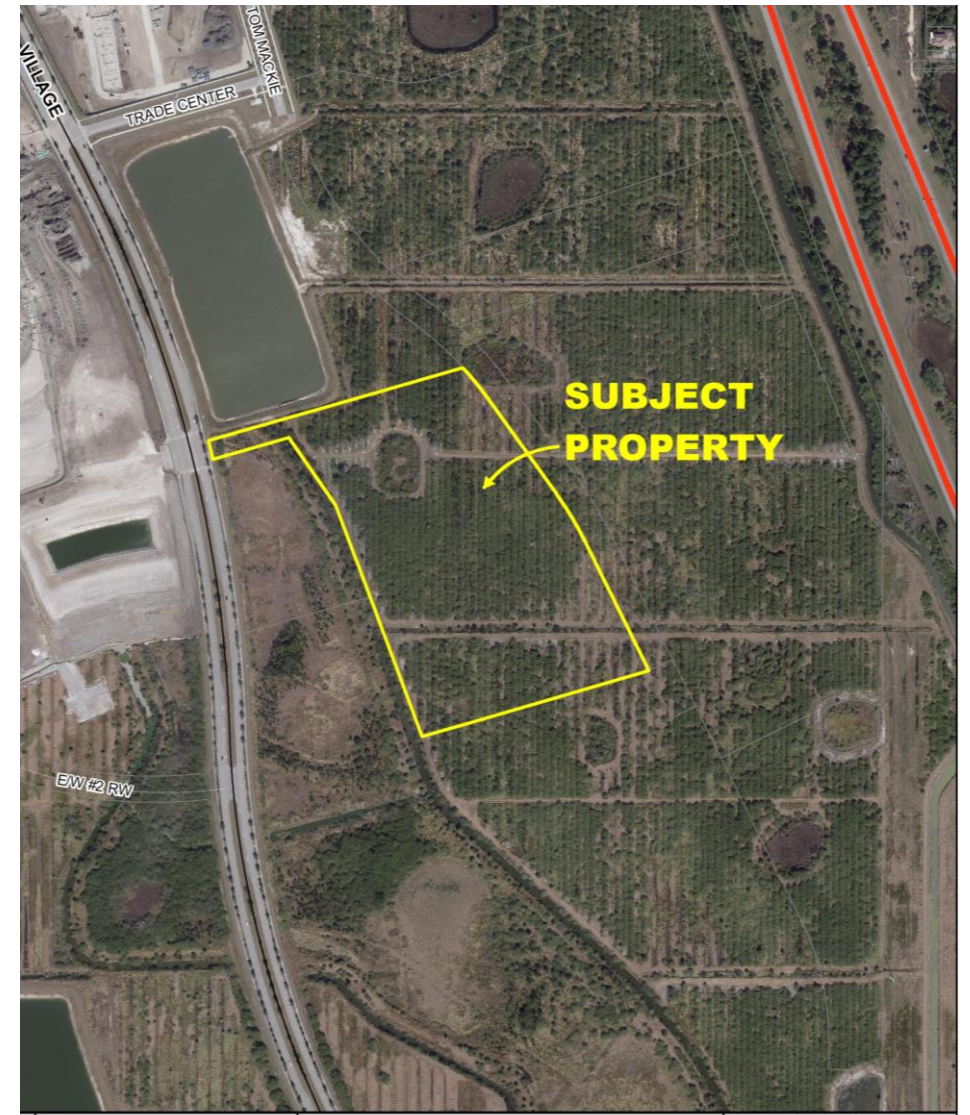


# Subject Property



# Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Vacant land with approved Tradition Business Center Site Plan
South	NCD	MPUD	Vacant GFC owned land
East	NCD	MPUD	Vacant land proposed Tradition Commerce Park Site Plan
West	NCD	MPUD	Water Management Tract



# Zoning Review

- Subject property is located within the Tradition Commerce Park MPUD.
  - Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials are listed under permitted uses.
  - Parking provided at 1 space per 1000 sq ft of warehouse use and 1 space per 250 sq ft office uses
    - Total of 616 parking spaces including 16 handicapped spaces
- Building elevations approved by Tradition DRC
- 19- foot perimeter landscape buffer along Tom Mackie Blvd. and 10-foot perimeter landscape buffers along the sides and the rear
- Landscaping enhanced along western property line to improve visibility from SW Village Pkwy



# 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 81 PM Peak Hour Trips
- Left turn lanes along Tom Mackie Blvd are already in the design that is under construction.
- Right turn lane on Village Parkway into site is proposed.



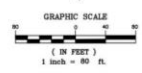
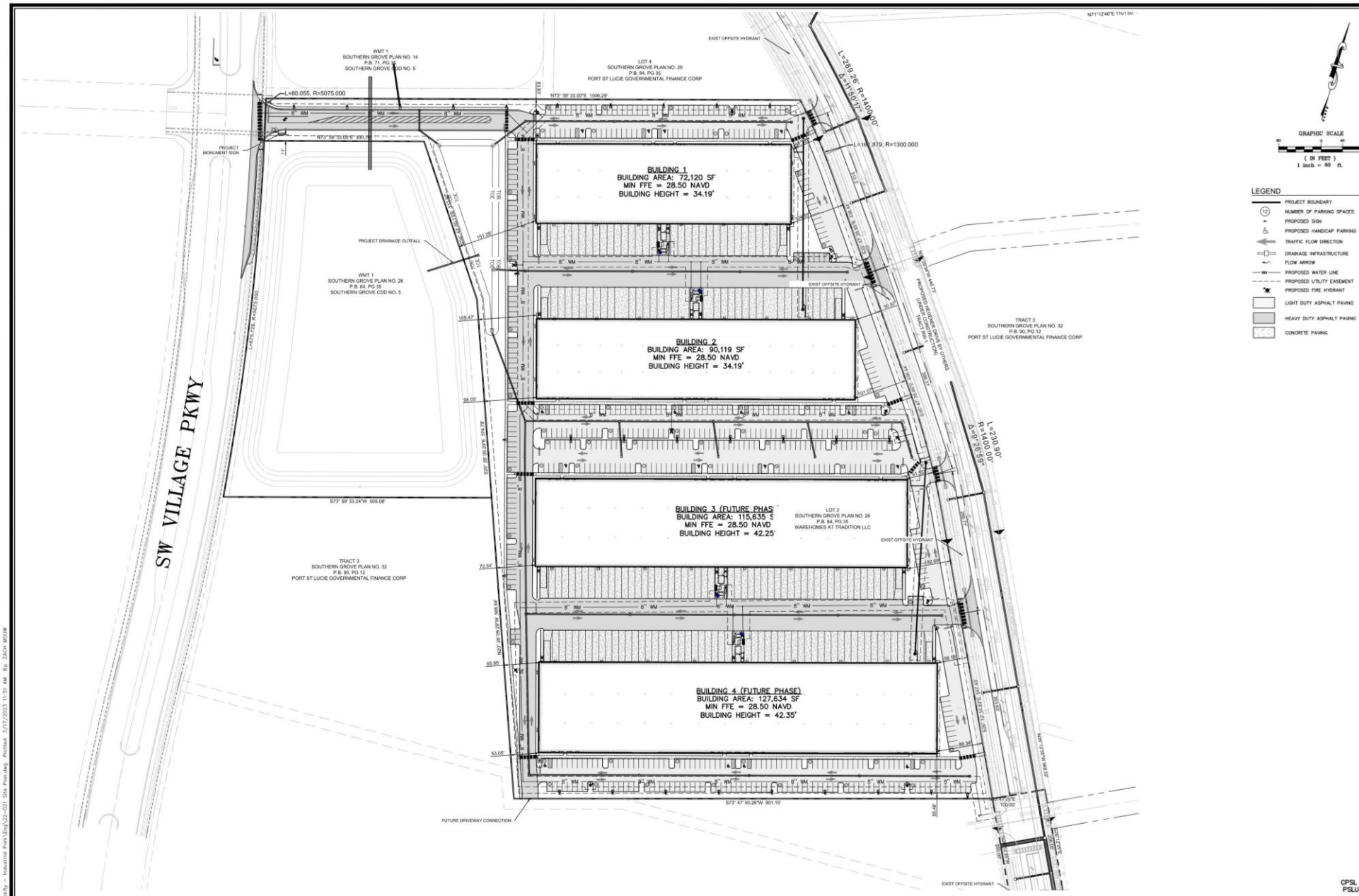


# Other

- An environmental assessment report was provided and a gopher tortoise survey was conducted. The wetlands on site have been previously mitigated through the South Florida Water Management and Army Corp permits for Southern Grove. No potentially occupied gopher tortoise burrows were located on the project site by biologists during the gopher tortoise and commensal species survey.
- The access locations (external and internal) has been reviewed by the Fire District for safety purposes.
- This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places.







- LEGEND**
- PROJECT BOUNDARY
  - NUMBER OF PARKING SPACES
  - PROPOSED SIGN
  - PROPOSED HANDICAP PARKING
  - TRAFFIC FLOW DIRECTION
  - DRAINAGE INFRASTRUCTURE
  - FLOW ARROW
  - PROPOSED WATER LINE
  - PROPOSED UTILITY EASEMENT
  - PROPOSED FIRE HYDRANT
  - LIGHT DUTY ASPHALT PAVING
  - HEAVY DUTY ASPHALT PAVING
  - CONCRETE PAVING

CPSL PROJECT NO. P22-143  
 PLSUSD PROJECT NO. 5327

COMPUTER FILE REF.	FIELD BK./PG.

**CULPEPPER & TERPENING INC**  
 2980 SOUTH 26th STREET • FORT PIERCE, FLORIDA 34981  
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4296

- REVISIONS -		BY	DATE

DESIGNED	BY	DATE

**DRAGONFLY INDUSTRIAL PARK**  
**OVERALL SITE PLAN**

DATE: 4/20/22
HORIZ. SCALE: 1" = 80'
VERT. SCALE: N/A
JOB No. 22-021
SHEET 1 of 5

P:\Projects\2022\22-021\021 - Overall\Overall Pkwy\22-021\_Overall\_Pkwy.dwg Plot Date: 3/7/2022 11:51 AM By: JACB 80788

PAINT COLOR LEGEND:		
◇	PURE WHITE	SW 7005 FINE TEXTURED
◇	OSAGE ORANGE	SW 6890 FINE TEXTURED
◇	GRAY SCREEN	SW 7071 FINE TEXTURED
◇	SOFTWARE	SW 7074 FINE TEXTURED
ALL COLORS TO BE SHERWIN WILLIAMS OR APPROVED EQUAL		

**A R Architecture, LLC.**

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BOCA RATON, FLORIDA 33497  
PH: 561.241.6376 CELL: 561.518.1178  
adam@ar-architecturefirm.com

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CONTRACTOR MUST VERIFY AND REPORT ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.

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# INDUSTRIAL PARK

## MASTER SITE PLAN APPROVAL PROCESS

Prepared for Dragonfly Investments  
Village Parkway  
Port St. Lucie, Florida 34987

The User has been digitally signed and sealed by Adam Ryzdewski on 2022-04-20 16:27:09 -04'00'.

Digitally signed by Adam Ryzdewski  
Date: 2022.04.20 16:27:09 -04'00'

ADAM RYZDEWSKI FLORIDA REGISTERED ARCHITECT #16278-0001-0000	
DATE:	2022-04-20
SCALE:	AS NOTED
TITLE:	COLOR ELEVATIONS - BUILDING #1

COLOR ELEVATIONS - BUILDING #1

**A-4.1**

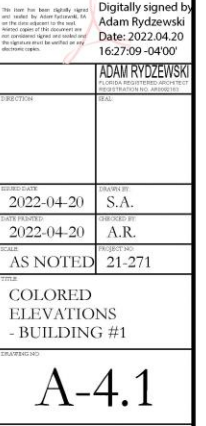
DATE: 2022-04-20  
SCALE: AS NOTED  
TITLE: COLOR ELEVATIONS - BUILDING #1



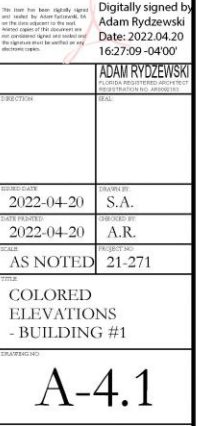
1 FRONT ELEVATION



2 REAR ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION

# Recommendation

- The Site Plan Review Committee recommended approval of the site plan at their meeting of January 24, 2023.

