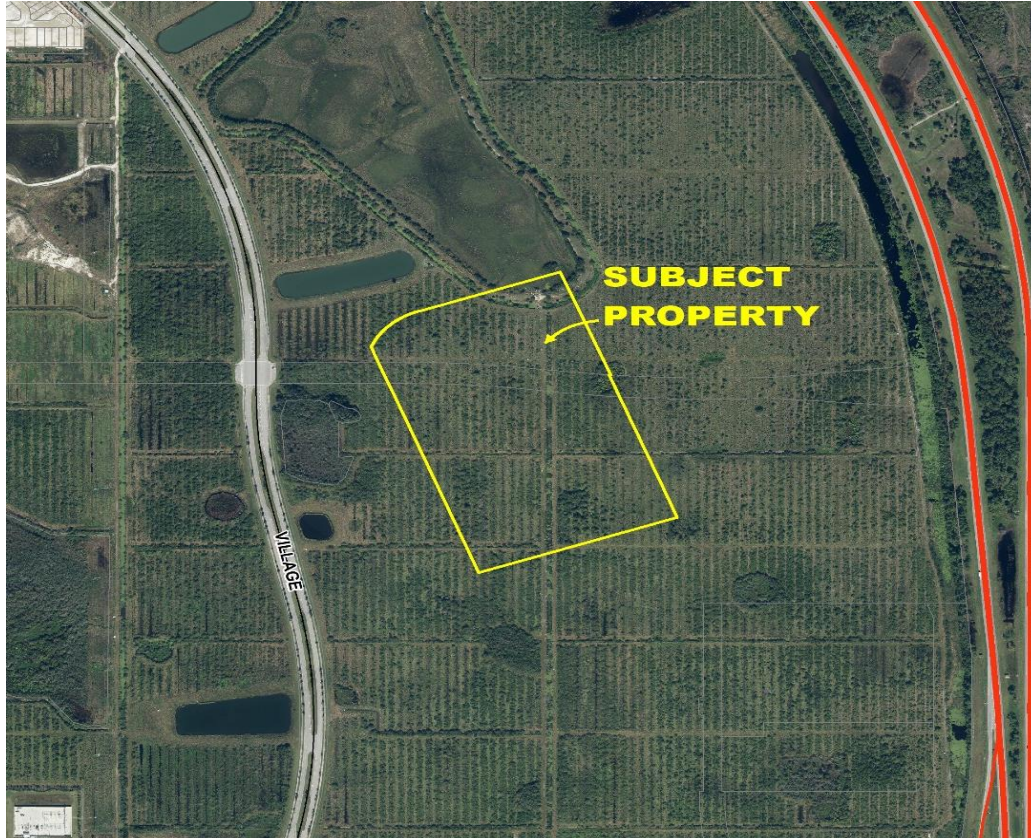




**Project Senior Site Plan
 Major Site Plan Application
 P21-057**



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for a 220,822 square foot warehouse delivery and distribution facility.
Applicant:	Brooks Stickler, P.E, Kimley-Horn and Associates
Property Owner:	Port St Lucie Governmental Finance Corporation (GFC). There is a purchase and sale agreement pending with JDN Enterprises, LLC (Sansone Group)
Location:	The property is generally located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, and south of the Paar Drive right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The Port St. Lucie Governmental Finance Corporation (GFC) has submitted an application for site plan approval for a proposed 220,822 square foot warehouse delivery and distribution facility with onsite and offsite improvements. The proposed building will include 203,065 square feet of warehouse space, 17,757 square feet of ancillary office space, fleet vehicle loading docks along the east and west sides of the building, truck loading docks on the north side of the building (rear), employee parking and employee entrance at the south side of the building (front). The proposed facility will be located on a ± 52.2 acre tract to be known as Lot 5, Southern Grove Plat No. 35 per the associated application for subdivision plat approval (P21-059). Southern Grove Plat No. 35 is a replat of Parcel 31, Southern Grove Plat No. 3 and Tract A, Southern Grove Plat No. 33. The replat creates five tracts for future development and two right-of-way tracts. It includes the construction of an extension of SW Anthony F. Sansone SR Boulevard (fka Hegener Drive) to Paar Drive and the construction of Paar Drive east of SW Village Parkway to SW Anthony F. Sansone Sr. Boulevard to provide access to the proposed facility.

Offsite improvements associated with the site plan include the addition of two driveway connections from SW Village Parkway to the proposed distribution facility between Paar Drive and Becker Road as depicted on the proposed site plan. The two driveway connections will be provided via an easement agreement between the GFC and the future owner of Lot 5 to allow for pedestrian and vehicular access to and from Village Parkway. As stipulated in the easement agreement, the owner of Lot 5 is responsible for the construction of any and all road, landscape, signage, and other necessary improvements within the easement area as well as maintenance of these improvements.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at the April 14, 2021 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4335-500-0002-000-0
Property Size:	Parcel Size is 228.02 acres The proposed site plan will be located on ±52.2 acres (Proposed Lot 5, Southern Grove Plat No. 35)
Legal Description:	A portion of Southern Grove Plat No. 33, Tract A
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Regional Business Park Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

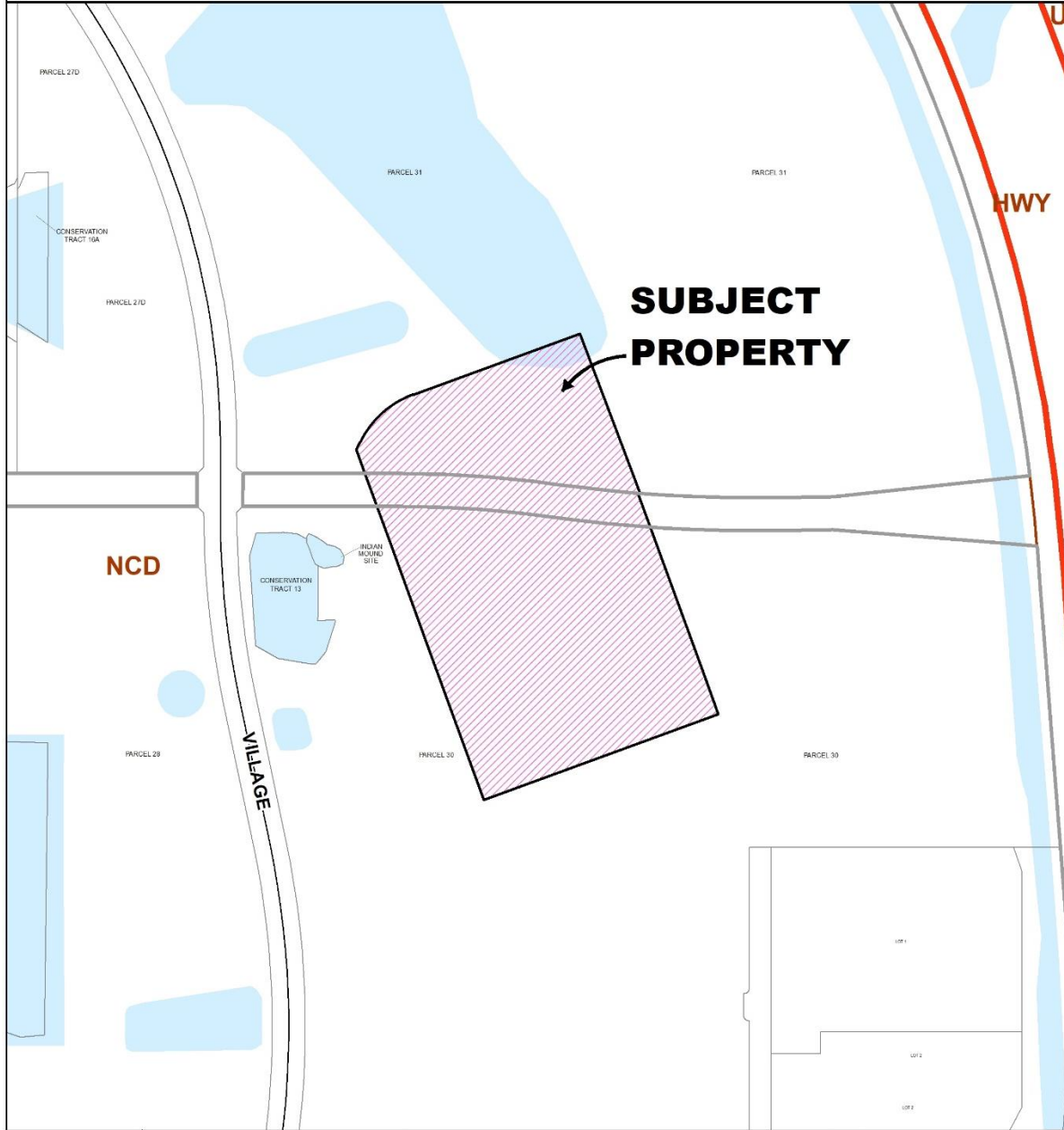
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant land
South	NCD	MPUD	Vacant land
East	NCD	MPUD	Vacant land
West	NCD	MPUD	Vacant land

NCD – New Community Development District

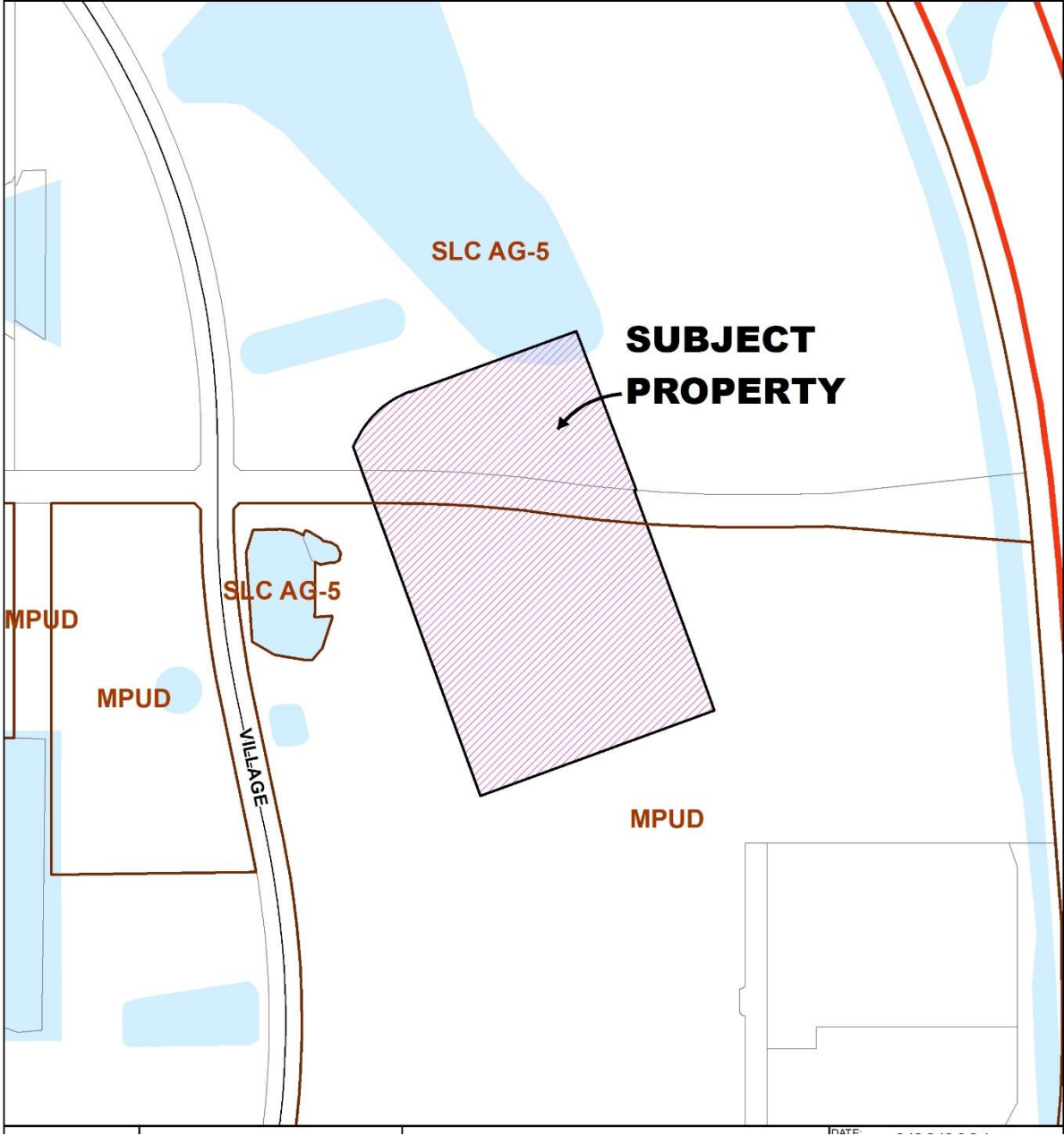
MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agriculture (1 dwelling unit per 5 acres)

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Tradition Regional Business Center Master Planned Unit Development (MPUD) and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located in the a designated Business Park as shown on the Tradition Regional Business Park MPUD concept plan. Warehouse and distribution and E-commerce warehousing and distribution including the receiving, storing, assembling, shipping, distributing, preparing, selling, and serving as pick-up/drop-off location for products, materials, food, grocery, and liquor items are listed as permitted uses.
DUMPSTER ENCLOSURE	The site plan provides for a 12'-6" x 26'-0" dumpster enclosure to accommodate refuse and recycling collection.
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	A traffic impact analysis report was submitted to the City and reviewed by the City's Third Party Consultant. Truck access to and from the site will be via Paar Drive.
BUILDING HEIGHT	The proposed building is a one story warehouse with proposed building height of 44'-9". The MPUD sets a maximum building height of 150 feet for non-residential uses.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
PARKING	The Tradition Regional Business Park MPUD utilizes the ITE 5 th Generation Parking Code for warehouse distribution and manufacturing uses. The parking standard is .75 space per 1,000 square feet of warehouse distribution space. It would require a total of 165 parking spaces. The site plan provides for a total of 554 standard parking spaces including 12 handicapped spaces and 1,016 fleet vehicle parking spaces.
BUFFER	The MPUD requires 15 foot wide perimeter landscape buffers. The site plan depicts the required 15 foot buffers along the south and west property lines. The site plan provides for 25 foot landscape buffers along Paar Drive and SW Anthony F. Sansone SR Blvd.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted. This is a former agricultural site that is currently used for cattle grazing. The primary vegetative cover is comprised of forage grasses, ruderal weeds, and non-native vegetation. Wetland preservation and mitigation requirements for the Southern Grove Drive are addressed in the South Florida Water Management District (SFWMD) Permit Numbers 56-01544-P and 56-02379-P, and 56-02531-P and Army Corps of Engineers (ACOE) Permit No. SAJ-2006-2046 IP-AZZ.

CONCURRENCY REVIEW

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required. There is an associated subdivision plat, Southern Grove Plat No. 35 (P21-059), that includes construction plans for the infrastructure improvements required to serve the development.
TRANSPORTATION	<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>The project will generate an average of 2,196 total daily trips per day and 136 p.m. peak hour trips per day per ITE Trip Generation Manual 10th Edition. A Traffic Impact Analysis report was submitted and reviewed by the City’s Third Party Traffic Consultant. The associated subdivision plat (P21-059) provides for the construction of Paar Drive east of SW Village Parkway to SW Anthony F. Sansone SR Boulevard and the construction of SW Anthony F. Sansone SR Boulevard to Paar Drive. Roadway improvements include a signalized intersection at SW Village Parkway and Paar Drive. The off site improvements include the construction of two access driveways from SW Village Parkway to the facility.</p>
PARKS AND RECREATION	<p>Requirements for public parks and recreational facilities are addressed under Condition 67 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p>
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	<p>Public school requirements are addressed under Condition 62 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p>

OTHER

Fire District: The access location (external and internal) has 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.

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Regional Business Center Subdistrict as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.8 of the Future Land Use Element, Regional Business Centers (developments with more than 1,000,000 non-residential square feet) shall be established that include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area.

RELATED PROJECTS

P21-032 – Tradition Regional Business Park MPUD First Amendment

P21-059 – Southern Grove Plat No. 35 Preliminary and Final with Construction Plans Subdivision Plat

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting of April 14, 2021 and recommended approval. 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 with the following condition:

1. An easement agreement is executed between the GFC and the future owner of Lot 5 for the two east-west driveways on SW Village Parkway depicted on the site plan prior to the issuance of any building permits for construction of the facility.