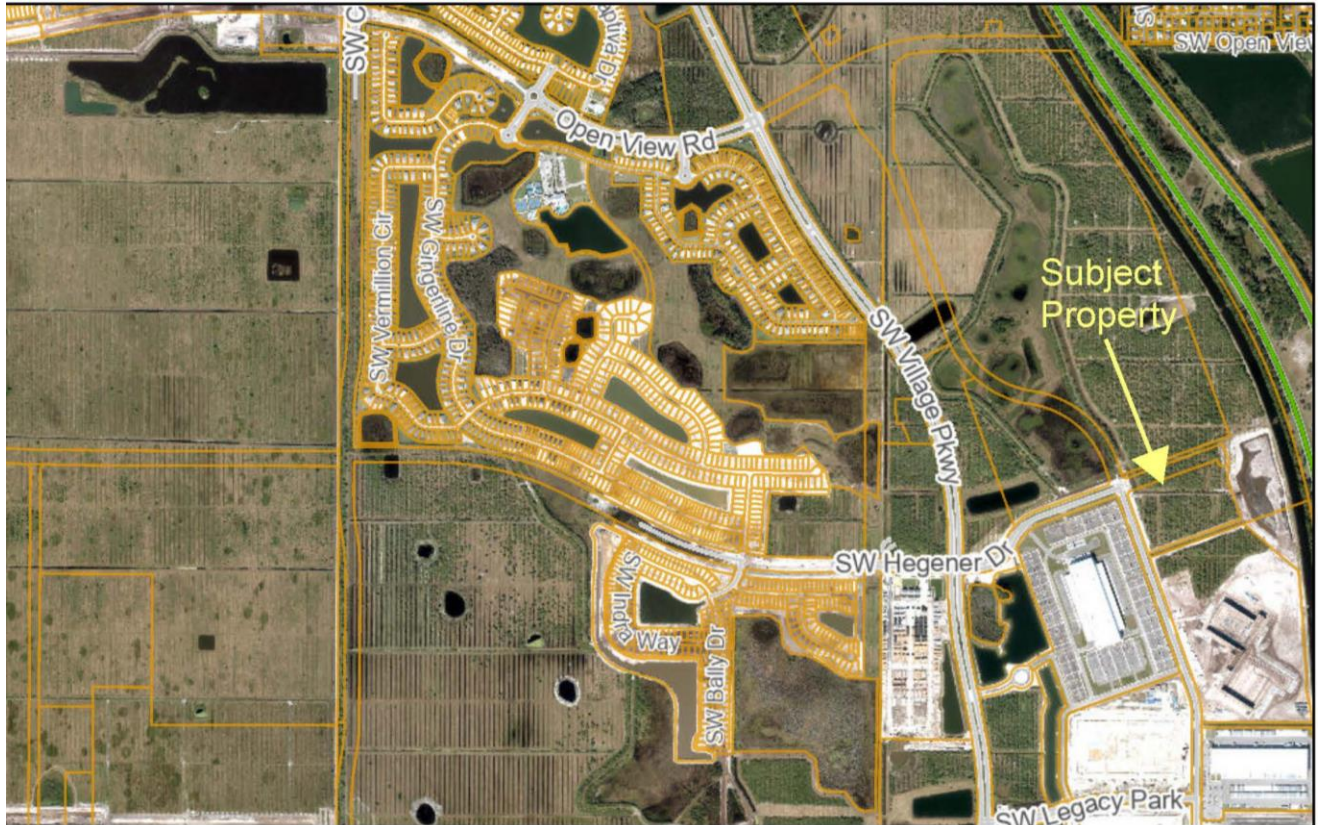


**Project Suburban Site Plan
Major Site Plan
P23-122**



Project Location Map

SUMMARY

Applicant's Request:	A request for approval of a major site plan for a cold storage warehouse in the Legacy Park area of Southern Grove.
Applicant:	Zach Mouw, I.E., Culpepper and Terpening
Owner:	Chill Build PSL, LLC
Location:	The subject property is located on the east side of SW Anthony F. Sansone Sr Boulevard between Hegener Drive and Becker Road.
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

The proposed project is a 378,521 square foot temperature controlled warehouse with 5,225 square feet of ancillary office space truck parking, truck loading docks, and employee parking area. The proposed building will have a maximum height of seventy-eight (78) feet.

Previous Actions and Prior Reviews

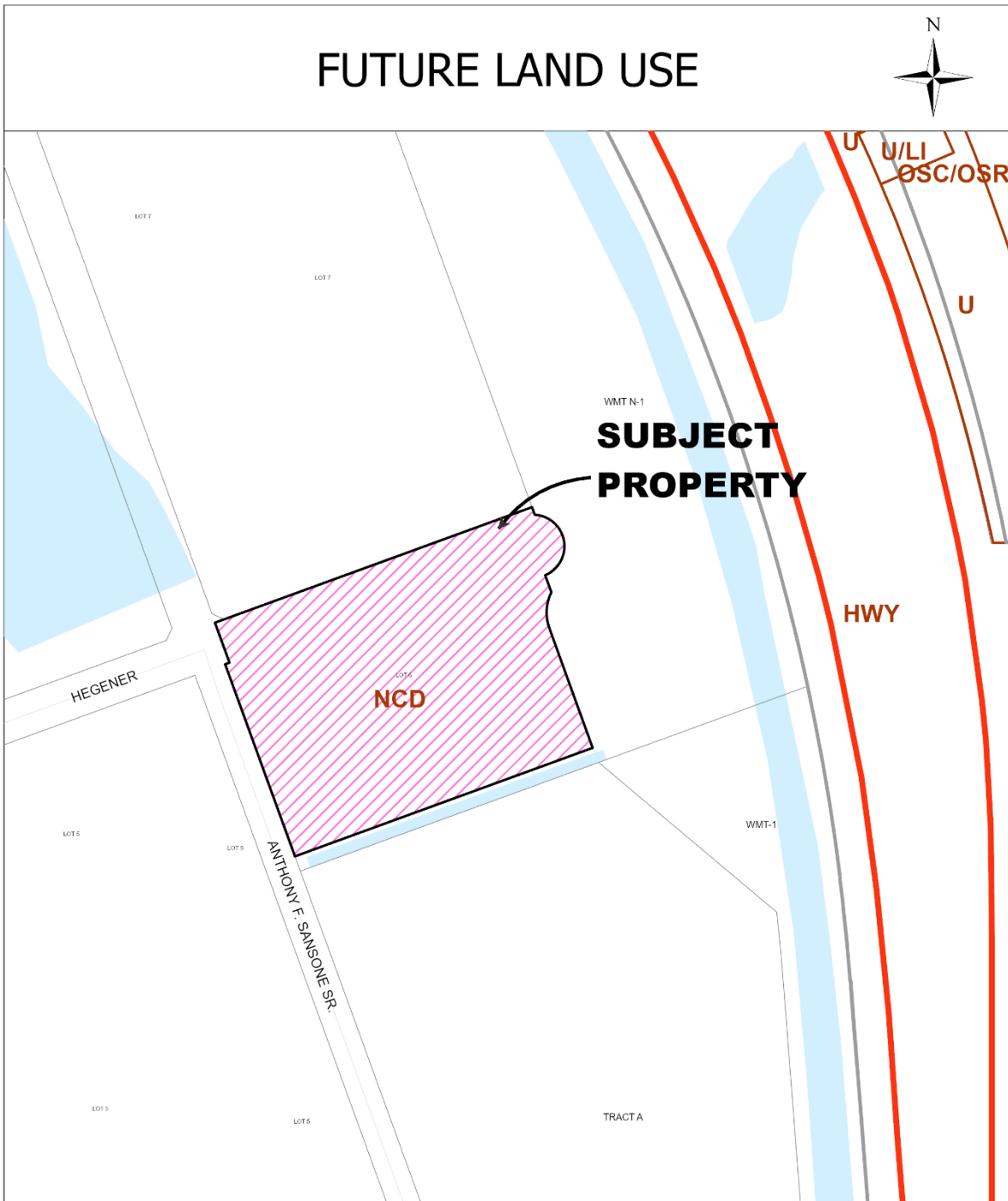
The Site Plan Review Committee recommended approval of the site plan at their meeting of August 9, 2023.

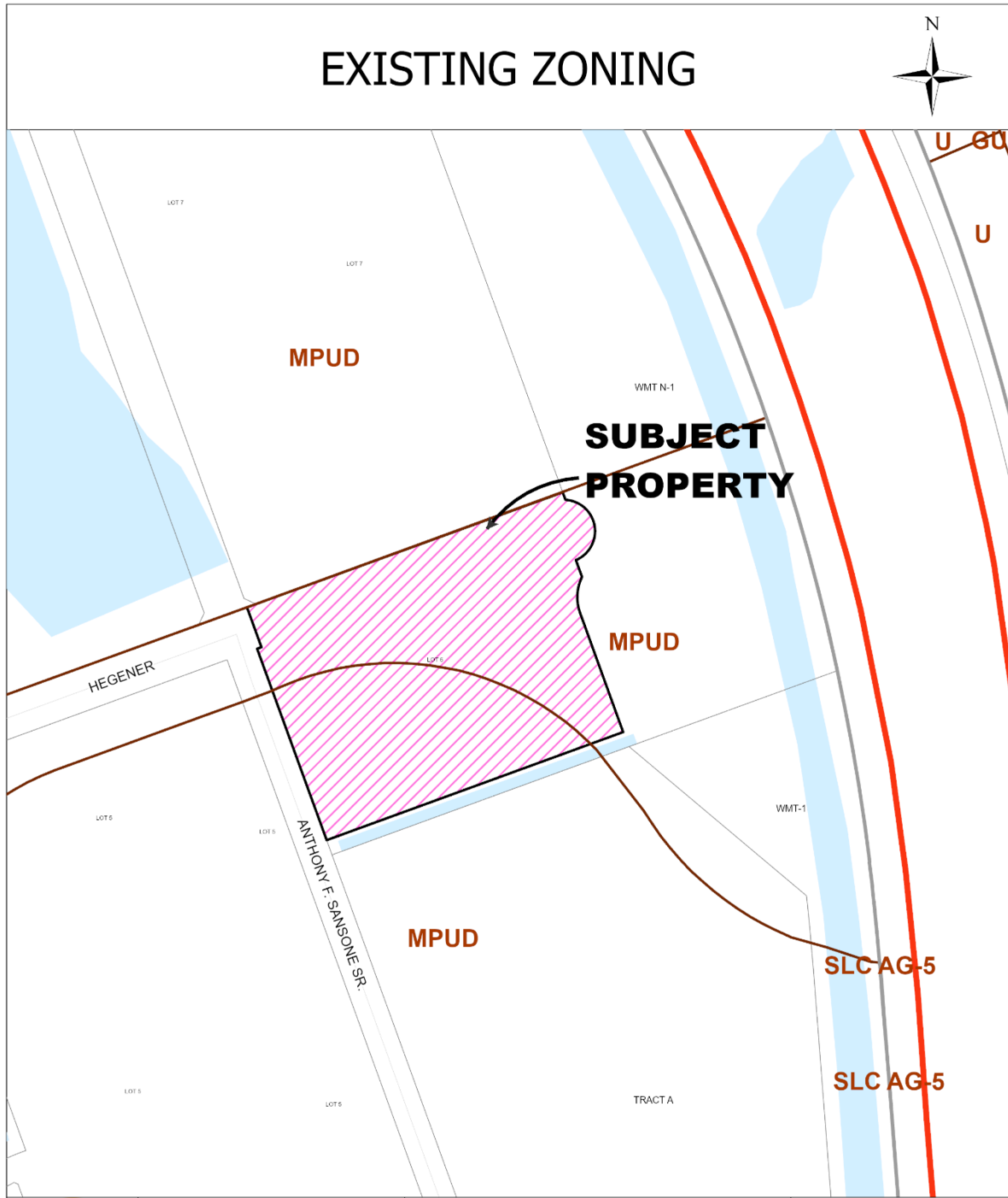
Location and Site Information

Parcel Number:	4326-603-0007-000-3
Property Size:	15.06 acres
Legal Description:	Southern Grove Plat No. 45, Lot 6
Future Land Use:	Tradition Regional Business Park MPUD
Existing Use:	Vacant
Zoning:	NCD
Proposed Use:	Cold Storage warehouse

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Future Costco Warehouse and Distribution Facility
South	NCD	MPUD	Cheney Brothers Warehouse and Distribution Facility
East	NCD	MPUD	Lake Duda expansion and I-95
West	NCD	MPUD	Amazon Warehouse





IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the Tradition Regional Business Park MPUD (Master Planned Unit Development) zoning district and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property is located in the business park area of the MPUD and cold storage warehouse and pre-cooling plant are listed under permitted uses.
DUMPSTER ENCLOSURE	The site will provide a trash compactor in lieu of the standard dumpster enclosure.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided documentation of preliminary approval of the building elevation drawings from the Tradition Design Review Committee.
PARKING REQUIREMENTS	As permitted by the MPUD, the applicant submitted an alternative parking analysis of other cold storage warehouse facilities to provide a site specific parking ratio for this use. The site will provide one hundred seventy-nine (179) standard parking spaces including six (6) handicapped spaces and sixty-two (62) truck parking spaces.
STACKING	A traffic statement prepared by MacKenzie Engineering and Planning was provided. The site provides for truck access via the extension of SW Hegener Drive east of SW Anthony F. Sansone Blvd.
BUILDING HEIGHT	The proposed height of the cold storage facility is seventy-eight (78) feet. The MPUD sets a maximum height of one hundred fifty (150) feet.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
BUFFER	The site plan and preliminary landscape plan provide a twenty-five (25) foot landscape buffer along SW Anthony F. Sansone Sr. Blvd and ten (10) foot perimeter landscape buffers along the north, east and south property lines.

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:

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department is the provider of services. A service agreement is required. The utility infrastructure necessary to serve the

	development was included with the construction of Tom Mackie Boulevard.
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 six hundred forty-nine (649) daily trips per day and thirty-four (34) p.m. peak hour trips per day per ITE Trip Generation Manual 11th Edition for High Cube Cold Storage Warehouse. A Traffic Statement was submitted and approved by the Public Works Department. The site will be served by a driveway off of Sansone Blvd. at the southern end of the property and a driveway at the terminus of the eastern extension of SW Hegener Drive.</p>
PARKS AND OPEN SPACE	N/A
STORMWATER	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
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	N/A

NATURAL RESOURCE PROTECTION

An environmental assessment report was provided for the development of Legacy Park. The subject property was cleared as part of mass grading plan for the area. Environmental impacts have been addressed through the regulatory permits that have been issued for the overall Southern Grove DRI.

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.

STAFF RECOMMENDATION

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. The Site Plan Review Committee recommended approval of the site plan at their meeting of August 9, 2023.