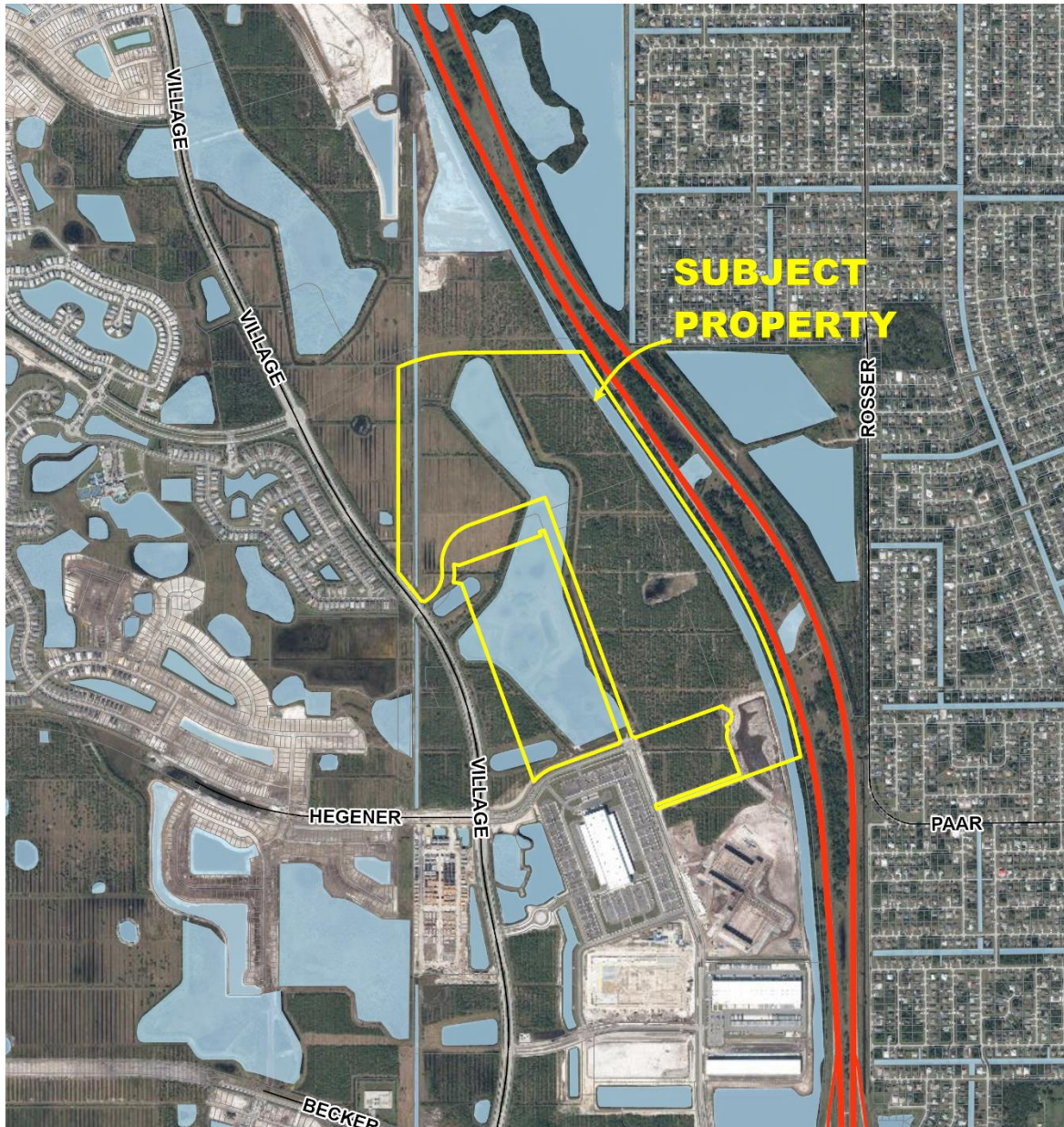




**Legacy Park North Distribution Center (Project Everest)
Major Site Plan Application
P23-168**



Project Location Map

SUMMARY

Applicant's Request:	A request for approval of a major site plan for a 1.871 million square foot distribution center.
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Port St. Lucie Governmental Finance Corporation, PSL Project Apron Industrial Owner, LLC, Southern Grove Community Development District No. 5, and the City of Port St. Lucie
Location:	The property is generally located west of Interstate 95, east of SW Village Parkway and between the Marshall Parkway Road Right-of-Way and SW Hegener Drive.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

The proposed project is a site plan for a distribution center consisting of 204,000 square feet for cold storage (Cold Depot) attached to 391,000 square feet for dry storage (Dry Depot) which includes 13,000 square feet of ancillary office/administrative space; a standalone 1,060,200 square foot Dry Goods Distribution Center (DDC) Facility which includes 10,500 square feet of ancillary office/administrative space, and two future expansion areas consisting of 60,000 square feet for cold storage (Cold Depot Addition Area) and 147,500 square feet for dry storage (Dry Depot Addition Area). Project Everest will be located on a 192.50 acre parcel. The proposed legal description is Lot 1, Southern Grove Plat 45. As depicted on Southern Grove Plat 45, Lot 1 is bounded by Marshall Parkway to the north, SW Hegener Drive to the south, SW Anthony F. Sansone Sr. Blvd to the east and the Duda Canal to the west. The site plan provides for truck loading docks along the east and west sides of the building, truck parking, truck storage areas, and an employee parking area.

The project will be served by the extension of SW Anthony F. Sansone SR Boulevard from SW Hegener Drive north to the Marshall Parkway road right-of-way and the eastern extension of SW Hegener Drive from SW Anthony F. Sansone SR Boulevard east to the Duda Canal. Employees will access the facility from the main driveway on SW Anthony F. Sansone SR Boulevard. The truck entrance will be located via a driveway at the end of SW Hegener Drive that runs along the property's eastern boundary line. There is a gated entry at the northern end of the driveway that is approximately 1600 linear feet from SW Hegener Drive. There is sufficient room for trucks to stack without impacting traffic.

The offsite improvements required to serve the development including the extension of SW Anthony F. Sansone Sr. Boulevard, the extension of SW Hegener Drive, the water management tracts, the expansion of the Duda Canal, and a lift station are included in the construction plans for the associated subdivision plat, Southern Grove Plat No. 45. Southern Grove Plat No. 45 is scheduled for the December 4, 2023 City Council meeting.

The project will be built in phases with the first phase consisting of the 204,000 square foot Cold Depot and attached 391,000 square foot Dry Depot, associated loading and truck parking areas, the employee parking area, main driveway off of SW Anthony F. Sansone SR Boulevard, the truck entrance off of SW Hegener Drive. Phase II will include the 1,060,200 square foot Dry Goods Distribution Center

(DDC) Facility and associated improvements. The two future expansion areas (Cold Depot and Dry Depot expansion areas) will be constructed when needed.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at the October 11, 2023 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4326-602-0001-000-8; 4326-602-0004-000-9; 4326-602-0007-000-0; 4326-602-0002-000-5; 4326-602-0009-000-4; and 4326-602-0010-000-4
Property Size:	192.50 acres, more or less
Legal Description:	Lot 1, Southern Grove Plat No. 45
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Legacy Park North Master Planned Unit Development)
Existing Use:	Vacant land

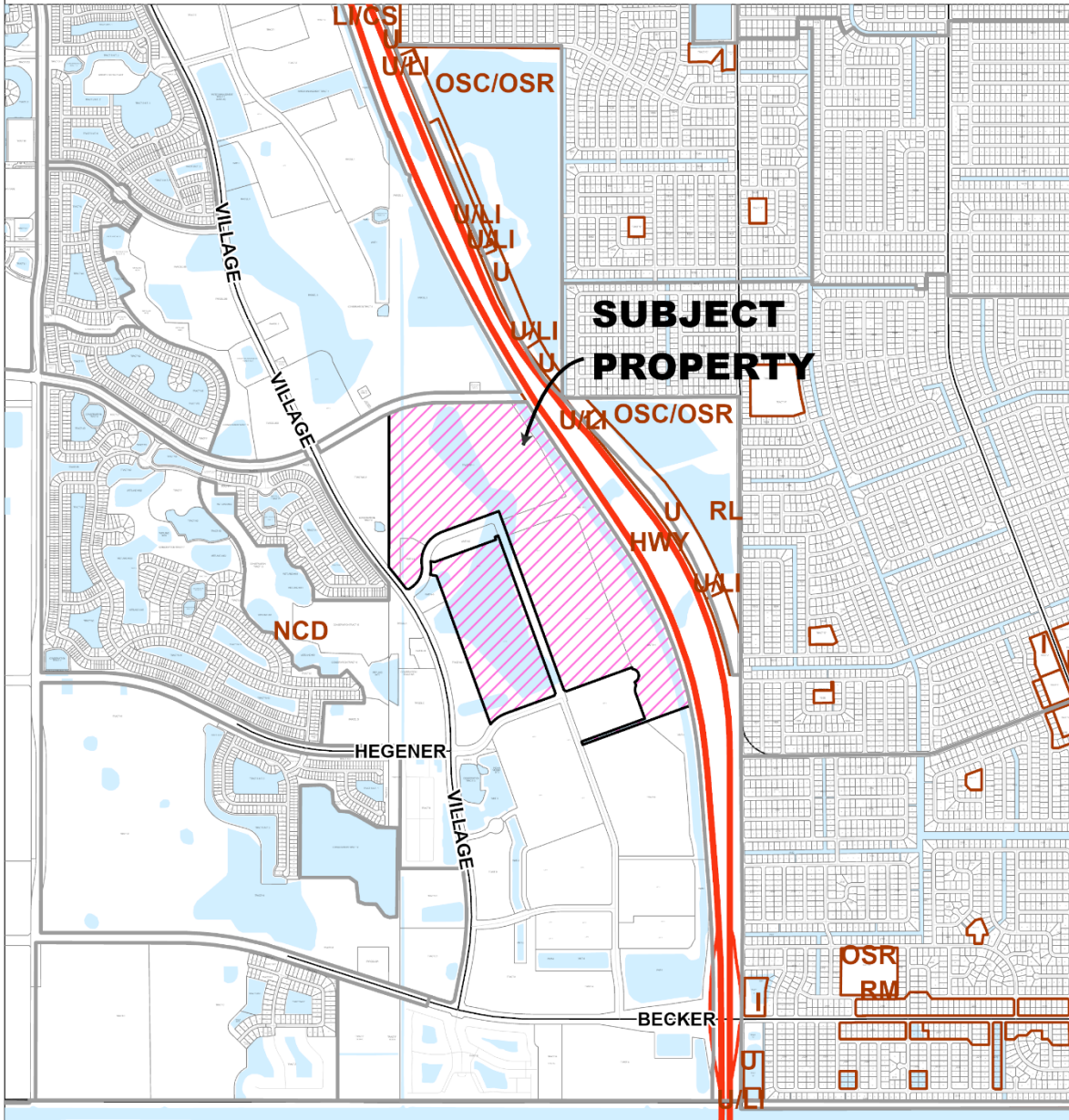
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land in Tradition Commerce Park MPUD
South	NCD	MPUD	Amazon warehouse and Cheney Brothers
East			Interstate 95 and Duda Canal
West	NCD	MPUD	Water management tracts and vacant GFC owned commercial land

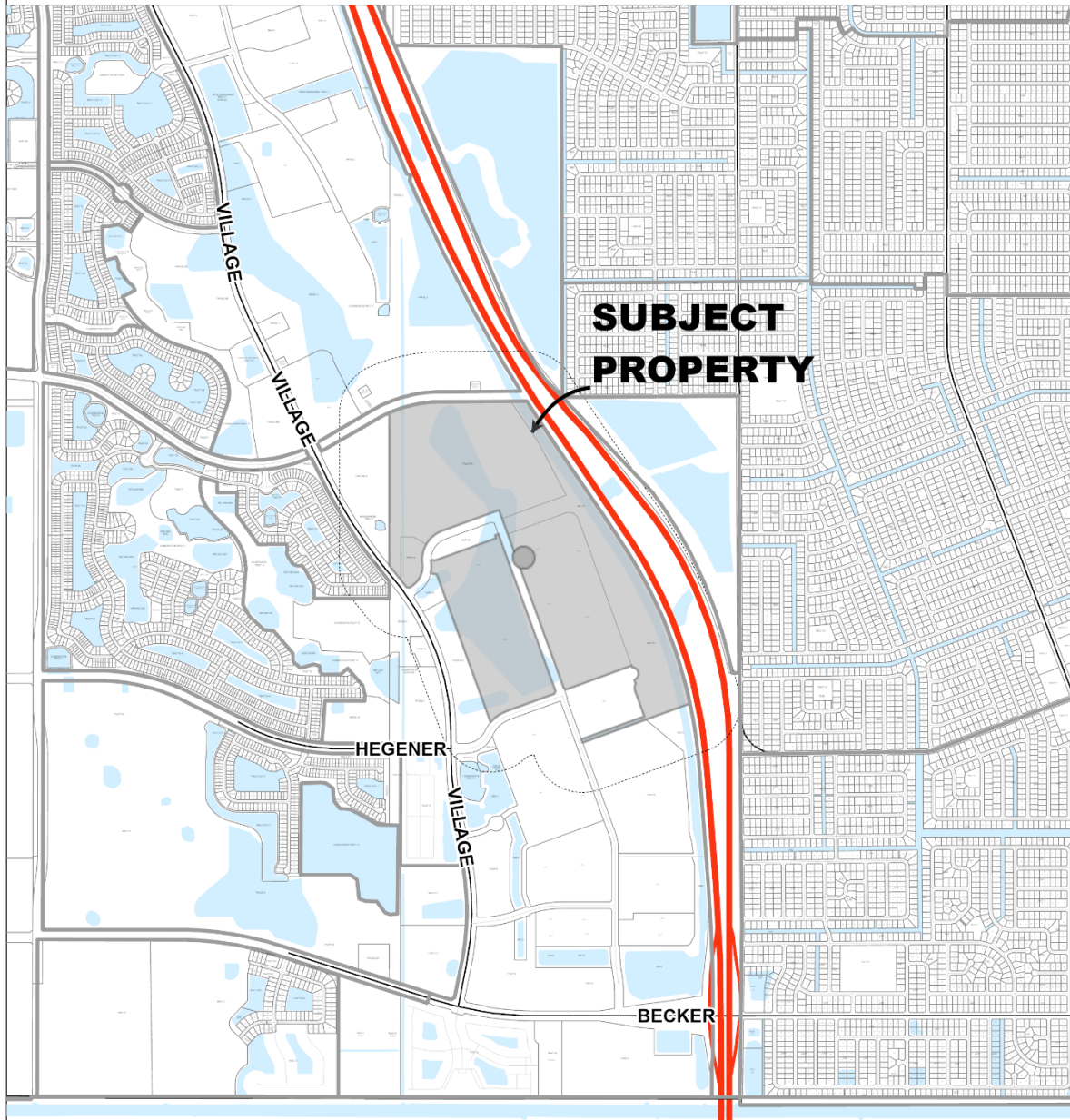
NCD – New Community Development District

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 Legacy Park North Master Planned Unit Development (MPUD) and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property is located in a designated Employment Center sub-area as shown on the Legacy Park North MPUD concept plan. Warehouse and distribution uses and cold storage warehouse and pre-cooling plant are listed as permitted uses.
DUMPSTER ENCLOSURE	The site plan provides for specialized waste management systems for each building as allowed by the MPUD.
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 Public Works Department. Trucks access is along the east side of the property via SW Hegener Drive. The truck access driveway is approximately 105 feet wide and the gate house is approximately 1600 feet north of the driveway entrance on SW Hegener Drive. There is sufficient space for truck stacking without impacting the roadway.
BUILDING HEIGHT	The proposed height for the Cold Storage Depot and Dry Storage Depot is 25 feet and the proposed height of the DDC facility is 35 feet. The maximum height allowed by the MPUD in the Employment Center sub-district is 100 feet.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
PARKING	The project requires a total of 945 standard parking spaces. The site plan provides for a total of 1,017 standard parking spaces including 21 handicapped spaces, 204 truck cab parking spaces, and 2,248 truck trailer spaces.
BUFFER	The MPUD requires twenty-five (25) foot wide perimeter landscape buffers along the perimeter of all truck court and trailer storage areas. As depicted on the preliminary landscape plan, the project will provide 50 foot perimeter landscape buffers along SW Anthony F. Sansone Sr Blvd and Marshall Parkway. A 25 foot wide perimeter landscape buffer will be provided along SW Hegener Drive and along the eastern property line adjacent to the Duda Canal.

NATURAL RESOURCE PROTECTION

An environmental assessment statement was provided. This is a former agricultural site that is currently used for cattle grazing. Wetland preservation and mitigation requirements for the 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:

Sanitary Sewer and Potable Water Facilities	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. 45 (P23-167). A lift station is proposed on the adjacent WMT-3, Southern Grove Plat No. 45.
Traffic Circulation	<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 MacKenzie Engineering and Planning, Inc. and approved by the Public Works Department. The project will generate an average of 2,247 daily trips per day and 273 p.m. peak hour trips per day per ITE Trip Generation Manual 11th Edition. The associated subdivision plat (P23-167) provides for the construction of SW Anthony F. Sansone SR Boulevard from SW Hegener Drive north to the Marshall Parkway right-of-way and the construction of SW Hegener Drive from Sansone Boulevard east to the Duda Canal.</p>
Parks and Recreation Facilities	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
Stormwater Management Facilities	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 Analysis	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. Project Everest will replace Project Apron on the list of identified projects whose public art requirements will be met via the approved alternative equivalent proposal for public art known as the Tree of American Dreams.

Related Projects

- P23-155 – Legacy Park North MPUD Amendment No. 1 - Administrative Amendment
- P23-167 – Southern Grove Preliminary and Final Subdivision Plat 45

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 and recommends approval. The Site Plan Review Committee reviewed the request at a special SPRC meeting on October 11, 2022 and recommended approval.