

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

City Council Meeting December 4, 2023

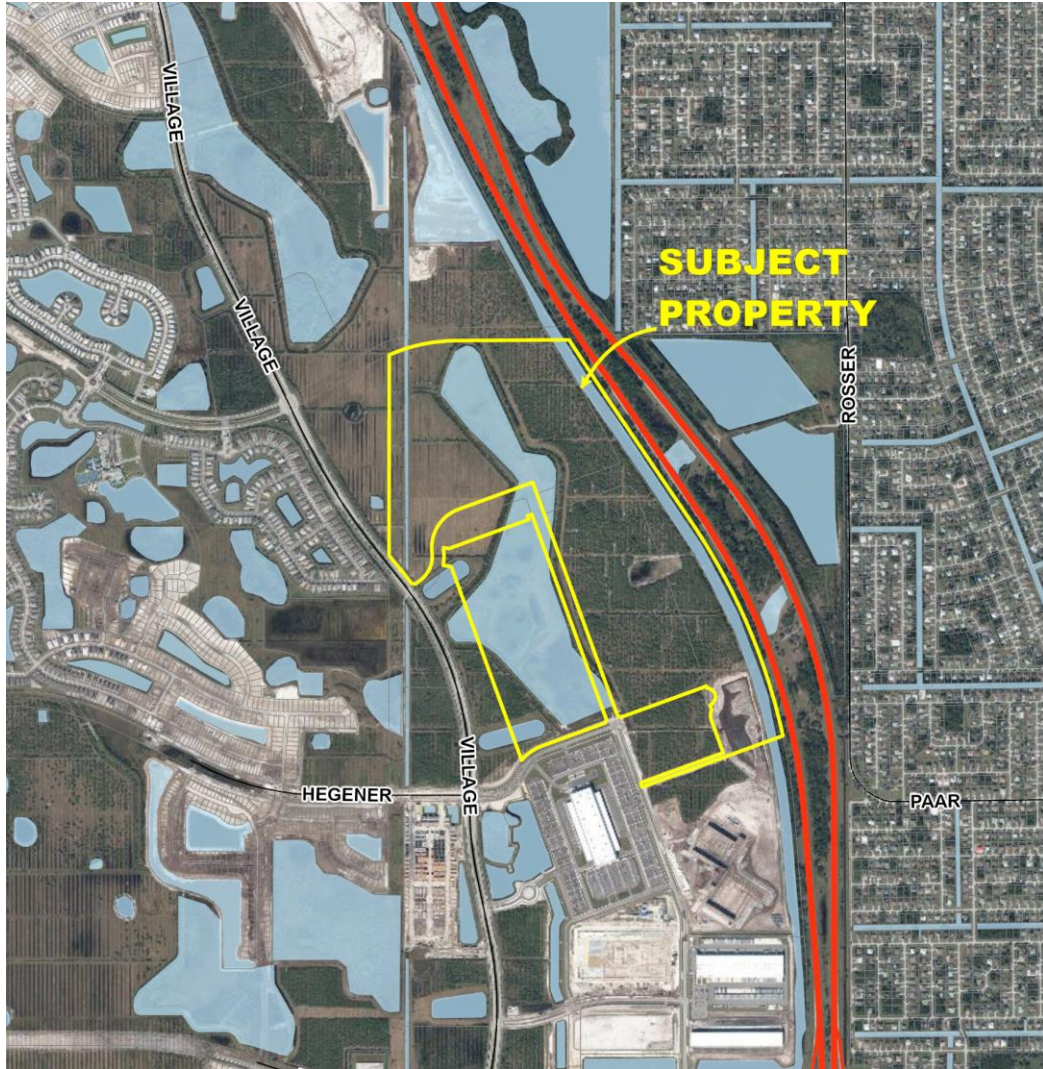


Request Summary

Applicant's Request:	A request for approval of a major site plan for a 1.871 million square foot distribution center.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicant /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 Right-of-Way and SW Hegener Drive.

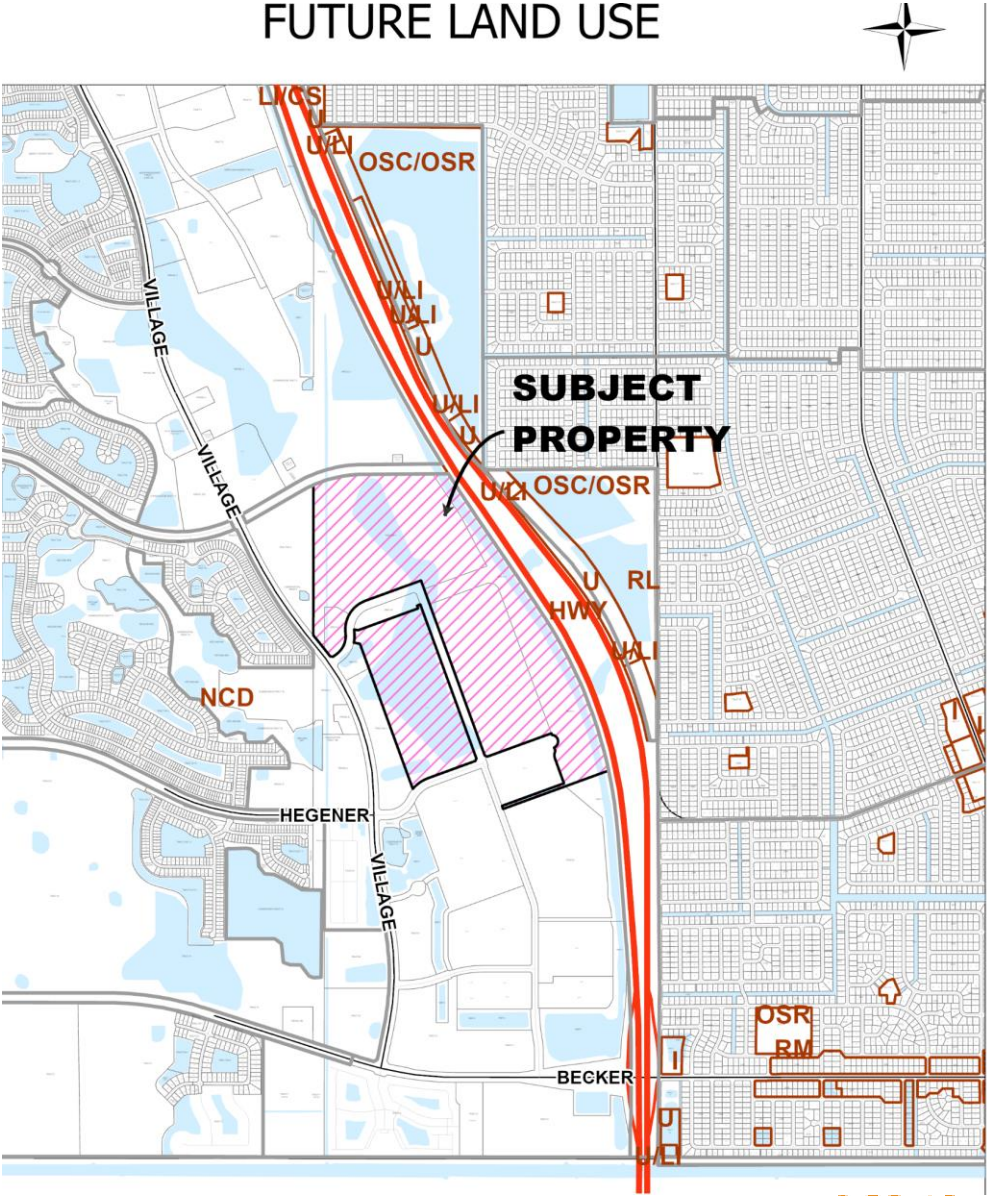


Subject Property



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 Brothers and Amazon
West	NCD	MPUD	Proposed Water Management tracts and GFC owned vacant commercial land



Proposed Project

- A 1.871 million square foot distribution center consisting of 204,000 square feet for cold storage (Cold Depot) attached to 391,000 square feet for dry storage (Dry Depot) and a separate 1,060,200 square foot Dry Goods Distribution Center (DDC) Facility and associated improvements.
- The project will be located on a 192.50-acre property legally described as Lot 1, Southern Grove Plat No. 45.
- The project will be built in phases with the Cold Depot and Dry Depot in Phase I and the 1.06 million sq ft DDC Facility in Phase II.
- Future phases will include 60,000 square feet for cold storage and 147,500 square feet for dry storage.



Associated Roadway Improvements

- The project will be served by the extension of SW Anthony F. Sansone SR Boulevard from SW Hegener Drive north to the Marshall Parkway right-of-way and the extension of SW Hegener Drive from SW Anthony F. Sansone SR Boulevard east to the Duda Canal



Zoning Review

- The subject property is within the Legacy Park MPUD (P23-155) and complies with the MPUD requirements.
- The site plan provides for a total of 1,0177 standard parking spaces including 21 handicapped spaces, 204 truck cab parking spaces, and 2,248 truck trailer spaces.
- The proposed height for the Cold and Dry Storage Depot is 25 feet and the proposed height of the DDC facility is 35 feet.
- The site will utilize specialized trash compactors for waste management.
- The project will provide 50-foot wide perimeter landscape buffers along SW Anthony F. Sansone Sr and Marshall Parkway and 25 foot wide perimeter landscape buffers along SW Hegener Drive and the Duda Canal.
- Building elevation drawings are reviewed and approved by the Tradition Design Review Committee



Concurrency Review

- The subject property is within the Southern Grove DRI and reviewed for conformance with DRI development order conditions of approval.
- PSLUSD is the provider of sewer and water service. The construction plans for the associated subdivision plat provide the infrastructure improvements including a lift station to serve the project.
- A traffic analysis was provided and approved by the Public Works Department.



Traffic Impact Analysis

- Traffic Statement received November 2023
- Completed by Culpepper & Terpening, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest Southern Grove DRI and Sansone PUD

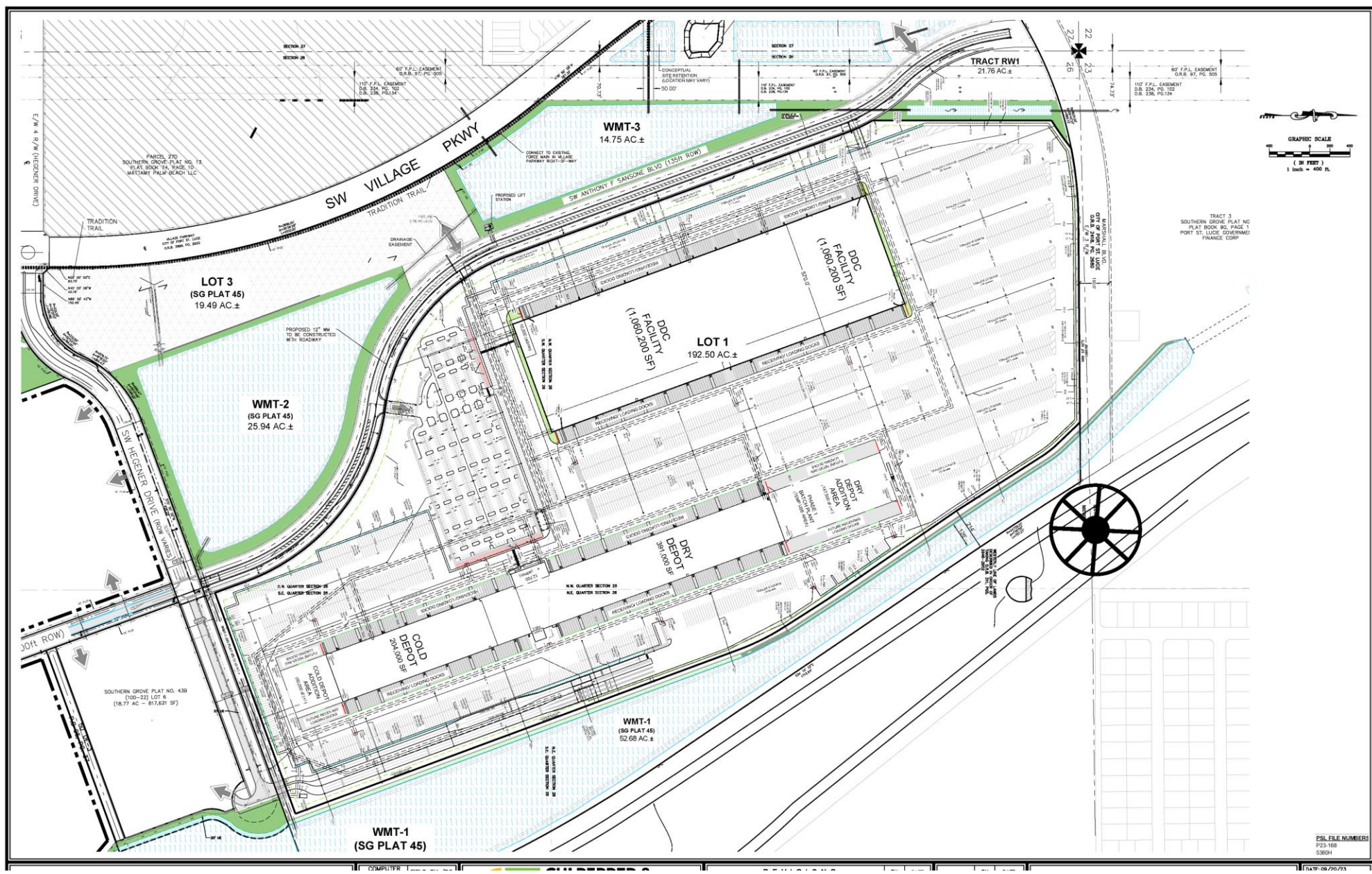
- Project proposes a land use that estimates 318 PM Peak Hour Driveway Trips
- The current/future construction of SW Anthony F. Sansone Sr. Blvd is being constructed to accommodate this site traffic.

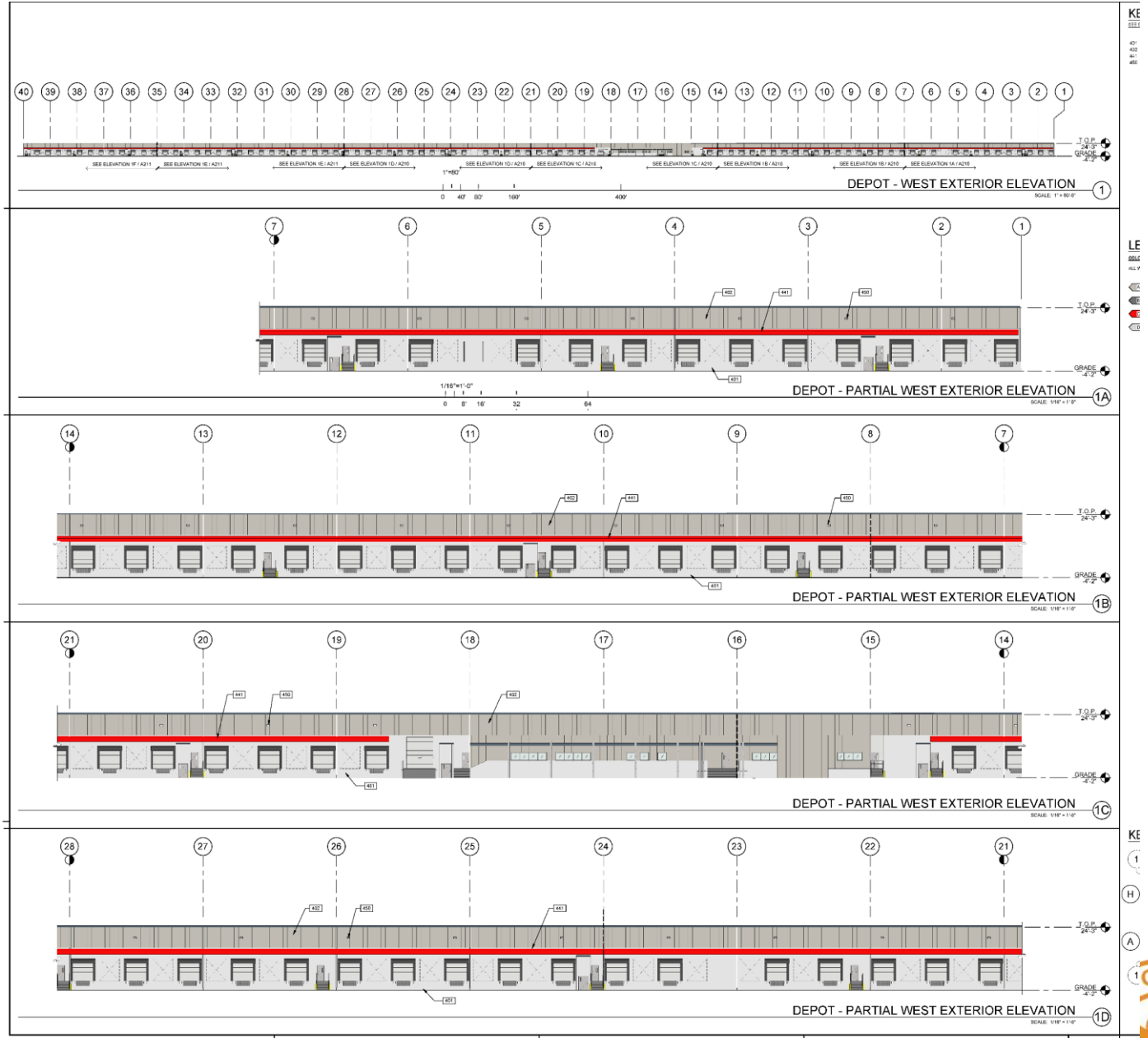


Other

- An environmental assessment statement was provided. 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.
- The access locations (external and internal) have been reviewed by the Fire District for safety purposes.
- The 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.







KE
1
H
A

LE
1
H
A

KE
1
H
A



Recommendation

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

