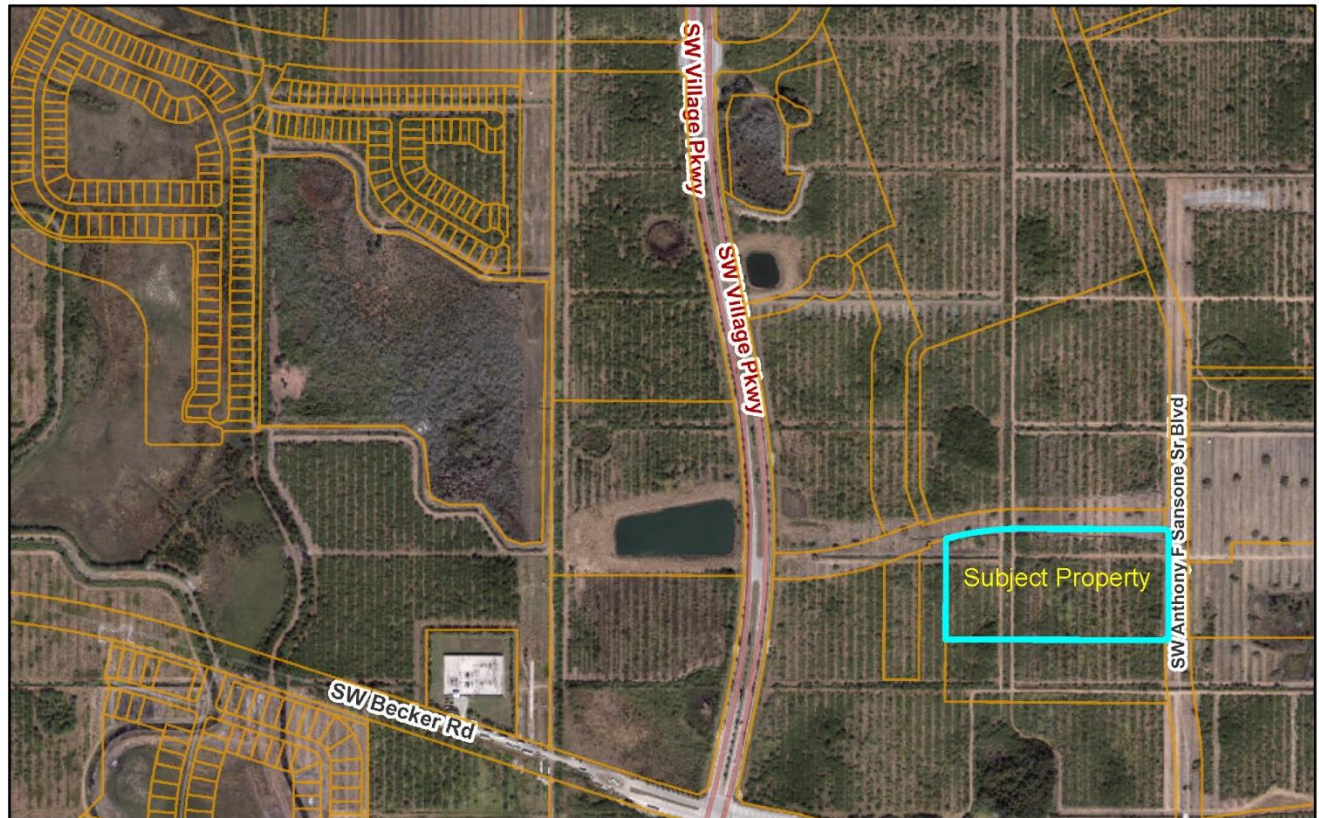




**Legacy Park Lot 3 Site Plan
Major Site Plan Application
P22-110**



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for a 250,000 square foot warehouse building.
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Port St Lucie Governmental Finance Corporation (GFC). There is a purchase and sale agreement between the GFC and 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, south of the Paar Road 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 250,000 square foot warehouse building and associated on site and off site improvements. The proposed building will be located on Lot 3, Southern Grove Plat No. 39, and the developer is the Sansone Group, LLC. The site is within the area known as Legacy Park and the proposed warehouse building is on the southwest corner of the intersection of SW Anthony F. Sansone SR Boulevard and Legacy Park Drive. Legacy Park Drive is a new east-west roadway that connects SW Village Parkway to SW Anthony F. Sansone SR Boulevard. The roadway is currently under construction as part of the Southern Grove Plat No. 39 infrastructure improvements. The site plan depicts two driveways on Legacy Park Drive and a third driveway on SW Anthony F. Sansone SR Boulevard. A fourth driveway is proposed for the southwest corner of the site to connect to a future north-south roadway that will run from Becker Road to Legacy Park Drive.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at their meeting on April 13, 2022.

Location and Site Information

Parcel Number:	4326-700-0008-000-8
Property Size:	Parcel Size is 14.69 acres
Legal Description:	Southern Grove Plat No. 39, Lot 3
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Regional Business Park Master Planned Unit Development)
Existing Use:	Vacant land

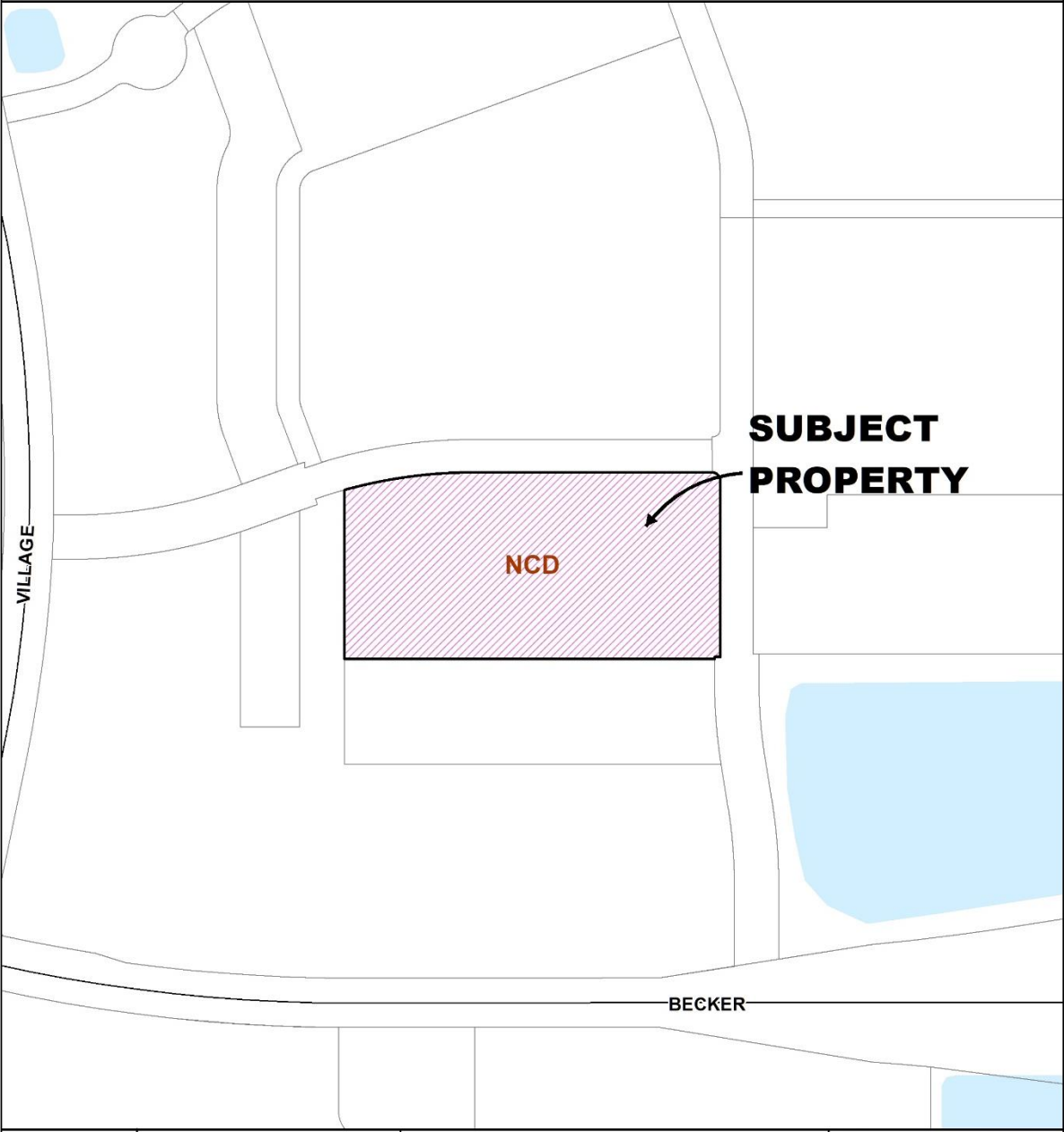
Surrounding Uses

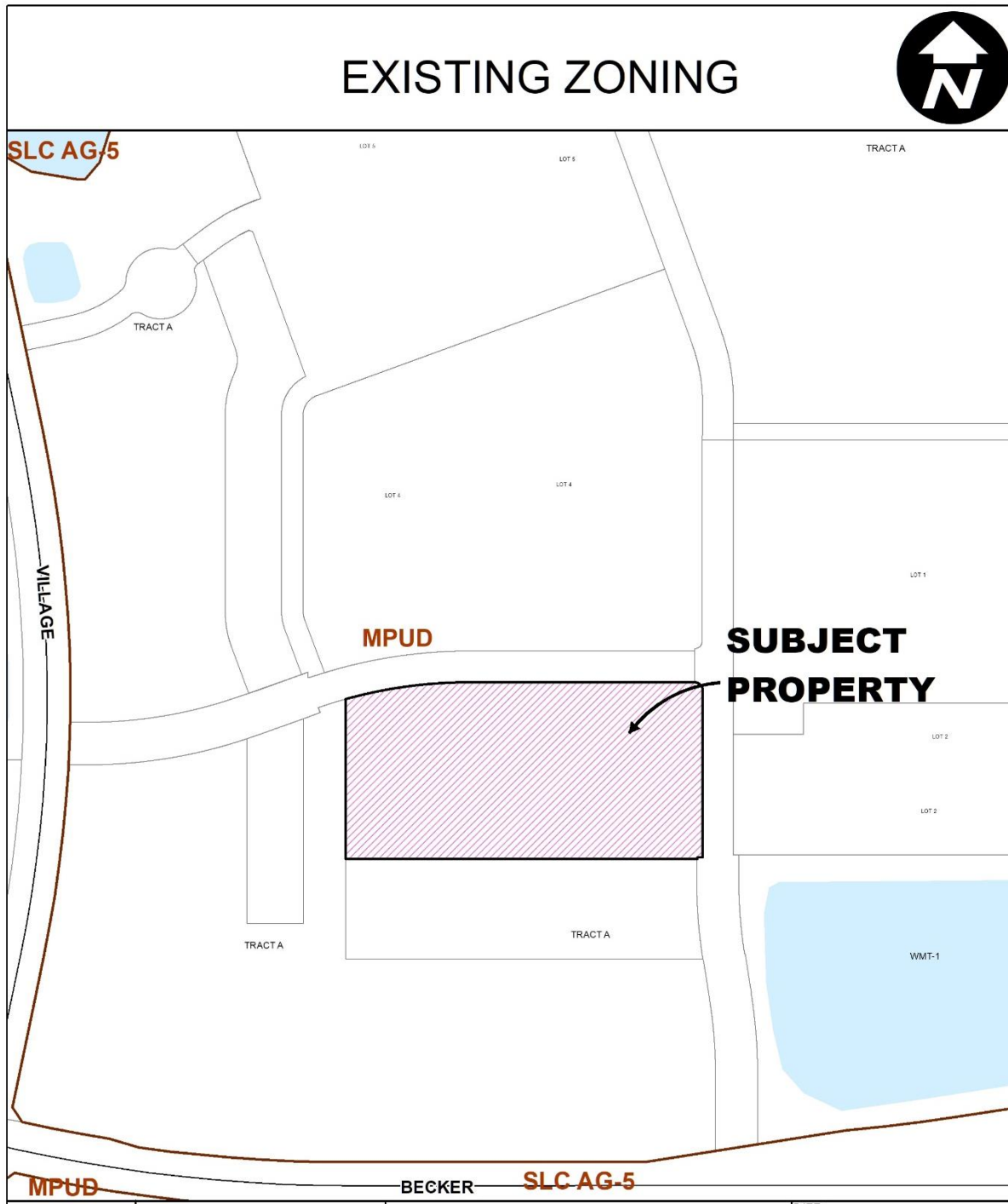
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	520,000 sq. ft. warehouse building (under construction)
South	NCD	MPUD	Water Management Tract
East	NCD	MPUD	168,000 square foot warehouse building (under construction)
West	NCD	MPUD	Vacant land

NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE





IMPACTS AND FINDINGS

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

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property is located in the designated Business Park area of the Tradition Regional Business Park MPUD. Warehouse and distribution; E-commerce warehousing and distribution; manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials; and repair and maintenance of vehicles and equipment are listed as permitted uses per the MPUD.
DUMPSTER ENCLOSURE	The site plan provides for a 12'-8" x 25'-3" 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 analysis was provided and approved by the Public Works Department. An auto turn analysis was submitted and reviewed by the Public Works Dept. Access to the site is via three driveways.
BUILDING HEIGHT	The proposed building height for the warehouse distribution facility is 42 feet. 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. A total of 188 parking spaces are required and provided. The site plan also includes 123 truck parking spaces. If additional parking is required for future tenants, a site plan amendment will be required to show how the truck parking spaces can be reconfigured for automobile parking.
BUFFER	The MPUD requires ten foot wide perimeter landscape buffers. The required ten foot wide perimeter landscape buffers are depicted on the site plan.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted for Legacy Park. 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. The current Corps of Engineers permit, SAJ-2006-02046 (IP-AAZ), authorizes filling and development of the wetlands in Legacy Park with mitigation provided elsewhere within the Southern Grove DRI.

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:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required. The construction plans that were approved with the final plat for Southern Grove Plat No. 39 (P22-128) included 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>A traffic study was submitted for the project and approved by the Public Works Department. Per the approved traffic study, the project will generate an average of 433 daily trips per day and 58 p.m. peak hour trips per day per ITE Trip Generation Manual 11th Edition. Left-turn lanes into the project are provided on Sansone Boulevard and at Legacy Park Drive.</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. A fourth option allows a developer to apply to combine the public art requirements for several projects into one larger public art project. As the developer of Legacy Park, the Sansone Group has submitted an application for an alternative equivalent public art proposal for a proposed Tree of American Dreams sculpture by the artist Geoffrey Smith. The Tree of American Dreams will be erected at the intersection of SW Anthony F Sansone Sr.

Blvd and SW Becker Road. The estimated cost for the sculpture is \$600,000. The proposal combines the public art for six projects including this project to fund the Tree of American Dreams public art project. The proposal was approved by the Public Art Advisory Board at their meeting on September 19, 2022. The proposal should go before the City Council in early 2023 once the bond, cost estimate, etc. are finalized for City Council submittal.

Consistency with the Southern Grove DRI 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 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

P22- 128 – Southern Grove Plat No. 39 Final Plat

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 their meeting of April 13, 2022 and recommended approval.