

- LEGEND**
- PROJECT BOUNDARY
  - NUMBER OF PARKING SPACES
  - PROPOSED SIGN
  - PROPOSED HANDICAP PARKING
  - TRAFFIC FLOW DIRECTION
  - DRAINAGE INFRASTRUCTURE
  - FLOW ARROW
  - PROPOSED WATER LINE
  - PROPOSED UTILITY EASEMENT
  - PROPOSED FIRE HYDRANT
  - PROPOSED SEWER LINE
  - PROPOSED PHASE LINE
  - LIGHT DUTY ASPHALT PAVING
  - HEAVY DUTY ASPHALT PAVING
  - CONCRETE PAVING

**Notes**

1. ALL UNDERGROUND INFRASTRUCTURE INCLUDING, BUT NOT LIMITED TO, POTABLE WATER MAIN, SANITARY SEWER, AND STORMWATER PIPING IS TO BE CONSTRUCTED ON A PHASE SPECIFIC BASIS. THE EOR SHALL COORDINATE WITH CITY STAFF TO CUTOFF UNDERGROUND LINES IN THE CONSTRUCTION DESIGN DOCUMENTS AT THE PHASE LINES IN A MANNER THAT IS CONSISTENT WITH CPSL DEVELOPMENT AND UTILITY CODES.

**APPROVED BY CITY OF PORT ST. LUCIE  
SITE PLAN REVIEW COMMITTEE**  
 CONDITIONS: YES  NO   
 DATE: 5/14/2025

CITY OF PORT ST. LUCIE  
 PUBLIC WORKS DEPT.  
**REVIEWED**  
 By: ccuffy  
 Date: 05/01/2025 Time: 2:27:15 PM

**Utility phasing particulars TBD.**  
  
 CITY OF PORT ST. LUCIE  
 UTILITY SYSTEMS DEPT.  
**REVIEWED**  
 By: jamb  
 Date: 04/28/2025 Time: 9:40:24 AM

CPSL PROJECT NO. P22-143-A1  
 PLSUSD PROJECT NO. 5327

COMPUTER FILE REF.	FIELD BK./PG.

**CULPEPPER & TERPENING INC**  
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 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

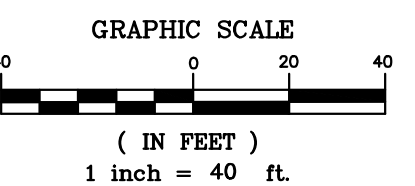
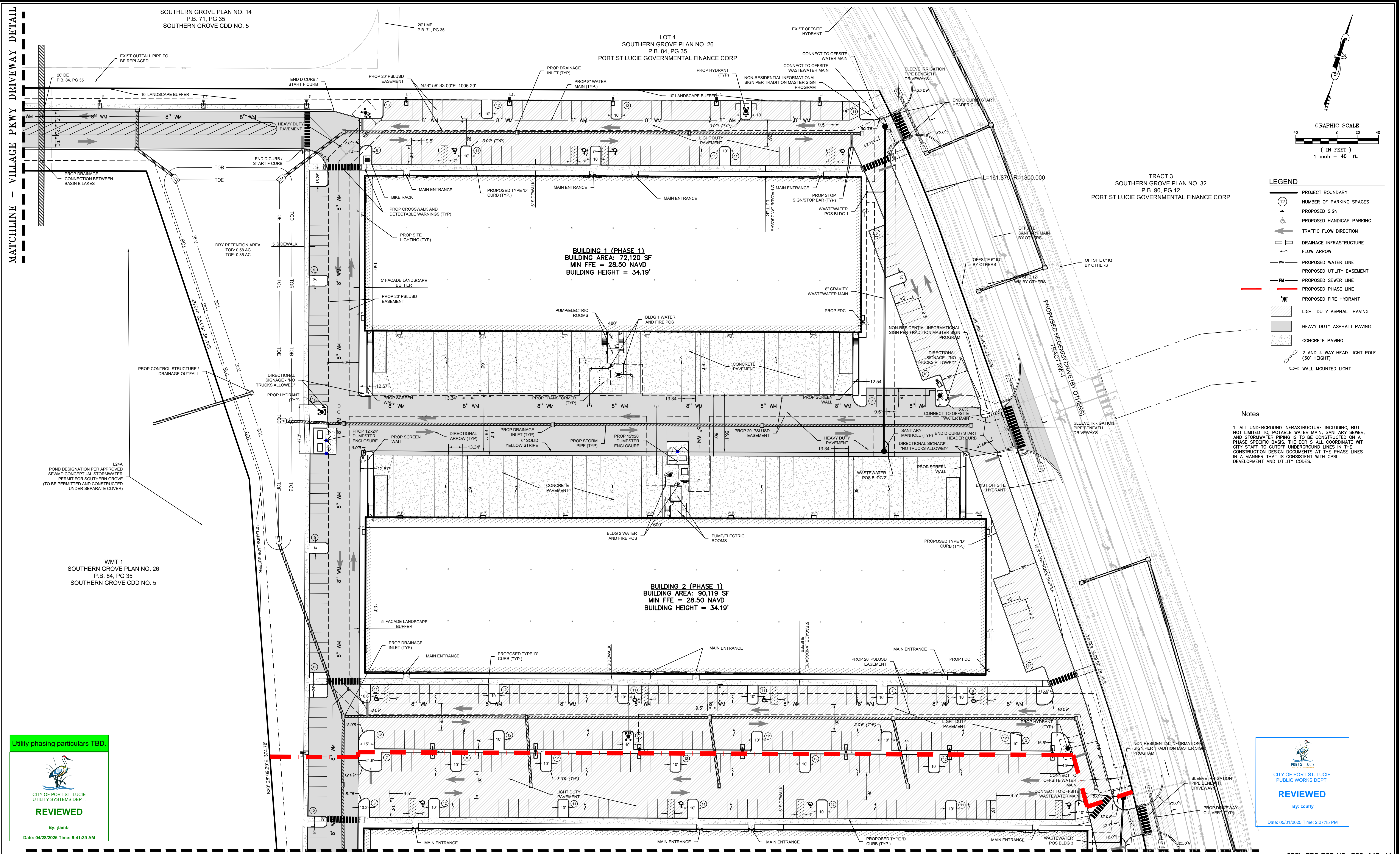
	BY	DATE
DESIGNED		
CALCS.		
DRAWN	TG	3/29/22
DETAILED	ZM	4/19/22
CHECKED	JPT	
APPROVED	JPT	

**DRAGONFLY INDUSTRIAL PARK**

**OVERALL SITE PLAN**

DATE: 4/20/22  
 HORIZ. SCALE: 1" = 80'  
 VERT. SCALE: N/A  
 JOB No. 22-021  
 SHEET **1 of 5**

P:\Proj-2022\22-021 Dragonfly - Industrial Park\Eng\22-021 Site Plan v2.dwg Plotted: 4/15/2025 8:15 PM By: ZACH MOUW



- LEGEND**
- PROJECT BOUNDARY
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  - PROPOSED FIRE HYDRANT
  - LIGHT DUTY ASPHALT PAVING
  - HEAVY DUTY ASPHALT PAVING
  - CONCRETE PAVING
  - 2 AND 4 WAY HEAD LIGHT POLE (30' HEIGHT)
  - WALL MOUNTED LIGHT

**Notes**

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- REVISIONS -		BY	DATE

DESIGNED	BY	DATE

**DRAGONFLY INDUSTRIAL PARK**

**DETAILED SITE PLAN**

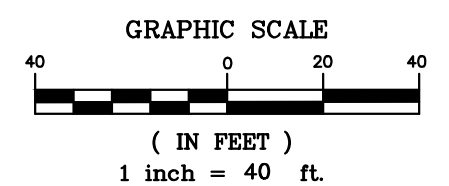
DATE: 4/20/22  
HORIZ. SCALE: 1" = 40'  
VERT. SCALE: N/A  
JOB No. 22-021  
SHEET 2 of 5

MATCHLINE

BUILDING 3 (PHASE 2)  
BUILDING AREA: 115,635 SF  
MIN FFE = 28.50 NAVD  
BUILDING HEIGHT = 42.25'

BUILDING 4 (PHASE 3)  
BUILDING AREA: 127,634 SF  
MIN FFE = 28.50 NAVD  
BUILDING HEIGHT = 42.35'

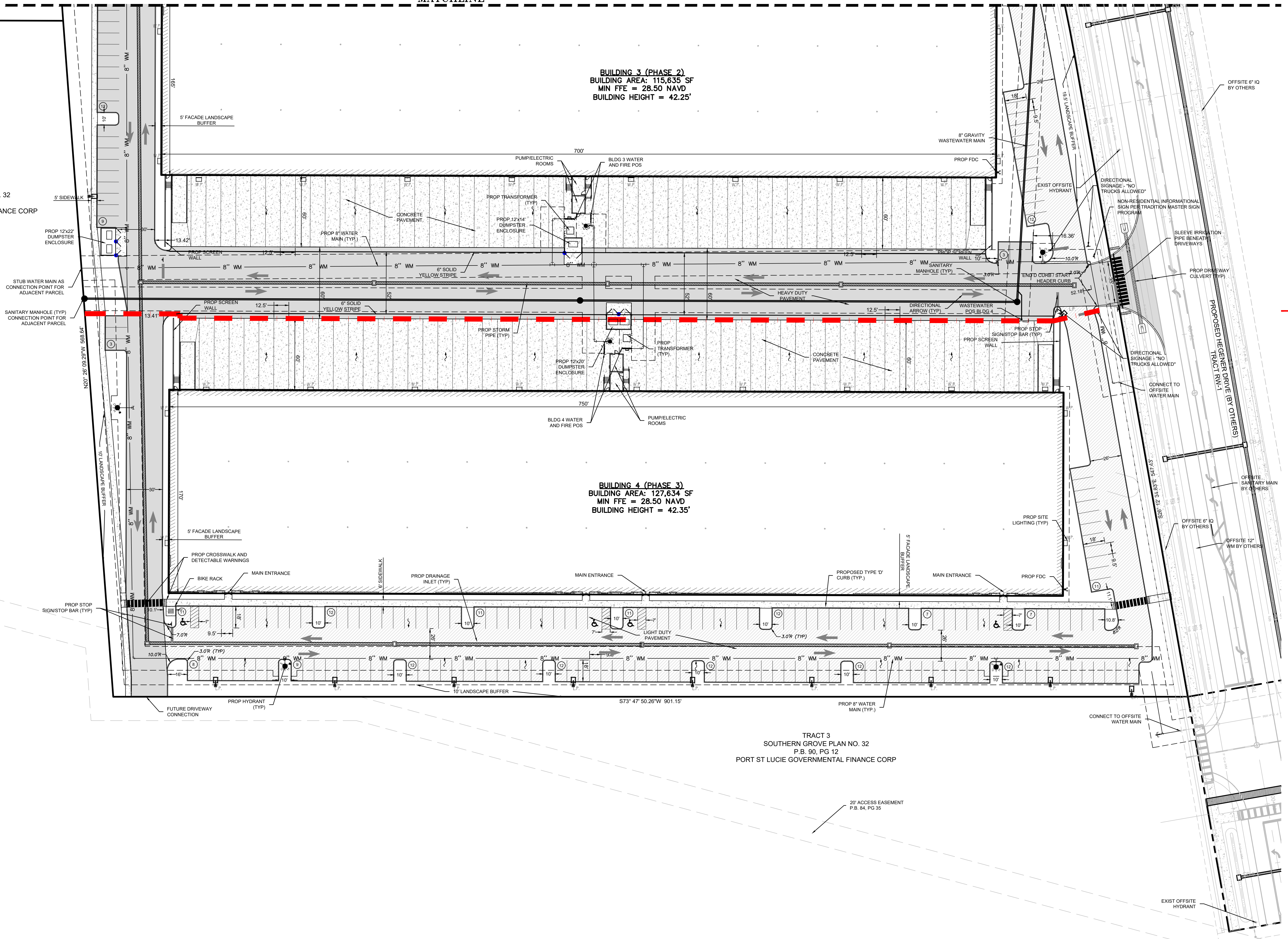
TRACT 3  
SOUTHERN GROVE PLAN NO. 32  
P.B. 90, PG 12  
PORT ST LUCIE GOVERNMENTAL FINANCE CORP



- LEGEND**
- PROJECT BOUNDARY
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TRACT 3  
SOUTHERN GROVE PLAN NO. 32  
P.B. 90, PG 12  
PORT ST LUCIE GOVERNMENTAL FINANCE CORP

Utility phasing particulars TBD.

CITY OF PORT ST. LUCIE  
UTILITY SYSTEMS DEPT.

**REVIEWED**

By: jlab  
Date: 04/28/2025 Time: 9:41:45 AM

CITY OF PORT ST. LUCIE  
PUBLIC WORKS DEPT.

**REVIEWED**

By: ccuffy  
Date: 05/01/2025 Time: 2:27:15 PM

CPSSL PROJECT NO. P22-143-A1  
PLUSD PROJECT NO. 5327

COMPUTER FILE REF.	FIELD BK./PG.

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- REVISIONS -			BY	DATE

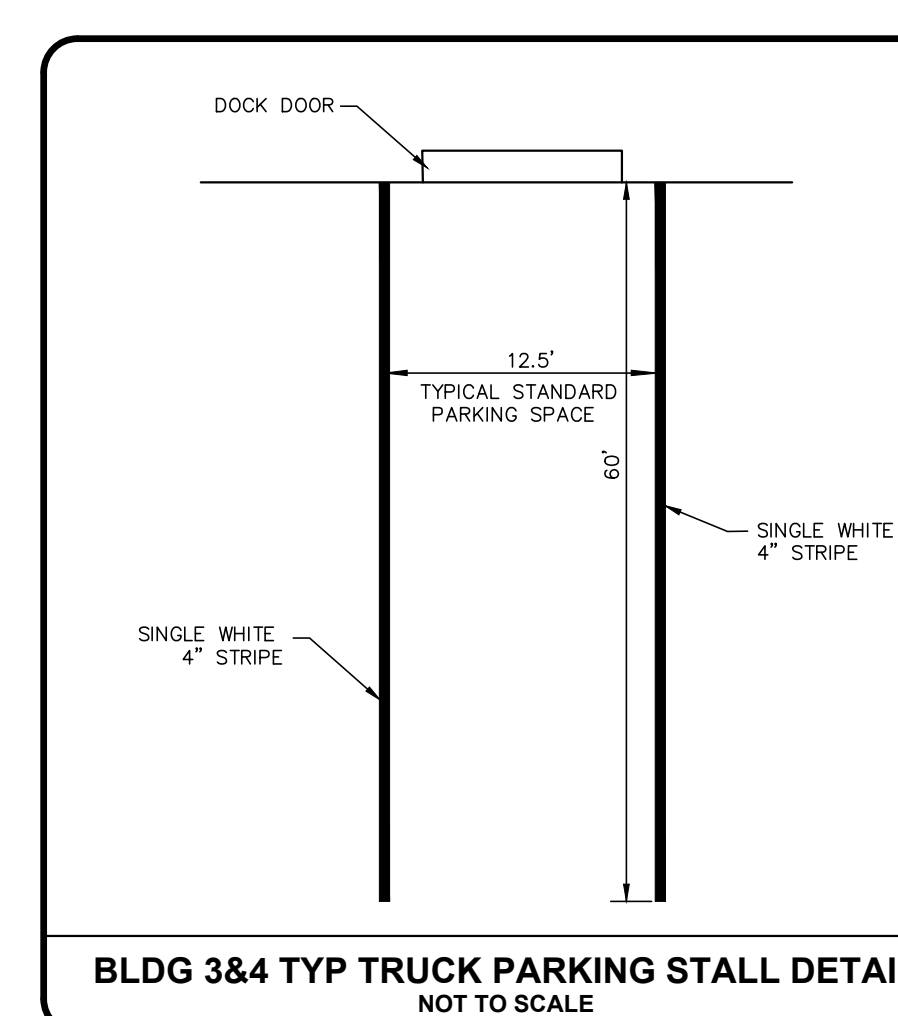
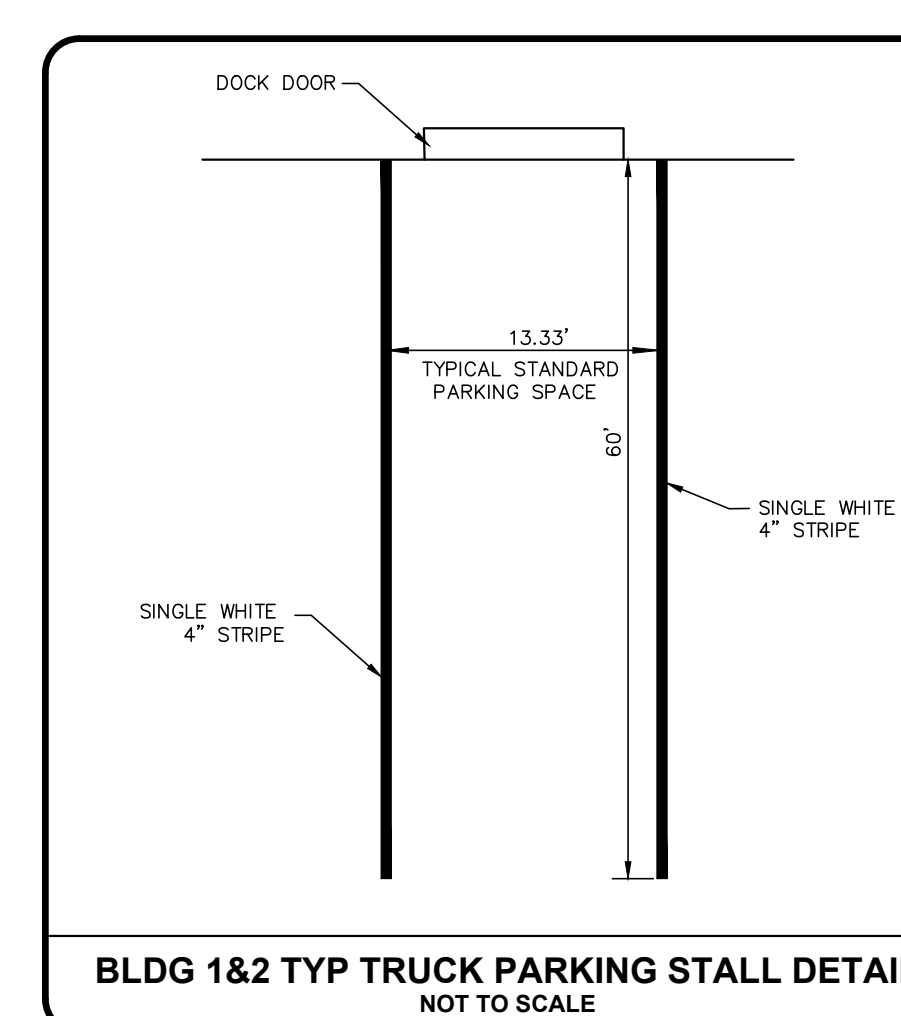
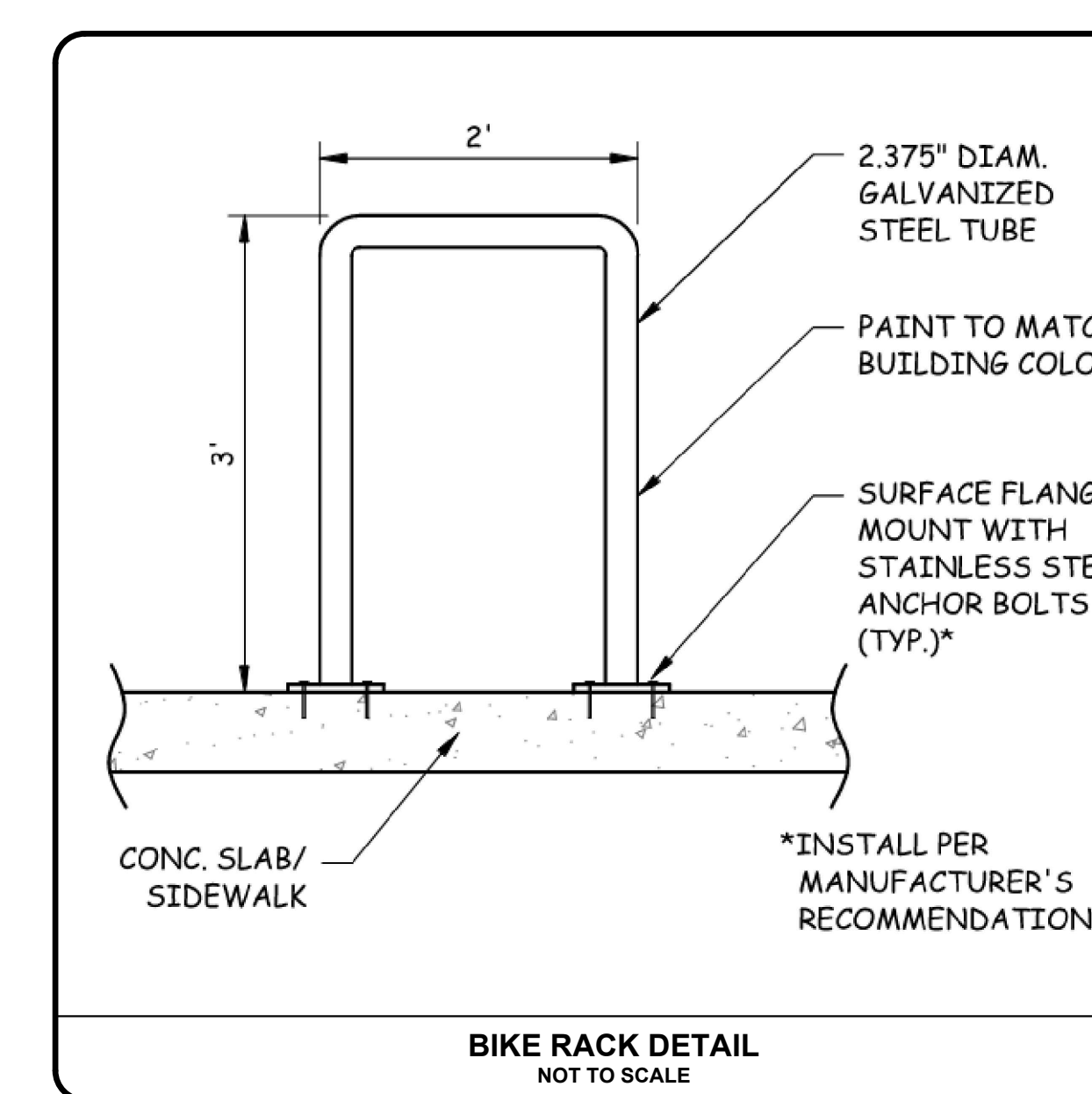
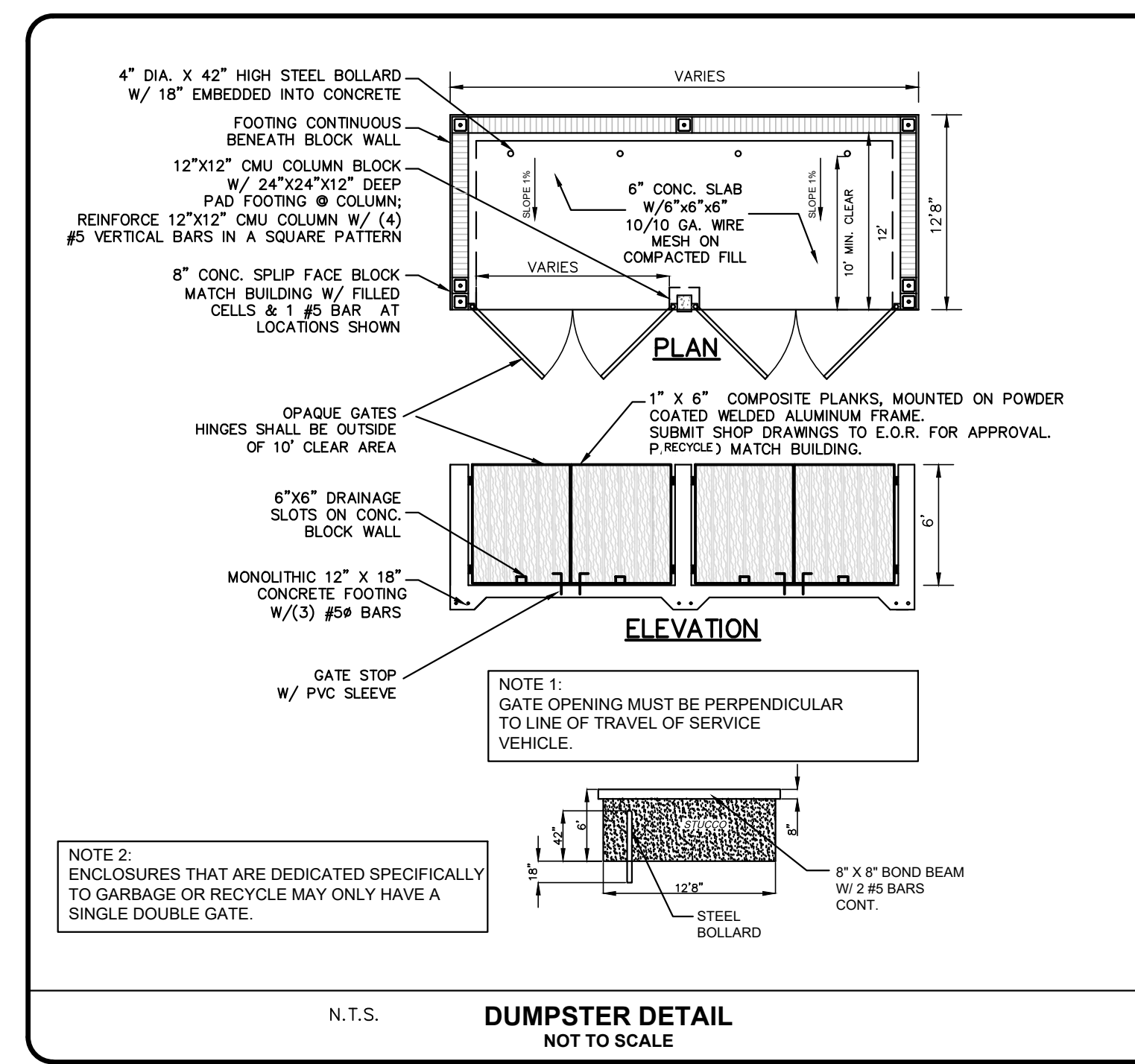
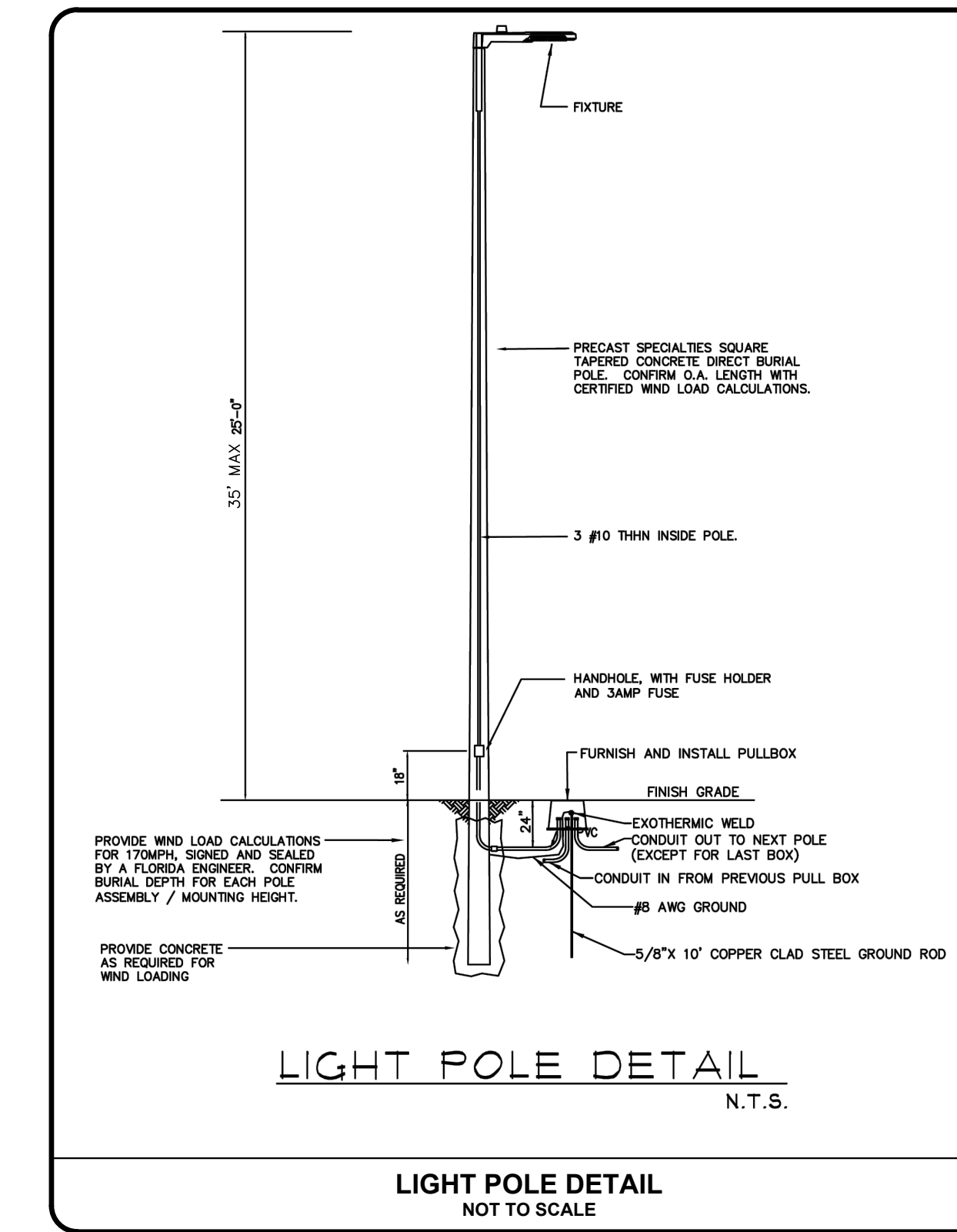
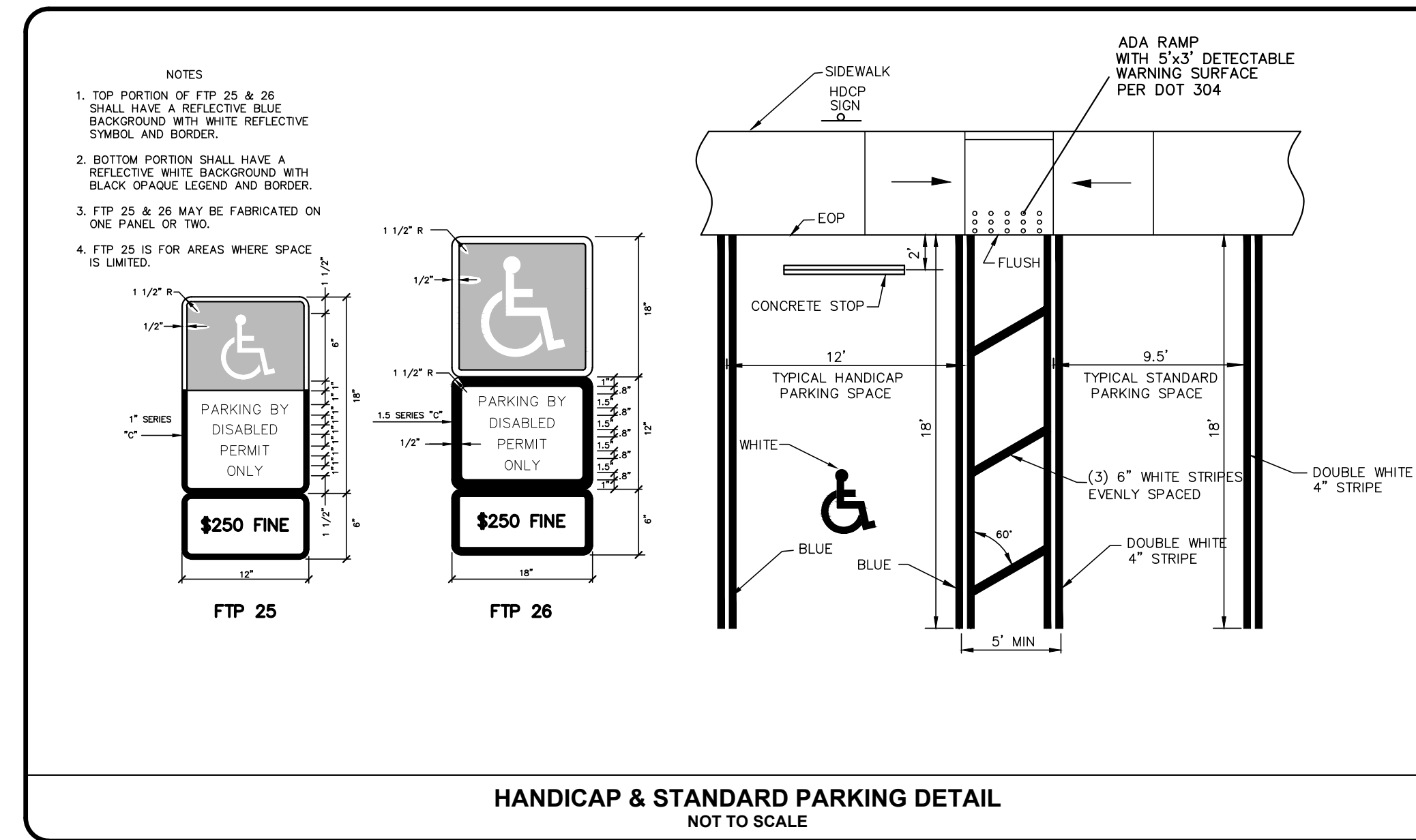
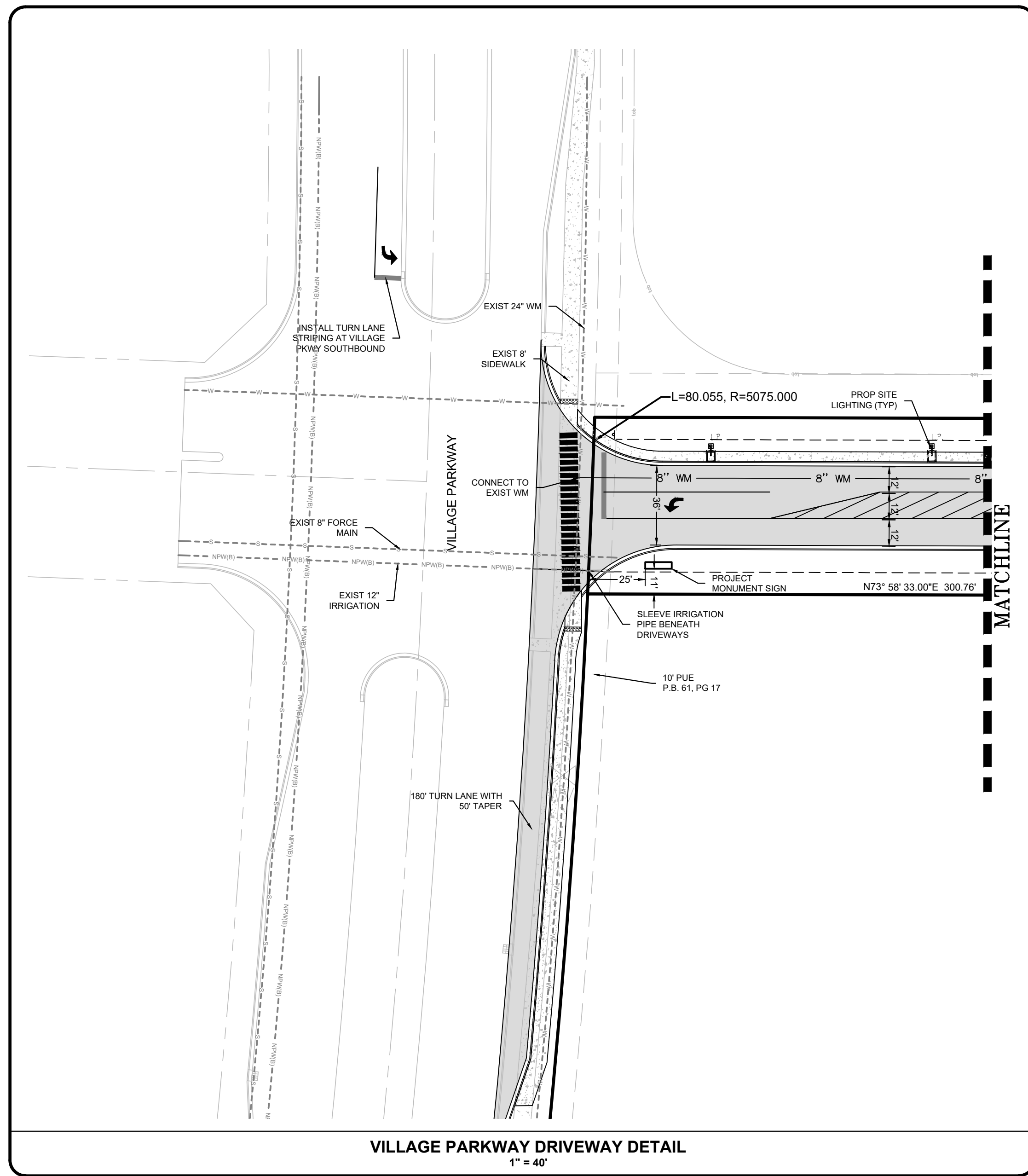
DESIGNED	BY	DATE

**DRAGONFLY INDUSTRIAL PARK**

**DETAILED SITE PLAN**

DATE: 4/20/22
HORIZ. SCALE: 1" = 40'
VERT. SCALE: N/A
JOB No. 22-021
SHEET 3 of 5

P:\Proj-2022\22-021 Dragonfly - Industrial Park\Eng\22-021 Site Plan v2.dwg Plotted: 4/15/2025 8:15 PM By: ZACH MOUW



PORT ST. LUCIE  
CITY OF PORT ST. LUCIE  
PUBLIC WORKS DEPT.  
**REVIEWED**  
By: ccuffy  
Date: 05/01/2025 Time: 2:27:15 PM

CPSL PROJECT NO. P22-143-A1  
PSLUSD PROJECT NO. 5327

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED		
CALCS.		
DRAWN	TG	3/29/22
DETAILED	ZM	4/19/22
CHECKED	JPT	
APPROVED	JPT	

**DRAGONFLY INDUSTRIAL PARK**

**SITE PLAN DETAILS**

DATE: 4/20/22  
HORIZ. SCALE: 1" = 40'  
VERT. SCALE: N/A  
JOB No. 22-021  
SHEET 4 of 5

**SITE DATA TABLE**

**Owner:**  
Warehomes at Tradition LLC  
19790 W Dixie Highway  
Miami, FL 33180

**Applicant:**  
Warehomes at Tradition LLC  
19790 W Dixie Highway  
Miami, FL 33180

**Engineer:**  
Culpepper & Terpening, Inc.  
2980 South 25th Street  
Fort Pierce, FL 34981  
Phone: (772) 464-3537  
Fax: (772) 464-9497  
[www.ct-eng.com](http://www.ct-eng.com)

**Owners Representatives:**  
Culpepper & Terpening, Inc.  
2980 South 25th Street  
Fort Pierce, FL 34981  
Phone: (772) 464-3537  
Fax: (772) 464-9497  
[www.ct-eng.com](http://www.ct-eng.com)

**Landscape Architect:**  
Landscape Design Associates  
25110 NW 182nd Ave  
High Springs, FL 32643  
Phone: (772) 971-6060

**Architect:**  
AR Architecture, LLC  
7700 Congress Ave, Ste 3204  
Boca Raton, FL 33487  
Phone: (561) 241-6376

- 1.) **Project Name:**  
Dragonfly Industrial Park
- 2.) **Location:**  
Approximately a quarter mile south of the SW Village Pkwy - SW Trade Center Dr intersection.
- 3.) **Project Description:**  
Four (4) speculative facilities totalling 405,508 sq ft.
- 4.) **Sec/Town/Range:**  
Section 22/ Range 39S/ Township 37E
- 5.) **Map ID:**  
43/35N
- 6.) **Parcel ID Numbers:**  
4315-801-0003-000-9
- 7.) **Gross Site Area:**  
25.23 acres (proposed development tract)  
1,099,019 sq feet (approximate)
- 8.) **Zoning:**  
MPUD - Tradition Commerce Park MPUD 25.23 ac
- 9.) **Land Use:**  
NCD - New Community District 25.23 ac
- 10.) **Building Data:**

Setbacks (feet)	Required	Provided
North	25	87.5
East	15	45.4
South	15	86.6
West	25	53.2

Square Footage (SF)	
Building 1	72,120
Building 2	90,119
Building 3	115,635
Building 4	127,634
<b>Total</b>	<b>405,508</b>
- 11.) **Development Schedule:**

Start	3rd Qtr 2022
Complete	4th Qtr 2023
- 12.) **Flood Zone:**  
The project site is located in Flood Zone X. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0400J. (2/15/2012 - not printed)
- 13.) **Site Coverage:**

Impervious	SF	ACRE	%Basin
Buildings	405,508	9.31	36.9%
Pavement	499954.51	11.48	45.5%
Sidewalk	23508.41	0.54	2.1%
<b>Total Impervious</b>	<b>928970.92</b>	<b>21.33</b>	<b>84.5%</b>
Pervious	SF	ACRE	%Basin
Open Space	170,048	3.90	15.5%
<b>Total Pervious</b>	<b>170047.88</b>	<b>3.90</b>	<b>15.5%</b>
<b>Total</b>	<b>1,099,019</b>	<b>25.23</b>	<b>100.0%</b>

- 14.) **Building Hgt.:**  
Maximum Bldg. Hgt. Permitted by MPUD 150 feet  
Proposed Maximum Bldg. Hgt. 42.35 feet
- 15.) **Utility Service:**

Water Service	Port St. Lucie	Electric Service	FPL
Sewage Service	Port St. Lucie	Cable Service	Blue Stream
Re-Use Water	n/a		

- 16.) **Fire Services:**  
Fire Hydrants are provided at the project property line. An series of on-site fire hydrants are provided in a looped system around the the proposed building as indicated on the project site plan.
- 17.) **Site Lighting:**  
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be provided by a combination of wall mounted and poled fixtures. Parking lot (auto) lighting shall be at an average of 2.0 ft Candles; Parking lot (truck court and parking) shall be an average of 1.5 ft Candles. Site lighting to be LED fixtures.
- 18.) **Refuse Collection:**  
Trash and solid waste is collected by approved City of Port St. Lucie Service provider. In the event that future tenants may require specialized or additional waste collection services an additional dumpster or compactor may be placed in said tenant's loading bay and must have a permanently closed top and gain approval in writing from the City of Port St Lucie.
- 19.) **Parking Required:**  
The controlling requirement for provided parking is set by the Tradition Commerce Park PUD.

Phase 1			
Building area	72,120 SF		
	Proportional Building Area	PUD Parking Rate	Parking Lot Required
Warehouse/Distribution	83% (134,659 SF)	1 Space/1000 SF	135 Spaces
Office	17% (27,580 SF)	1 Space/250 SF	112 Spaces
<b>Total</b>			<b>247 Spaces</b>
Phase 2			
Building area	115,635 SF		
	Proportional Building Area	PUD Parking Rate	Parking Lot Required
Warehouse/Distribution	83% (95,977 SF)	1 Space/1000 SF	96 Spaces
Office	17% (19,658 SF)	1 Space/250 SF	79 Spaces
<b>Total</b>			<b>175 Spaces</b>
Phase 3			
Building area	127,634 SF		
	Proportional Building Area	PUD Parking Rate	Parking Lot Required
Warehouse/Distribution	83% (105,936 SF)	1 Space/1000 SF	106 Spaces
Office	17% (21,698 SF)	1 Space/250 SF	87 Spaces
<b>Total</b>			<b>193 Spaces</b>
<b>Total Building Area:</b>	<b>405,508 SF</b>		
	Proportional Building Area	PUD Parking Rate	Total Parking Lot Required
Warehouse/Distribution	83% (336,572 SF)	1 Space/1000 SF	<b>615 Spaces</b>
Office	17% (68,936 SF)	1 Space/250 SF	

**Parking Provided:**

Phase 1			
Standard Spaces	279	Spaces	
Handicapped	8	Spaces	
<b>Total</b>	<b>287</b>	<b>Spaces</b>	
Phase 2			
Standard Spaces	163	Spaces	
Handicapped	4	Spaces	
<b>Total</b>	<b>167</b>	<b>Spaces</b>	
Phase 3			
Standard Spaces	158	Spaces	
Handicapped	4	Spaces	
<b>Total</b>	<b>162</b>	<b>Spaces</b>	
Total			
Standard Spaces	600	Spaces	
Handicapped	16	Spaces	
<b>Total</b>	<b>616</b>	<b>Spaces</b>	

*\*Truck spaces do not contribute to the provided spaces to meet the minimum requirement*

- 20.) **Site Drainage:**  
The stormwater management system for the overall project area is governed by the Southern Grove, South Florida Water Management District Permit No. 56-103157-P (as may be amended). The project sites within the MPUD are required to provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master surface water management system. The site lies in Basin B of the conceptual stormwater permit.  
The conceptual stormwater system for this project site provides a series of interconnected stormwater catch basins located throughout the project site that serve to collect the surface stormwater. The immediate outfall for this specific site is, in concept, to a stormwater pond which is not yet constructed. The permitting and construction of the appropriate stormwater management facilities to support the site will be completed under separate cover. It is acknowledged that the approval and construction of this infrastructure must be a condition of approval for this specific site plan.
- 21.) **Traffic Statement**  
Trip generation is based upon Institute of Transportation Engineers (ITE) Code 150 (11th edition) - Warehousing. The fitted curve equation for the given criteria is utilized.

	Average Rate	x1000 sf	Trips
Weekday Daily Trips:	1.58x+38.29=T	406	678.99
AM Peak	0.11x+28.55=T	406	73.16
PM Peak	0.15x+20.47=T	406	81.30
- 22.) **Hazardous Waste Statement:**  
Any and all hazardous or toxic materials generated or used or stored on site shall be disposed of in accordance with all local, state, and federal Regulations
- 23.) **Wellfield Protection Ordinance:**  
This project is not located in a public water supply wellfield protection zone.
- 24.) **Environmental Statement:**

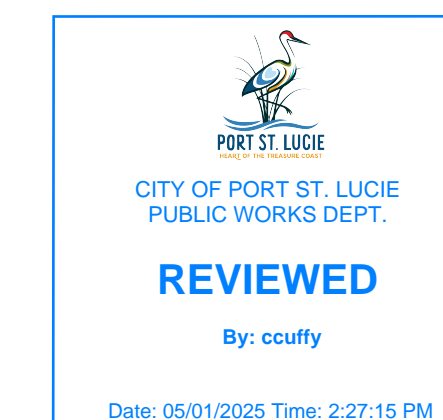
Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	No			
Rare Habitat	No			
Threatened Species	No			
Endangered Species	No			
Species of Special Concern	No			
Invasive /Exotic Vegetation	Yes		N/A	N/A

- 25.) **General Notes:**
  - a.) No special considerations for site access or gating will be required, thus no storage considerations are required for trucks at the project entrance.
  - b.) The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).

**LEGAL DESCRIPTION**

Lot 2, SOUTHERN GROVE PLAT NO. 26, as recorded in Plot Book 84, Page 35, of the Public Records of St. Lucie County.

Containing 25.23 acres, more or less.



CPSL PROJECT NO. P22-143-A1  
PSLUSD PROJECT NO. 5327

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CALCS.		
DRAWN	TG	3/29/22
DETAILED	ZM	4/19/22
CHECKED	JPT	
APPROVED	JPT	

**DRAGONFLY INDUSTRIAL PARK**

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**SITE PLAN NOTES**

DATE: 4/20/22
HORIZ. SCALE: N/A
VERT. SCALE: N/A
JOB No. 22-021
SHEET <b>5 of 5</b>