



Four PSL Major Site Plan
P24-191
City Council Meeting
June 9, 2025

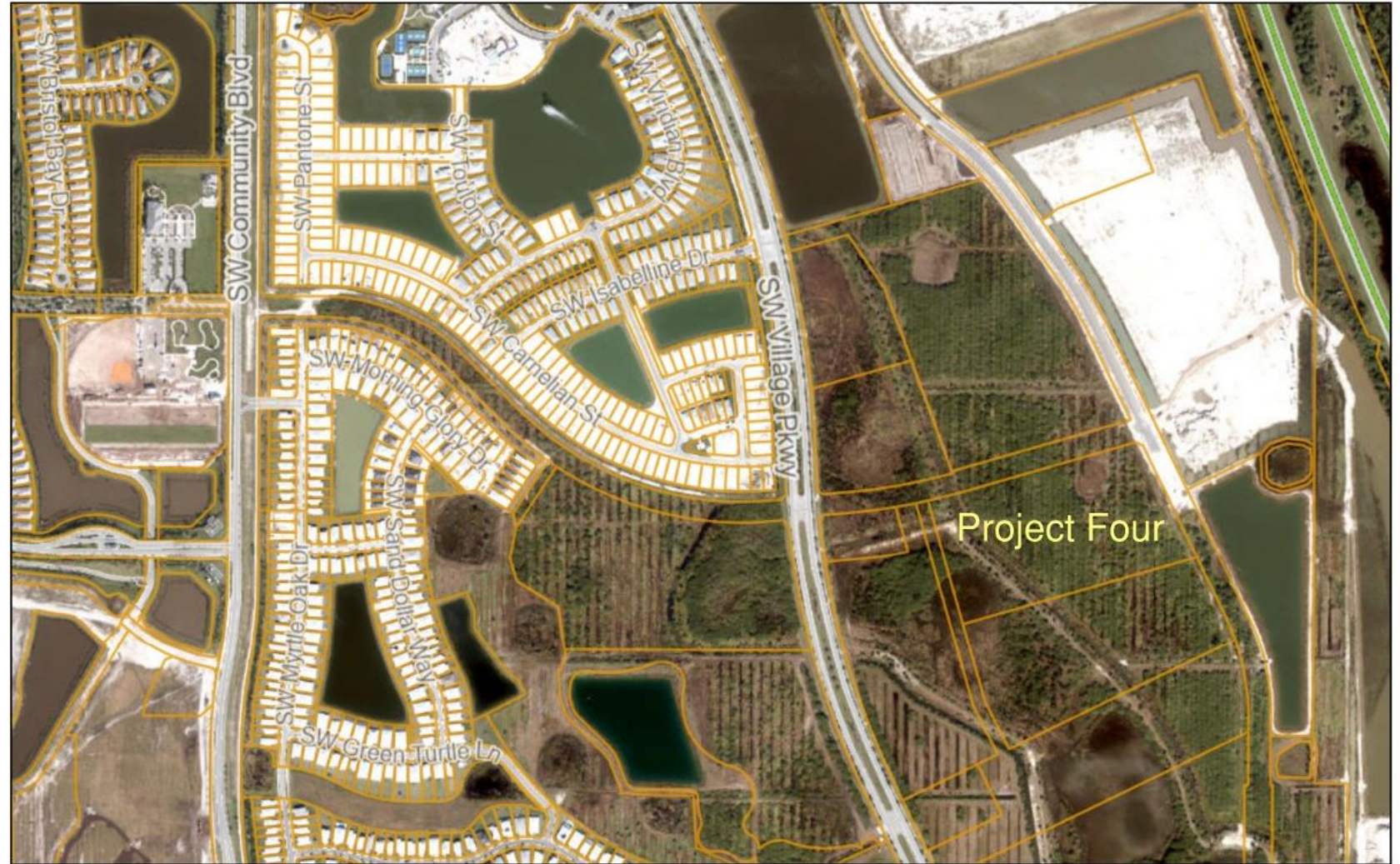
Request Summary

Applicant's Request:	A request for approval of a major site plan for a 258,945 square foot manufacturing facility.
Agent:	Jayson Harrison, P.E., Engineering, Design, and Construction, Inc.
Applicant/Contract Purchaser	Engineering, Design, and Construction, Inc.
Property Owner:	Port St. Lucie Governmental Finance Corporation (GFC). There is a purchase and sale agreement between the GFC and Four PSL, LLC.
Location:	The property is located at the southwest corner of the intersection of SW Tom Mackie Boulevard and SW Destination Way.

Proposed Project

- A major site plan for a 258,945 square foot facility that will include 238,569 square feet of manufacturing space and 20,376 square feet of office space, associated employee parking, truck loading areas, and other on-site improvements.
- The project includes two access points with the northern driveway on SW Destination Way and the southwest driveway on SW Tom Mackie Boulevard.

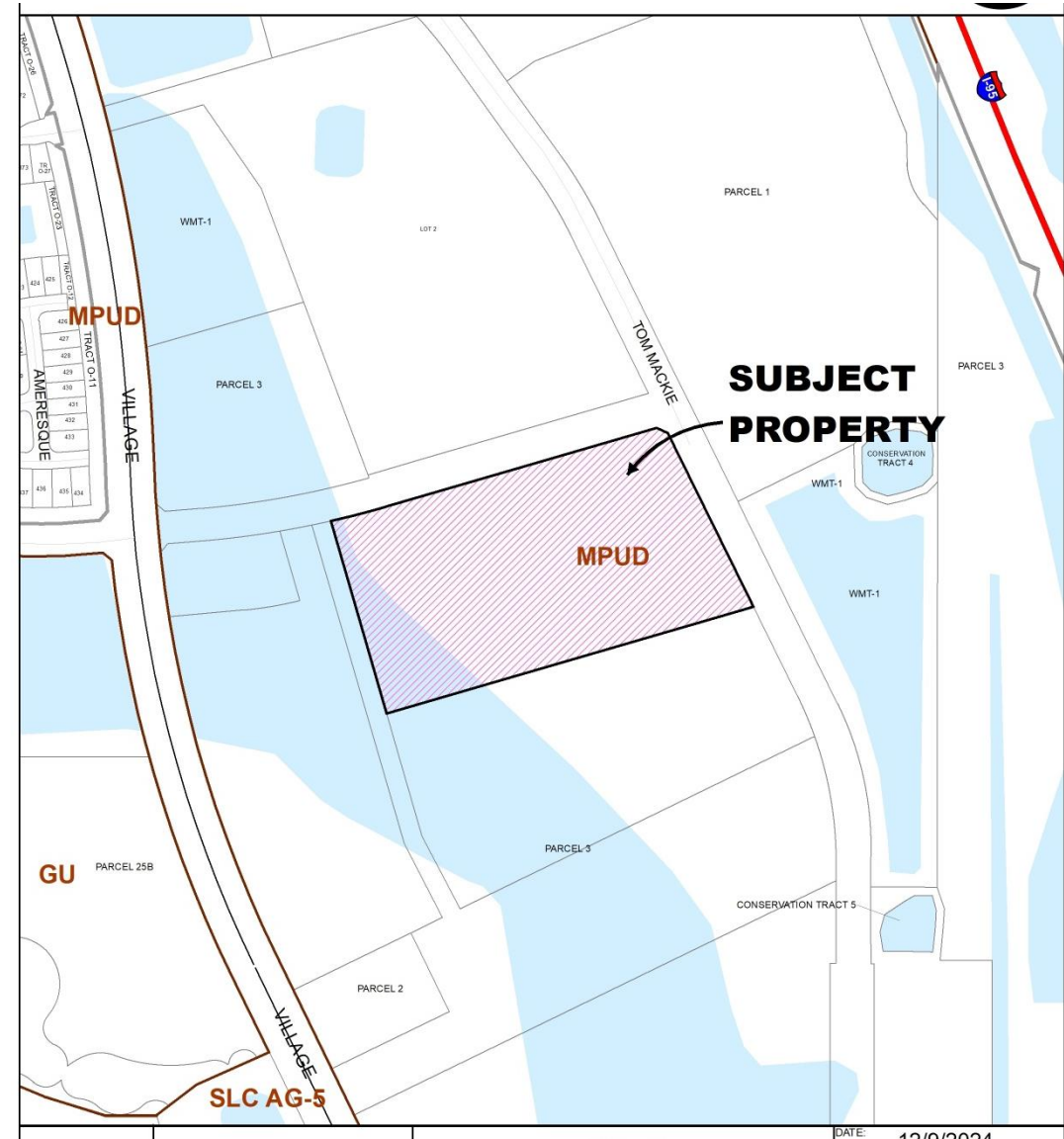
Location



Land Use and Zoning



- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land



Zoning Review

- The property is within a designated Business Center per the Destination at Tradition MPUD and manufacturing is a permitted use.
- The submittal includes an alternative parking analysis as permitted by the MPUD.
- The site will provide for 330 standard parking spaces including 8 handicapped spaces.
- The MPUD allows for a maximum building height of 150 feet.
- The proposed building height is 44 feet for the manufacturing area and 71 feet for the office tower.
- Waste management and recycling are within an enclosed area.
- Building elevation drawings were 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 utility infrastructure necessary to serve the development was included in the construction plans for Southern Grove Plat No. 46.

Traffic

- The project will be served by the extension of SW Tom Mackie Blvd and the construction of SW Destination Way. These improvements were included with Southern Grove Plat No. 46 (approved June 2024)
- A traffic study was submitted and approved by the Public Works Dept.
- The project will generate an average of 1,424 daily trips and 229 p.m. peak hour trips.

Staff Recommendation

- The Site Plan Review Committee recommended approval of the proposed site at the November 26, 2024, Site Plan Review Committee meeting.