



**Southern Grove - Project King  
Major Site Plan Application  
P24-190**



Project Location Map

**SUMMARY**

Applicant's Request:	A request for approval of a major site plan for a 300,040 square foot warehouse and distribution center to be constructed in two phases.
Applicant:	Jayson Harrison, P.E., Engineering, Design, and Construction, Inc.
Property Owner:	Accel Florida, LLC
Location:	The property is located on the east side of Tom Mackie Boulevard between Trade Center Drive and Destination Way and immediately west of the Accel International site.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director Ivan Betancourt, Planner

**Project Description**

The proposed project is a site plan for a warehouse and distribution center consisting of 300,040 square feet to be constructed in two phases. Phase 1 will consist of a 163,540 square feet building to include a 157,540 square foot warehouse area and 6,000 square feet of office space with associated parking, truck loading areas, truck parking and other site improvements. Phase 2 will consist of a 136,500 square foot building with additional employee parking and truck loading spaces.

**Previous Actions and Prior Reviews**

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

**Location and Site Information**

Parcel Number:	4315-802-0003-000-2
Property Size:	23.04 acres, more or less
Legal Description:	Tract 2, Southern Grove Plat No. 32
Future Land Use:	NCD (Tradition Commerce Center)
Existing Zoning:	MPUD (Legacy Park North Master Planned Unit Development)
Existing Use:	Vacant land

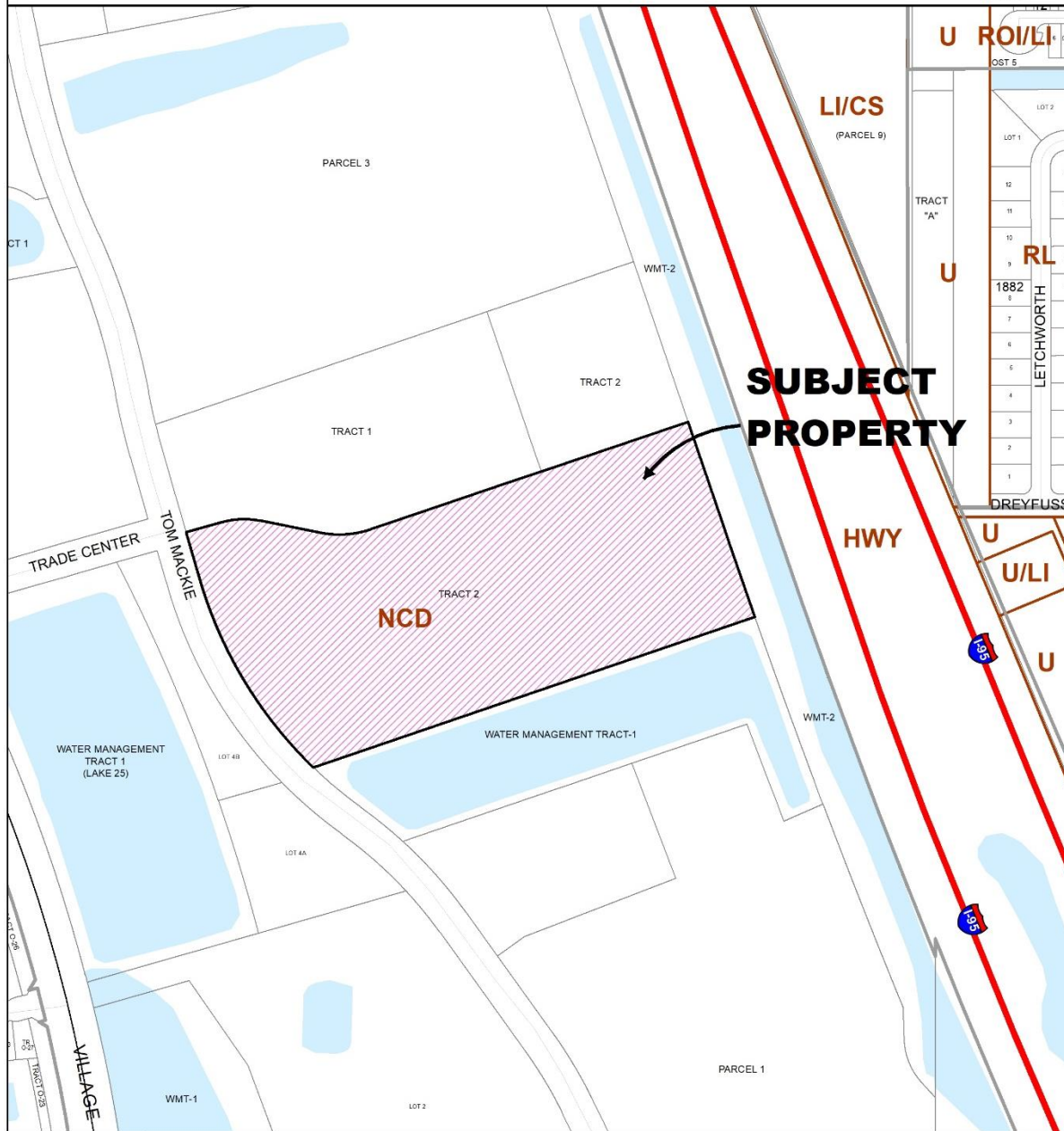
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Accel Manufacturing and Warehouse Facility
South	NCD	MPUD	Water Management Tract
East			Interstate 95 and Duda Canal
West	NCD	MPUD	Vacant GFC owned tract of land

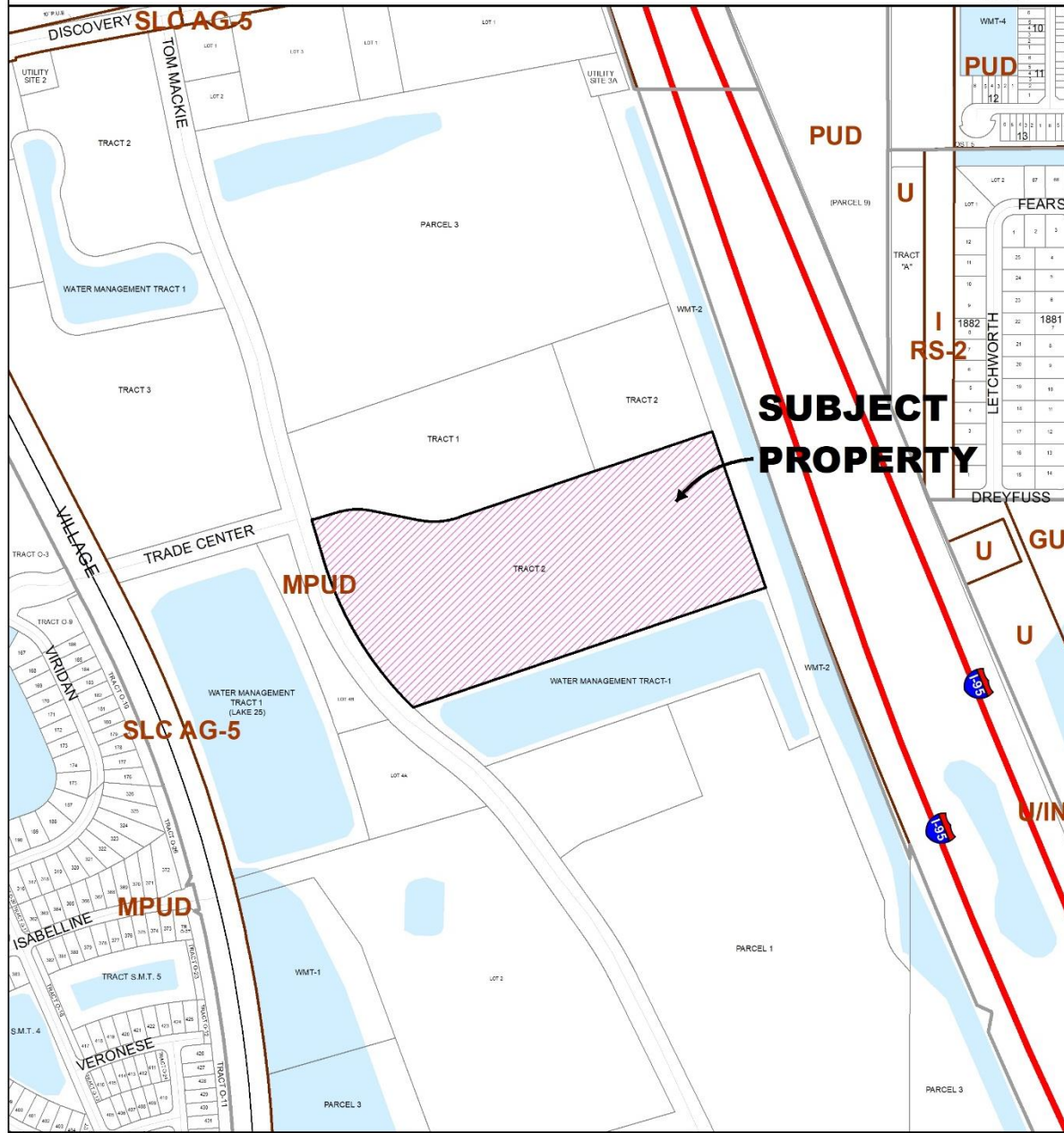
NCD – New Community Development District

MPUD – Master Planned Unit Development

# FUTURE LAND USE







## IMPACTS AND FINDINGS

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

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>USE</b>	The property is located in a designated Employment Center sub-area as shown on the Tradition Commerce Park North MPUD concept plan. Warehouse and distribution uses and cold storage warehouse and pre-cooling plant are listed as permitted uses.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for specialized waste management system for each building as allowed by the MPUD.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	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.
<b>STACKING REQUIREMENTS</b>	A traffic impact analysis report was submitted to the City and reviewed by the Public Works Department. Trucks will access the site from the north which is a shared access driveway with the adjacent Accel site. The site provides for two driveways into the property from the shared access driveway. There is sufficient space along the shared access driveway to prevent trucks from stacking on Tom Mackie Boulevard.
<b>BUILDING HEIGHT</b>	The MPUD allows for a maximum building height of 100 feet. The proposed building height for warehouse buildings is 35 feet.
<b>SETBACKS</b>	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
<b>PARKING</b>	The applicant has submitted an alternative parking analysis as permitted by the MPUD comparing the parking requirements for the MPUD with the ITE Parking Generation, 6th Edition, to justify a reduction in parking from the 337 standard parking spaces required by the MPUD to the 278 standard parking spaces proposed for the project as depicted on the site plan. The proposed parking capacity was determined based on the end user's specifications, which were derived from operational data regarding their existing facilities and the corresponding employee counts per shift. The anticipated number of employees is 183 during a single shift a full buildout.
<b>BUFFER</b>	The MPUD requires ten foot wide perimeter landscape buffers. The required ten foot wide perimeter landscape buffers are depicted on the site plan. The site plan provides for a 20 foot landscape along Tom Mackie Blvd.

## **NATURAL RESOURCE PROTECTION**

An environmental assessment statement was provided. The property was cleared with the development of the Accel parcel and the adjacent stormwater pond. The site does not contain any . Preservation and mitigation requirements for the entire 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:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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.
<b><i>Traffic Circulation</i></b>	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.  <b>A traffic analysis was prepared by MacKenzie Engineering and Planning, Inc. and. .</b>
<b><i>Parks and Recreation Facilities</i></b>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
<b><i>Stormwater Management Facilities</i></b>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	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. 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.

### **Related Projects**

P24-172– Southern Grove Plat No. 48 Preliminary and Final Subdivision Plat

## **STAFF RECOMMENDATION**

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