

# Tradition Business Center Major Site Plan Application (P22-007)

City Council Meeting  
January 23, 2023  
Bridget Kean, AICP  
Senior Planner



# Applicant and Owner

- Brad Currie, Engineering, Design, and Construction, Inc. (EDC), is acting as the agent for Tradition Business Center, LLC, property owner.

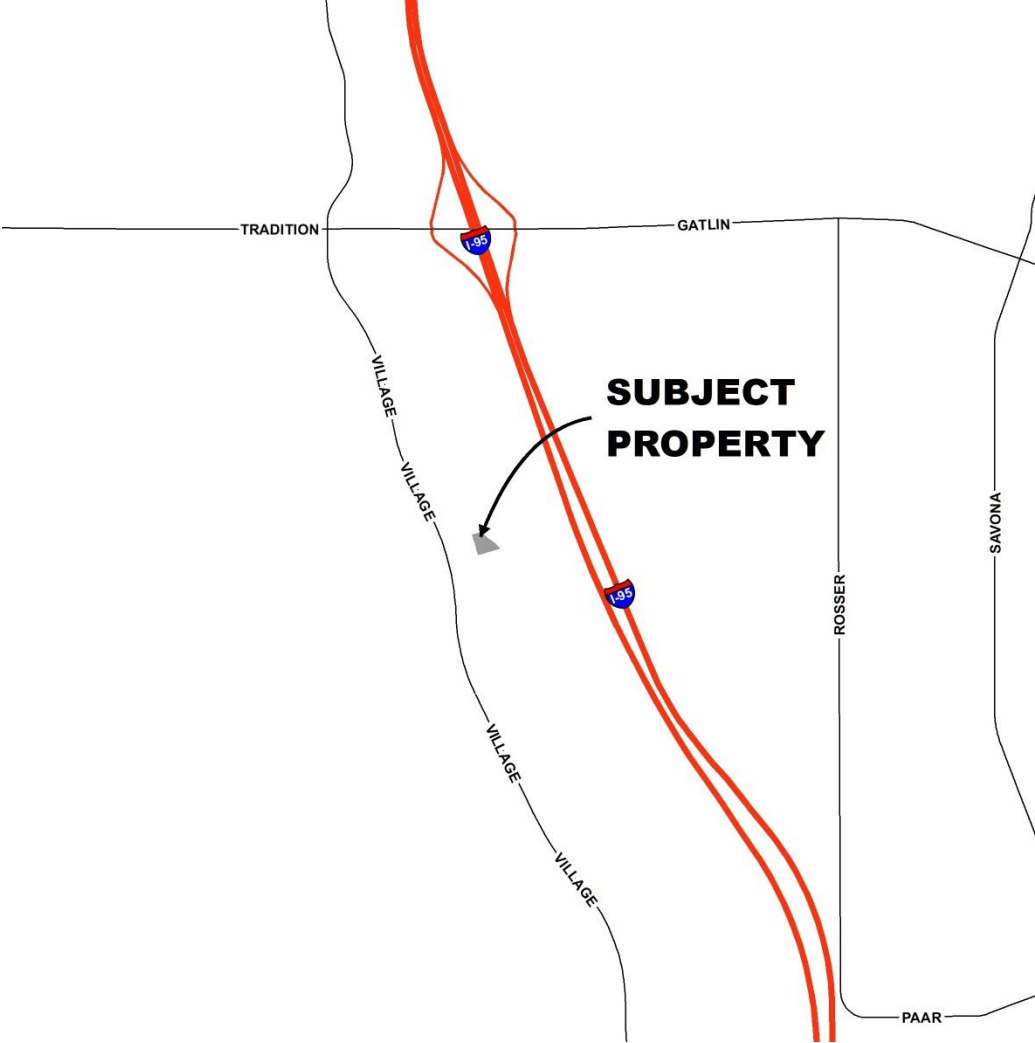


# Proposed Project

- Application for site plan approval for construction of two general warehouse buildings for total square footage of 34,224 square feet
  - Building A: 19,392 square feet of warehouse space and 3,324 square feet of office space for a total square footage of 22,716 square feet divided into 19 warehouse bays.
  - Building B: 9,584 square feet of warehouse space and 1,924 square feet of office space for a total square footage of 11,508 square feet divided into 11 warehouse bays.

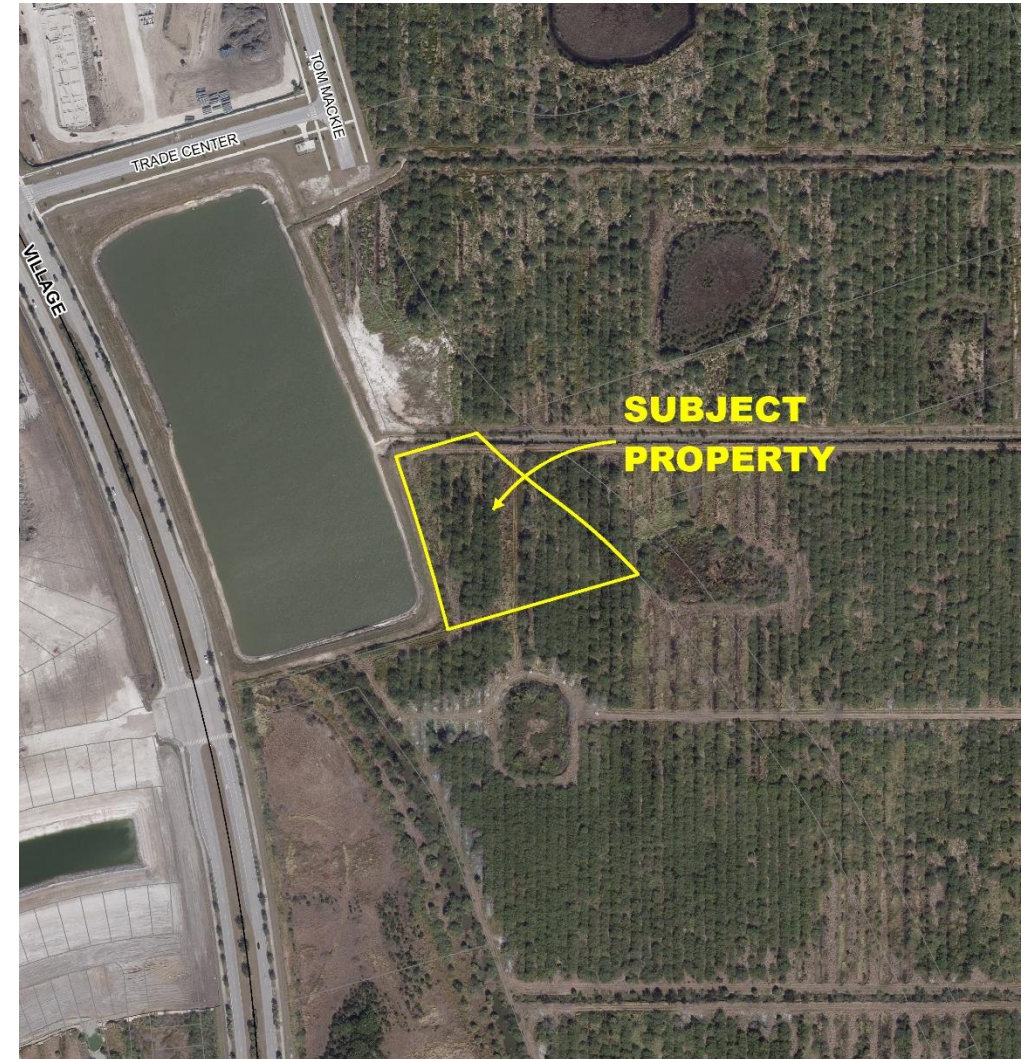


# Subject property



# 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	Vacant Land. Site plan under review for 392,825 sq. ft. of warehouse space (P22-143 – Dragonfly Industrial Park)
South	NCD	MPUD	Water Management Tract
West	NCD	MPUD	Water Management Tract



# Zoning Review

- Subject property is located within the Tradition Commerce Park MPUD.
  - Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials are listed under permitted uses.
  - Parking provided at 1 space per 500 sf for warehouse and 1 space per 200 sf for office uses.
    - Total of 100 parking spaces including 6 handicapped spaces
- Building elevations approved by Tradition DRC
- 15- foot perimeter landscape buffer along Tom Mackie Blvd. and 10-foot perimeter landscape buffers along the sides and the rear



# Traffic Impact Statement

- This development with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11<sup>th</sup> Edition and conservative assumptions on the proposed building uses, this particular development predicts a generation of 39 PM Peak Hour trips.
- No significant traffic impact is anticipated based on the current trips existing on Tom Mackie Blvd.



# Other

- An environmental assessment report was submitted. This is a former agricultural site that consists mostly of non-native and exotic plants with no native habitat. The site does not contain any wetlands.
- The access location (external and internal) has been reviewed by the Fire District for safety purposes.
- This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The applicant will contribute to the City's Art in Public Places Fund.

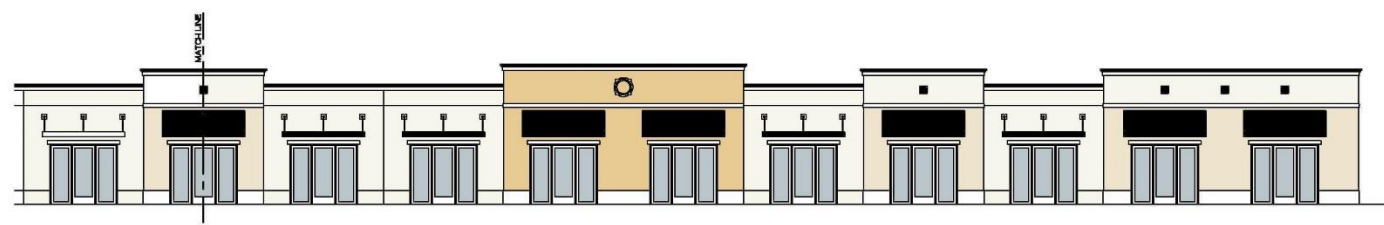




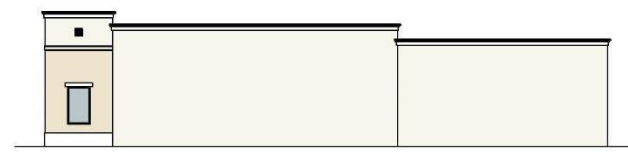




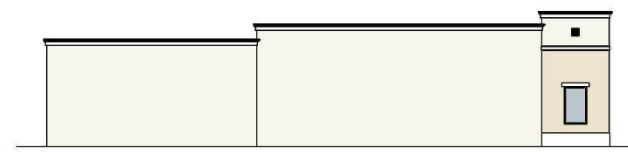
**1** BUILDING A  
 PARTIAL WEST ELEVATION-PRIMARY FACADE  
 SCALE: 1/4"=1'-0"



**2** BUILDING A  
 PARTIAL WEST ELEVATION-PRIMARY FACADE  
 SCALE: 1/4"=1'-0"



**3** BUILDING A  
 SOUTH ELEVATION-SECONDARY FACADE  
 SCALE: 1/4"=1'-0"



**4** BUILDING A  
 NORTH ELEVATION-PRIMARY FACADE  
 SCALE: 1/4"=1'-0"

**Traditions Business Center**  
 Port St. Lucie, Florida

Project:	
Client:	
Contract:	
Design:	
Date:	1/1/22
Proj. No.:	D224
Sheet No.:	

# Recommendation

The Site Plan Review Committee recommended approval of the site plan at their meeting on January 26, 2022.

