

Tradition Regional Business Park Tract A Site Plan Application (P21-096)

City Council Meeting
Bridget Kean
Senior Planner



Applicant and Owner

Dennis Murphy, Culpepper and Terpening, Inc., acting as the agent for for the Port St. Lucie Governmental Finance Corporation (GFC) (Owner) and the Sansone Group, LLC (Contract Purchaser)

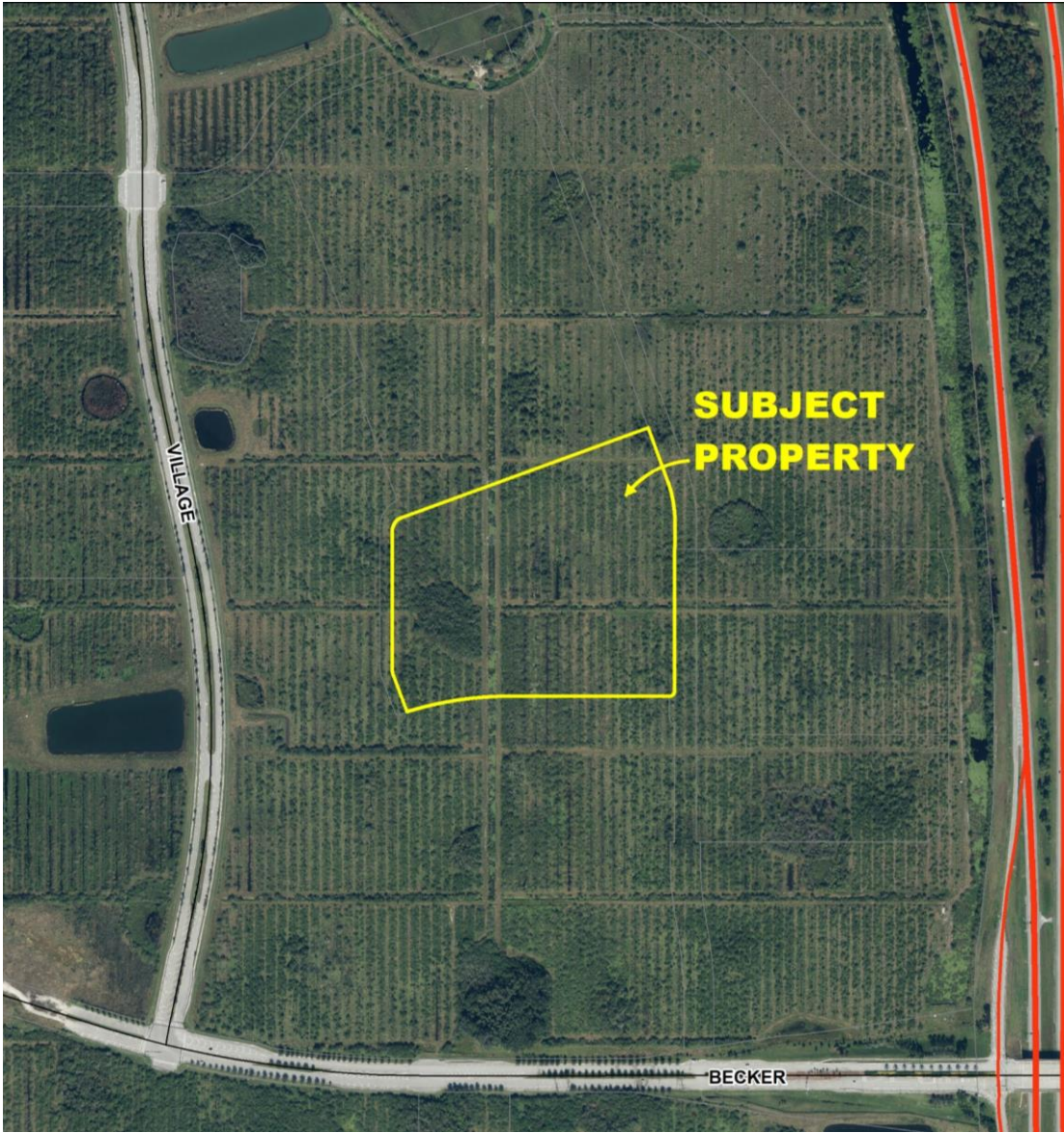


Proposed Project

- An application for site plan approval to allow for the construction of a 520,000 square foot warehouse building and associated site improvements.
- Proposed building will be located on Lot 4, Southern Grove Plat No. 35 in the area known as Legacy Park and immediately south of the Project Senior Site Plan.

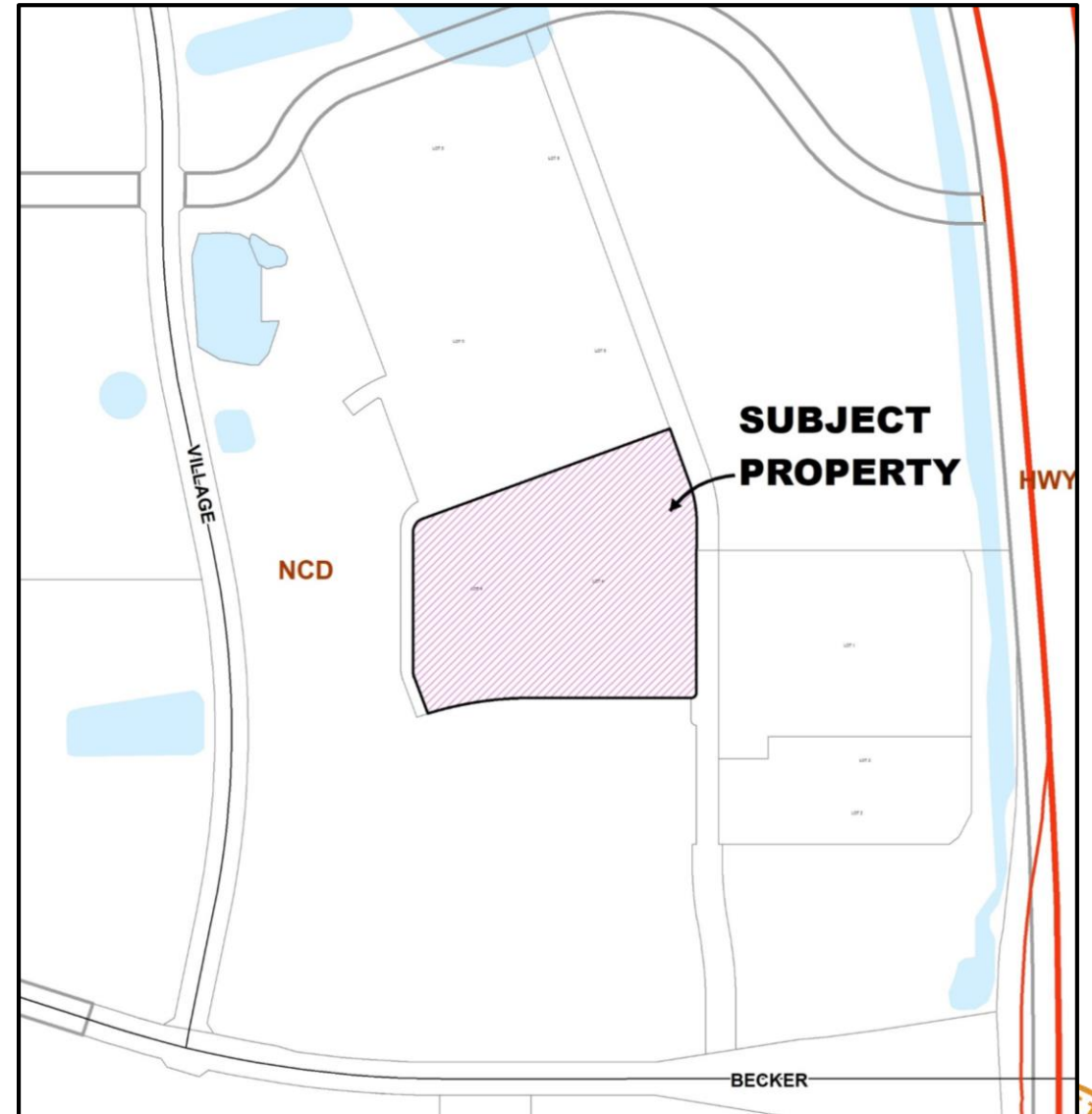


Subject property



Future Land Use and Zoning

- Land Use: NCD (New Community Development District)
- 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 | Proposed Project Senior Site |
| South | NCD | MPUD | Vacant Land |
| East | NCD | MPUD | Proposed Fed Ex Facility |
| West | NCD | MPUD | Vacant Land |



Zoning Review

| CRITERIA | FINDINGS |
|---------------------------------------|---|
| USE | Complies with Tradition Regional Business Park MPUD |
| DUMPSTER ENCLOSURE | Complies |
| ARCHITECTURAL DESIGN STANDARDS | The proposed project is within the Southern Grove DRI. Building elevations are reviewed by the Tradition Design Review Committee (DRC). The applicant is in the process of applying to the Tradition Design Review Committee for approval of the building elevations. |
| STACKING REQUIREMENTS | A traffic analysis was provided and approved by the Public Works Department. |
| PARKING REQUIREMENTS | Complies, a total of 390 parking spaces required and provided including 8 handicapped spaces. The site plan also provides 257 parking spaces for trucks. |
| SETBACKS | Complies with Tradition Regional Business Park MPUD |
| BUILDING HEIGHT | Complies, proposed building height of 35 feet. The MPUD sets a maximum building height of 150 feet for non-residential uses. |
| BUFFERING | Site plan depicts 10 foot wide perimeter landscape buffers |



Concurrency Review

| <u>CRITERIA</u> | <u>FINDINGS</u> |
|----------------------------------|---|
| SEWER/WATER SERVICES | City of Port St Lucie Utility Systems Department |
| TRANSPORTATION | A Traffic Impact Analysis Study was submitted and approved by the Public Works Department. The project will generate an average of 728 daily trips per day and 52 p.m. peak hour trips per day. |
| PARKS AND OPEN SPACE | N/A |
| STORMWATER | Required to be provided to be in compliance with adopted Level of Service Standards |
| SOLID WASTE | Adequate capacity |
| PUBLIC SCHOOL CONCURRENCY | N/A |



Traffic Impact Analysis – PW Review

- Traffic Analysis received July 2021
- Traffic Analysis completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by 3rd party traffic consultant (Marlin Engineering) hired by City to review
- Found to be consistent with the latest Southern Grove DRI

The remaining comments on the analysis are considered minor and we are looking forward to a satisfactory response from the applicant upon construction plan submittal.

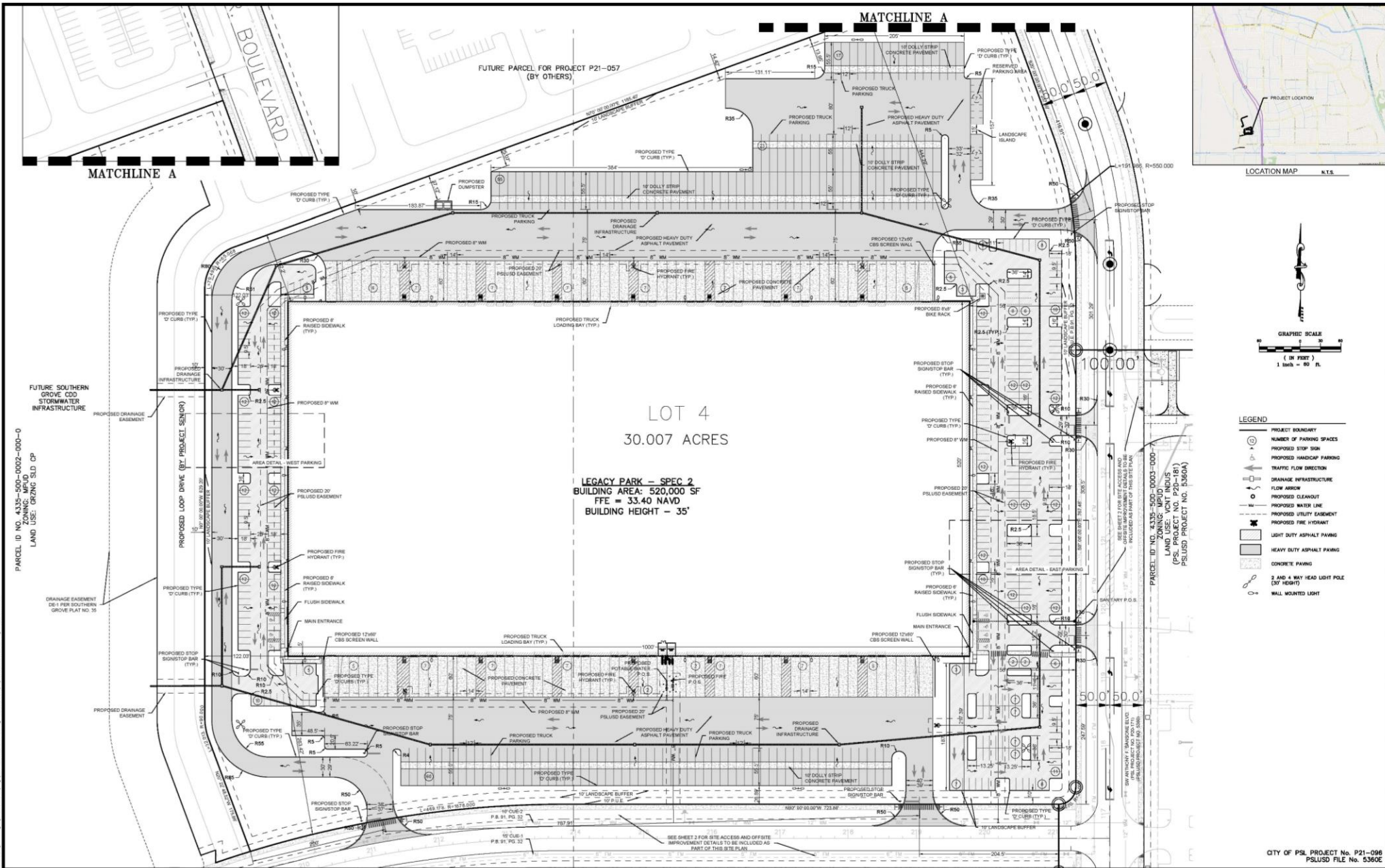


Other

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.





PARCEL ID NO. 4335-500-0002-000-0
 ZONING: MPUD
 LAND USE: GRNG SLD CP

LOT 4
 30.007 ACRES

LEGACY PARK - SPEC 2
 BUILDING AREA: 520,000 SF
 FFE = 33.40 NAVD
 BUILDING HEIGHT - 35'

- LEGEND**
- PROJECT BOUNDARY
 - NUMBER OF PARKING SPACES
 - PROPOSED STOP SIGN
 - PROPOSED HANDICAP PARKING
 - TRAFFIC FLOW DIRECTION
 - DRAINAGE INFRASTRUCTURE
 - FLOW ARROW
 - PROPOSED CLEANOUT
 - PROPOSED WATER LINE
 - PROPOSED UTILITY EASEMENT
 - 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

QTY OF PSL PROJECT No. P21-098
 PSLUSD FILE No. 5360E

| COMPUTER FILE NO. | FIELD BK./PC. |
|-------------------|---------------|
| | |
| | |
| | |
| | |

CULPEPPER & TERPENING INC.
 2980 SOUTH 28th STREET • FORT PIERCE, FLORIDA 34961
 PHONE 772-464-3037 • FAX 772-464-5497 • www.c-t-inc.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

- REVISIONS -

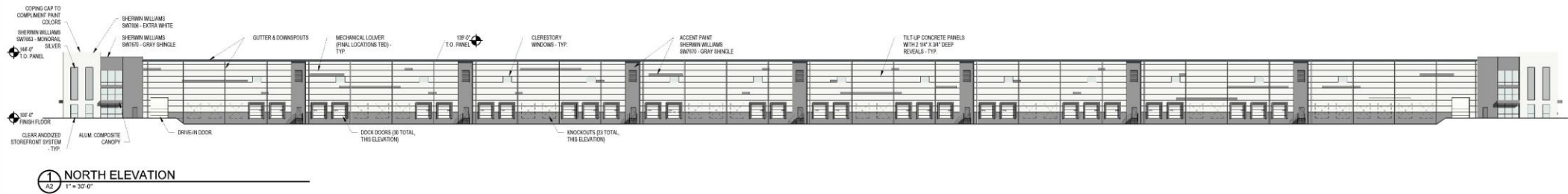
| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| BY | DATE |
|----------|--------------|
| DESIGNED | - |
| CALCS. | - |
| DRAWN | ZM 4-16-2022 |
| DETAILED | - |
| CHECKED | DM - |
| APPROVED | JFT - |

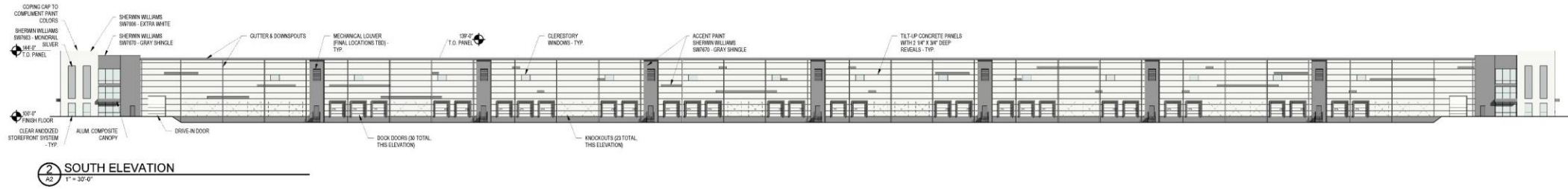
LEGACY PARK - SPEC 2

SITE PLAN

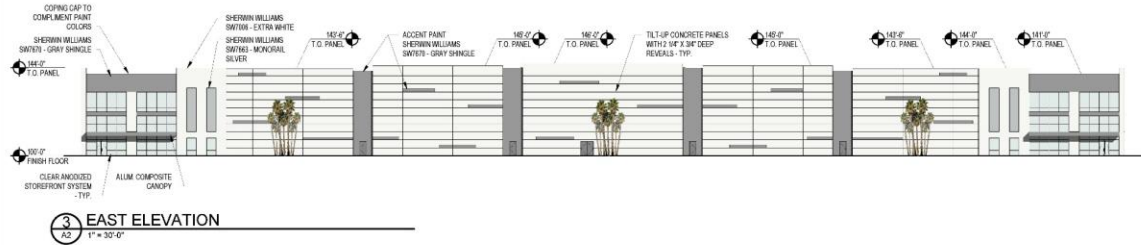
DATE: -
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: 1"=4'
 JOB No. 20-251
 SHEET 1 of 4



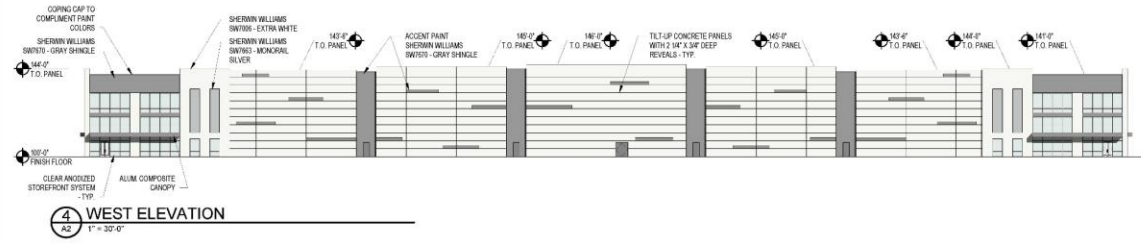
1 NORTH ELEVATION
A2
1" = 32'-0"



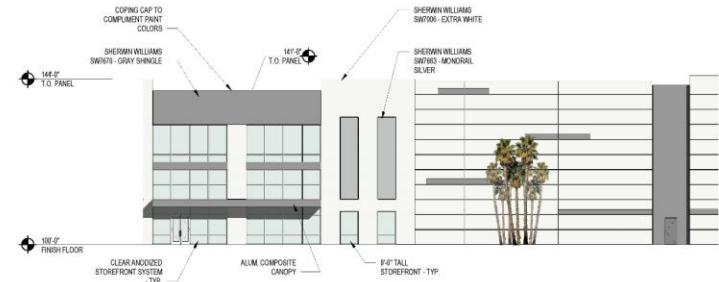
2 SOUTH ELEVATION
A2
1" = 32'-0"



3 EAST ELEVATION
A2
1" = 32'-0"



4 WEST ELEVATION
A2
1" = 32'-0"



5 ENLARGED EAST ELEVATION
A2
1/16" = 1'-0"

NOTE:
ALL LANDSCAPING IS SHOWN
FOR REFERENCE ONLY. PLEASE
SEE LANDSCAPE DRAWINGS FOR
FINAL DESIGN AND LAYOUT.

Recommendation

- The Site Plan Review Committee reviewed the site plan at their meeting on May 12, 2021, and recommended approval.
- To avoid any conflicts or delays, staff recommends the applicant provide Tradition Design Review Committee approval prior to final approval of the construction plans by the Site Plan Review Committee.

