

Tambone TCC Tract B Southern Grove Plat 42 Site Plan

Major Site Plan
(P23-145)

City Council Meeting December 11, 2023



Request Summary

| | |
|----------------------------|--|
| Applicant's Request: | This is an application for approval of a major site plan for a 62,750 square foot warehouse building that includes 52,320 square feet of warehouse and 10,430 square feet of office space, and a truck loading/delivery area along the rear of the building. |
| Agent: | Bradley Currie, EDC |
| Applicant /Property Owner: | PSL 1850, LLC |
| Location: | The property is generally located east of SW Village Parkway, west of Interstate 95, between Trade Center Drive and Marshall Parkway road right of way, and on the east side of Tom Mackie Blvd. |

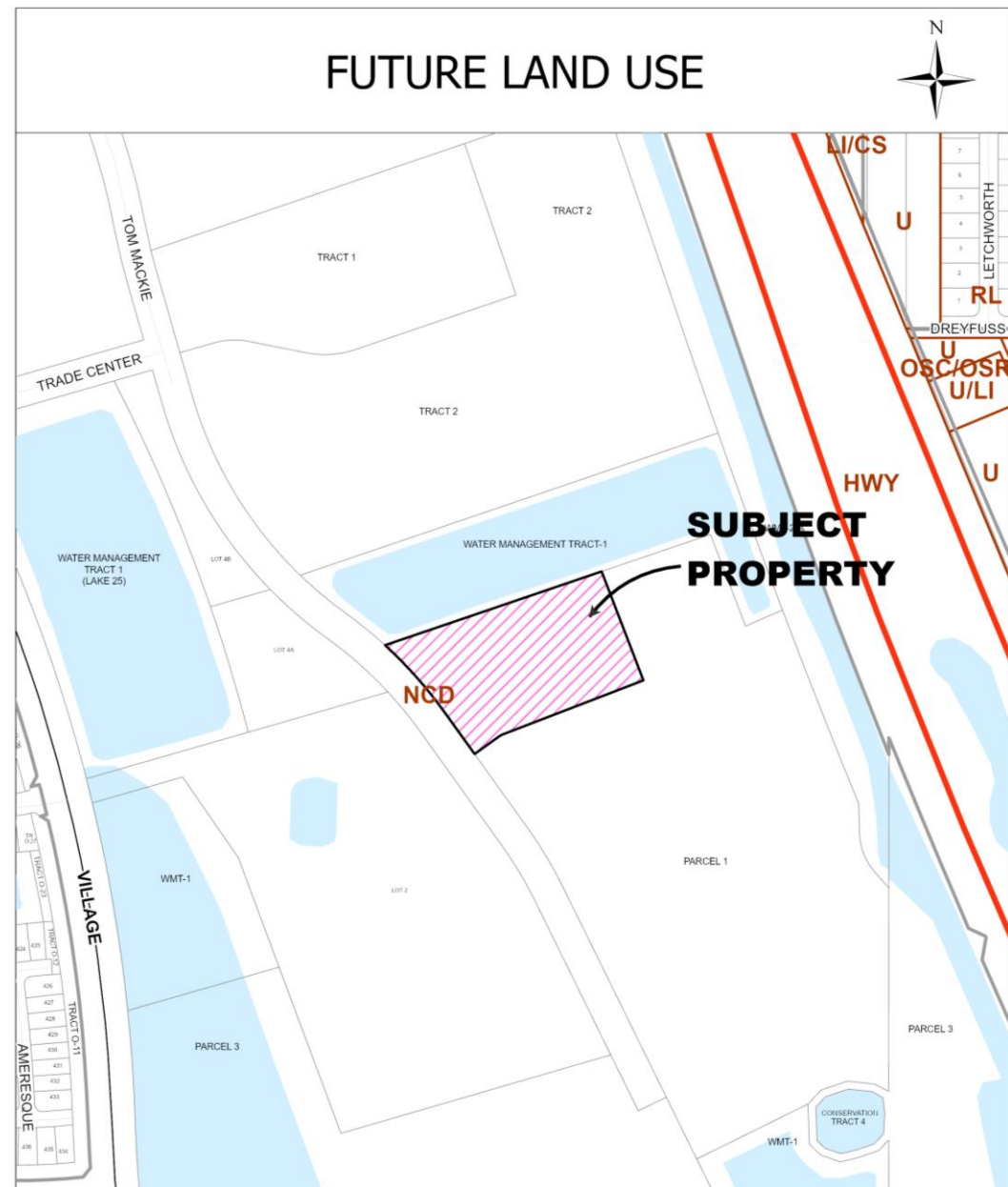


Location Map



Land Use and Zoning

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



Zoning Review

The subject property is within the Tradition Commerce Park MPUD and complies with the MPUD requirements.

The site plan provides for a total of 100 standard parking spaces including 8 handicapped spaces, and truck delivery and loading areas along the rear of the building (north side).

The proposed height is 43 feet.

The site plan provides for standard 12 X 25 foot dumpster enclosure for solid waste and recycling.

The project will provide 15-foot-wide perimeter landscape buffers along Tom Mackie Boulevard and 10-foot perimeter landscape buffers along the north, east, and south property lines.

Additional plantings have been added to the northern perimeter landscape buffer adjacent to the water management tract to provide a visual buffer in front of the truck delivery/loading 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 with the construction of Tom Mackie Boulevard
- The project will be accessed via two driveways along Tom Mackie Boulevard.
- A dedicated right turn lane is provided along Tom Mackie Blvd at the southern driveway.



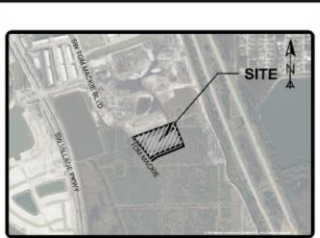
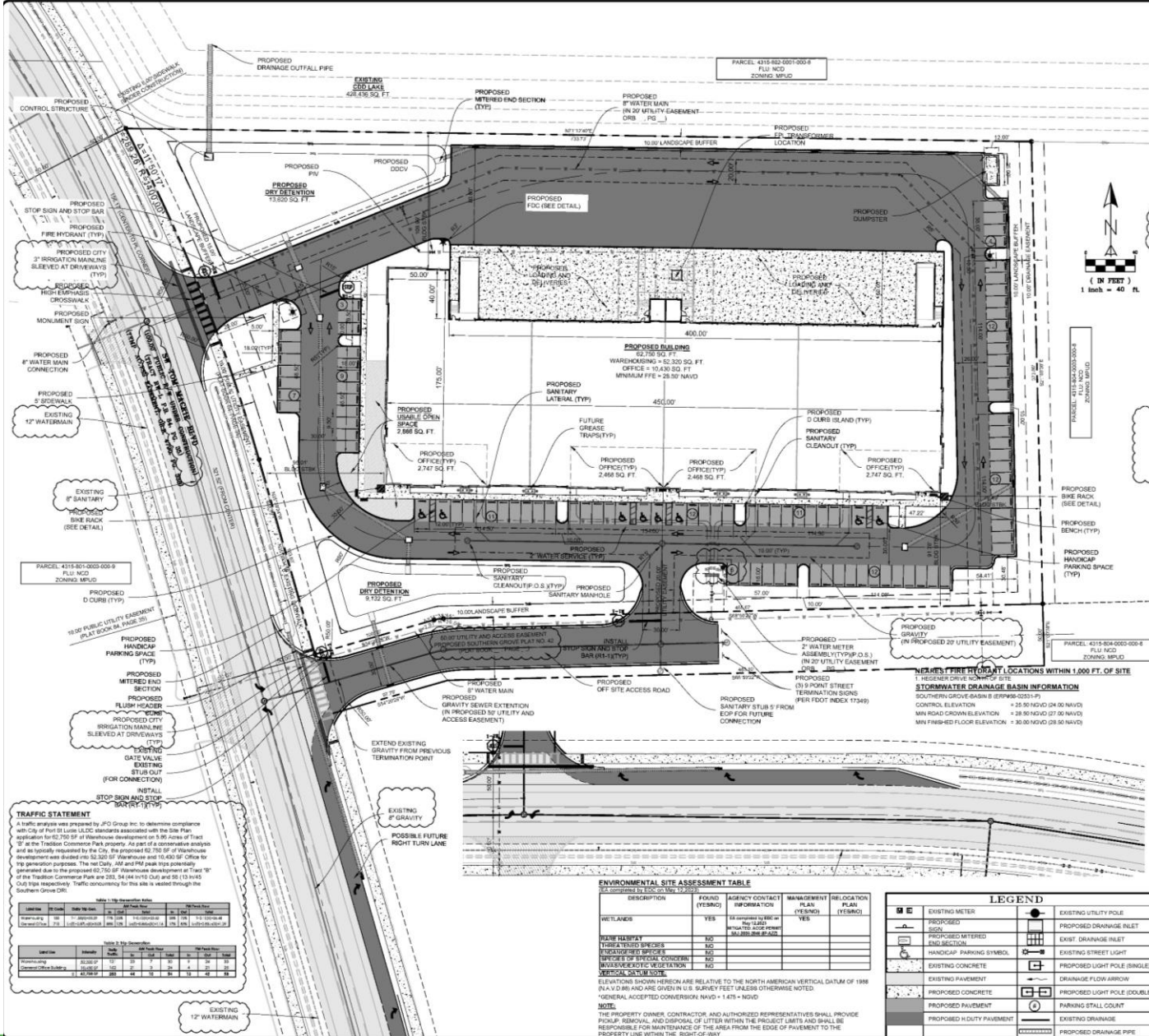
Traffic Statement

- Traffic Statement received November 2023
- Traffic Statement completed by JFO Group, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest Southern Grove DRI

- Project anticipates 58 PM Peak Hour Trips

- No negative impact is anticipated on surrounding roads





VICINITY MAP
SCALE: 1:1,000
TRACT B Southern Grove Plat to 42 as Recorded in Plat Book 119, Page 37 of the Public Records
of B.L. Lake County Florida.

PARCEL DATA
 PARCEL ID: 4315-04-000-010-1
 PROJECT NAME: TCC TRACT B
 OWNERSHIP: PRL 1850 LLC
 374 BUDWENIE ST SUITE 180
 PALM BEACH GARDENS, FL 33410
 FUTURE LAND USE: (M)UJ NEW COMMUNITY DEVELOPMENT
 ZONING: (M)UJ MASTER PLANNED UNIT DEVELOPMENT
 LAND SIZE: 255,145 S.F. (5.857 AC)
 BUILDING DATA:
 PROPOSED BUILDING: 82,750 S.F. (1.94 AC)
 OFFICE: 10,430 S.F. (0.24 AC)
 WAREHOUSING: 52,320 S.F. (1.20 AC)

ZONING CODE FOR (M)UJ MASTER PLANNED UNIT DEVELOPMENT

| YARD SETBACKS | BUILDING | PLANNED | OPEN SPACE | USABLE | | |
|---------------|----------|---------|------------|---------------|---------------|--------|
| FRONT | REAR | SIDE | HEIGHT | (LANDSCAPING) | | |
| PER CODE 20' | 10' | 12' | 80% MAX | 30' MAX | 10% MIN (M)UJ | 5% MIN |
| PROPOSED 30' | 10' | 10' | 24.5% MIN | 42' | 21.5% MIN | 5.26% |

SITE AREA DATA

| IMPROVED DATA | 236,185 S.F. | 5.36 AC | 100.00% |
|--------------------|--------------|---------|---------|
| PROPOSED BUILDINGS | 62,750 S.F. | 1.44 AC | 24.50% |
| PROPOSED PAVEMENT | 89,030 S.F. | 2.04 AC | 34.80% |
| PROPOSED CONCRETE | 26,162 S.F. | 0.60 AC | 10.21% |
| OPEN SPACE | 14,443 S.F. | 1.25 AC | 21.14% |
| PROPOSED DETENTION | 22,752 S.F. | 0.52 AC | 8.82% |

PROVIDER OF UTILITIES:
 OWNER: PRL1850
 WATER/TWATER: PRL1850
 IRRIGATION: WELL

PARKING DATA
 PARKING REQUIRED:
 WAREHOUSING (82,320 @ 1 SPACE/1,000 SQ. FT.): 82 SPACES
 OFFICE (10,430 @ 8 SPACES/1,000 SQ. FT.): 42 SPACES
 TOTAL REQUIRED PARKING SPACES: 124 SPACES (± HC)
 PARKING PROVIDED: 100 SPACES (± HC)

STATEMENT
 THE SITE IS REQUIRED TO PROVIDE V.O. OF DRY PRE-TREATMENT PRIOR TO DISCHARGE TO THE SOUTHERN GROVE MASTER DRAINAGE SYSTEM. CHASTE STORMWATER WILL BE COLLECTED VIA A SERIES OF INLETS AND DIRECTED TO A DRY DETENTION SYSTEM WHERE THE REQUIRED VOLUME OF WATER QUALITY TREATMENT WILL BE OBTAINED PRIOR TO DISCHARGING INTO THE MASTER SYSTEM. FULL WATER QUALITY TREATMENT AND FLOOD PROTECTION ATTENUATION WILL BE PROVIDED BY THE SOUTHERN GROVE MASTER DRAINAGE SYSTEM.

SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A CURBSIDE AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED ON SITED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
 REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

TRAFFIC STATEMENT
 A traffic analysis was prepared by JFC Group Inc. to determine compliance with City of Port St. Lucie LDC standards associated with the final Plan application for 62,750 SF of Warehouse development on 5.99 Acres of Tract B of the Tradition Commerce Park property. An aerial traffic study was conducted and as typically requested by the City, the proposed 62,750 SF of Warehouse development was studied per 62,750 SF Warehouse and 4,000 SF of Office for 750 generation purposes. The net Daily AM and PM peak trips potentially generated due to the proposed 62,750 SF Warehouse development of 1487 1/2 and 1487 1/2 respectively. Traffic concurrency for this site is routed through the Southern Grove Drive.

| Year | AM Peak | PM Peak | Other | Total |
|------|---------|---------|-------|-------|
| 2020 | 1487 | 1487 | 0 | 2974 |
| 2025 | 1487 | 1487 | 0 | 2974 |
| 2030 | 1487 | 1487 | 0 | 2974 |

ENVIRONMENTAL SITE ASSESSMENT TABLE
 (As compiled by EDC on May 12, 2023)

| DESCRIPTION | FOUND (YES/NO) | AGENCY CONTACT INFORMATION | MANAGEMENT PLAN (YES/NO) | RELOCATION PLAN (YES/NO) |
|-------------------------|----------------|--------------------------------|--------------------------|--------------------------|
| WETLANDS | YES | See Appendix B for information | YES | YES |
| WATER QUALITY | NO | | | |
| TOXIC/HAZARDOUS SPECIES | NO | | | |
| HAZARDOUS SPECIES | NO | | | |
| EMERGENCY SERVICES | NO | | | |
| EMERGENCY SERVICES | NO | | | |
| EMERGENCY SERVICES | NO | | | |
| EMERGENCY SERVICES | NO | | | |
| EMERGENCY SERVICES | NO | | | |

NOTE:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 *GENERAL ACCEPTED CONVERSION: NAVD = 1.475 + NAVD
 NOTE: 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 RIGHT-OF-WAY.

LEGEND

| | |
|-----------------------------|------------------------------|
| EXISTING METER | EXISTING UTILITY POLE |
| PROPOSED METER | PROPOSED DRAINAGE INLET |
| PROPOSED METER END SECTION | EXIST. DRAINAGE INLET |
| HANDICAP PARKING SYMBOL | EXISTING STREET LIGHT |
| EXISTING CONCRETE | PROPOSED LIGHT POLE (SINGLE) |
| EXISTING PAVEMENT | PROPOSED LIGHT POLE (DOUBLE) |
| PROPOSED CONCRETE | DRAINAGE FLOW ARROW |
| PROPOSED PAVEMENT | PROPOSED LIGHT POLE (DOUBLE) |
| PROPOSED H UTILITY PAVEMENT | PARKING STALL COLUMN |
| | EXISTING DRAINAGE |
| | PROPOSED DRAINAGE PIPE |

EDC
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 ENVIRONMENTAL AND PLANNERS
 INTERIOR DESIGNERS
 10250 VILLAGE PARKWAY
 SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.P.E. CERT. DATE OF AUTHORIZATION 03/23
 S.E. CERTIFICATE OF AUTHORIZATION 03/23

**TAMBORE - TCC TRACT B
 SOUTHERN GROVE PLAT 42 TRACT B
 TRADITION COMMERCIAL CHARTER**

FLORIDA
 PORT ST. LUCIE

22-398

1 OF 2

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 10250 VILLAGE PARKWAY - SUITE 201
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811
 Know what's below.
 Call before you dig.





| | | | | | |
|--|-----------------------------|---------------------------|--------------------------|--|-------------------------|
| Sheet No. A-7 | Project No. 23033 | Date 10-09-2023 | Scale AS SHOWN | Drawn by M.U. | Check by M.U. |
| | | | | File | M.U. |
| Project TAMBONE PARCEL B BUILDING SPEC. SOUTH GRAY IN PORT ST. LUCIE, FLORIDA PREPARED FOR TAMBONE COMPANIES | | | | Designer PETER CORRALES LICENSE NO. AA-0002919 | |
| Project Title PERSPECTIVE VIEW | | | | REVISIONS: | |
| Logo gropius ARCHITECTS CORP. 1300 GOLFVIEW BLVD., SUITE 100 PORT ST. LUCIE, FL 34952 PHONE: (888) 888-8888 FAX: (888) 888-8888 WWW.GROPIUSARCHITECTS.COM | | | | Logo TAMBONE COMPANIES 1500 W. WASHINGTON BOULEVARD, SUITE 210 WEST PALM BEACH, FLORIDA 33411 PHONE: (561) 799-1442 FAX: (561) 799-1442 WWW.TAMBONECOMPANIES.COM | |



Recommendation

The Site Plan Review Committee recommended approval of the site plan at their meeting of September 13, 2023.

