



Planning / Applications / P#: P24-191

Legal Request

Application | Comments | Submittals | Statuses | Inspections | Meetings | Allowed Users | BlueBeam | History | Fees | Conditions | Files | Internal Notes | Reports

UE Application

Save

Project Name:

Southern Grove-Four Port St. Lucie

Management/Property Information

Reviewers

Management

Project Type: *

SITE PLAN

Status:

CITY COUNCIL MEETING SC...

Approved Date:



Project Number: *

P24-191

Amended Number:

Utility File Number :

11-916-00

Building Type :

COMMERCIAL

Primary Email Address:

patriciasesta@edc-inc.com

Describe Request:

Approval of a 240,172 gsf warehouse / distribution center on approximately 15.83 acres (Four Port St. Lucie - fka Project Bear)

Check this if Exempt from Public Records Request: ☐

Property Information

Address:

Project Site Location:

south of Destination Way and west c

City Section:

PI 46

Block:

SouthernGrove

Lot:

3A

Legal Description:

Lot 3A, Southern Grove Plat No. 46, PB 125, PG 17



Parcel Number

4322-801-0007-000-9

Current Land Use:

NEW COMMUNITY DEVELOPMENT

Proposed Zoning:

Select...

Acreage:

15.83

Administrative:

☐

Current Zoning:

MPUD - MASTER PLANNED UNIT DEVELOPMENT

Utility Provider:

CITY OF PORT ST. LUCIE

Bld Sq. footage:

240172

Architectural Elevations:

☐

Agent/Applicant	Property Owners	Authorized Signatory of Corporation	Project Architect/Engineer
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Agent First Name:

Brad

Agent Last Name:

Currie

Agent Business Name:

Engineering Design & C

Agent Phone:

(772) 462-2455

Agent Address:

10250 SW Village Parkway, Suite 201

Agent City:

Port St. Lucie

Agent State:

FLORIDA

Agent Zip:

34987

Agent Email:

bcurrie@haleyward.com

Save



LETTER OF JUSTIFICATION / COVER LETTER

Four Port St. Lucie

Site Plan Approval

November 5, 2024

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (a division of Haley Ward, Inc.) is requesting approval of a site plan application known as **Four Port St. Lucie**. The subject property can be identified as parcel 4322-801-0007-000-9 and is located west of the SW Tom Mackie Blvd. right-of-way and south of SW Destination Way in Southern Grove. The subject parcel totals 15.83 +/- acres. The petitioner wishes to obtain site plan approval for a proposed 255,204 sf building which includes 20,624 sf of office space and 234,580 sf of warehouse / distribution space with associated site improvements.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located on the west side of SW Tom Mackie Blvd. right-of-way and south of SW Destination Way in Southern Grove. An address has not yet been assigned for these parcels as it is undeveloped.

The petitioner wishes to obtain site plan approval for a proposed 255,204 sf building which includes 20,624 sf of office space and 234,580 sf of warehouse / distribution space. The overall site consists of 15.83 acres +/- . The site is currently undeveloped and cleared. A plat creating this parcel was recorded on August 7, 2024, Plat Book 125, Page 17. Additionally, the City of Port St. Lucie approved an Economic Development Incentive Package for this project on September 23, 2024.

FUTURE LAND USE AND ZONING

The subject property has an existing Future Land Use designation of New Community Development (NCD) and an underlying Zoning designation of Master Planned Unit Development (MPUD). This parcel lies within the Destination @ Tradition MPUD which was recently approved by City Council.

To the north of the subject parcel lies the right-of-way for Destination Way followed by the proposed Southern Grove Dragonfly Industrial Park which is currently under construction (City Project # P22-143). This parcel has a Future Land Use designation of New Community Development (NCD) and an underlying Zoning designation of Master Planned Unit Development (MPUD).

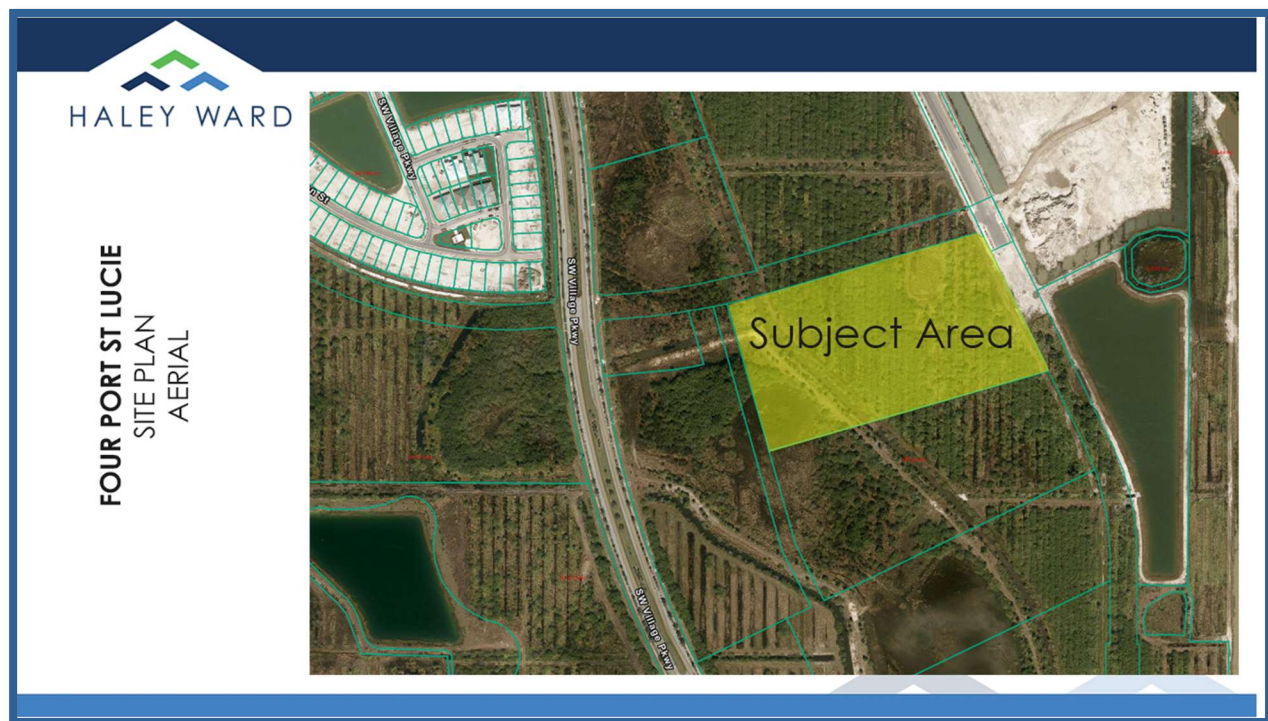


To the west of the subject property lies the undeveloped parcel lies a portion of WMA-2 followed by an undeveloped parcel that is currently under site plan review by City staff for a multi-family development (City Project # P24-090). This development is a proposed multi-family residential development. This parcel has a Future Land Use designation of New Community Development (NCD) and an underlying Zoning designation of Master Planned Unit Development (MPUD).

To the south of the subject lies an undeveloped parcel. This parcel is a proposed water management tract (WMA-2) which will be constructed by the applicant to serve this development. An application for mass grading and lake construction is being submitted concurrently with this application for the construction of WMA-2. This parcel has a Future Land Use designation of New Community Development (NCD) and an underlying Zoning designation of Master Planned Unit Development (MPUD).

To the east of the subject parcel lies the right of way of SW Tom Mackie Blvd followed by an office / warehouse development that is currently under construction known as Tradition Commerce Park (City Project # P22-192). There is a lake tract southwest of the subject parcel also that will be owned and maintained by the CDD upon construction completion and acceptance. These parcels have a Future Land Use designation of New Community Development (NCD) and an underlying Zoning designation of Master Planned Unit Development (MPUD).

Aerial Map





APPLICATION

The subject parcel is now under the zoning rules of the Destination @ Tradition MPUD. This parcel is located within the land use sub-category of "Business Park" for which this use is a permitted used.

Section 5.2.1(K) of the Destination @ Tradition MPUD outlines the parking requirements for developments. The below depicts the parking required per the MPUD:

Use	Multiplier	Proposed SF	Spaces Required
Office	4 spaces / 1000 sf	20,624	83
Manufacturing	1 space / 500 sf	234,580	469
TOTAL:			552

The attached site plan proposes 331 standard parking spaces (8 handicap). Section 5.2.1(L) allows for deviations from the standard parking calculations as outlined in the MPUD. Included with this submittal, please find the attached Reduced Parking Statement which calculates parking based on the ITE Parking Generation, 6th Edition, for review and approval.

As outlined in Section 158.238 of the City of Port St. Lucie Land Development Code, items required for review and approval of this application have been included. Architectural floor plans and elevations along with landscape plans are included as a courtesy in this submittal package. A separate submittal for approval of these items by Tradition Community Association is being submitted concurrently with this application.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

Z:\EDC\2024\24-169 - Four Port St. Lucie, LLC - Southern Grove\ENGINEERING\Documents\Submittal Documents\Justification Statement\2024-11-05_Four_PSL_Site_Plan_Cover_Letter_24-169.docx

Port St. Lucie Governmental Finance Corporation

121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

CONSENT FORM

Project Name(s): P24-191 Four PSL Site Plan

I hereby give CONSENT to Haley Ward., to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

[Signature]
Signature

CEO
Title

5/29/25
Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of May, 2025, by Jesus Merejo, CEO, who is personally known to me.

[Signature]
Signature of Notary Public



NOTARY SEAL/STAMP

MARY ANN VERILLO

Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 06/09/2027