

**AutoZone S. Federal Highway - Expansion
Major Site Plan Amendment
Project Number: P97-152-A1**



Project Aerial Map

SUMMARY

Applicant's Request:	A request for major site plan amendment approval for a property approximately 3.45 acres in size; for a proposed 1-story building addition of 12,720 sq. ft. of retail space with 48 parking spaces and associated site improvements. The addition will be adjacent to the existing 7,621 sq. ft. AutoZone building.
Applicant:	CPH LLC.
Property Owner:	AutoZone Stores LLC.
Location:	The subject property is located east of US 1 and north of SE Mariposa Ave.
Application Type: (Identify if quasi-judicial)	Major Site Plan, Consent
Project Planner:	Bianca Lee, Planner II

Project Description

The applicant is requesting major site plan approval for a property approximately 3.45 acres in size. The site plan reflects the construction of a 1-story building addition of 12,720 sq. ft. of retail space on a partially developed site. The proposed addition abuts residential property along the east side. A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code. An architectural masonry wall has been proposed along the eastern portion of the site.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval for the major site plan on October 25, 2023. There is a concurrent preliminary and final plat for this property for a project known as AutoZone Stores LLC (P23-114). The Site Plan Review Committee recommended approval of the preliminary and final plat at the August 9, 2023, meeting.

Location and Site Information

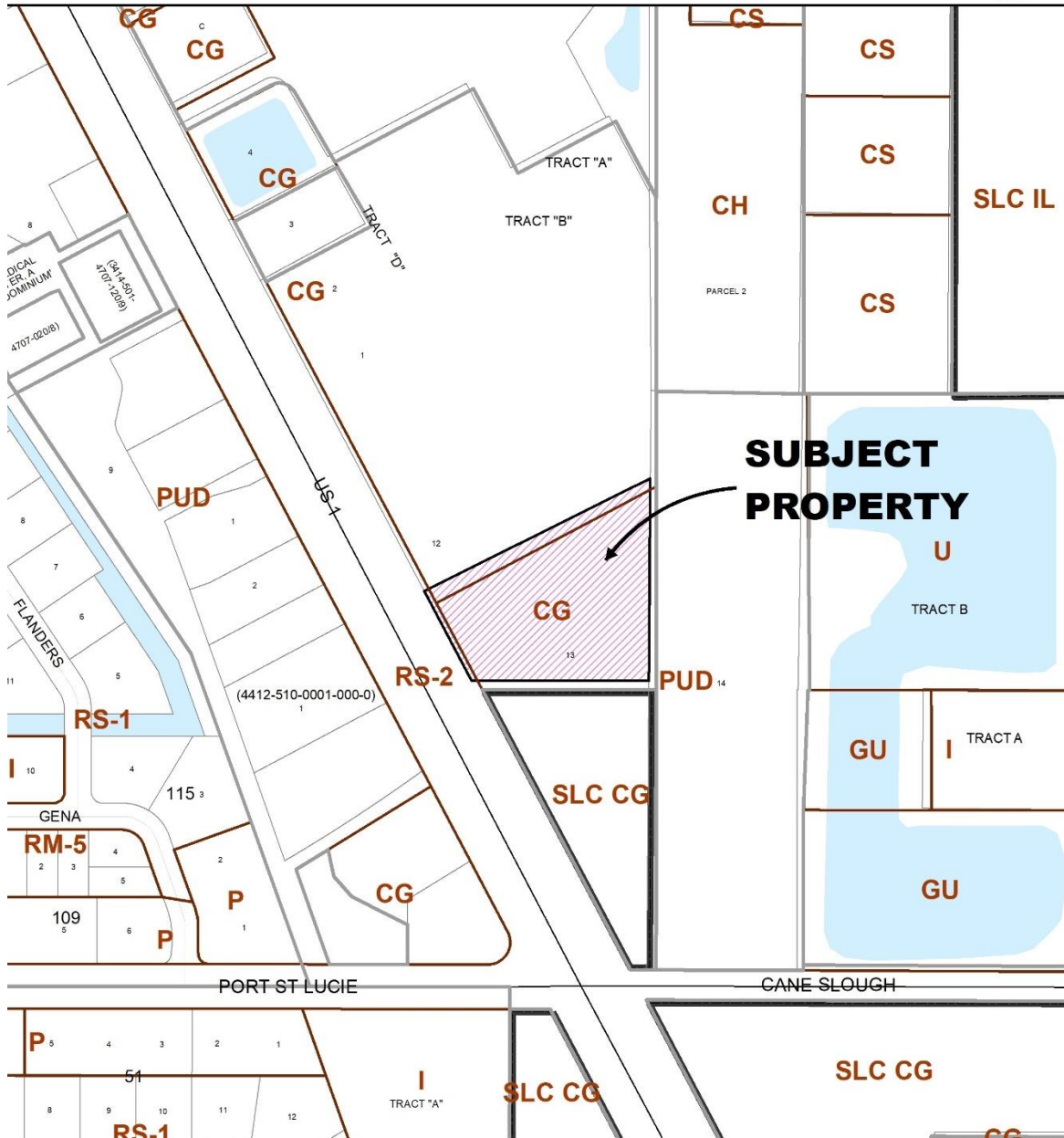
Parcel Number:	3414-501-4704-020-7
Property Size:	3.45 AC/ 150,282 SF
Legal Description:	St. Lucie Gardens, Blk. 1, a portion of lots 12 and 13 E of US 1
Address:	10490 S US Highway 1
Future Land Use:	General Commercial (CG)
Existing Zoning:	General Commercial (CG)
Existing Use:	Retail

Surrounding Uses

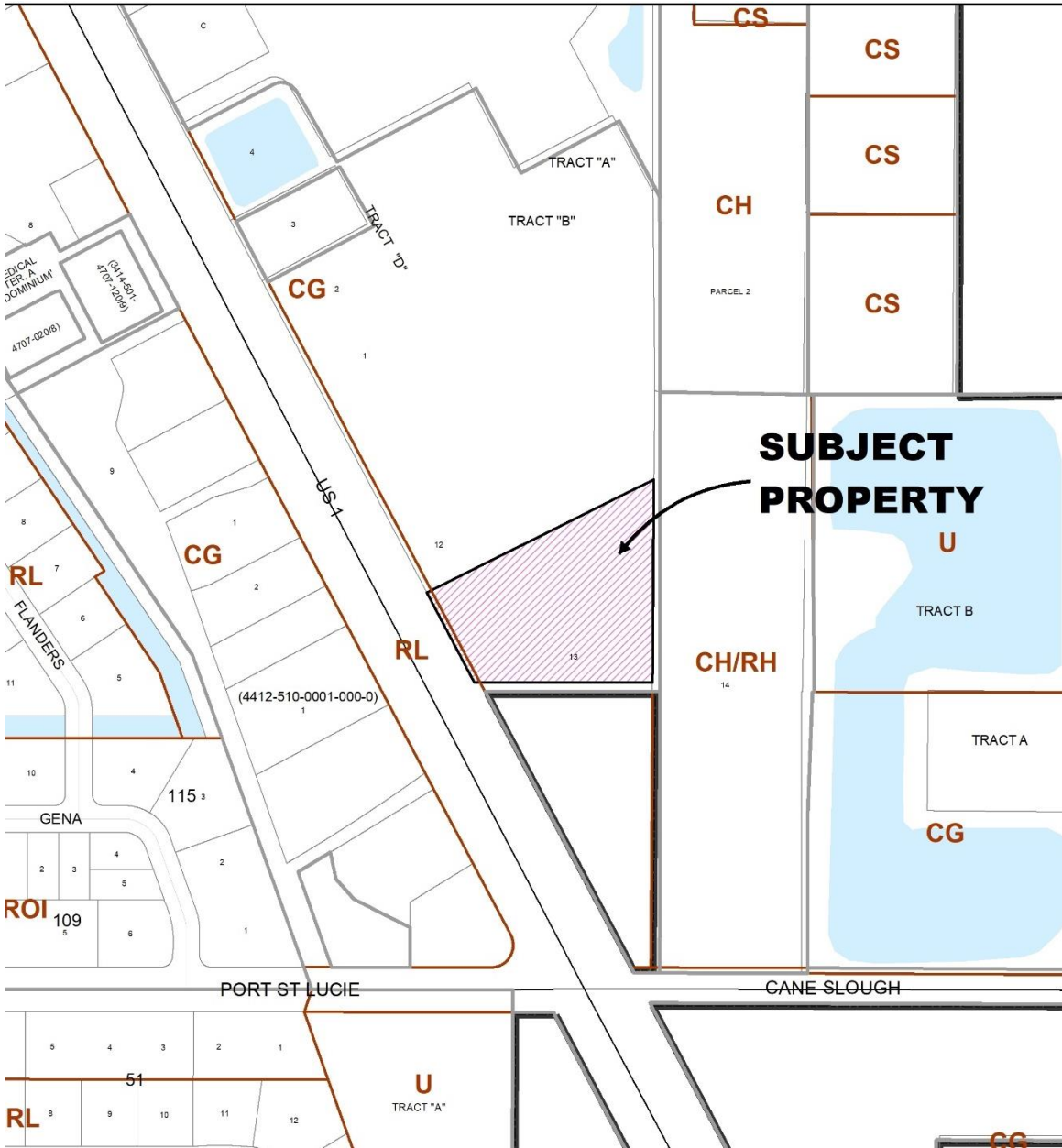
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Retail
South	SLC	SLC	Retail/Service
East	CH/RH	PUD	RV/Residential community
West	CG	PUD	Retail

CG – General Commercial, PUD – Planned Unit Development, CH – Highway Commercial, RH – High Density Residential, SLC – Saint Lucie County

EXISTING ZONING



Zoning Map



Land Use Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the code of ordinances and has provided for the following statements of fact:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	Retail use is a permitted use within the General Commercial Zoning District.
DUMPSTER ENCLOSURE	Complies with City standards.
ARCHITECTURAL DESIGN STANDARDS	Approved and in compliance with the City-wide Design Standards.
PARKING REQUIREMENTS	The site plan requires 102 spaces; however, A 10% parking reduction was allowed. A ten (10) percent reduction in the number of required parking spaces on the site shall be allowed to the extent that the reduction in the amount of required pavement will preserve existing healthy trees in an undisturbed, natural condition. The required site parking has been reduced by 10 spaces; the site is providing 93 spaces. 88 standard parking stalls and 5 ADA spaces.
BUILDING HEIGHT	Meets the building height requirement within the General Commercial Zoning District.
SETBACKS	Meets all setback requirements within the General Commercial Zoning District.

CONCURRENCY REVIEW: The project has been reviewed for compliance with the City of Port St. Lucie Comprehensive Plan Policies, as it pertains to the New Community Development District future land use classification, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	Sewer/water will be provided by the City of Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits
TRANSPORTATION	The staff review indicates that per the submitted Traffic Analysis, this proposed site shall produce 28 PM Peak hour trips per the ITE Trip Generation Manual. After review of the analysis, the additional trips on the surrounding roadways will not trigger any improvements. The transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
PARKS AND OPEN SPACE	Not applicable.
STORMWATER	Paving and drainage plans were submitted as part of the detailed plan submittal and will receive the necessary approvals.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

PUBLIC SCHOOL CONCURRENCY	Not applicable.
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OTHER

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The undeveloped area of this property consists of exotic hardwoods with live oak, slash pine and cabbage palm. An environmental assessment report was prepared for the subject property. No gopher tortoises or burrows were found on site. A new gopher tortoise survey will be required before the project is cleared. There are no wetlands on the property. No wetland-dependent endangered or threatened species or species of special concern were observed on site.

Tree Protection: The site is subject to the tree protection requirements of Chapter 154: Landscaping and Land Clearing of the City Code. The applicant will provide tree protection and mitigation through a combination of on-site preservation and payment into the City’s Tree protection Fund.

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 public construction projects 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. At this time, the applicant has identified the fee in lieu as the preferred option.

RECOMMENDATION

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 City's Comprehensive Plan and recommends approval. The Site Plan Review Committee recommended approval of the site plan at their October 25, 2023, meeting.