



**Bluekey  
 Major Site Plan  
 P21-289**



**Project Location Map**

**SUMMARY**

Applicant's Request:	An application for site plan approval for a major site plan to construct a 22,120 square foot, one-story building on 2.296-acres of vacant land, with associated site improvements.
Applicant:	Brad Currie, Engineering Design & Construction, Inc.
Property Owner:	David Macri, Florida Properties Group, Inc.
Location:	Located on the north side of SW Port St. Lucie Boulevard, approximately 165 feet west of SW Chestnut Lane
Project Planner:	Bethany L. Grubbs, Planner II

**Project Description**

This site plan includes the construction of a 22,120 square foot, single-story office/retail building on a vacant 2.296-acre parcel. The applicant was granted a special exception use to allow any one use over 5,000 square feet in area and to allow over 50% of the building’s gross floor area to be retail uses, within the Limited Mixed Use (LMD) zoning district.

The proposed site plan depicts a Right-In/Right-Out access driveway on Port St. Lucie Boulevard. The project is located within Area 4 of the Conversion Manual. Accordingly, the project entails the installation of a solid masonry wall six feet in height along the north property line that abuts the single-family residential district zoning, along with a ten-foot-wide landscape buffer strip.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee reviewed the proposed site plan at their meeting on January 12, 2022, and recommended approval.

**Location and Site Information**

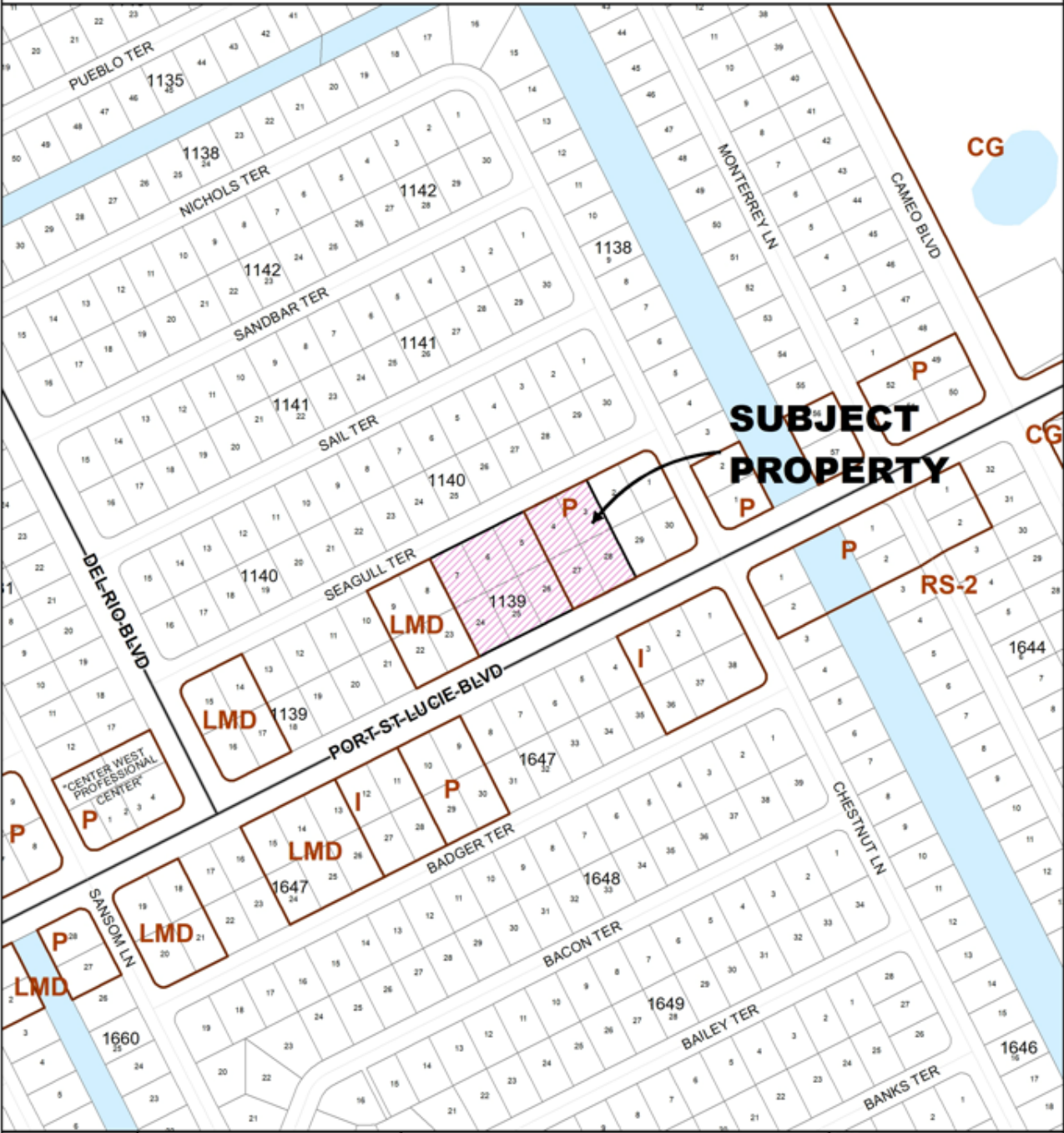
Parcel Numbers:	3420-540-1625-000-2, 3420-540-1624-000-5, 3420-540-1623-000-8, 3420-540-1622-000-1, 3420-540-1621-000-4, 3420-540-1642-000-7, 3420-540-1643-000-4, 3420-540-1644-000-1, 3420-540-1645-000-8, and 3420-540-1646-000-5
Property Size:	2.296-acres
Legal Description:	Lots 3-7 and 24-28 – Block 1139 of Port St. Lucie Section 9
Future Land Use:	ROI (Residential, Office, and Institutional)
Existing Zoning:	P (Professional) & RS-2 (Single-Family Residential)
Existing Use:	Vacant

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residences, Vacant
South	ROI	RS-2, I	Vacant, Office
East	ROI	P	Vacant
West	ROI	LMD	Vacant

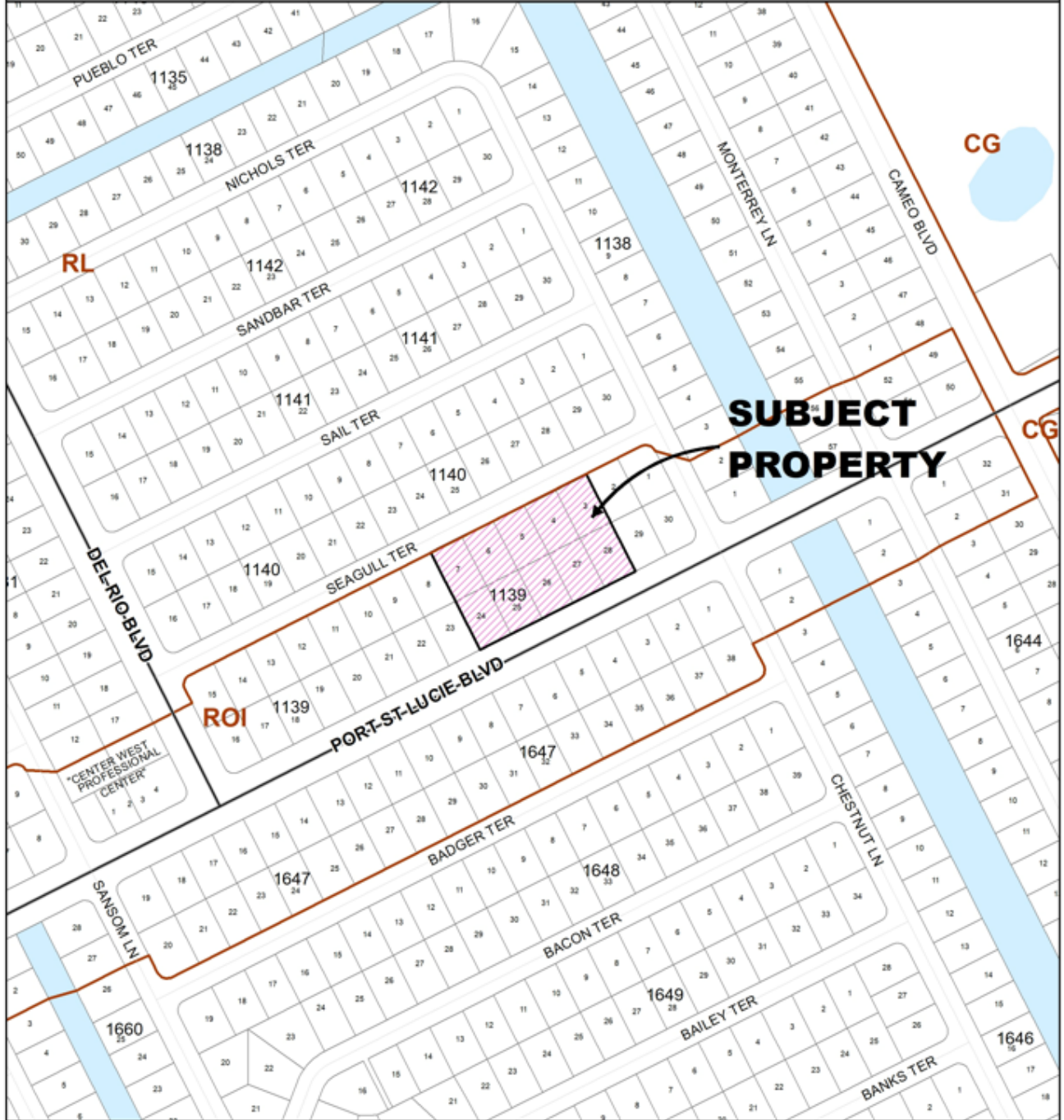
RL- Low-Density Residential; ROI – Residential, Office, Institutional; RS-2 – Single-Family Residential, I – Institutional, LMD – Limited Mixed Use, P - Professional

# EXISTING ZONING



Zoning Map

# FUTURE LAND USE



Land Use Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code, and LTC Ranch Development of Regional Impact Development Order regarding the provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use of office/retail building is compatible with the Limited Mixed Use (LMD) zoning designation.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for a 12-foot X 26-foot dumpster enclosure to accommodate refuse and recycling collection.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
<b>STACKING REQUIREMENTS</b>	Not applicable.
<b>BUILDING HEIGHT</b>	The proposed one-story building height is 17 feet with a parapet height of 25 feet. The maximum building height allowed for the ROI conversion area is one-story.
<b>SETBACKS</b>	The proposed buildings meet the setback requirements per the LMD zoning district.
<b>PARKING</b>	The development is required to have 111 parking spaces of which 5 are accessible spaces. The Applicant is proposing 114 spaces of which 5 are accessible spaces; therefore, meeting the minimum parking requirement.
<b>BUFFER</b>	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer and a six (6) foot in height masonry wall (north property line).

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

The upland habitat located onsite consists of Pine Flatwoods. A total of 37,500 square feet (0.861- acres) is required for upland preserve mitigation. A listed species survey is required to be submitted prior to the issuance of a clearing/site work permit.

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project is subject to the provision of adequate public facilities and documented below.

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The City of Port St. Lucie Utility Systems Department will provide water and sewer. A developer's agreement with the City Utilities Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits.
<b><i>Traffic Circulation</i></b>	Per the ITE, 11 <sup>th</sup> Edition trip generation rates, this project is expected to generate 240 daily trips and 32 PM peak hour trips. A traffic statement was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under a separate heading.
<b><i>Parks and Recreation Facilities</i></b>	Not applicable to nonresidential development.
<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.

<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	Not applicable to non-residential development.

**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.

**STAFF RECOMMENDATION**

The Site Plan Review Committee reviewed the request at their meeting of January 12, 2022, and recommended approval. 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 Comprehensive Plan and recommends approval.