

**Riverwalk/Westmoreland Park
Major Site Plan Application
(P17-004-A1)**



Applicant and Owner

Owner: City of Port St. Lucie

Applicant/Agent: Matthew Yates, Lucido & Associates

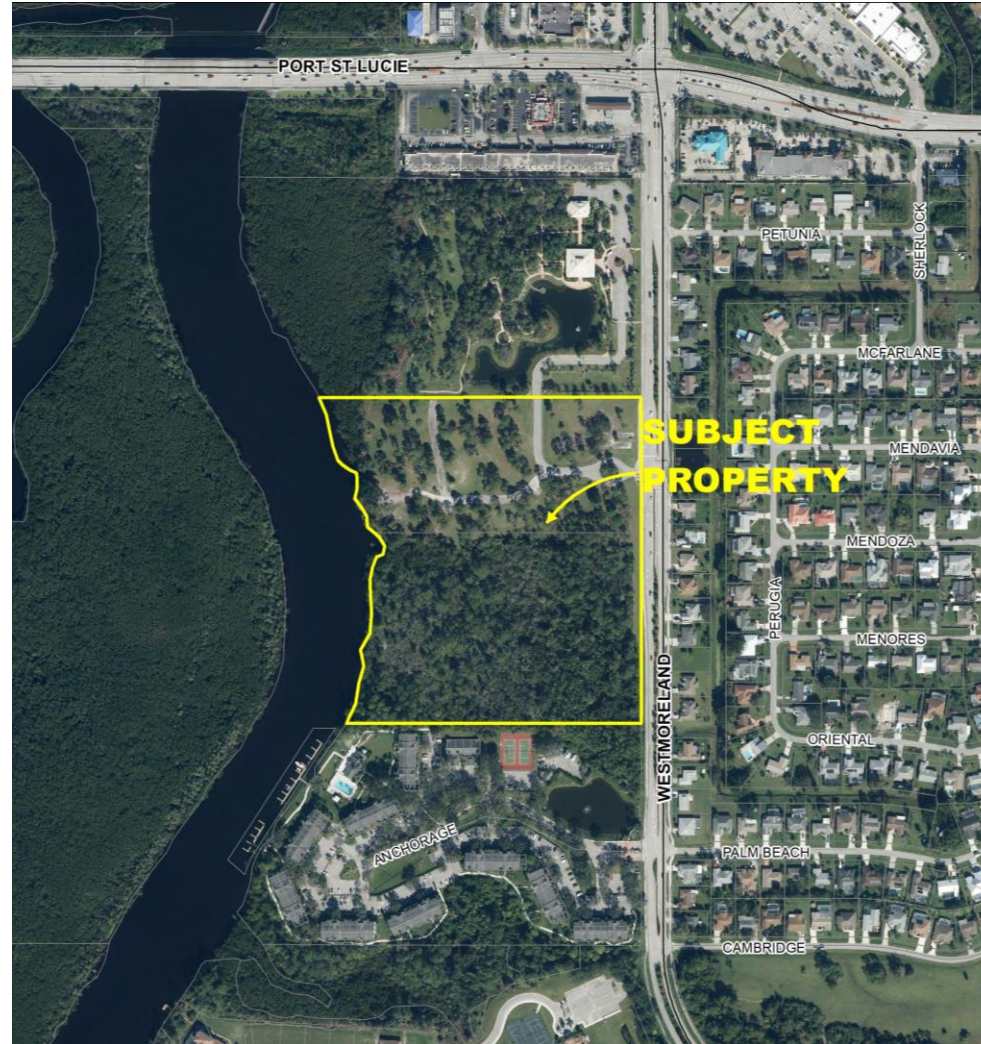


Proposed Project

- Site plan amendment includes the addition of an 8,350 sq. ft. building footprint for future restaurant use, arrangement of existing Peacock Lodge and Peacock home historic buildings, refined parking areas, and refined pedestrian network and wayfinding.

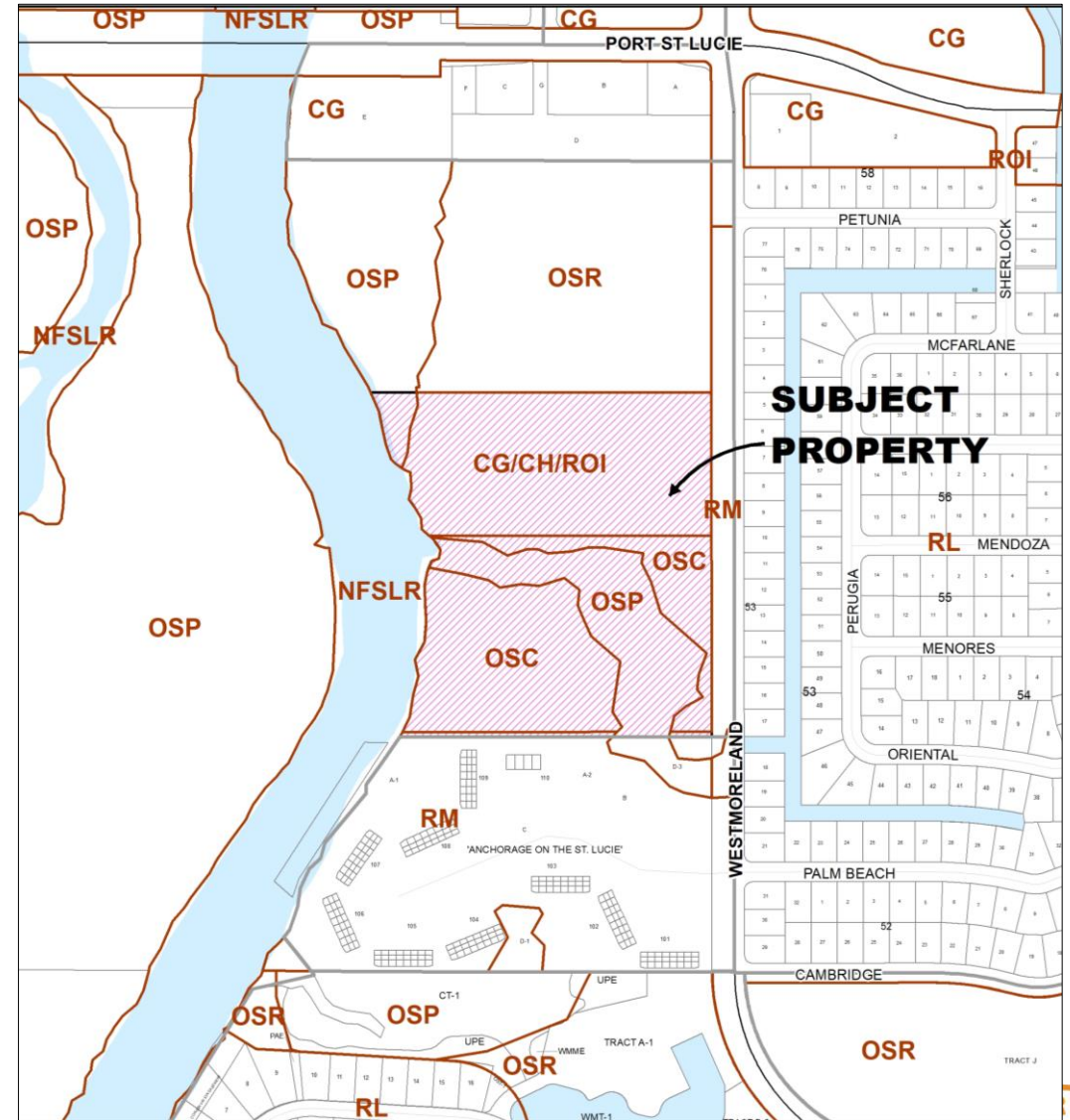


Subject Property



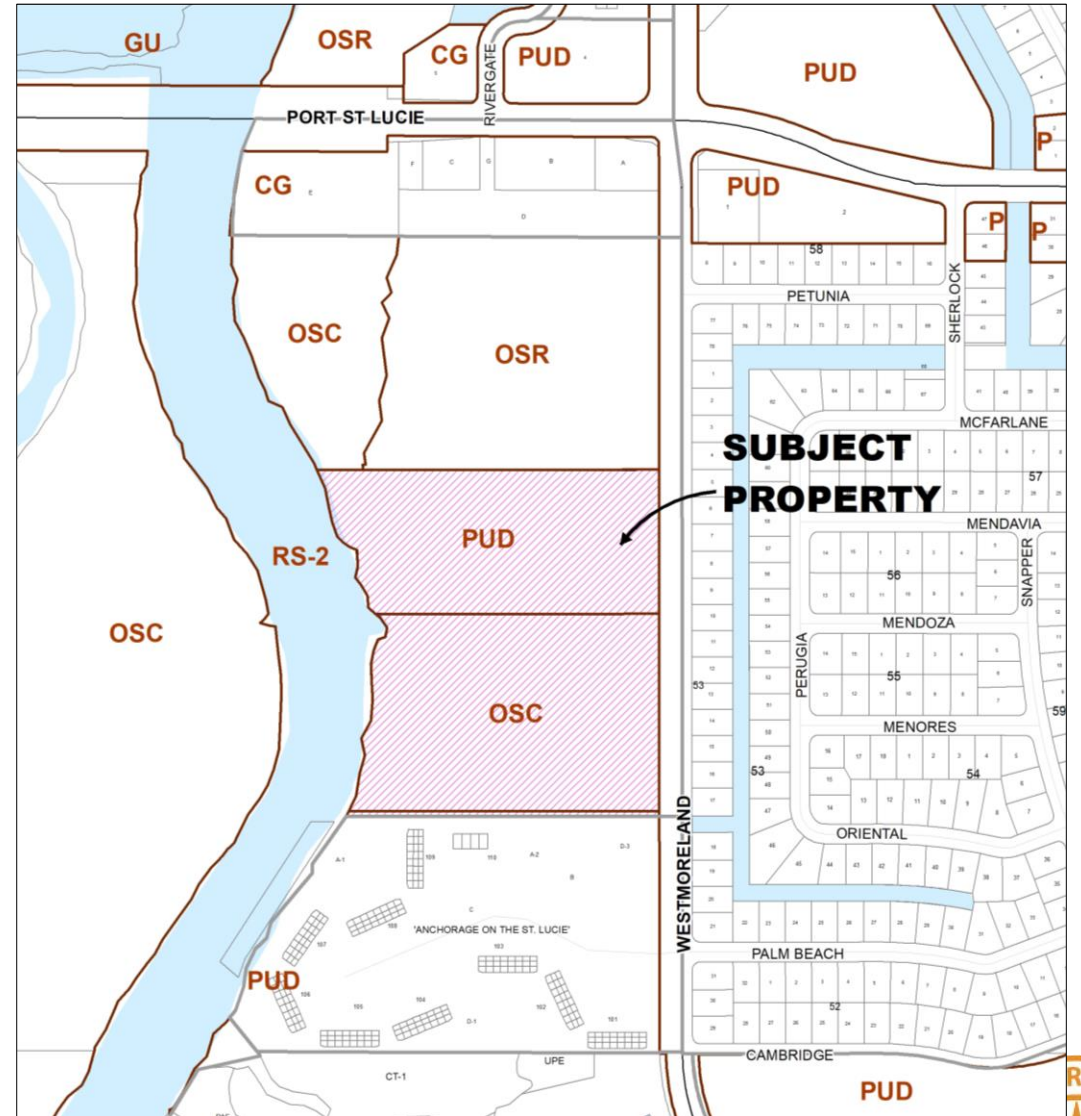
Future Land Use

- Land Use:
 - For park site, future land use is CG/CH/ROI (General Commercial/Highway Commercial/Residential, Office, and Institutional).
 - For conservation site, future land use is OSP/OSC (Open Space Preservation/Open Space Conservation).



Zoning

- Zoning:
 - Park site is zoned PUD (Planned Unit Development)
 - Conservation site is zoned OSC (Open Space Conservation).



Zoning Review

CRITERIA	FINDINGS
USE	The proposed uses of the property include a park site, conservation site, boardwalk, floating docks, trails, nature overlooks, waterfront dining/restaurant, picnic pavilions, playground, and historic structures. These uses are consistent with the PUD.
DUMPSTER ENCLOSURE	The site plan includes a 12' X 24' dumpster enclosure which allows for general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	Colored architectural elevations for the future restaurant and public restroom facility are required to be submitted and approved prior to building permits being granted.
BUILDING HEIGHT	The height of the future restaurant is yet to be determined. However it shall not exceed the maximum building height allowed per the PUD which is 75 feet.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the Riverwalk South PUD.
PARKING	134 parking spaces are required and 270 are proposed. 119 spaces are paved, and 151 are unpaved overflow parking spaces.



Concurrency Review

Sewer/Water Services	Port St. Lucie Utility Systems will provide utilities.
Parks and Recreation Facilities	N/A
Stormwater	The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.
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 Analysis	N/A



Traffic Impact Statement

- Traffic Statement received originally on March 2021 Site Plan Amendment.
- This development with the Traffic Statement was reviewed by City Staff and found to be consistent with the PUD.
- Project generation = 142 PM Peak Hour trips (ITE Trip Generation Manual, 9th Edition)
- No significant traffic impact is expected on the surrounding roadways as a result of this development.



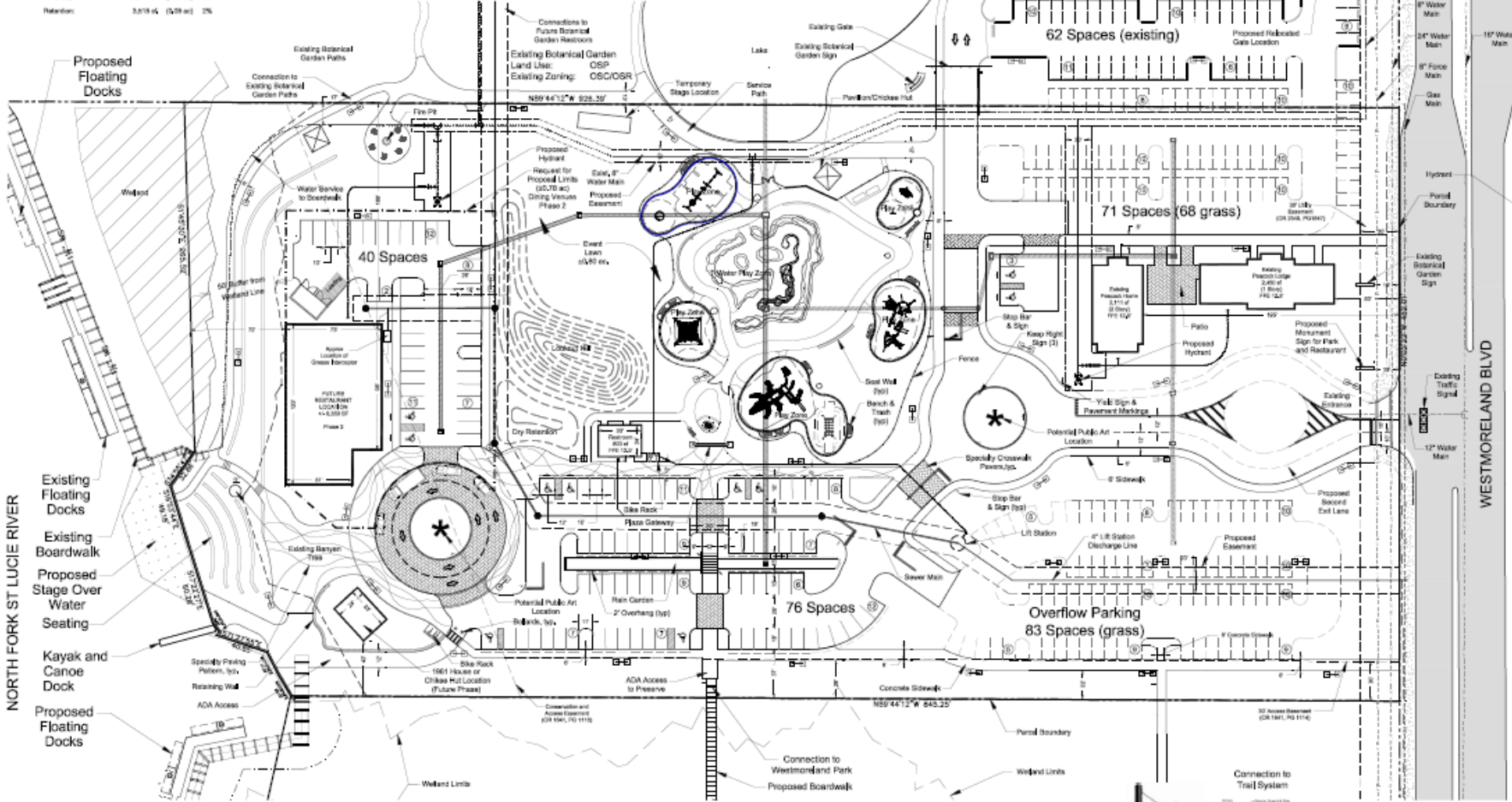
Site Data	
Total Site Area:	424,710 sf (9.75 ac.) 100%
Future Land Use Designation:	CG/DR/IRM
District Zoning:	Riverwalk South PUD
Parcel ID:	4410-413-0001-0004
Max. Building Height:	7' 0"
Total Building SF:	14,510 sf
Pervious / Impervious Calculations	
Total Area:	424,710 sf (9.75 ac.) 100%
Impervious Area:	187,890 sf (4.30 ac.) 39%
Building Coverage:	14,510 sf (0.33 ac.) 3%
Pavement:	62,280 sf (1.42 ac.) 15%
Stonewalk:	48,170 sf (1.10 ac.) 11%
Highground Area:	22,551 sf (0.51 ac.) 5%
Pervious Area:	237,820 sf (5.45 ac.) 56%
Landscape:	254,162 sf (5.83 ac.) 60%
Retention:	3,619 sf (0.08 ac.) 1%

Parking Requirements	
Total Parking Provided:	277 Spaces
Parking Required:	134 Spaces
Restaurant:	(3,300 sf @ 25 ft ² = 132)
Hotel/Office:	(4,681 sf @ 35 ft ² = 134)
Permitted Parking Provided:	119 Spaces
Unpermitted/Overhead Parking Provided:	151 Spaces
Drainage Statement	

Traffic Statement	
No generation for the site is based upon the Institute of Transportation Engineers (ITE) Manual, 8th Edition. The ITE Codes for the proposed development are 411 (City Park) and 931 (Locally Restored G.). Trip generation for the site is estimated as follows:	
Average Daily Trips (ADT)	
City Peak:	16,734 Trips/Day = 1.88 * 22.23 Acres = 377 VPD
Quality Restaurant:	3,625 Trips/Day = 0.350 * 10,350 * 1.01 = 3,625 VPD
Total ADT:	1,120 VPD
AM Peak Hour Trips:	
City Peak:	4,839 Trips/Hour = 4.2 * 22.23 Acres = 101 VPH
Quality Restaurant:	1,011 Trips/Hour = 0.350 * 10,350 * 1.01 = 1,011 VPH
Total AM Peak Hour:	102 VPH
PM Peak Hour Trips:	
City Peak:	3,610 Trips/Hour = 3.1 * 22.23 Acres = 79 VPH
Quality Restaurant:	1,011 Trips/Hour = 0.350 * 10,350 * 1.01 = 1,011 VPH
Total PM Peak Hour:	102 VPH

The site is located directly adjacent to the City's Botanical Gardens which is protected under the South Florida Water Management District Environmental Resource Permit No. 04-2006-0. The existing Botanical Gardens stormwater management plan system will be expanded to accommodate the Site Drainage. Stormwater will be treated to the expanded Botanical Gardens site system through a combination of infiltration, retention and overflow flow discharge. The required water quality treatment and attenuation will be provided within the expanded site system prior to discharge to the North Fork of the St. Lucie River.

*Based Upon Monday Day Use on Sundays



lucido & associates
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 1000 N. US Highway 1, Suite 100, Ft. Pierce, FL 34949
 772-462-4237, Fax: 772-462-4238
 800 North US Highway 1, Suite 100, Ft. Pierce, FL 34949
 800-848-0001, Fax: 800-848-0001

Key / Location:

Not to Scale

Project Team:
 Owner/Developer:
 City of Port St. Lucie
 121 SW Port St. Lucie Blvd
 Port St. Lucie, FL 34986
 Engineer:
 Calogger and Tapering, Inc.
 2800 South 26th Street
 Fort Pierce, FL 34901
 772-462-9237
 Landscape Architect/Land Planner:
 Lucido & Associates
 710 E. Ocean Blvd.
 Suite 100, Ft. Pierce, FL 34949
 772-462-4237

WESTMORELAND RIVERWALK Site Plan

Port St. Lucie, Florida
 March 17, 2021

City of Port St. Lucie PW 17-004 A2
 PSLUSD No. 5001-31

Date	By	Description
5.14.2021	MRY	Response to SRPC comm.
6.9.2021	MRY	Response to SRPC comm.

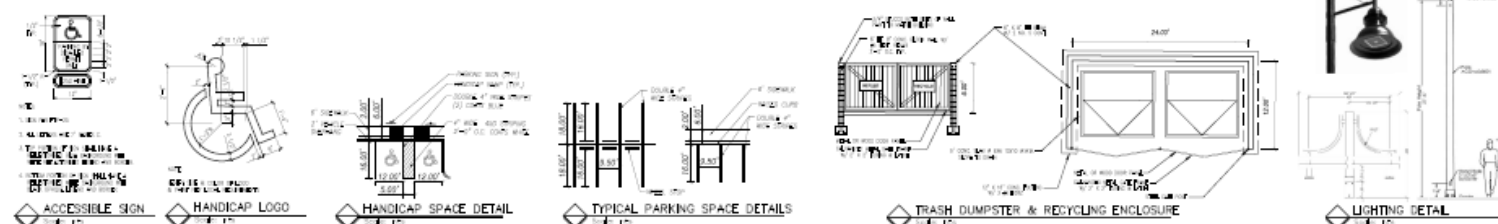
North arrow and scale: SCALE: 1" = 40'

REG. # 1018
 Thomas P. Lucido

Designer: MRY
 Manager: MRY
 Project Number: 20-110
 Municipal Number: P17004 A2
 Computer File: Riverwalk Westmoreland Site Plan.rvt

Sheet 1 of 2

- General Notes:**
- Hazardous waste disposal shall comply with all federal, state and local requirements.
 - A separate sign permit is required for all site signage and must be approved by the City of Port St. Lucie.
 - All landscape areas showing vehicular use areas shall be curbed or provided by curb stops.
 - All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
 - All retention and sediment control devices shall be in place prior to the commencement of construction activities.
 - Landscaping shall be in accordance with the requirements of chapter 103 of the Florida Statute, the City of Port St. Lucie.
 - Determine end-use of wetland and if above listed floor elevations.
- Legal Description:**
 10 31 43 S 453 FT OF N 1/2 OF GOV'T LOT 8 LYING ON N FORK OF ST. LUCIE RIVER LESS 0 70 FT FOR SD 80 W (0.75 AC) (DB, 1922-3)



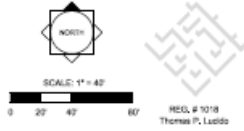


Not to Scale
Project Team:
 Owner/Developer:
 City of Port St. Lucie
 101 SW Fort St., Suite 101
 Port St. Lucie, FL 34984
 Engineer:
 Colquhoun and Tepper, Inc.
 2800 South 28th Street
 Fort Pierce, FL 34901
 772-464-3837
 Landscape Architect/Lead Planner:
 Lucido & Associates
 701 E. Coast Blvd
 Room 100, 34951
 772-324-9176

WESTMORELAND RIVERWALK Site Plan

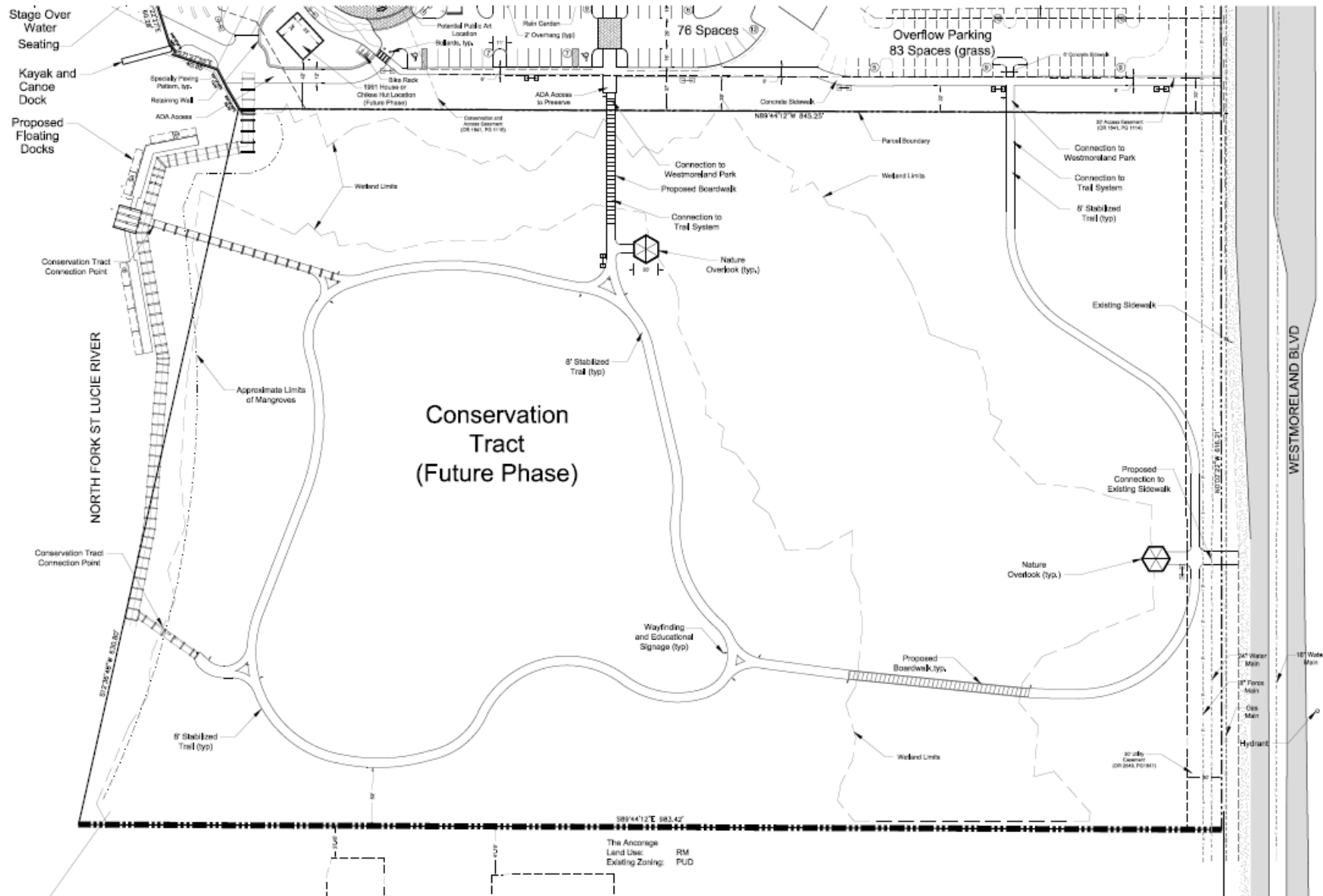
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Designer: MRY
 Manager: MRY
 Project Number: 20-110
 Manual Number: P17K004A2
 Computer File: Riverwalk Westmoreland Site Plan.dwg
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Site Data:
 Total Site Area: 560,617 sf (12.67 ac.) 100%
 Future Land Use Designation: OSC/OSP
 Existing Zoning: OSC
 ParcelID: 4410-441-0001-000-3
Parking Requirements:
 Adequate parking is provided by the adjacent Westmoreland Park to the North.

Program Elements:
 1. (3) Proposed points of connection to Westmoreland Park property, Boardwalk, Centered at Restrooms/ Paved Parking Walkway, and Overflow Parking;
 2. +/- 500 L.F. of Accessible Walkway;
 3. +/- 280 L.F. of Boardwalk;
 4. +/- 2,214 L.F. of Stabilized Trails;
 5. (2) Nature Overlooks;
 6. Interpretive Educational Signage.

General Notes:
 • Hazardous waste disposal shall comply with all federal, state and local regulations.
 • A separate sign permit is required for all site signage and must be approved by the City of Port St. Lucie.
 • All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
 • Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
 • Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.

Legal Description:
 10 37 48 S 1324.07 FT OF GOVT LOT 8 LYG E OF N FORK OF ST LUCIE RIV-LESS S 707.87 FT AND LESS E 70 FT FOR RD RW-(12.87 AC) (OR 1641-1114)

Notes:
 1. Final locations of trails and program elements may change as an effort to avoid impacting environmental areas.
 2. Removal of trees and native vegetation shall be selective and minimal to accommodate passive recreational elements.

Recommendation

The Site Plan Review Committee reviewed the site plan at their meeting on April 14, 2021 and recommended approval.

