

**APPLICATION FOR SITE PLAN REVIEW**

**ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED**

**CITY OF PORT ST. LUCIE**  
PLANNING & ZONING DEPARTMENT  
(772) 871-5213

P&Z File No. \_\_\_\_\_  
Fees (Nonrefundable) \$ \_\_\_\_\_ Arch.: \$ \_\_\_\_\_  
Receipt #(s): \_\_\_\_\_

PRIMARY CONTACT EMAIL ADDRESS: Mhouston@hjadestudio.com | Erika@hjadestudio.com

PROJECT NAME: Saint Lucie West - Lot I-6A & I-6B

LEGAL DESCRIPTION: LOT I-6A, BLOCK 4, ST. LUCIE WEST PLAT NO. 11- FIRST REPLAT IN COMMERCE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 46,455 SQUARE FEET OR 1.07 ACRES, MORE OR LESS. LOT I-6B, BLOCK 4, ST. LUCIE WEST PLAT NO. 11- FIRST REPLAT IN COMMERCE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 43567 SQUARE FEET OR 1.00 ACRES, MORE OR LESS. SEE SURVEY ATTACHED.

LOCATION OF PROJECT SITE: 575 NW Enterprise Dr.

PROPERTY TAX I.D. NUMBER: 332361000030005; 332361000020008

STATEMENT DESCRIBING IN DETAIL Two 2-story industrial warehouse buildings comprise of a 13,544 Sf Building A which has 6 bays on either side with front access from parking and a 9,416 Sf Building B which has 8 bays with front access from parking

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: An Industrial Warehouse located within the Saint Lucie West Industrial Association

GROSS SQ. FT. OF STRUCTURE (S): Building Coverage: 18,920 sf | Gross Sq. Ft.: 22,960 sf

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: \_\_\_\_\_

UTILITIES & SUPPLIER: Saint Lucie West Service District

GROSS ACREAGE & SQ. FT. OF SITE: 90,238 SF | 2.07 Ac. \*\*ESTIMATED NO. EMPLOYEES: TBD

FUTURE LAND USE DESIGNATION: Light Industrial ZONING DISTRICT: Warehouse Industrial

OWNER(S) OF PROPERTY: Baab Associates, Inc. | Paul E. Brewer  
Name, Address, Telephone & Fax No.: 12321 NW 35th St Coral Springs, FL 33065  
Alejandro Zurita | Tel: (561) 441-4203

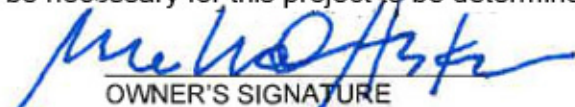
APPLICANT OR AGENT OF OWNER: HJA Design Studio - Michael Houston 50 East Ocean Blvd. Suite 101,  
Name, Address, Telephone & Fax No.: Stuart, FL 34994 Tel: 772-678-7200 Email: Mhouston@hjadestudio

PROJECT ARCHITECT/ENGINEER: Engineer: Bowman Consulting | 301 SE Ocean Blvd, Suite 301, Stuart, FL 34994  
(Firm, Engineer Of Record, Phone: 772.678.4331 | Lisa Leonard Email: leonard@bowmanconsulting.com  
Florida Registration No., Contact Lisa Leonard, P.E. #61737  
Person, Address, Phone & Fax No.)

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

**\*When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

**NOTE:** Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

 Michael Houston President 5/20/20  
OWNER'S SIGNATURE HAND PRINT NAME TITLE DATE



**SITE PLAN SUFFICIENCY CHECKLIST**

*Revised September, 2013*

Project Name: Saint Lucie West - Lot I-6A & I-6B

Project Number: P \_\_\_\_\_ New Submittal  or Resubmittal \_\_\_\_\_ (Check One)

Applicant should submit the site plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

| Applicant Checklist | Description of Item Provided   | Sufficient |     |         |
|---------------------|--|------------|-----|---------|
|                     |  | P&Z        | Eng | Utility |
|                     | <b>Sufficiency Checklist:</b> One original completed and signed by applicant.  |            |     |         |
| ✓                   | <b>2 CD's with all application materials</b>   |            |     |         |
| ✓                   | <b>Cover Letter:</b> Sixteen copies of a typed letter explaining the purpose and history of the application.   |            |     |         |
|                     | <b>Written Response to Comments:</b> Sixteen copies. For resubmittals only.  |            |     |         |
| ✓                   | <b>Completed Application:</b> Sixteen copies. Use black ink or type to fill out completely and legibly.  |            |     |         |
| ✓                   | <b>Owner's Authorization:</b> Sixteen copies of authorization on Owner's letterhead.   |            |     |         |
| ✓                   | <b>Application Fees:</b> Refer to each department's fee schedule   |            |     |         |
| ✓                   | <b>Proof of Ownership:</b> Three copies of the recorded deed(s) for each parcel  |            |     |         |
| ✓                   | <b>Site Plans:</b>   |            |     |         |
|                     | Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered.  |            |     |         |
|                     | Complete, legible and sufficient detail. (Review may determine that submittal does not comply)   |            |     |         |
|                     | Resubmittals - completed revision blocks with a reference number or "cloud".   |            |     |         |
|                     | Overall plan view on one sheet   |            |     |         |
|                     | Master index or key map on each plan sheet showing how plan sheets relate. (If applicable)   |            |     |         |
|                     | Projects ≥ two acres - aerial map with type & location of vegetation per the FLUCCS System.  |            |     |         |
|                     | Traffic statement  |            |     |         |
|                     | Drainage statement   |            |     |         |
|                     | Show project phasing, if applicable.   |            |     |         |
|                     | Show existing and proposed utility mains and services.   |            |     |         |
|                     | Show the location of proposed lift station or grinder.   |            |     |         |
|                     | Outdoor Lighting Detail: Show location and height of light poles and fixtures. Show fixture detail.  |            |     |         |
| ✓                   | <b>Boundary and Topographic Survey:</b>  |            |     |         |
|                     | Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered.  |            |     |         |
|                     | Complete, legible and sufficient detail  |            |     |         |
|                     | Contours or spot elevations (½ foot minimum).  |            |     |         |
|                     | Vertical datum is NAVD   |            |     |         |
|                     | Current Florida Registered Surveyor's signature and seal.  |            |     |         |
| ✓                   | <b>Tree Survey:</b> See Sections 153.13 thru 153.19.   |            |     |         |
| ✓                   | <b>Conceptual Floor Plans</b> Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered.  |            |     |         |
| ✓                   | <b>Conceptual Building Elevations:</b> Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered. Indicate height and color of building(s).   |            |     |         |
| N/A                 | <b>Citywide Design Standards Selection List and Fee:</b> Two copies of the information requested in the Citywide Design Standards Manual unless development is temporary, single-family residential, industrial or located in St. Lucie West or Tradition. |            |     |         |
| ✓                   | <b>Public Art Requirement Checklist</b>  |            |     |         |



SITE PLAN SUFFICIENCY CHECKLIST  
Revised September, 2013

Project Name: Saint Lucie West - Lot I-6A & I-6B

Project Number: P \_\_\_\_\_ New Submittal  or Resubmittal \_\_\_\_\_ (Check One)

*Applicant Certification*

I, Michael Houston (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

*[Handwritten Signature]*  
(Signature of Applicant)

5/20/20  
(Date)

*Planning and Zoning Department Representative*

I, \_\_\_\_\_ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on \_\_\_\_\_ (date).  
Additional Comments:

\_\_\_\_\_  
(Signature of Planning and Zoning Department Representative) (Date)

*Engineering Department Representative*

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on \_\_\_\_\_ (date).  
Additional Comments:

\_\_\_\_\_  
(Signature of Engineering Department Representative) (Date)

*Utilities System Department*

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on \_\_\_\_\_ (date).  
Additional Comments:

\_\_\_\_\_  
(Signature of Utility System Department Representative) (Date)



## PUBLIC ART REQUIREMENT CHECKLIST

### May 1, 2013

**Project Name:** Saint Lucie West - Lot I-6A & I-6B

**Project Number:** P - **New Submittal:**  **Resubmittal:** \_\_\_\_\_ (check one)

Applicant is required to submit the public art requirement package to the Planning & Zoning Department with the site plan package. The package will be distributed to the Public Art Advisory Board (PAAB) and scheduled for their next meeting. PAAB meetings are the 2<sup>nd</sup> (second) Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: (Twelve copies of all items collated into sets)

|     |  |
|-----|--|
| ✓   | <b>Completed Public Art Requirement Checklist:</b> One original, completed and signed by applicant.  |
|     | <b>Copy of Site Plan Application and Proposed Site Plan</b>  |
|     | <b>Cover Letter:</b> Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible.   |
|     | <b>Written Response to Comments:</b> For resubmittals only.  |
| TBD | <b>Calculation of Public Art Requirement Value:</b> Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline.  |
| TBD | <b>Proposed Public Art Requirement Method:</b> Identify which method you are choosing to meet the requirement by placing the number in the box to the left.<br>1. Artwork On Site<br>2. Art Donated to the City of Port St. Lucie<br>3. Payment of Fee in Lieu of Artwork On Site  |
| TBD | <b>Public Art Requirement Proposal:</b> Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art.<br><u>ART ON SITE:</u> Complete “Artwork Proposal and Specifications” Section of Application.<br><u>ENHANCED ARCHITECTURE:</u> Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements.<br><u>ENHANCED LANDSCAPE:</u> Provide proposed plan and elevation views clearly showing ‘enhanced elements’ above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements. |

## CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

|   |           |
|---|-----------|
| Building Costs (Vertical construction estimate)   | \$        |
| Civil Costs (Paving, Drainage, Parking)   | \$        |
| Landscape Costs   | \$        |
| Site Lighting Costs   | \$        |
| TOTAL ESTIMATED COSTS:  | \$ TBD    |
| <b>Public Art Requirement Value: (Total to be Calculated by the Planning &amp; Zoning Department)</b> | <b>\$</b> |

(Maximum Public Art Requirement Value is \$50,000.00.)

## ARTWORK PROPOSAL AND SPECIFICATIONS:

### 1. Artwork & Artist Information:

Artwork Title: \_\_\_\_\_  
Artwork Site: \_\_\_\_\_  
Artwork Material: \_\_\_\_\_  
Artwork Dimensions: \_\_\_\_\_  
Artist Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Website: \_\_\_\_\_

### 2. Artwork Description:

### 3. Siting:

### 4. Materials with Specifications:

### 5. Fabrication and Installation Procedures:

### 6. Yearly Maintenance and Conservation Plan:

### 7. Examples of artist's work or related pieces:

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.



Applicant's Signature

Michael Houston

Printed Applicant Name:

5/20/20

Date: