



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF OCTOBER 1, 2019

FROM: DANIEL ROBINSON, PLANNER

RE: GO TEAM INDUSTRIAL PARK UNIT 3 - LOT 2
MAJOR SITE PLAN APPLICATION
PROJECT NO. P19-108

DATE: SEPTEMBER 11, 2019

PROPOSED USE: The proposed site plan consists of a 18,900 square foot warehouse and office building with a 1,350 square feet mezzanine area proposed for storage only, above the proposed office space. The total square footage of the building is 20,250 square feet.

APPLICANT: Brad Currie, AICP, Engineering Design & Construction, Inc.

OWNER: Ludlum Holdings, LLC

LOCATION: The property is located north of NW Commerce Center Drive.

LEGAL DESCRIPTION: The property is legally described as Lot 2, Block D of Go Team Industrial Park Unit Three, according to plat thereof, as recorded in Plat Book 26, Page 2, of the Public Records of St. Lucie County, Florida.

SIZE: Approximately 2.34 acres

FUTURE LAND USE: Service Commercial (CS)

EXISTING ZONING: Service Commercial (CS)

EXISTING USE: Vacant

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	OSC	OSC	Vacant
S	CS	CS	Vacant
E	OSC	OSC	Vacant
W	OSR	IN	Vacant

IN – Industrial CS – Service Commercial OSR – Open Space Recreational
 OSC – Open Space Conservation

CONCURRENCY REVIEW: This application has been reviewed for compliance with the Reserve Development of Regional Impact (DRI) development order regarding provision of adequate public facilities and documented as follows:

Sanitary Sewer and Potable Water Facilities: The Reserve Community Development District is the water and sewer service provider.

Traffic Circulation: The applicant has provided a trip generation analysis which indicates that the project will generate 89 average weekday daily trips and 10 a.m. and 10 p.m. peak hour trips as per the Institute of Transportation Engineers Trip Generation 10th edition manual. Per the Reserve DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.

Parks and Recreational Facilities: N/A

Stormwater Management Facilities: The applicant shall provide a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste Facility: Solid waste impacts are measured and planned annually, based on population projections. There is adequate capacity available.

Public School Concurrency Analysis: N/A

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

Use: The proposed use of the warehousing is a permitted use in the CS zoning district.

Building Height: The permitted height in CS zoning district is 35 feet. The proposed building is 25 feet in height, therefore in compliance with the zoning code.

Setbacks: The setbacks for the proposed building are in compliance with the required setbacks of the CS zoning district.

Parking: The site is required to have 62 parking spaces and 66 spaces are being provided.

Dumpster Enclosure: The site plan includes a 12' x 24' dumpster enclosure which allows for general and recyclable refuse.

Architectural Design Standards: This project has been reviewed and found in compliance with the City's design standards.

NATURAL RESOURCE PROTECTION REVIEW: The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code and documented as follows:

Environmental: The applicant has agreed to pay upland mitigation for 0.879 acres into the City's Conservation Trust Fund per Section 157.06 (E) 3b of the Natural Resource Protection Code. The applicant is required to obtain a clearing permit prior to construction of the building.

Wildlife Protection: A site survey for gopher tortoises shall be conducted on all upland properties. If gopher tortoises are identified on the property, then the property must be surveyed for listed species associated with gopher tortoise burrows.

OTHER:

Fire District: The access location has been approved by the Fire District for safety purposes.

Public Art: The applicant must elect one of the assessment methods stated in Section 162.08 of the City Land Development Regulations within ninety days of the issuance of the first building permit for any portion of the project.

Buffer Requirements: A landscape modification application to be exempt from installing a six-foot architectural buffer wall along the north and east perimeters of the property was approved by City Council at their regular meeting of September 9, 2019.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request on August 28, 2019, and recommended approval of the site plan.