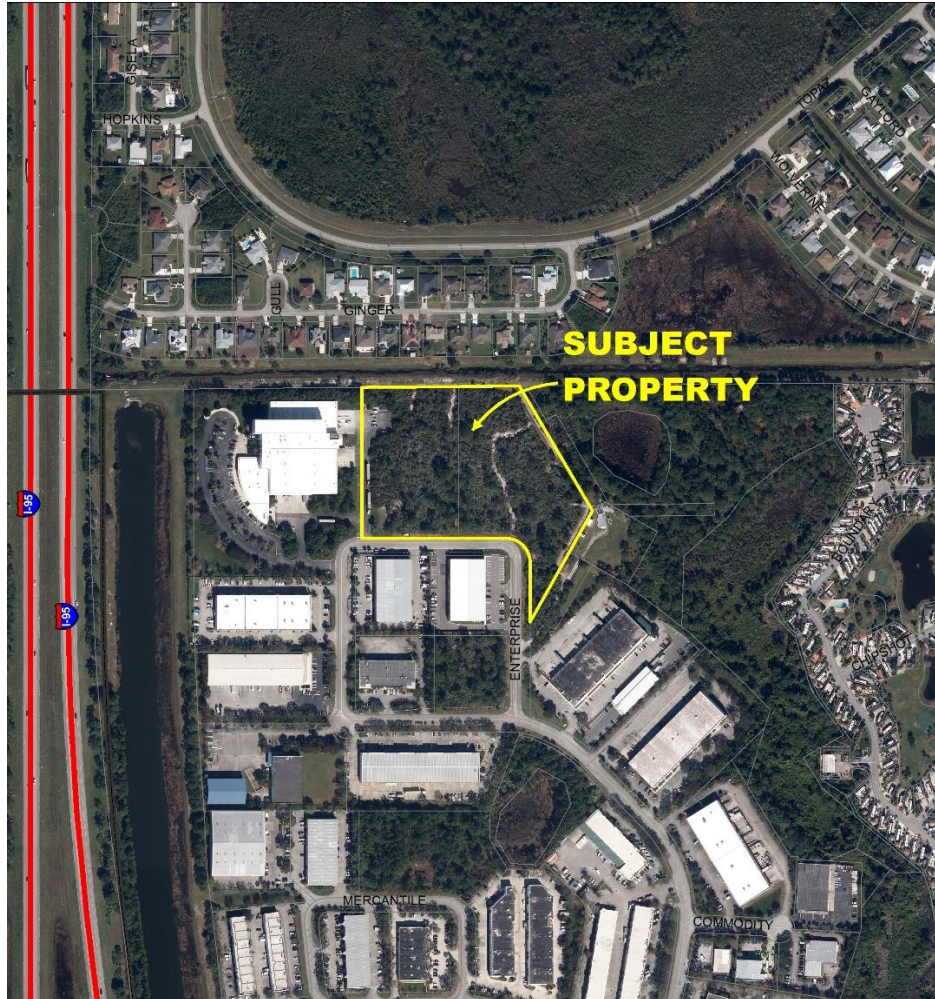


SLW-Industrial Park, Lots 4 & 5 - Industrial Warehouse
Major Site Plan
P24-093



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan for SLW – Industrial Park, Lots 4 and 5.
Applicant:	John K. Rice, Gunster
Property Owner:	TLH Port St. Lucie Land, LLC
Location:	Northeast corner of NW Enterprise Drive
Address:	760 NW Enterprise Dr
Project Planner:	Cody Sisk, Planner III

Project Description

The applicant, John K. Rice of Gunster Law Firm, submitted a Major Site Plan for a project known as SLW-Industrial Park, Lots 4 & 5. The major site plan will create six industrial buildings. Building one is 24,000 square feet, building two is 19,000 square feet, building three is 24,000 square feet, building four is 8,000 square feet, building five 24,000 square feet, and building six is 8,000 square feet, for a total of 107,000 square feet. The proposed project will provide a shared access easement to ensure the existing property to the west will still be able to access the property. There are two access points on NW Enterprise Drive.

The property is zoned Industrial (IN), which is compatible with the current future land use classification of Light Industrial, Open Space Conservation, Industrial (LI/OSR/I) on the site.

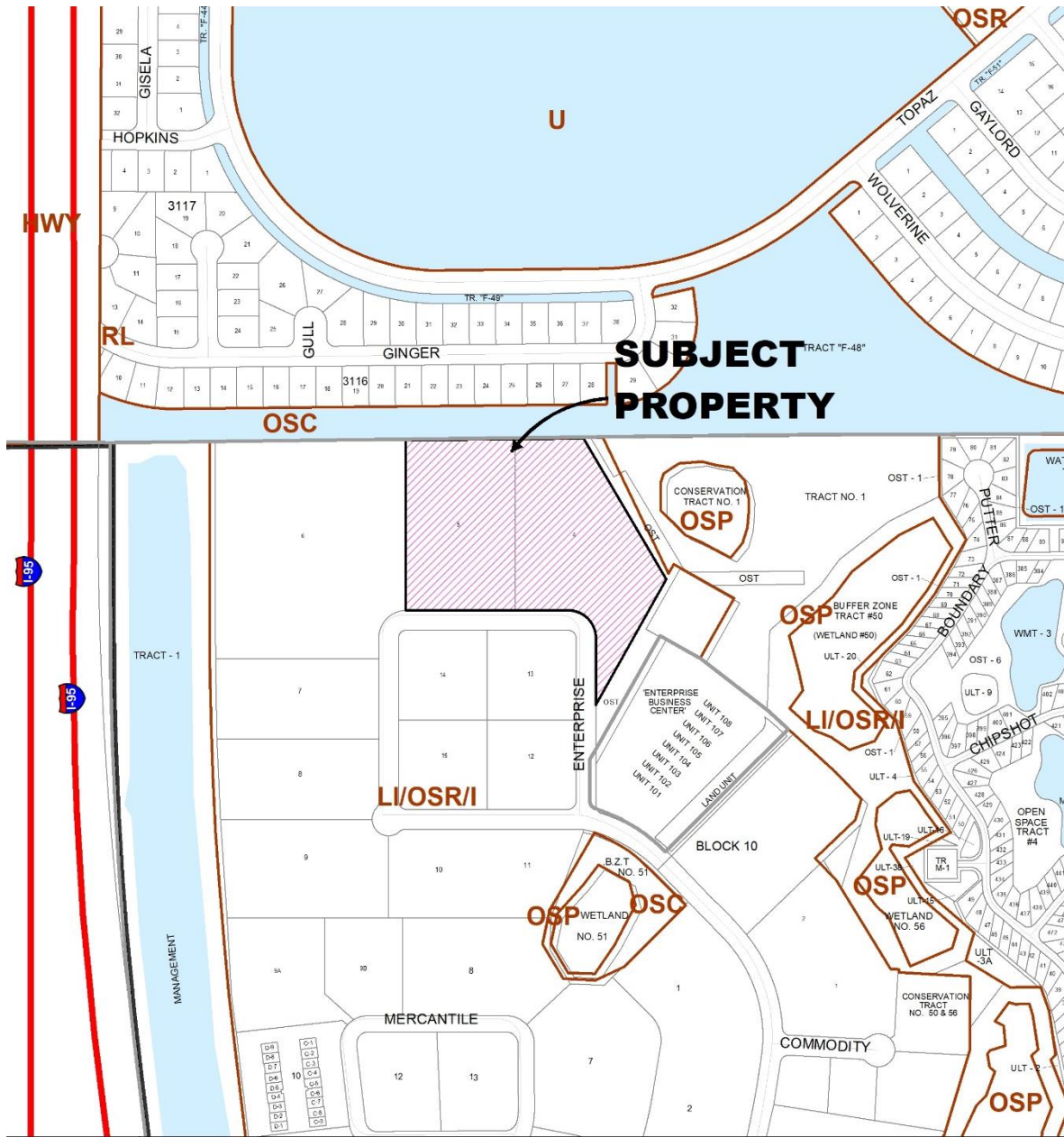
Location and Site Information

Parcel Number:	3323-947-0009-000-2; 3323-947-0010-000-2
Property Size:	+/- 8.54
Legal Description:	Lots 4 And 5, In Parcel 1 Of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, According to The Plat Thereof, As Recorded In Plat Boot 39, Pages 40 And 40A-40B Of The Public Records Of St. Lucie County, Florida
Future Land Use:	LI/OSR/I - Light Industrial, Open Space Recreational, Industrial
Existing Zoning:	I – Industrial
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Single-Family Residential
South	LI/OSR/I	WI	Warehouse Uses
East	OSC	GU	Vacant Land/ Cell Tower
West	LI/OSR/I	IN	Industrial Use

RS-2 – Single-family Residential, OSC – Open Space Conservation, LI/OSR/I - Light Industrial/ Open Space Recreation/ Institutional, WI – Warehouse Industrial, GU – General Use , IN - Industrial



Future Land Use



IMPACTS AND FINDINGS

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

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	An application for site plan approval for a major site plan to construct six buildings totaling 107,000 square feet for industrial activities.
DUMPSTER ENCLOSURE	The site plan provides three 12' x 24' dumpster enclosures for general and recyclable refuse for the commercial site.
ARCHITECTURAL DESIGN STANDARDS	The property is not subject to the Citywide Design Standards. The applicant has obtained approval from the SLW Industrial Review Board.
PARKING REQUIREMENTS	The proposed use requires a total of 214 parking spaces, while 253 spaces including 9 handicap spaces are proposed.
BUILDING HEIGHT	Maximum building height permitted by the Industrial zoning district is 35' while the building is proposed to be 21'4".
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, and the St. Lucie West DRI regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. 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 Traffic Report prepared by Cage Civil Engineering dated October 28, 2024, was reviewed by the Public Works Department and 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. The proposed 107,000 SF of industrial buildings are anticipated to generate 155 average daily trips and 19 PM peak hour trips. The project is in compliance with the adopted levels of service.

PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
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 to non-residential development.

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code and the St. Lucie West DRI, and documented as follows:

Upland Habitat Protection: The property is subject to the upland habitat protection/mitigation requirements of the City Code.

Wildlife Protection: A portion of the site has been cleared. A gopher tortoise survey will be required prior to the issuance of a site work permit.

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. The applicant has stated that they intend to provide public art on site.

STAFF 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 Comprehensive Plan. The Site Plan Review Committee recommended approval at their September 25, 2024, meeting.