

# OCULUS

## Site Plan Application

### P18-175

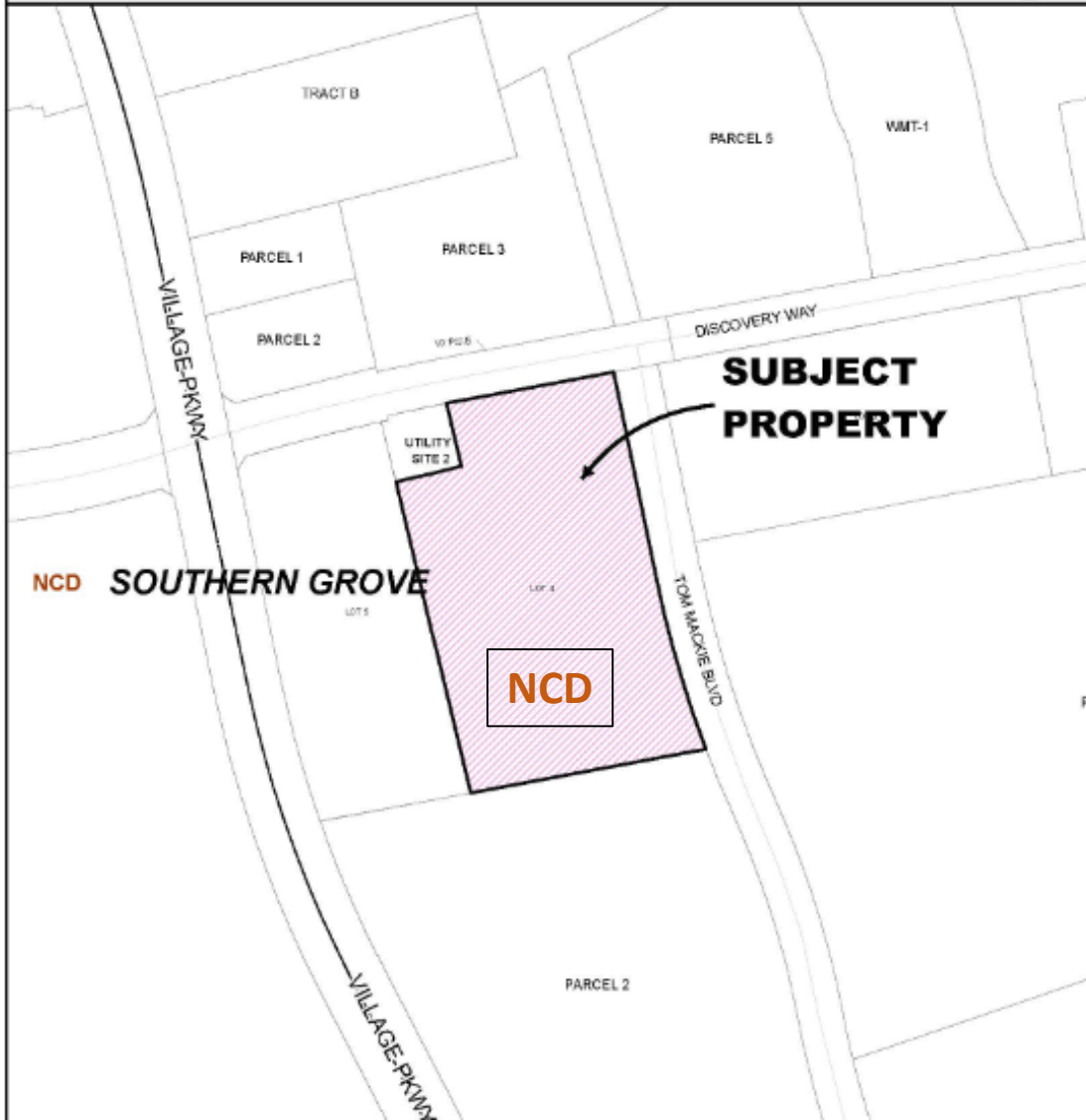
City Council  
October 28, 2019  
Bridget Kean, AICP  
Senior Planner



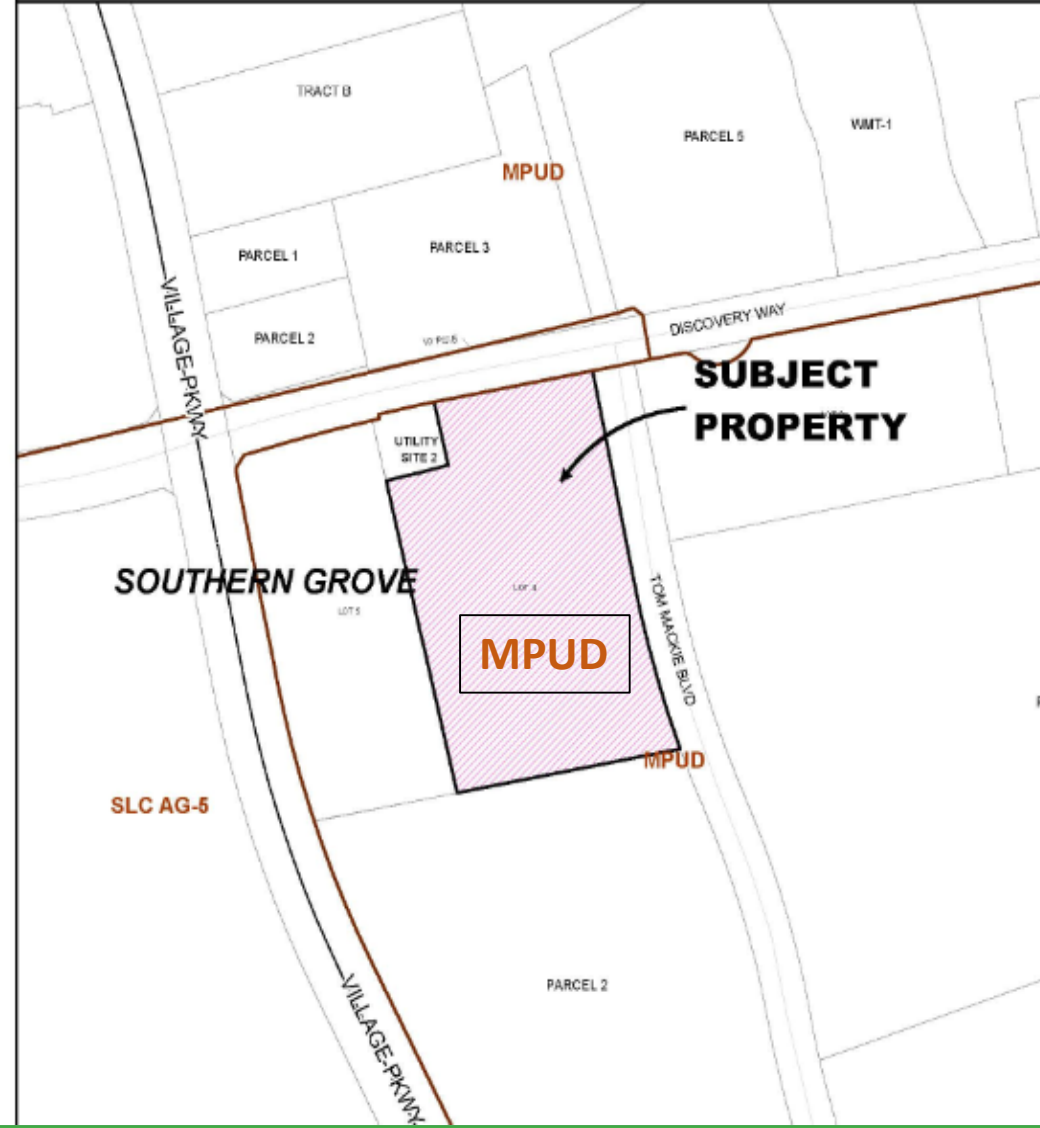




## FUTURE LAND USE



## EXISTING ZONING





# Concurrency Review

- The City of Port St. Lucie Utility Systems Department is the provider of sewer and water services.
- Transportation impacts are addressed in the development order for Southern Grove. Project is estimated to generate of 122 p.m. peak hour trips at buildout.
- Project includes construction of stormwater drainage pond and dry detention areas.
- Access locations were reviewed by the Fire District for safety. The site plan depicts the location for the fire hydrant and FDC (Fire District Connection).



# Natural Resource Protection Review

- Per the Southern Grove DRI development order, there are no wetlands or native upland habitat areas to be preserved on site.
- A clearing plan is required to be submitted as part of the submittal of the construction/detail plans.



# Zoning Review

- Located in employment center designated area within MPUD
  - Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials are listed as permitted uses
- Proposed Building Height – 46 feet. Maximum allowed is 100 feet.
- Parking standards for mixed use development
  - 286 total parking spaces at buildout
    - 103 paved parking spaces for Phase I
- Phase I building elevations approved by the Tradition Design Review Committee





# Recommendation

- Site Plan Review Committee approval January 9, 2019.
- 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.

