



TNT – Bayshore Boulevard

Major Site Plan
Project No. P24-023

City Council Meeting
Cody Sisk, Planner II
October 14, 2024

Request Summary



- Owner: Bayshore Commons, LLC
- Applicant: Alejandro Toro, Engineering Design & Construction, Inc.
- Location: 1202 SW Bayshore Blvd.
- Request: The applicant is requesting approval of a major site plan for two commercial buildings.

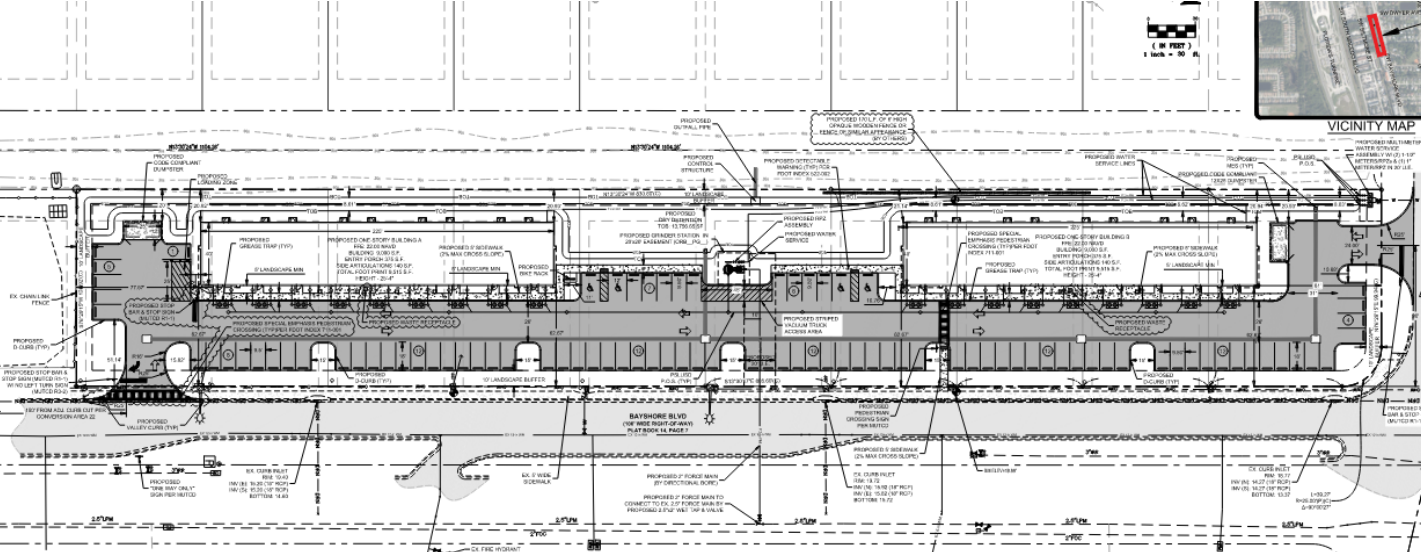
Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Commercial Use	CG	CG
South	Vacant Commercial Lots	CG	CG
East	Single-family residences	RL	RS-2
West	Warehouse Use and single family residence	LI and CS	WI and RS-2



Site Plan



SITE DATA

LEGAL DESCRIPTION
 LOT 16, TRACT 17, PART OF ACRES BEING TRACT 80117, ACCORDING TO THE MAP OR PLAN THEREON, AS RECORDED IN PLAT BOOK 16, PAGE 7 OF THE RECORDS OF SA, JACKSON COUNTY, FLORIDA.

GENERAL EA

3420 EA-001-001-0
3420 EA-001-001-0
3420 EA-001-001-0
3420 EA-001-001-0
3420 EA-001-001-0
3420 EA-001-001-0
3420 EA-001-001-0

UNITS/AREAS

TRI-EMPLOYEE BLDG DEVELOPMENT

OWNER:
 6610 BAYSHORE BLVD
 SUITE 210
 JACKSONVILLE, FL 32216

DESIGN/ENGINEER:
 COMMERCIAL SERVICES, LLC
 5301 W. HARKINS PRESIDENTIAL, #200
 JACKSONVILLE, FL 32217

BUILDING DATA

GROUND COVER FOOTPRINT	14,834 SQ. FT.
PROPOSED BLDG AREA	4,000 SQ. FT.
PROPOSED BUILDING #	0

PROVIDER OF UTILITY SERVICES

WATER: FS-UDD
 WASTEWATER: FS-UDD
 GAS/ELECTRIC: WELLS

PARKING DATA
 TOTAL PARKING SPACES: 800 (312 FT)
 IMPROVED: 42 (212 FT)
 CONCRETE: 1,800 SF (214 AC)
 ASPHALT: 59,838 SF (644 AC)
 PERKINS: 23,646 SF (54 AC)
 DAY OPERATIONS: 19,952 SF (45 AC)

STORMWATER DRAINAGE
 THE SURFACE DRAINAGE DRAINAGE SYSTEM FOR THE PROJECT SHALL COLLECT SITE RUNOFF IN A SERIES OF PERIMETER DRAINAGE COLLECTOR TO A DRAIN SALTATION AREA ADJACENT TO THE DRAINAGE POND.

ENVIRONMENTAL SITE ASSESSMENT TABLE

DESCRIPTION	FINDINGS (Y/N/NA)	AGENCY COMMENTS/NOTICE INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
BIOTOPES	NO	N/A	NO	NO
BARRE SPICES	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
LISTER SPECIES	NO	N/A	NO	NO
REARER BOTTLE COLLECTION	YES	N/A	NO	NO

MORE POLICE COULD BE TO BE DETERMINED, SUBSEQUENT COMPLETED BY DOL, INC. ON JUNE 10, 2023

HAZARDOUS WASTE:

NO

LANDSCAPE:

NO

ACCESSIBILITY AND ADA COMPLIANCE:


ALL REVENUES AND PARASOLS SHALL MEET FOOT AND ADA REQUIREMENTS.

MAINTENANCE NOTE:

THE PROPERTY OWNER, CONTRACTOR, AND ALL PROVIDER REPRESENTATIVES SHALL PROVIDE FERTILIZER, WEEDS, AND DISPOSAL OF LITTER WITHIN THE PROJECT PERIOD AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE HOUR OF PAVEMENT TO THE PROJECT'S END WITHIN THE CITY'S REG. OF WORKING REQUIREMENTS AND CITY CODE, SECTION 10.012.

ZONING CODES FOR GENERAL COMMERCIAL:

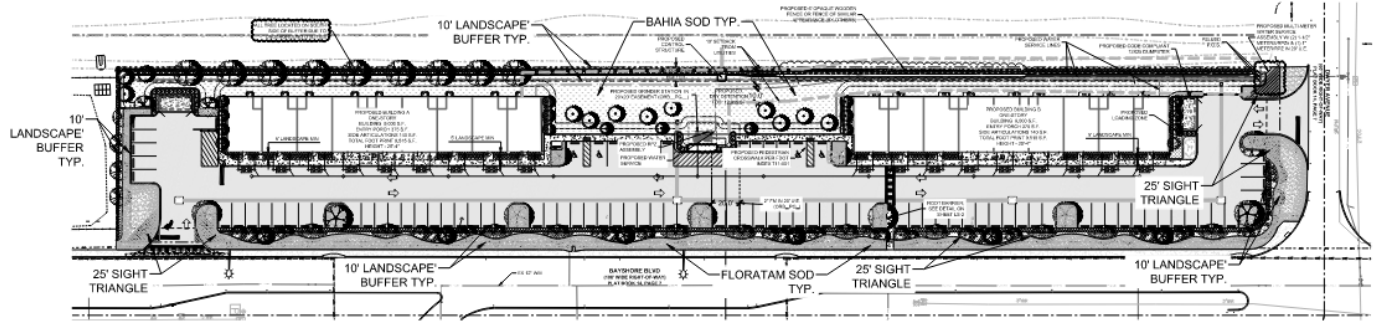
PER CODE	ZONING	MIN. BLDG. HEIGHT	MAX. BLDG. HEIGHT	MAX. LOT COV.	MAX. LOT AREA
RC-00	25	20'	30'	25%	37,500
RC-00	40'	25'	35'	18.75%	27,500



LEGEND



Landscape Plan



Required Tree Credits:

	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Site Perimeter: (1,795' / 30)	60				
Building 'A' Foundation Perimeter & Loading Zone: (185' / 30)	7				
Building 'B' Foundation Perimeter & Loading Zone: (185' / 30)	7				
Parking Lot Terminal Islands:	15				
Total:	89	50%=45	5	20%=18	50%=45
					*25%=33 (Max)

Provided Tree Credits:

	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	89	49	7	20	49

Required Shrub Credits:

	Native	Drought Tolerant
Site Perimeter: (1,795' / 2)	898	25%=225
Building 'A' Foundation Perimeter & Loading Zone: (185' / 2)	93	25%=24
Building 'B' Foundation Perimeter & Loading Zone: (185' / 2)	93	25%=24
Total:	1,084	273

Provided Shrub Credits:

	Native	Drought Tolerant
Total:	1,084	566

Required Groundcover Credits:

	Native%	Flower%	Drought Tolerant%
Building Foundation & Perimeters: (2,165'x5'x.25)	2,707 SF	25%=677 SF	10%=271 SF
Total:	2,707 SF	677 SF	271 SF

Provided Groundcover Credits:

	Native	Flowering	Drought Tolerant
Total:	2,800 SF	1,800 SF	1,000 SF

Plant Schedule:

SYMBOL	CODE	CITY	BOTANICAL NAME	COMMON NAME	CONTAINED	HEIGHT	WIDTH	NOTES	NATIVE	
	1D	8	Eleocharis acicularis	Japanese Manilla Grass	45G	12' H	5' W	3' CT, 610, 5P	Non-native	2.8' Caliper
	1A	3	Nerium indicum	Red Tipped Dogwood	45G	12' H	5' W	3' CT, 610, 5P	Native	2.8' Caliper
	1B	30	Lantana camara	Queen's Crown Shrub	45G	12' H	6' W	5' CT, 5P	Non-native	2.8' Caliper
	1C	17	Quercus virginiana	Southern Live Oak	46D	12' H	6' W	6' CT, 5P	Native	2.8' Caliper
	1D	12	Taxodium distichum	Bald Cypress	FD	12' H	6' W	3' CT, 5P	Native	2.8' Caliper
	1E	14	Artocarpus neriifolia	Double Christmas Palm	FD	9' CT, 12' OA		DEL.P. 5P	Non-native	
	1F	34	Neelaparvati	Shade Tree	FD	15-18' CT		SLA, HL, 2P	Native	
SYMBOL	CODE	CITY	BOTANICAL NAME	COMMON NAME	CONTAINED	HEIGHT	WIDTH	NOTES	NATIVE	
	1G	319	Chorizanthe indica	Red Top Cordula	30	2' H	3' W	8, 5P	Native	
	1H	301	Clusia grandis	Spotted Cordula	30	2' H	3' W	8, 5P	Non-native	
	1I	41	Clusia grandis	Spotted Cordula	30	2' H	3' W	8, 5P	Non-native	
	1J	95	Myrsine cinnamomea	Myrsine	30	6' H	3' W	8, 5P	Native	
	1K	114	Strobilanthes	Queen's Cordula	30	2' H	3' W	8, 5P	Non-native	
SYMBOL	CODE	CITY	BOTANICAL NAME	COMMON NAME	CONTAINED	HEIGHT	WIDTH	NOTES	NATIVE	
	1L	1,880 SF	Muhlenbergia capillaris	Pink Muhly Grass	35	18" H	30" W	F	Native	
	1M	1,880 SF	Eleocharis acicularis	Red Tipped Dogwood	35	12" H	30" W	F	Non-native	
	1N	780	Paspalum notatum	Bahia Grass	800					
	1O	780	Stenotaphrum secundatum	Floratam St. Augustine Sod	800					

General Landscape Notes

- All 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.i.u. of .70.
- All landscaping at intersection and corners complies with Section 158.04 of the Port St. Lucie Code of Ordinances to provide a clear sight triangle between 2' - 6" above the final road crown elevation. All hedges and shrubs with the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the lattice line any tree within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown.

PSLUSD Notes for Landscape Plans

- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be planted in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within 10' (10') of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

Digitally signed by
Paul A. Givins
Date: 2024.08.29
09:15:30 -0500
Subject: As-built
Version:
2024.003.2054

Pg



Know when to call
Call before you dig

Building Elevations

ARCHITECTURAL DESIGN ELEMENTS

1. STANDING SEAM METAL ROOFING
2. VERTICAL RIB TERRAZZO BRICKWORK
3. HORIZONTAL WOOD SHIP LAPPED STONE
4. SQUARE COLUMNS
5. BRICKS UNDER ROOF EAVES
6. CANOPY CORNICE

COLOR CHART

- ROOF COLOR: SHEDDING WILLIAMS CHARLES B/T/104
- TRIM COLOR: BROWN WILLIAMS CHARLES B/T/104
- ROOF COLOR: BROWN
- CONCRETE: TANGERINE

NOTES:

ELEVATION DESIGN AND COLORS CANNOT BE APPROVED WITHOUT CITY APPROVAL.
 ALL MECHANICAL EQUIPMENT SHALL BE VISIBLE OR BE ABOVE THE PARAPET WALL.



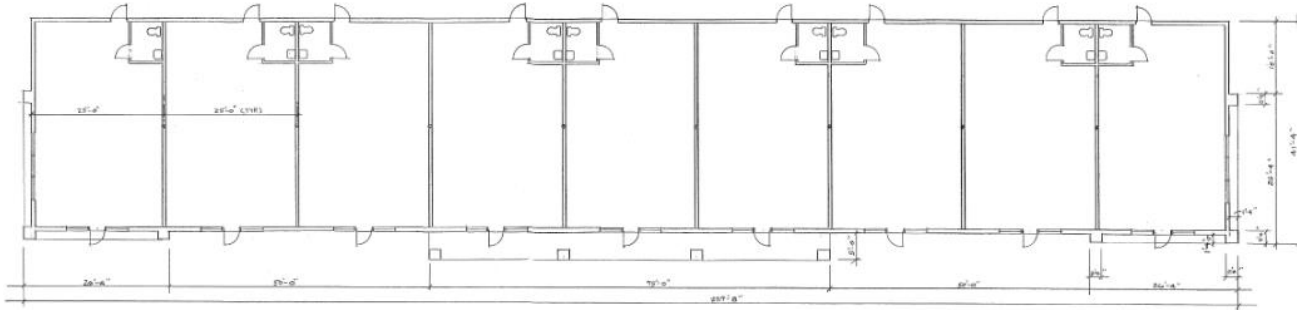
SIDE ELEVATION
 1/8" = 1'-0"



REAR ELEVATION
 1/8" = 1'-0"



FRONT ELEVATION
 1/8" = 1'-0"



FLOOR PLAN
 1/8" = 1'-0"

Staff Recommendation

The Site Plan Review Committee recommended approval at their March 13, 2024 meeting.