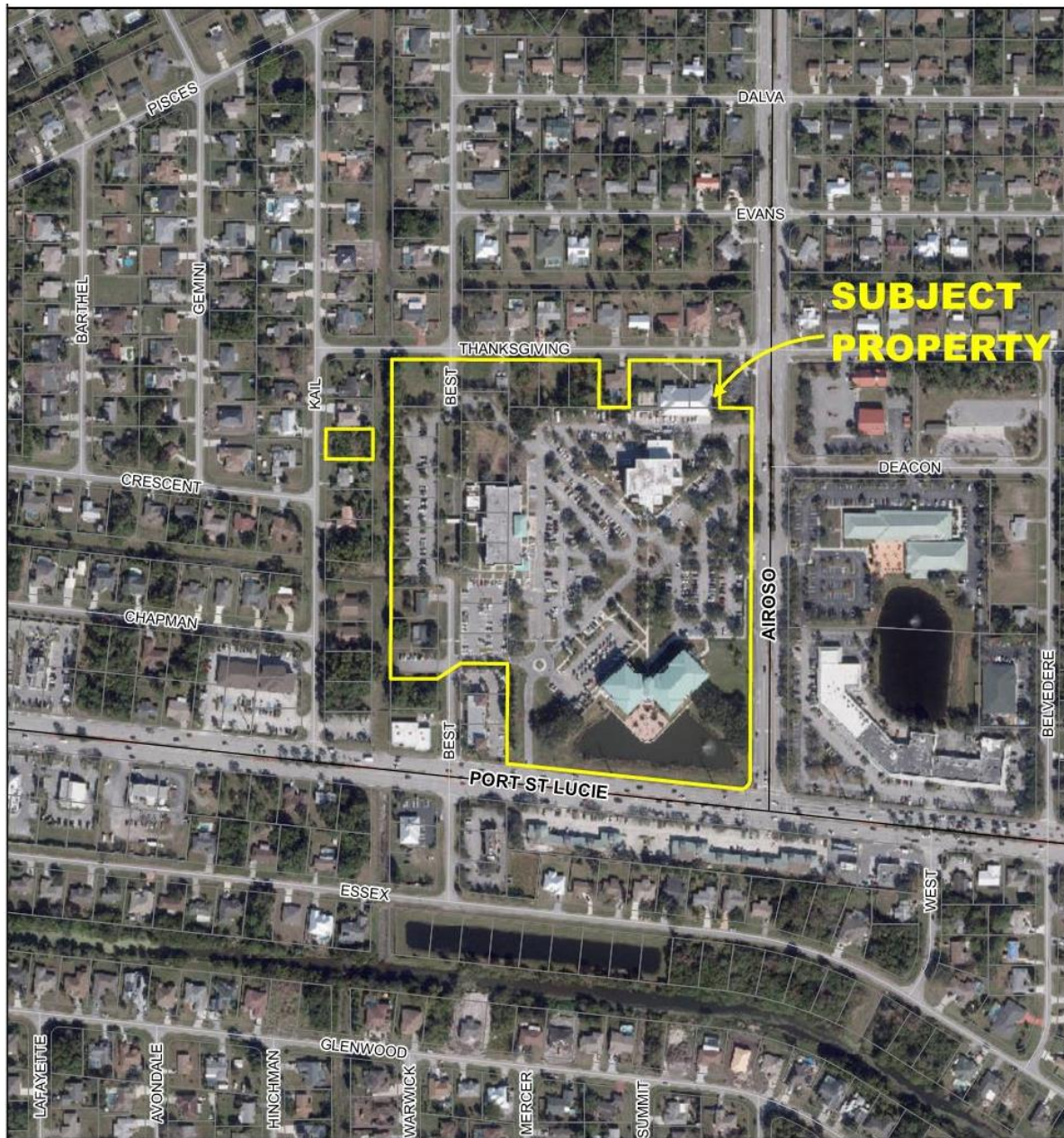




City of PSL – City Hall Municipal Complex
Site Plan
P22-339



Project Location Map

SUMMARY

Applicant's Request:	A development site plan for the addition of a Police Training Facility and expansion of an Employee Family Health Center to the existing City Hall Municipal Complex
Applicant:	Octavio Reis, P.E., Bowman Consulting Group, INC.
Property Owner:	City of Port St. Lucie
Location:	The property is generally located at the corner of Port St. Lucie Boulevard and Airoso Boulevard
Address:	121 SW Port St. Lucie Boulevard
Project Planner:	Stephen Mayer, Planner III

Project Description

The Applicant, the City of Port St. Lucie, has applied for site plan approval to redevelop an existing City Hall Municipal Complex, to allow the construction of a new Police Training facility and an expanded Employee Family Health Center (Health Center), as well as modifications to the circulation and provision of additional landscaping. The redevelopment of the site will improve the capacity of the public facilities, which includes improvements to employee wellness and training. The site currently contains: 72,705 square foot City Hall (Building A); 40,230 square foot Building Department Building (Building B); 39,898 square foot Police Department building; 9,638 square foot Police Evidence Building; 1,940 square foot Health Center; and a 1,557 square foot building. The proposed site plan will add a new 39,030 square foot Police Training Facility, expand the existing Health Center by 1,550 square feet to 3,412 square feet, reconfigure the circulation to limit the access to the complex from Thanksgiving Street, and provide additional landscaping along Thanksgiving Street and to the adjacent to the Health Center.

The property has a future land use classification of Institutional (I) which is compatible with existing and proposed public facility uses and the Institutional (I) zoning district of the site.

Previous Actions and Prior Reviews

P22-322 – Police Training Facility Landscape Modification – approved by the Planning and Zoning Board on December 6, 2022, to allow landscaping in lieu of an architectural wall along the north and east sides of the project site.

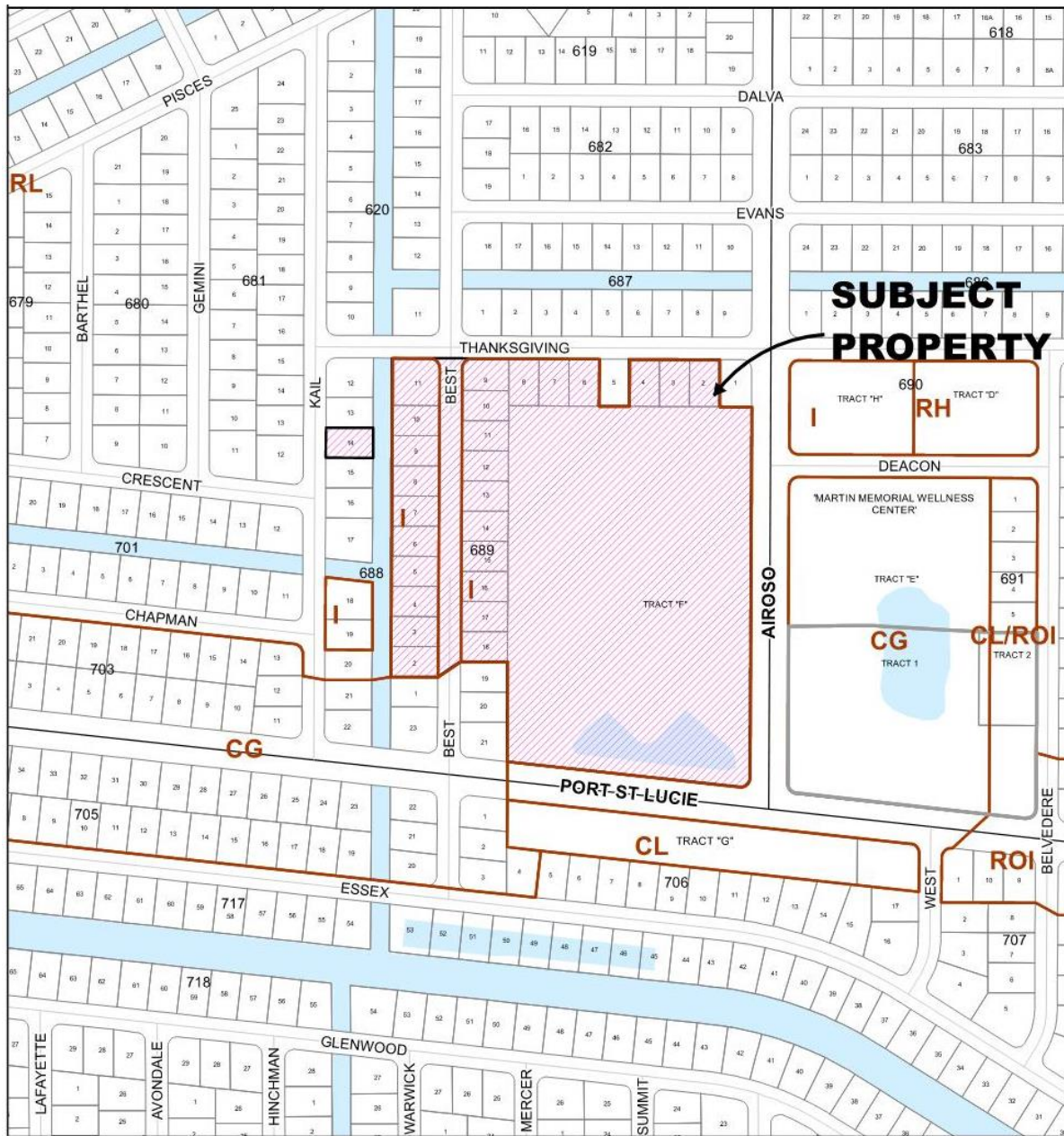
The Site Plan Review Committee recommended approval of the proposed site plan at the Site Plan Review Committee meeting on December 14, 2022.

Location and Site Information

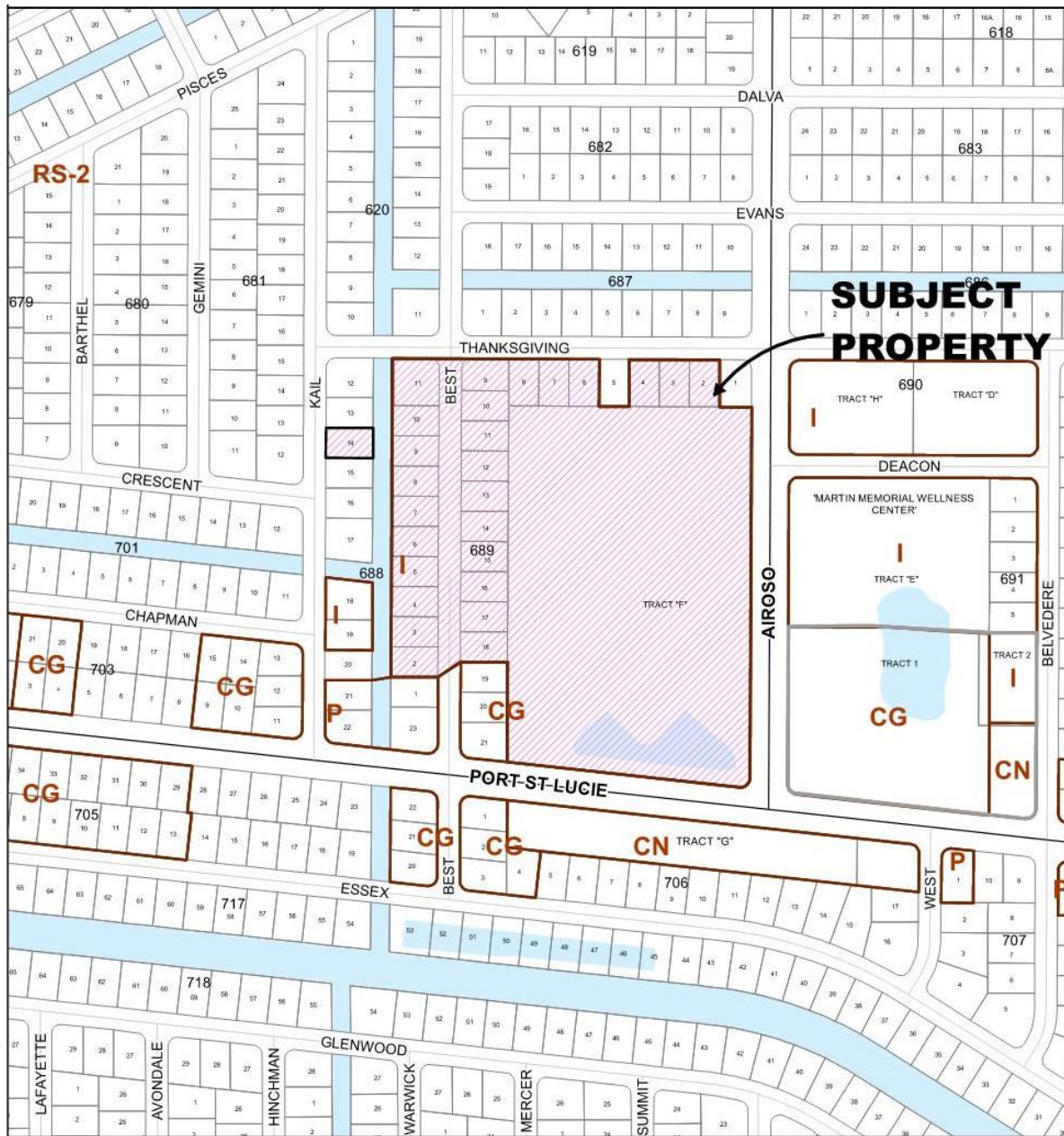
Parcel Number:	Please see attached Legal Survey
Property Size:	22.39 acres
Legal Description:	Tract F and Lots 2-11, 14, 18-20, Block 688, Port St. Lucie Section Eighteen, recorded in Plat Book 13, Page 17, including an abandoned Best Street ROW
Future Land Use:	Institutional (I)
Existing Zoning:	Institutional (I)
Existing Use:	City Hall Municipal Complex

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Residential Single Family
South	CG and CL	P and CN	Commercial Retail and Office
East	CG and I	CG and I	Commercial Plaza and Community Center
	CG and RL	CG, P and RS-2	Residential Single Family, Commercial retail and office



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

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

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property's use is public facility, approved as a City Hall municipal complex. The property is properly designated with an Institutional (I) Future Land Use and zoning.
DUMPSTER ENCLOSURE	The site plan provides a 12 x 24-foot dumpster enclosure for the new Police Training Facility for general and recyclable refuse. A new dumpster enclosure is also provided for the expansion of the Health Center. The existing dumpster enclosures remain for the existing City Hall building
ARCHITECTURAL DESIGN STANDARDS	The proposed buildings are in compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	The site plan has a calculation of required parking based on square feet building area but that total area includes the existing storage buildings and mechanical buildings on site, which are not typically included for the purposes of parking. When we net those ancillary structures out, the required parking per Section 158.221(C)14 is 784 spaces (194,013 SF at 1 space per 250 SF). The new Training Facility will be primarily for the use of the City police department, and as such is not expected to create a new demand for onsite parking. The City Hall campus currently has 581 shared parking spaces, so according to code is under parked as an existing condition. The City is in the midst of a capital planning process regarding potential future redevelopment or changes to the City Hall campus, including reconfiguring parking and deciding if structured parking is needed on site. The applicant was advised to provide additional surface parking as possible as part of this project to further support the City Hall campus needs while the larger capital planning process is underway. The proposed site plan adds 68 new spaces, bringing the total to 649 parking spaces and reducing the parking deficit while at the same time not substantially increasing parking demand. The parking provided is anticipated to be adequate for the immediate need, however as the city continues to grow, additional parking may be needed in the future which is why the capital planning process is underway. The agent has also reviewed the actual "usable office space" in the city hall campus and calculated the parking required by code against that to demonstrate that the parking being provided is sufficient to serve the usable area of the buildings on site. For these reasons staff supports the proposed design.

SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.
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CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	City of Port St. Lucie
TRANSPORTATION	The application 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 19-01pwd. Due to the nature of the proposed buildings serving already existing staff, the staff review indicated that this project would generate little to no impact on the existing traffic surrounding the properties.
PARKS/OPEN SPACE	Since this is a nonresidential, public facility project, parks and open space compliance with Chapter 160 is not applicable.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies. The reservation of easement for Lot 14, Block 688 (Parcel #3420-585-0835-000-9) is required because it is not possible to unify this lot with the remainder of the complex property. A drainage right of way (Parcel #3420-585-3316-000-6) lies between the lot and the remainder of the complex property.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. The project is nonresidential and therefore, there is no impact to population projections.

OTHER

NATURAL RESOURCE PROTECTION (CHAPTER 157)

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

Tree Protection: This site does not contain any native upland habitat or environmentally sensitive lands or wetlands. Existing native Oak trees are proposed to be removed and mitigation pursuant to Section 154.16 will be provided.

Wildlife Protection: Since this site has been cleared and developed, a gopher tortoise survey will not be required prior to the issuance of the first building permit as to prevent the impact on any protected wildlife.

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.

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 and recommends approval. The Site Plan Review Committee reviewed the request at a SPRC meeting on December 14, 2022, and recommended approval with all comments being addressed.

Conditions of Approval: Staff recommends approval with the following conditions:

- 1) Prior to the issuance of the first building permit, a unity of title, including all contiguous properties that make up the City Hall Municipal Complex, must be recorded.
- 2) Prior to the issuance of the first building permit for the police training facility, a reservation of drainage easement for the separate lot (Lot 14: 688, Parcel #3420-585-0835-000-9) must be recorded.