

# **Bluekey**

**Major Site Plan Application**

**Project No. P21-289**

City Council

April 25, 2022

Bethany Grubbs, Planner II



# Request Summary

<b>Applicant's Request:</b>	An application for site plan approval for a major site plan to construct a 22,120 square foot, one-story building on 2.296-acres of vacant land.
<b>Applicant:</b>	Brad Currie, Engineering Design & Construction, Inc.
<b>Owner:</b>	David Macri, Florida Properties Group, Inc.
<b>Location:</b>	Located on the north side of SW Port St. Lucie Boulevard, approximately 165 feet west of SW Chestnut Lane



# Aerial

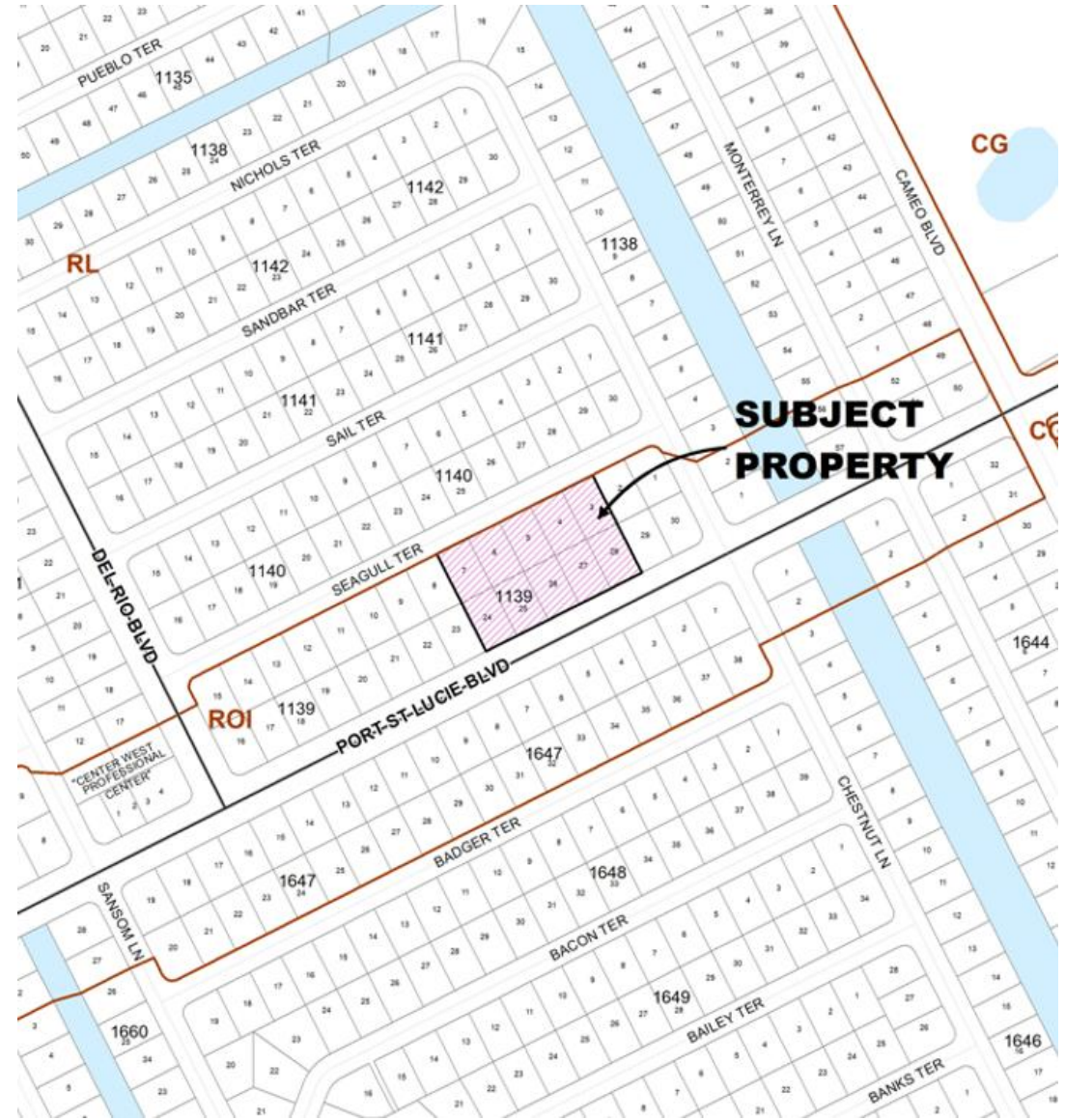
## Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residences, Vacant
South	ROI	RS-2, I	Vacant, Office
East	ROI	P	Vacant
West	ROI	LMD	Vacant



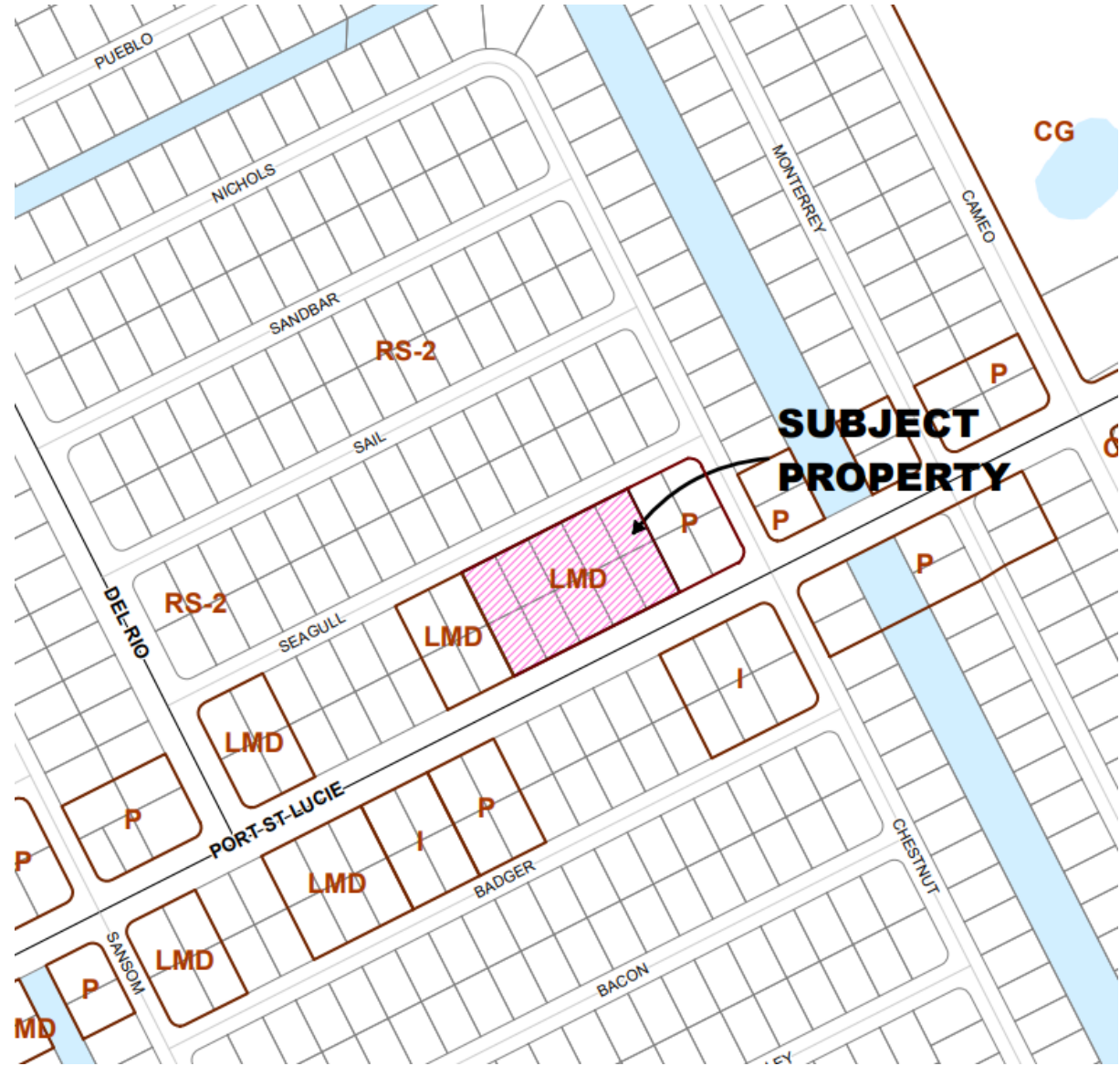
# Land Use

ROI (Residential, Office, and Institutional)



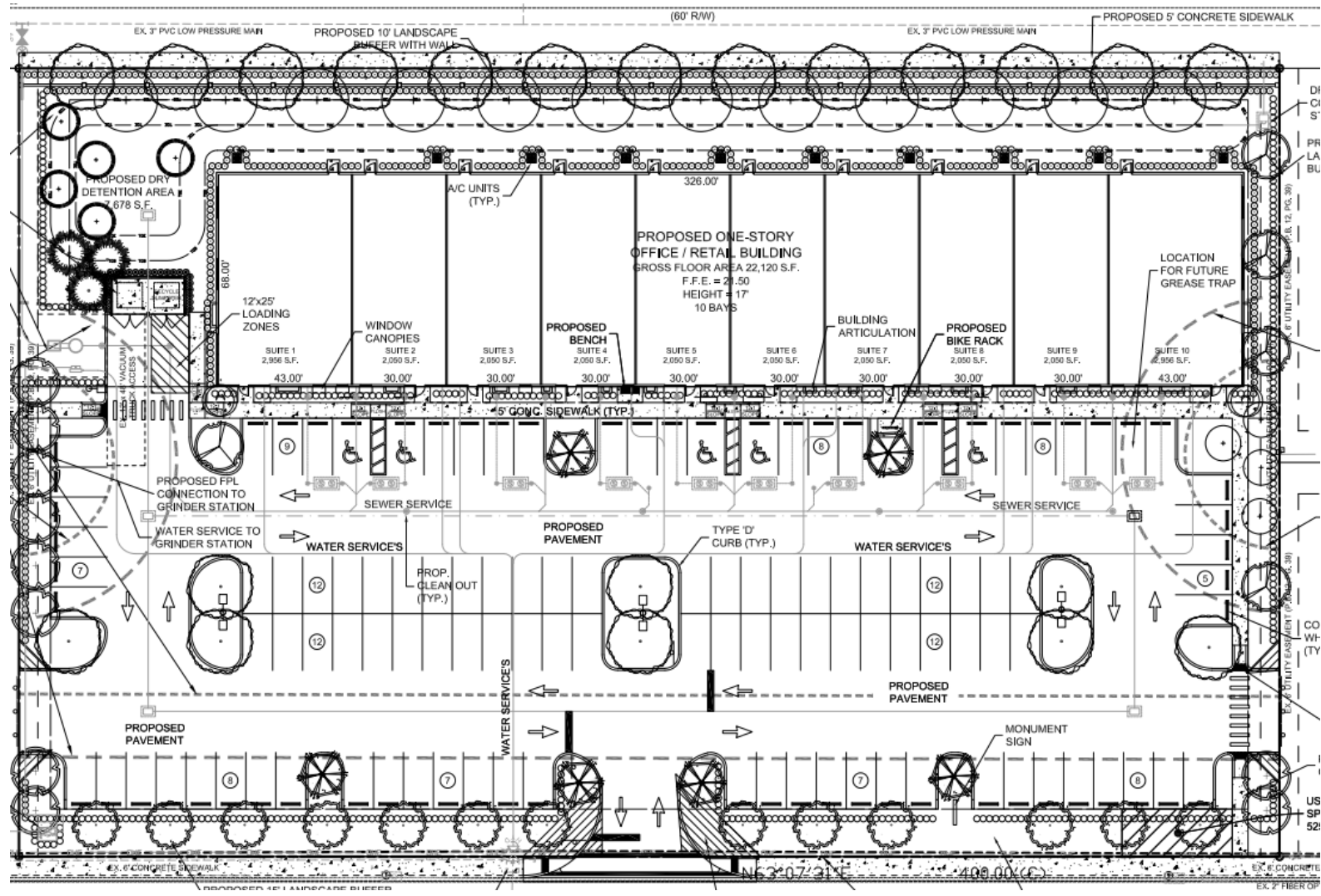
# Zoning

## LMD (Limited Mixed Use)

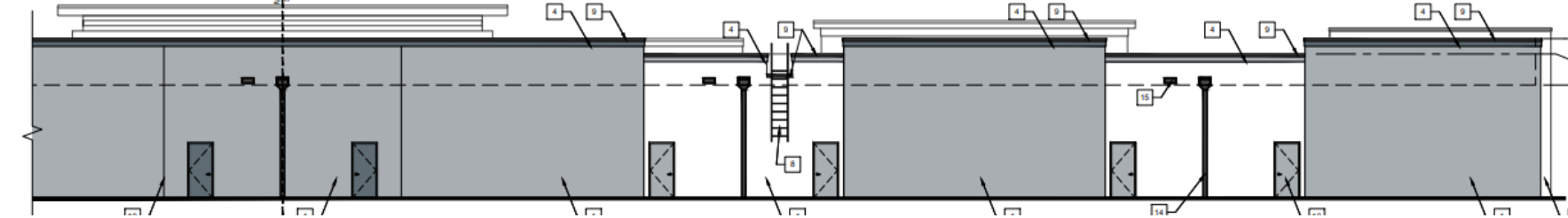
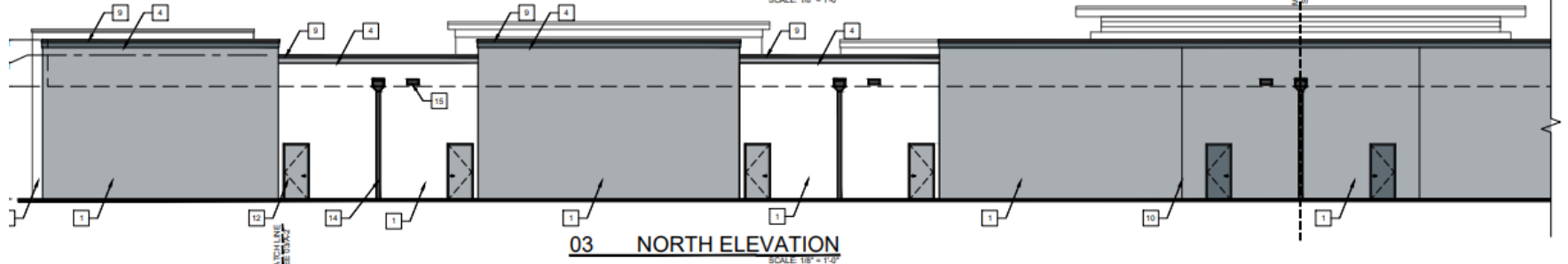
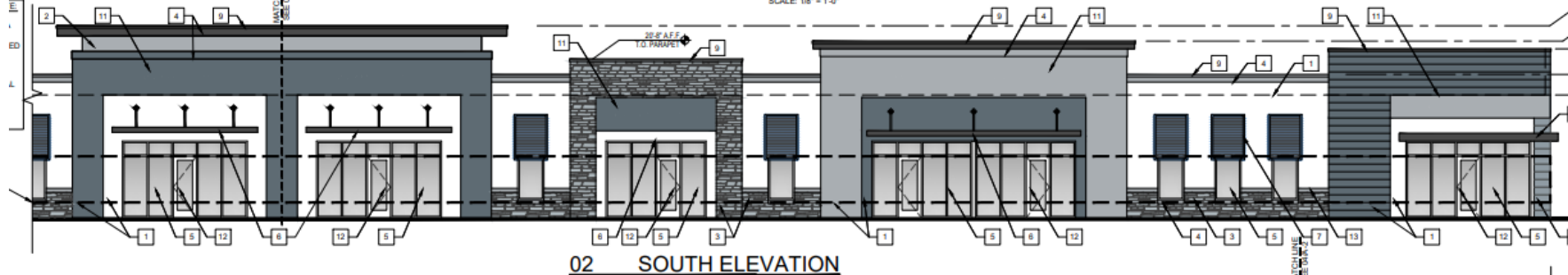




# Landscape Plan



# Elevations





# Color Rendering



# Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
<b>USE</b>	The proposed use of office/retail building is compatible with the Limited Mixed Use (LMD) zoning designation.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for a 12-foot X 26-foot dumpster enclosure to accommodate refuse and recycling collection.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
<b>PARKING REQUIREMENTS</b>	The development is required to have 111 parking spaces of which 5 are accessible spaces. The Applicant is proposing 114 spaces of which 5 are accessible spaces; therefore, meeting the minimum parking requirement.
<b>BUILDING HEIGHT</b>	The proposed one-story building height is 17 feet with a parapet height of 25 feet. The maximum building height allowed for the ROI conversion area is one-story.
<b>SETBACKS</b>	The proposed buildings meet the setback requirements per the LMD zoning district.
<b>BUFFER</b>	The applicant is meeting the required landscape buffer by providing a 10-foot perimeter landscape buffer and a 6-foot-high masonry wall (north property line).

# Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer.
TRANSPORTATION	A traffic statement was submitted and approved by the Public Works Department. The project will generate 240 average daily trips and 32 p.m. peak hour trips per the ITE Trip Generation, 11th Edition.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
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.



# Traffic Impact Statement

- This development with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11<sup>th</sup> Edition, this particular development predicts a generation of 32 PM Peak Hour trips.
- No significant traffic impact is proposed based on the site plan submitted.



# 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 of the site plan at their meeting of January 12, 2022.

