

**Pacific Star Warehouse at St. Lucie West  
Major Site Plan Application  
(P06-391-A1)**



# Applicant and Owner

Owner: Enterprise Business Center Condominium Association Inc.

Applicant/Agent: Stephen Cooper, Stephen Cooper & Associates, Inc.

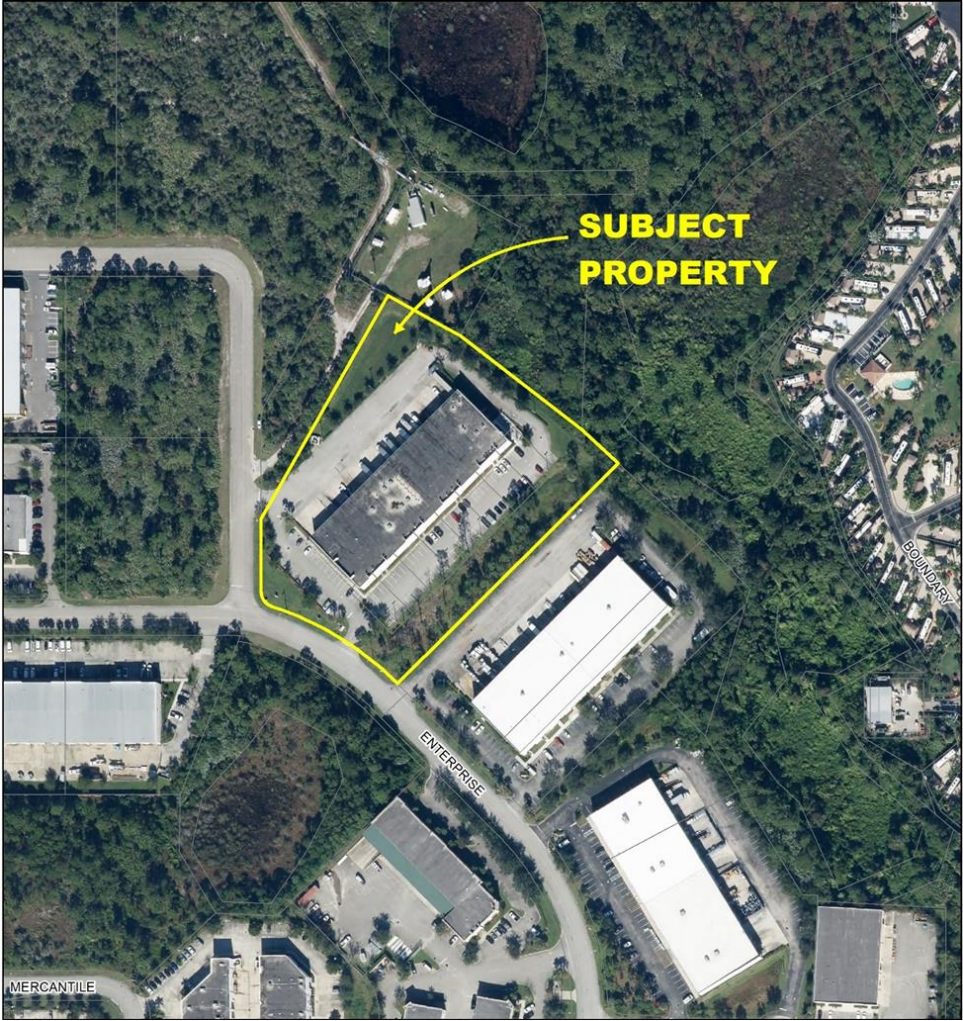


# Proposed Project

- Addition of 10,200 square foot single-story metal warehouse on the undeveloped portion of a 4.93-acre industrial parcel in St. Lucie West.
- The building includes 9,000 sq. ft. of warehouse area and 1,200 sq. ft. of office space.

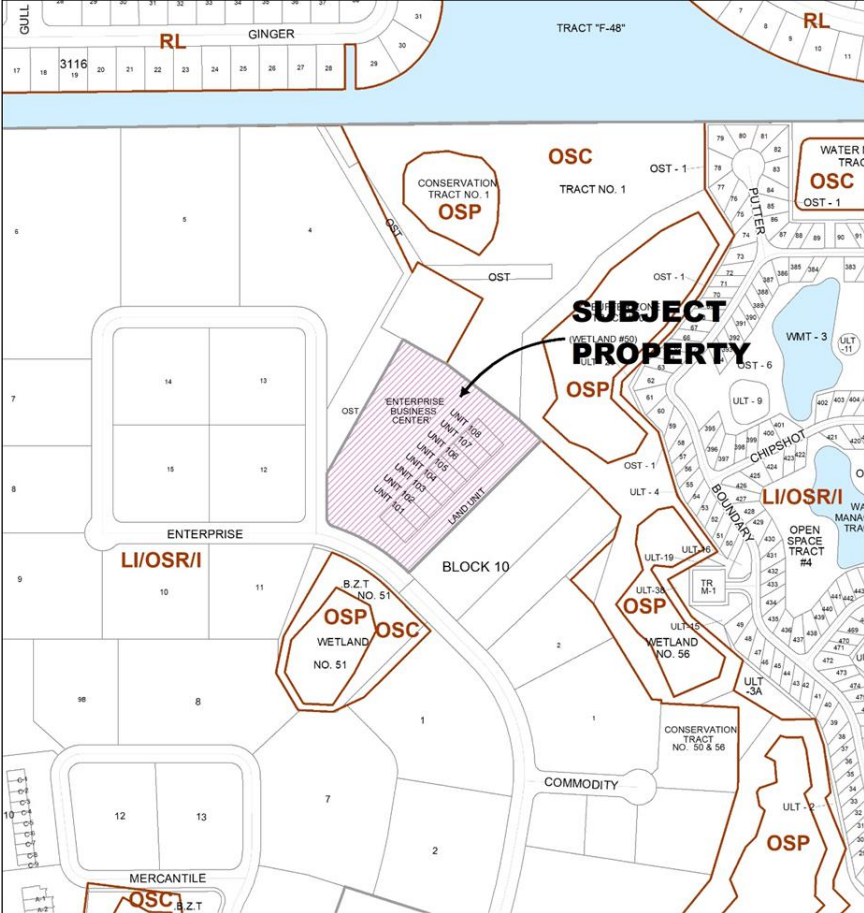


# Subject Property



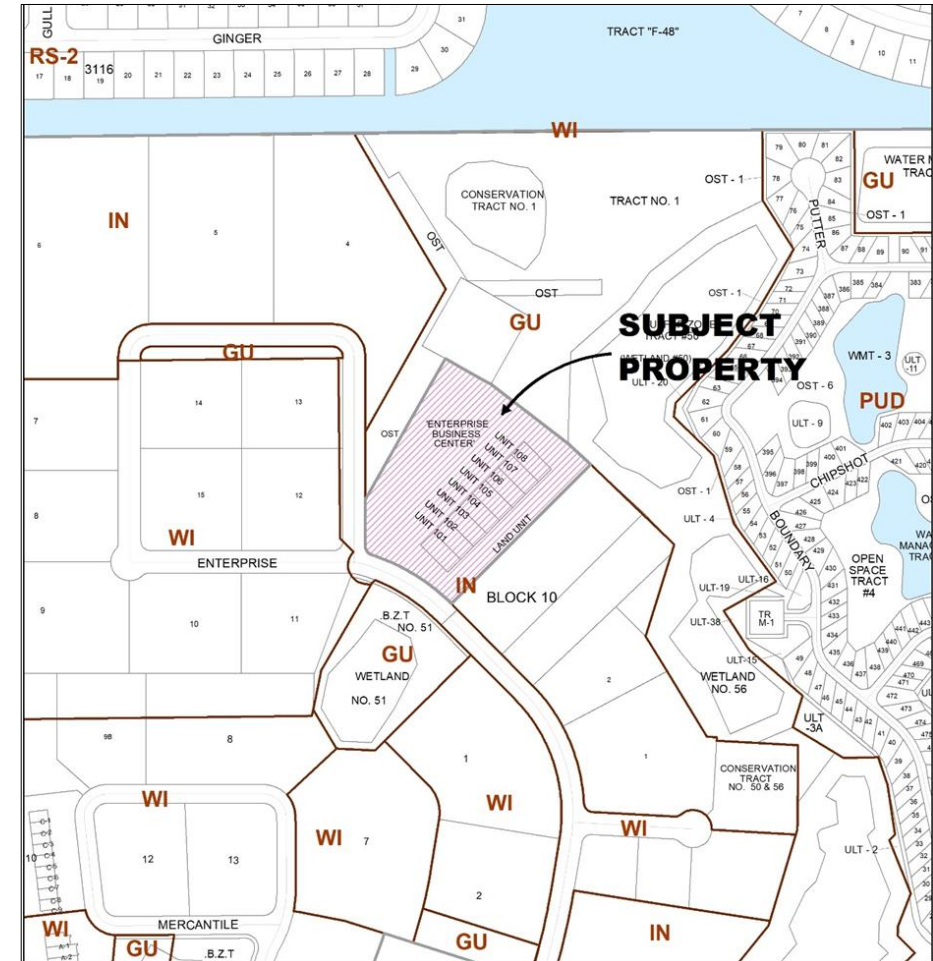
# Future Land Use

- Land Use: LI/OSR/I (Light Industrial/Open Space Recreation/Institutional)



# Zoning

- Zoning: Industrial Zoning District (IN)
- Existing Use: Existing warehouse; Vacant land



# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	GU	Vacant land
South	OSC	GU	Vacant land/Environmentally sensitive area
East	LI/OSR/I	IN	Industrial building
West	LI/OSR/I	IN	Vacant land



# Zoning Review

CRITERIA	FINDINGS
USE	The proposed use of warehouse building is compatible with the Industrial (IN) zoning designation.
DUMPSTER ENCLOSURE	The site plan provides for a 12 X 12 dumpster enclosure to accommodate refuse and recycling collection.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided documentation that the St. Lucie West Industrial Association has approved the elevation drawings and site plan.
STACKING REQUIREMENTS	A traffic analysis was provided and approved by the Public Works Department.
BUILDING HEIGHT	The proposed building height is 20 feet. Maximum allowed is 35 feet in Industrial Zoning District.
SETBACKS	Complies with the requirements of the Industrial Zoning District.
PARKING	134 parking spaces are required and 136 are proposed. Six handicap spaces are required and six are proposed.
BUFFER	The site plan depicts required ten- foot perimeter landscape buffer.

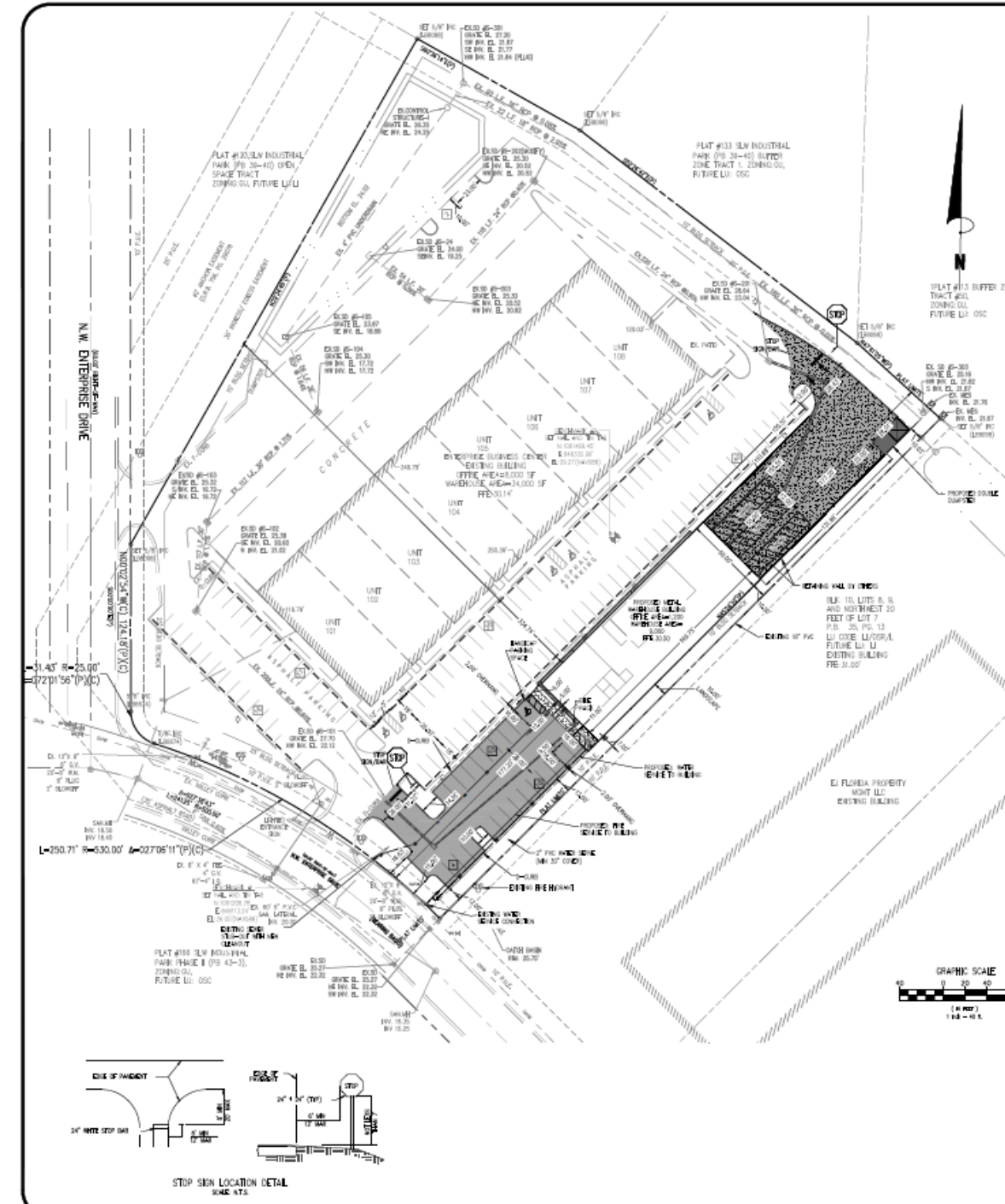




# Concurrency Review

<b>Sanitary Sewer and Potable Water Facilities</b>	<b>St. Lucie West Services District is the provider of services. The applicant has to apply to the services district.</b>
<b>Traffic Circulation</b>	Per the ITE, 10 <sup>th</sup> Edition trip generation rates, this project is expected to generate 51 daily trips and 6 PM peak hour trips. A traffic statement and analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under separate heading.
<b>Parks and Recreation Facilities</b>	N/A
<b>Stormwater Management Facilities</b>	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
<b>Solid Waste</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>Public School Concurrency Analysis</b>	N/A





**SITE DATA**  
 OWNER: ENTERPRISE BUSINESS CENTER HOLDINGS INC.  
 ASSOCIATION INC.  
 OWNER ADDRESS: 508 NORTH GATEWAY DRIVE SUITE 300,  
 WEST PALM BEACH, FL 33407  
 PROPERTY ADDRESS: 870 NW ENTERPRISE DR  
 COUNTY: ST. LUCIE  
 LEGAL DESCRIPTION: ENTERPRISE BUSINESS CENTER - A  
 COMMERCIAL COMPLEX A PART OF LOTS 3 OF THE  
 LOTS NOT PART NO. 132 ST. LUCIE COUNTY INDUSTRIAL  
 PARK (P/9 39-45) BLDG. 1, ZONING CO.,  
 OF CONDITION OF 2010-10-1 (L/3 AC - 214737  
 SF)  
 PLAT NO. 8, PAGE NO. 127000000  
 PARCEL ID: 2302-000-000-17  
 SECTION: 23  
 TOWNSHIP: 9S  
 RANGE: 18E  
 ZONING DISTRICT: PORT SAINT LUCIE  
 CURRENT ZONING: INDUSTRIAL  
 FUTURE LAND USE: URS/RA  
 LOT AREA: 4100 AC

**PARKING CALCULATION**  
 1 SPACE PER 200 SF OFFICE SPACE  
 42000 SF OFFICE = 210 SPACES  
 1 SPACE PER 100 SF MANEUVER SPACE  
 42000 SF MANEUVER = 420 SPACES  
 1 SPACE PER 100 SF HIGH-DENSITY AND  
 1000 SF HIGH-DENSITY = 100 SPACES  
 TOTAL PARKING REQUIRED = 730 SPACES  
 TOTAL PARKING PROVIDED = 100 SPACES  
 REQUIRED HIGHWAY = 8 SPACES  
 PROVIDED HIGHWAY = 8 SPACES  
 REQUIRED LOCAL SPACES = 1 SPACE  
 PROVIDED LOCAL SPACES = 3 SPACES

**BUILDING SETBACKS**  
 FRONT SETBACK = 20'  
 PROPOSED = 173.7'  
 SIDE SETBACK = 10'  
 PROPOSED = 10'  
 REAR SETBACK = 10'  
 PROPOSED = 173.7'  
 MAX ALLOW SETBACK = 20'  
 PROPOSED = 20'

**AREAS**  
 TOTAL SITE AREA = 214800 FT<sup>2</sup> = 4.93 ACRES (100%)  
 IMPROVED AREA = 42000 FT<sup>2</sup> = 0.96 ACRES (19.6%)  
 EXISTING BUILDING = 13000 FT<sup>2</sup> = 0.30 ACRES (6.5%)  
 PROPOSED BUILDING = 10300 FT<sup>2</sup> = 0.23 ACRES (5.1%)  
 TOTAL BUILDING = 23300 FT<sup>2</sup> = 0.53 ACRES (24.7%)  
 EXISTING PAVEMENT = 86000 FT<sup>2</sup> = 1.94 ACRES (40.2%)  
 PROPOSED PAVEMENT = 16700 FT<sup>2</sup> = 0.40 ACRES (18.4%)  
 TOTAL PAVEMENT = 102700 FT<sup>2</sup> = 2.34 ACRES (48.6%)  
 TOTAL IMPROVED AREA = 108400 FT<sup>2</sup> = 2.38 ACRES (11.2%)  
 TOTAL VEG/GRASS AREA = 106400 FT<sup>2</sup> = 2.38 ACRES (49.4%)

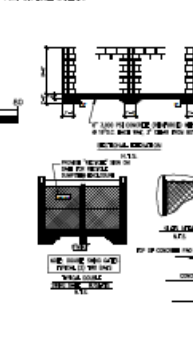
**WATER/WASTEWATER STATEMENT**  
 THE PROPOSED 16,000 SF IMPROVED FACILITY WILL CONNECT TO THE EXISTING SAN SERVICE DISTRICT (SSD) MAIN AND  
 SEWER SYSTEM BASED ON INFORMATION PROVIDED BY SS&A. A PROPOSED 2" DRAINAGE LINE WILL RUN FROM THE  
 EXISTING STATION TO THE PROPOSED BUILDING. SEWER WILL CONNECT TO AN EXISTING SANITARY SEWER LINE OUT TO  
 THE BUILDING.

**TRAFFIC STATEMENT**  
 USING THE TRIP RATE SURVEY (TRIP END), THE PROPOSED PROJECT WITH A GENERAL LAND USE OF LIGHT INDUSTRIAL  
 (CODE I10), THE PROPOSED 16,000 SF FACILITY WOULD GENERATE 51 A.M.P. PER HOUR PEAKS 7 TRIPS (5  
 IN/2 OUT) AND 74 P.M. HOUR PEAKS 6 TRIPS (3 IN/3 OUT). THE PROPOSED PROJECT IS NOT ANTICIPATED TO  
 HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ADJACENT ROAD SYSTEM.

**WETLAND PROTECTION STATEMENT**  
 THE PROJECT IS NOT LOCATED WITHIN THE WETLANDS OF ANY PUBLIC WATER SUPPLY RESOURCES.

**WETLAND PRESERVE MITIGATION**  
 BASED ON THE ANALYSIS PROVIDED FOR MITIGATION, THERE IS 30,733 SF OF WETLAND VEGETATION PROPOSED  
 FOR MITIGATION AND FOR PRESERVE REQUIRED WETLAND PRESERVE MITIGATION: 30,733 x 1.5 = 46,100 FT<sup>2</sup> =  
 1.05 ACRES

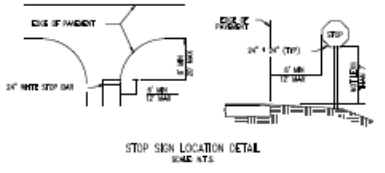
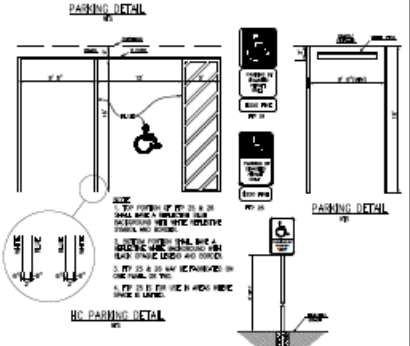
**ENVIRONMENTAL STATEMENT**  
 AN ENVIRONMENTAL IMPACT STATEMENT SHALL BE CONDUCTED PRIOR TO PUBLIC WORKS PERMIT ISSUANCE AND CITY OF  
 PORT ST. LUCIE REVIEW.



**DRAINAGE STATEMENT**  
 THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THIS PROJECT WILL BE THE GRADING AND A SERIES OF  
 PLEIN AND GULLIES WITH STREET TRENCH DRAINAGE TO A SAN SERVICE DISTRICT (SSD) MAIN  
 AND SEWER SYSTEM. ALL SURFACE OR PREPARATION OF THE BEST MANAGEMENT PRACTICES (BMP) TO  
 THE EXISTING SANITARY WATER MANAGEMENT FOR ST. LUCIE MTD (10-0000-10).  
 BASED ON THE FORM, THE PROJECTS LOCATED IN DRAIN 20-2. THE FOLLOWING DATA WAS EXTRACTED FROM THE  
 PERMIT FILE:  
 GULLY: 24" x 18" = 24.00 FT-44.00 (24.00 FT-44.00)  
 MANHOLE: 24" x 18" = 24.00 FT-44.00 (24.00 FT-44.00)  
 MANHOLE: 24" x 18" = 24.00 FT-44.00 (24.00 FT-44.00)  
 MANHOLE: 24" x 18" = 24.00 FT-44.00 (24.00 FT-44.00)  
 MANHOLE: 24" x 18" = 24.00 FT-44.00 (24.00 FT-44.00)  
 STIC: 24" x 18" = 24.00 FT-44.00 (24.00 FT-44.00)

**NOTE**  
 THE PROPOSED GRADING, GRADING AND DRAINAGE PLAN SUBMITTED TO THE ASSAULTING AND WILL BE FORWARDED BY  
 SS&A AS A NECESSARY STEP TO CONSTRUCTION.

**NOTE**  
 THE PROPERTY OWNER, CONTRACTOR, AND ALLIED PROFESSIONALS SHALL PROVIDE PERMIT, REVIEW, AND  
 APPROVAL OF ALL WORK WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM  
 THE DATE OF PERMIT TO THE PROPERTY USE WITHIN THE CITY'S HEALTH-DEPARTMENT IN ACCORDANCE WITH CITY CODE  
 SECTION 41.08 (C).  
 ANY BUSINESS NAME SIGNS SHOULD BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL  
 REGULATIONS.



Stephen Cooper, P.E. #48557



PSL PROJECT NUMBER  
 POG-391-A1

# Recommendation

The Site Plan Review Committee reviewed the site plan at their meeting on December 9, 2020 and recommended approval.

