

Fresnillo Enterprises, Inc.
Site Plan Amendment – Major Revision
(P17-247-A1)

City Council– January 9, 2023
Francis Forman, Planner II



Proposed Project

- A requested site plan amendment for a major revision to the 1.35-acre site located in the G.O. Team Industrial Park to add an 8,700 square foot warehouse divided into six bays with an office in each bay.
- The proposed project will amend the previously approved plans for Sequential Services, LLC (P17-247), that included a 3,200 square foot warehouse with office.

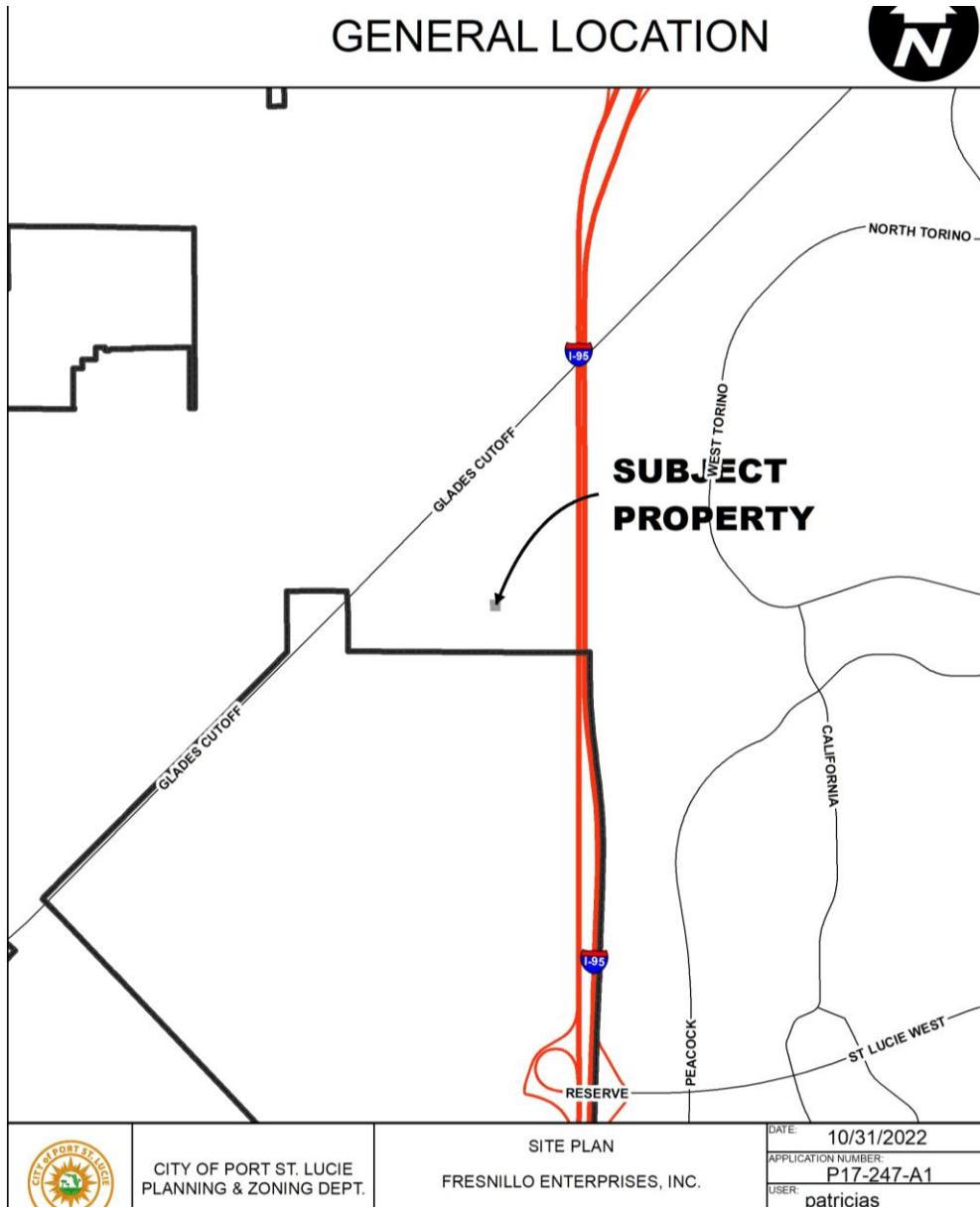


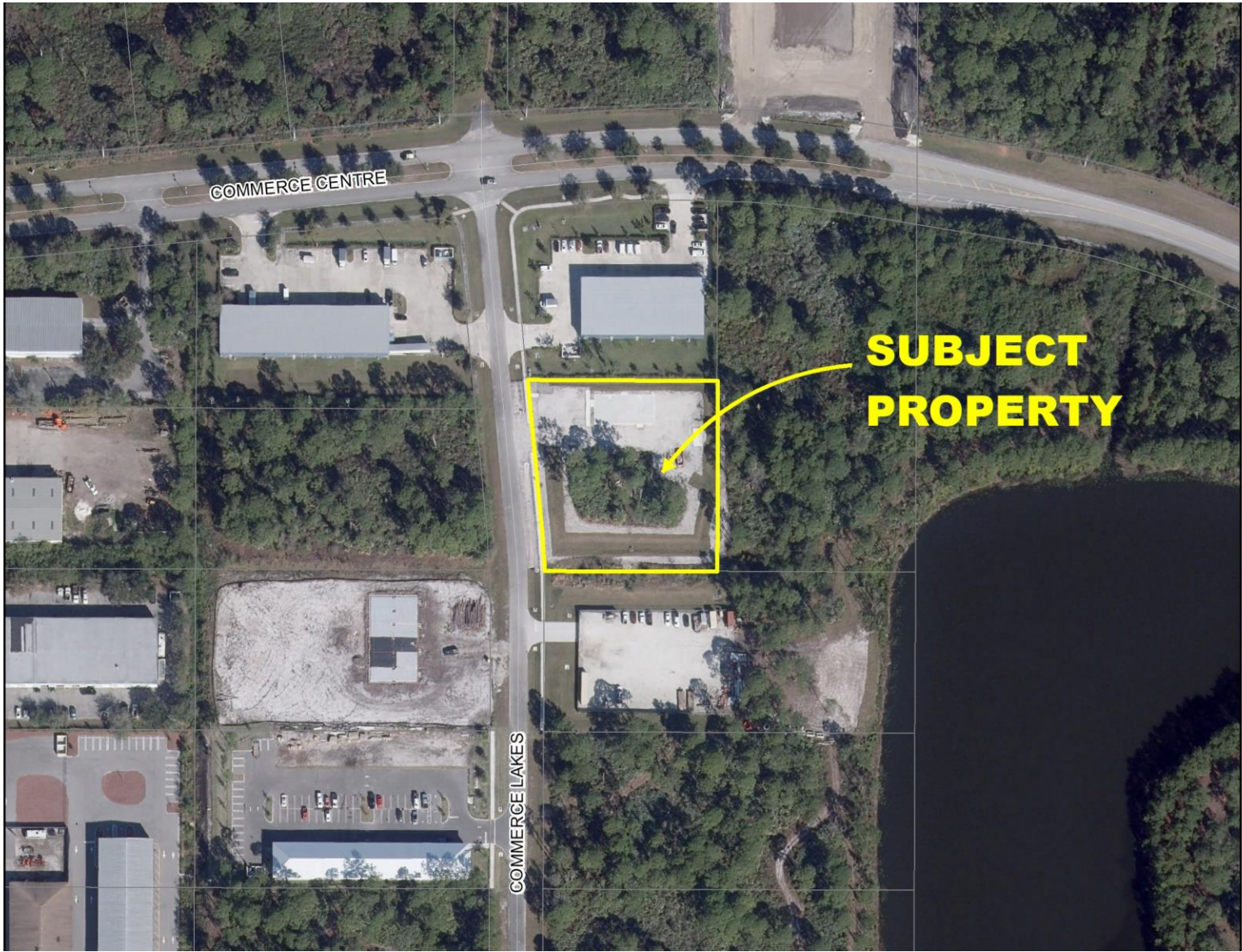
Applicant and Owner

- **Owners** – Fresnillo Enterprises, Inc.
- **Applicant** – Abraham Chabab, P.E., Abraham Chabab, Inc.
- **Location** – West side of Commerce Lakes Drive, south of NW Commerce Centre Drive.
- **Existing Use** – Warehouse with office/Vacant



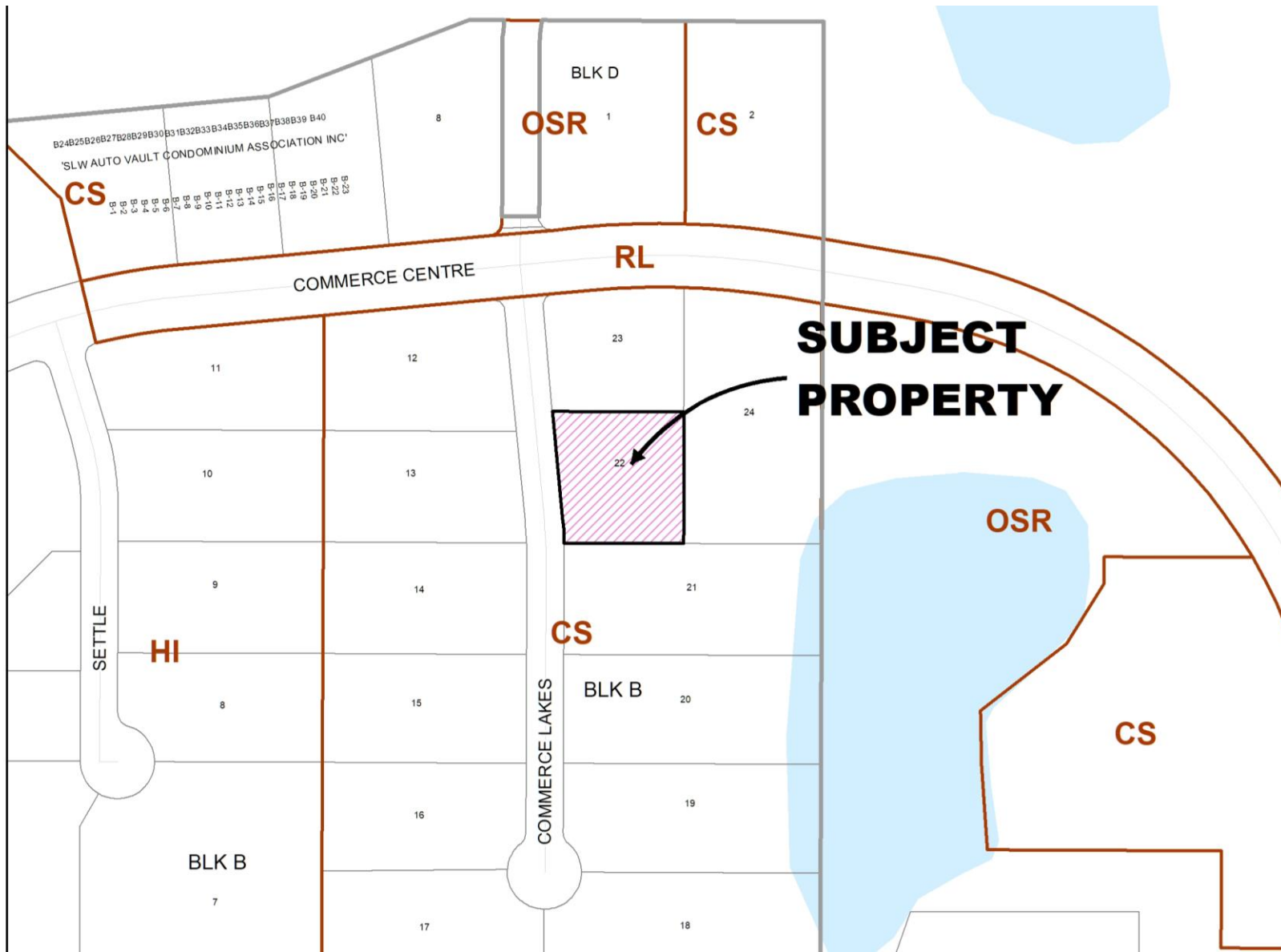
Subject Property





AERIAL

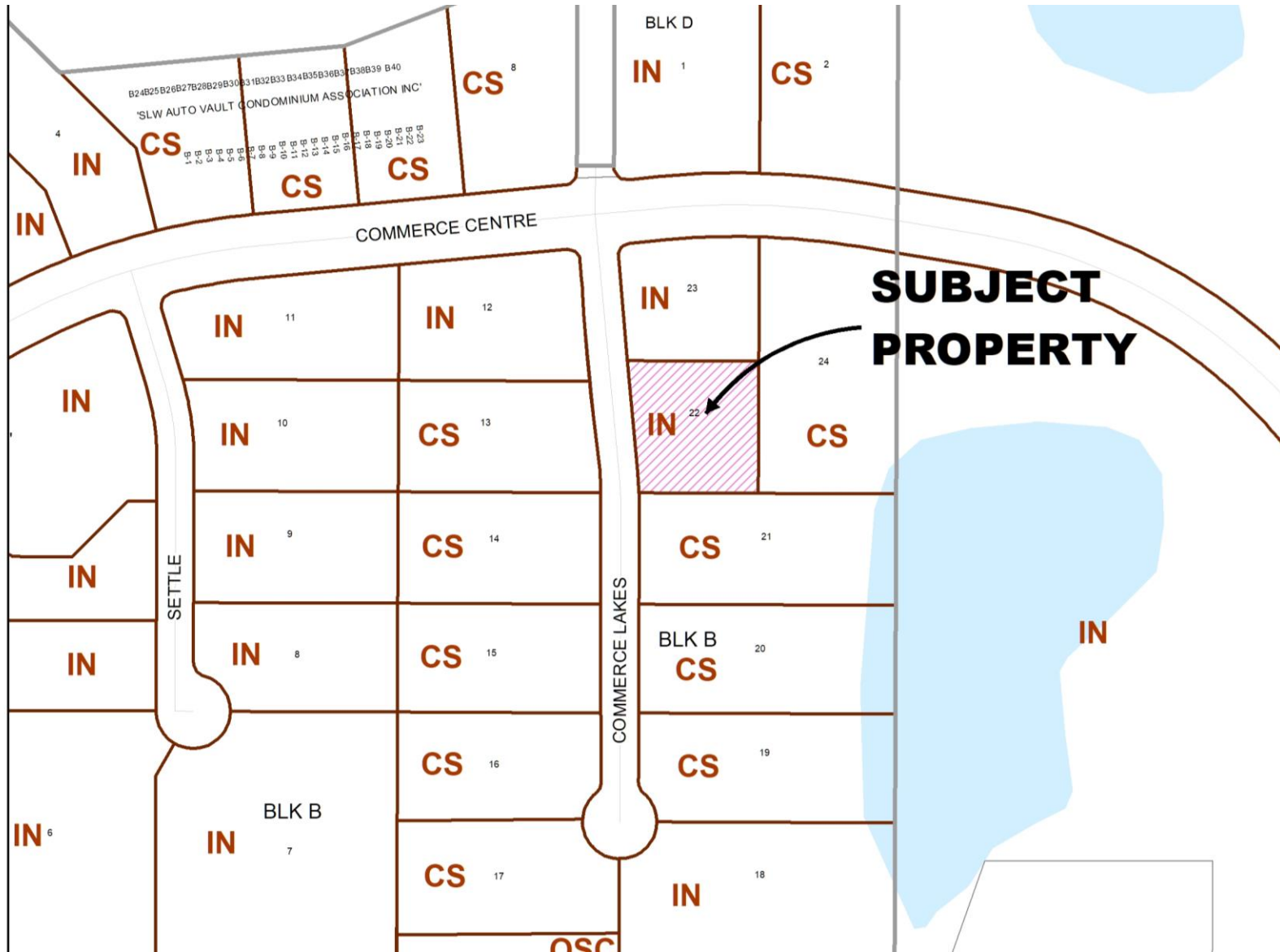




FUTURE LAND USE



ZONING



SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	Service Commercial (CS)	Industrial (IN)	Warehousing
South	Service Commercial (CS)	Service Commercial (CS)	Storage Yard/Vacant Land
East	Service Commercial (CS)	Service Commercial (CS)	Vacant Land
West	Service Commercial (CS)	Service Commercial (CS)	Warehousing/Vacant Land



Site Plan



GENERAL NOTES
 PROJECT NAME: FRESNILLO ENTERPRISES Inc.
 OWNER: FRESNILLO ENTERPRISES Inc.
 3073 SW ANN ARBOR RD
 PORT ST LUCIE, FL 34983
 2165 NW COMMERCE LAKES DR.
 LAND USE: CS
 LAND ZONING: IN
 LEGAL DESCRIPTION: LOT 22, BLOCK B, OF G.G. TEAM INDUSTRIAL PARK UNIT THREE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGES 1 & 2A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 SADD LAND CONTAINS 1.36 ACRES, MORE OR LESS.
 33157030110004
 20.20 FEET
 PIN: BLDG HEIGHT: 20.00 FEET
 NUMBER OF STORES: ONE
 UTILITIES: ELECTRICAL: FPL
 WATER & SEWER: G.O. TEAM DISTRICT UT.
 TELEPHONE: ATT
 SOLID WASTE: AUTHORIZED SOLID WASTE CO.

AREA TABULATION:

SITE COVERAGE	ACREAGE	SF	% OF SITE
EXIST' WAREHOUSE AREA	0.0876	2,960	6.03
PROP' OFFICE AREA	0.0060	200	0.43
PROP' WAREHOUSE AREA	0.1797	7,800	12.41
PROP' OFFICE AREA	0.0027	900	1.53
BUILDING TOTAL	0.2760	11,900	20.24
EXIST' PAVED AREA	0.2641	11,360	18.88
EXIST' SIDEWALKS/PADIS	0.0089	300	0.51
PROP' PAVED AREA	0.3153	13,730	23.36
PROP' SIDEWALKS/PADIS	0.0080	300	0.59
PAVEMENT IMPERVIOUS TOTAL	0.5843	25,452	43.28
TOTAL IMPERVIOUS	0.8675	37,562	63.57
GREEN AREA/OPEN SPACE	0.4923	21,448	36.48
TOTAL	1.3498	58,961	100.00

PARKING CALCULATIONS:
 OFFICE AREAS: 1140SFx1 PKG SPACE/200 SF = 6.0 PKG SPACES
 WAREHOUSE AREAS: 10760SFx1 PKG SPACE/500 SF = 22.0 PKG SPACES
TOTAL REQUIRED = 28.0 PKG SPACES
 PARKING PROVIDED: 29 REGULAR PKG & 2 H.C. = 31.0 PKG SPACES

BUILDING SETBACKS:

	REQUIRED	EXISTING BUILDING	PROPOSED BUILDING
FRONT	25.00 FT	52.50 FT	52.50 FT
REAR	15.00 FT	81.27 FT	15.00 FT
LEFT SIDE	10.00 FT	20.00 FT	148.00 FT
RIGHT SIDE	10.00 FT	189.00 FT	46.00 FT

FLOOD ZONE MAP:
 PROPERTY LIES IN F.I.I.M. ZONE X AS SHOWN ON PANEL 12111C026J EFFECTIVE DATE 8-16-2012

DRAINAGE STATEMENT:
 PROPOSED STORMWATER DRAINAGE SYSTEM WILL COMPLY WITH SPWMD & CITY OF PORT ST. LUCIE DRAINAGE REQUIREMENTS AS WELL AS RESERVE PARK DRAINAGE SYSTEM

HAZARDOUS WASTE STATEMENT:
 ANY & ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS

ENVIRONMENTAL STATEMENT:
 PROJECT WILL MEET AND COMPLY WITH STATE AND LOCAL REQUIREMENTS & REGULATIONS REGARDING NATIVE HABITATS & VEGETATION

APPLICATION FEE STATEMENT:
 THE APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES & ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS.

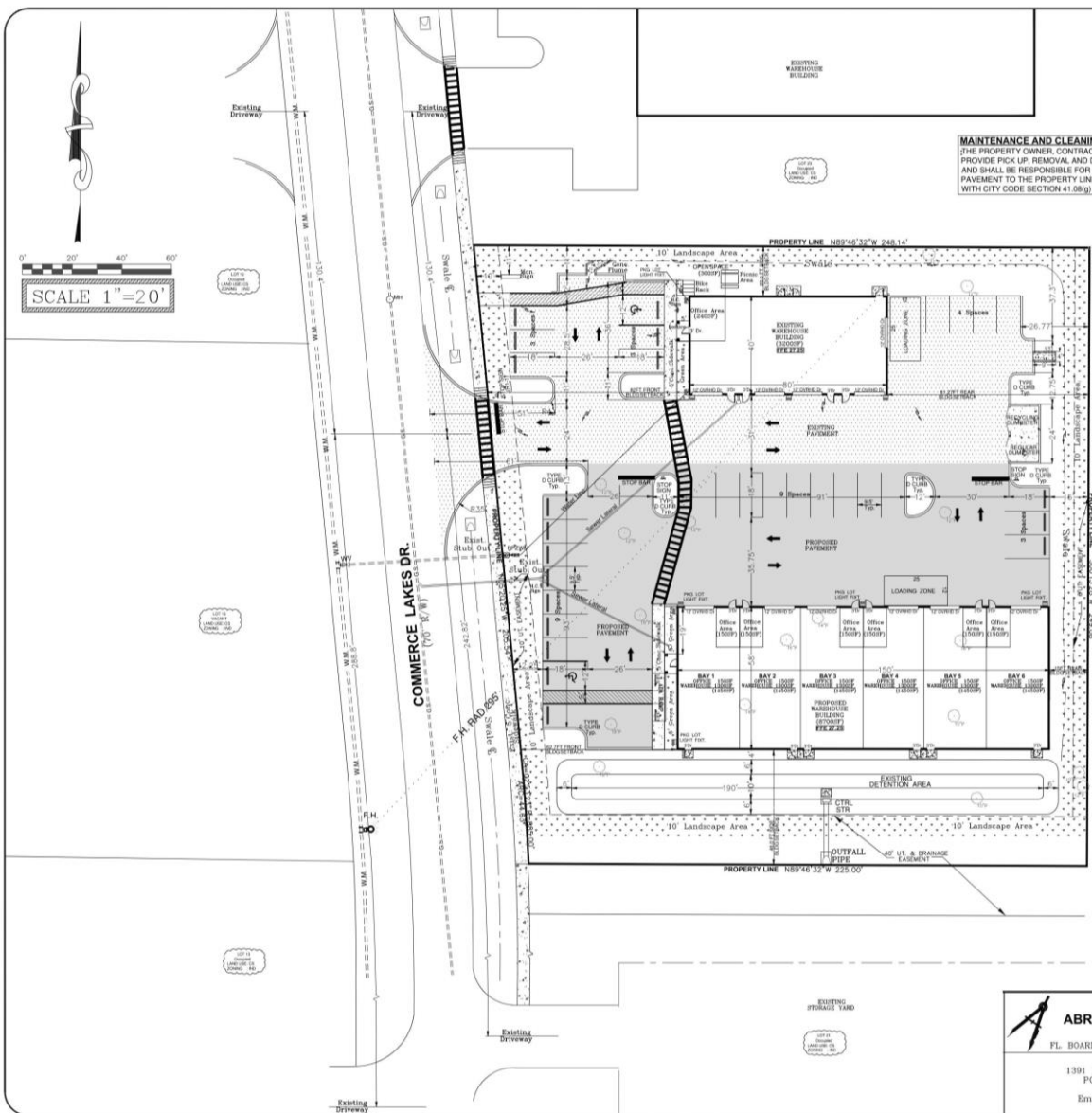
TRAFFIC STATEMENT:
 AVERAGE TRIPS PER DAY: 14 TRIPS/DAY TRUCK TRIPS
 AM PEAK HOUR TRIPS: 2 TRIPS/HR
 PM PEAK HOUR TRIPS: 2 TRIPS/HR
 FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)
 GENERAL LIGHT INDUSTRIAL CODE 150, ITE MANUAL, 11th EDITION



48 HOURS BEFORE DIGGING
 CALL TOLL-FREE
1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC
 UNDERGROUND UTILITIES NOTIFICATION CENTER

SCALE 1" = 20'

MAINTENANCE AND CLEANING STATEMENT
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICK UP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(g).



ABRAHAM CHABAB, Inc.
 FL BOARD OF PROF. ENG. AUTH #26790
 1391 NW St. Lucie West Blvd #411
 PORT ST. LUCIE FL 34986
 Email: aghababi@msn.com
 Ph: 772-475-6630

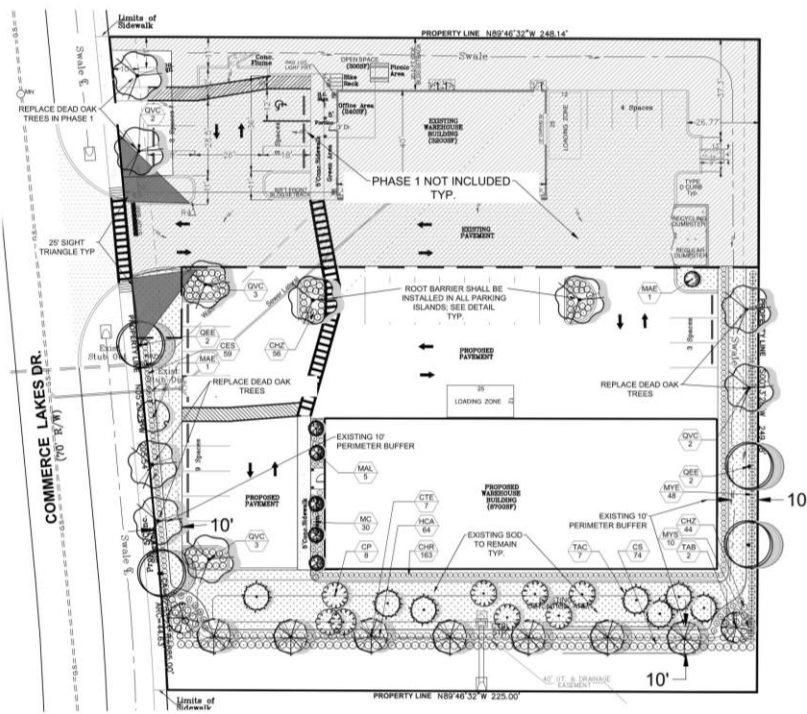
FRESNILLO ENTERPRISES Inc.
 PROJECT NO. P17-247-A1
 DESIGNED BY AC
 DRAWN BY AC
 DATE Feb. 12, 2022
 SHEET 1 OF 2
SITE PLAN

REVISED	DATE



PLANT SCHEDULE LS

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CTE	7	Conocarpus erectus	Green Buttonwood	45G	12' HT	6' W	EXISTING TO REMAIN	Native	2.5" Caliper
	MAE	1	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	CG	12' HT	5' W	EXISTING TO REMAIN	Native	2.5" Caliper
	MAL	5	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	CG	12' HT	5' W	FTB, SP	Native	2.5" Caliper
	MAE	1	Mangifera indica	Mango	CG	12' HT	6' W	EXISTING TO REMAIN	Non-native	2.5" Caliper
	QEE	4	Quercus virginiana	Southern Live Oak	45G	12' HT	6' W	EXISTING TO REMAIN	Native	2.5" Caliper
	QVC	10	Quercus virginiana	Southern Live Oak	45G	12' HT	6' W	SP	Native	2.5" Caliper
	TAB	2	Tabebuia caribaea	Silver Trumpet	45G	12'	6' W	SP	Non-native	2.5" Caliper
	TAC	7	Taxodium distichum	Bald Cypress	FG	12' HT	6' W	SP	Native	2.5" Caliper
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CP	8	Sabal palmetto	Sabal Palm	FG	10'-18" CT	SLK, HC, SP		Native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CHR	163	Chrysobalanus icaco 'Rectip'	Red Tip Coccolup	3G	24" HT	18" W	F	Native	
	CHZ	100	Chrysobalanus icaco 'Horizontal'	Horizontal Coccolup	3G	24" HT	18" W	F	Native	
	CS	74	Clusia guttifera	Small Leaf Clusia	3G	30" HT	24" W	EXISTING TO REMAIN	Non-native	
	CES	59	Conocarpus erectus	Green Buttonwood	3G	24" HT	24" W	EXISTING TO REMAIN	Native	
	HCA	64	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18" W	F	Non-native	
	MC	30	Muhlenbergia capillaris	Pink Muhly Grass	1G	24" HT	18" W	F	Native	
	MYE	48	Myciathes fragrans	Singson's Stopper	3G	24" HT	18" W	EXISTING TO REMAIN	Native	
	MYS	10	Myciathes fragrans	Singson's Stopper	3G	24" HT	18" W	F	Native	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD					



Overall Site Data:

Total Site Area: 58,800 sf. (1.35 Ac.)
 Existing Zoning: IND
 Land Use Designation: CS

Required Trees:	Native %	# of Species	Flowering%	Drought Tolerant%	*Palm%
East, West, & South Perimeter (Offstreet Parking Landscape Strip: (545/30) 18)					
(Building) Foundation Perimeter: (412/30) 14 (Includes Loading Zone)					
Parking Islands: (4)					
Total:	36	50%*18	4	20%*7	50%*18
50%*18 (Max)					
Provided Trees:	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	36	30	7	30	8

Required Shrubs:	Native%	Drought Tolerant%
East, West, & South Perimeter (Offstreet Parking Landscape Strip: (545/32) 273)		
(Building) Foundation Perimeter: (412/11.5) 275 (Includes Loading Zone)		
Total:	548	25%*137
50%* 274		

Provided Shrubs:	Native	Drought Tolerant
Total:	548	410
410		

Digitally signed by Paul A. Goulas Date: 2022.08.02 20:29:44 -0400
 Adviser Approval version: 2022.08.01.20149

PSLUSD Notes for Landscape Plan

- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 153 of the City of Port Saint 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 placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 6' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant, or sewer cleanout, etc.

General Landscape Notes

- At least 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 158.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown.

Index of Drawings

Landscape Plan	LA-1
Existing Tree Disposition Plan	LA-2
Details & Specifications	LA-3

PROJECT NO. P22-xxx

Project Team
 Landscape Architect:

 LANDSCAPE ARCHITECTURAL SERVICES, LLC
 12082 Bay Haven Street
 Port St. Lucie, FL 34983
 (772) 633-8000 | Paul@LARS.com

FRESNILLO ENTERPRISES INC.
 2165 NW COMMERCE LAKES DR.
 City of Port Saint Lucie, Florida
 Landscape Plan

Date	Rev	Description
8.02.22	PG	1st Submittal

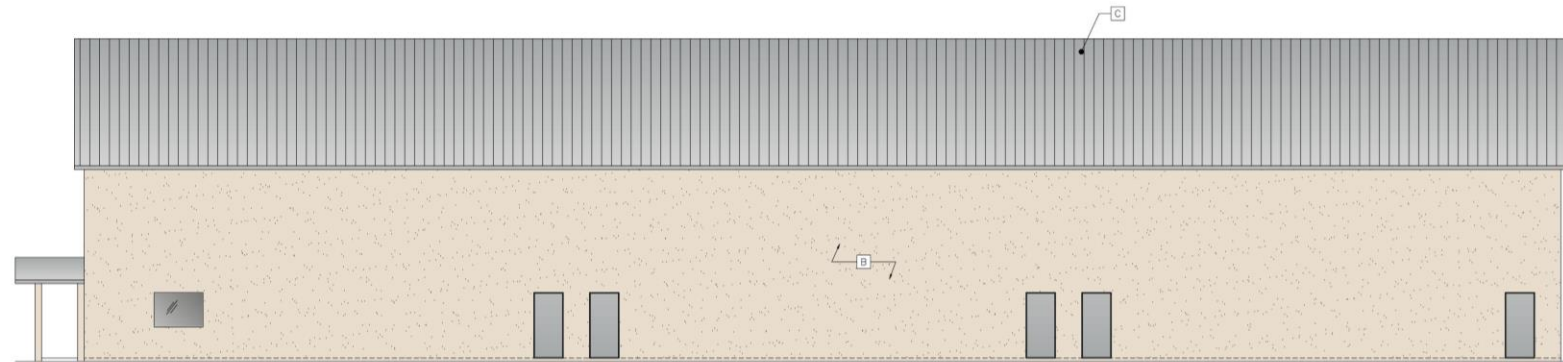
Drawn By: PG
 Checked By: PG
 Municipal Project
 Scale:

 SCALE: 1" = 20'
 0 10' 20' 40'
LA-1

Landscape Plan



Elevation Plan



SOUTH ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"

PAINT SCHEDULE

- A** SW 9080 HUSHED AUBURN
- B** SW 6140 MODERATE WHITE
- C** METALLIC

FRESNILLO BUILDING #2
COMMERCE LAKES DR. PORT ST LUCIE, FL



PAUL WELCH INC.
MECHANICAL/ELECTRICAL/CIVIL ENGINEERING
1984 S.W. BELTMORE ST. SUITE #114
PORT ST. LUCIE, FL 34984
PHONE (772) 785-9888 E-MAIL PWELCHINC@AOL.COM
PAUL WELCH, P.E. FLA REG NO. 29945



Zoning Review

- The subject property within the G.O. Team Industrial Park complies with the zoning requirements.
- A total of 28 standard parking spaces is required and 29 provided including 2 handicapped spaces and 1 loading zone.
- Proposed building height of 20 feet. The maximum height allowed in an industrial zoning district is 35 feet.
- The addition of the 8,700 square foot warehousing structure does not trip the maximum allowable building area coverage for the site.



Traffic Impact Statement

This development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts a generation of 2 PM Peak Hour trips.

No significant traffic impact is expected based on the site plan submitted.



Concurrency Review and Traffic Analysis

- The Reserve Utilities is the provider of sewer and water service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.
- Project will generate an average of 14 total daily trips and 2 pm peak hour trips per day per ITE Trip Generation Manual 10th Edition.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	A gopher tortoise survey is required prior to the issuance of a land clearing permit.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes.



Recommendation

- The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the August 24, 2022, Site Plan Review Committee meeting.

