

University Boulevard Business Center  
at St. Lucie West  
Major Site Plan  
(P21-117)

September 13, 2021 City Council Meeting  
Laura H. Dodd, AICP



# Request & Summary:

Applicant's Request:	A request for approval of a major site plan to permit a 30-unit, 36,896 square foot office/warehouse building at the southwest corner of NW University Boulevard and NW California Boulevard in St. Lucie West.
Applicant:	Engineering Design & Construction, Inc; Bradley J. Currie, AICP
Owner:	CRJH, LLC
Location:	SW corner of NW University Boulevard and NW California Boulevard.



# Background:

The proposed 30-unit, 36,896 square foot office/warehouse building at the southwest corner of NW University Boulevard and NW California Boulevard in St. Lucie West.

To date, this application has been subject to the following reviews or associated projects:

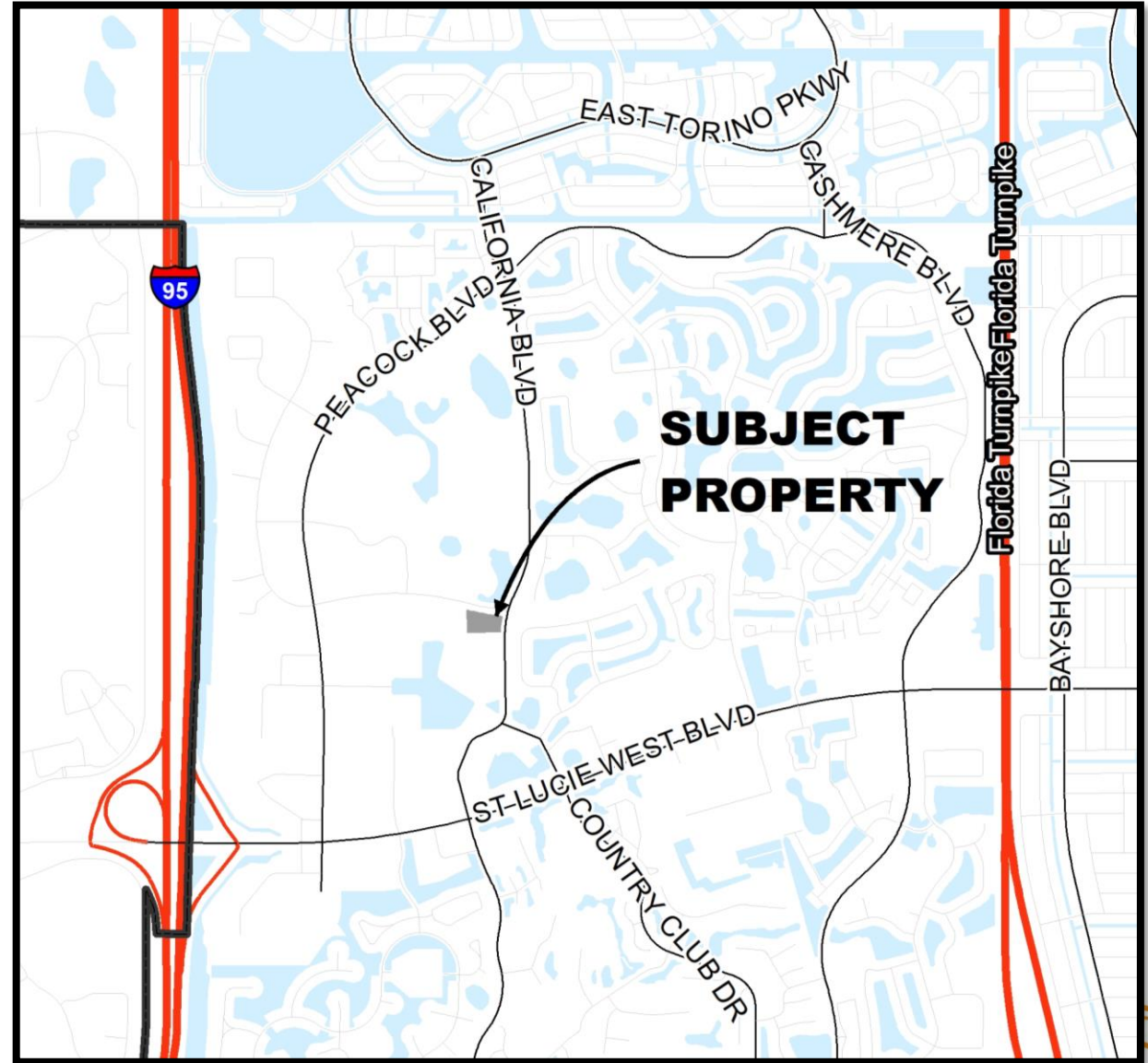
- The Site Plan Review Committee recommended approval of the site plan at their meeting of June 6, 2021.
- The Planning and Zoning Board approved a variance (P21-125) for driveway to intersection separation for the property on August 3, 2021
- The City Council approved a small-scale future land use map amendment (P20-159) and a PUD (Planned Unit Development) rezoning (P20-160) on the subject property on April 26, 2021.



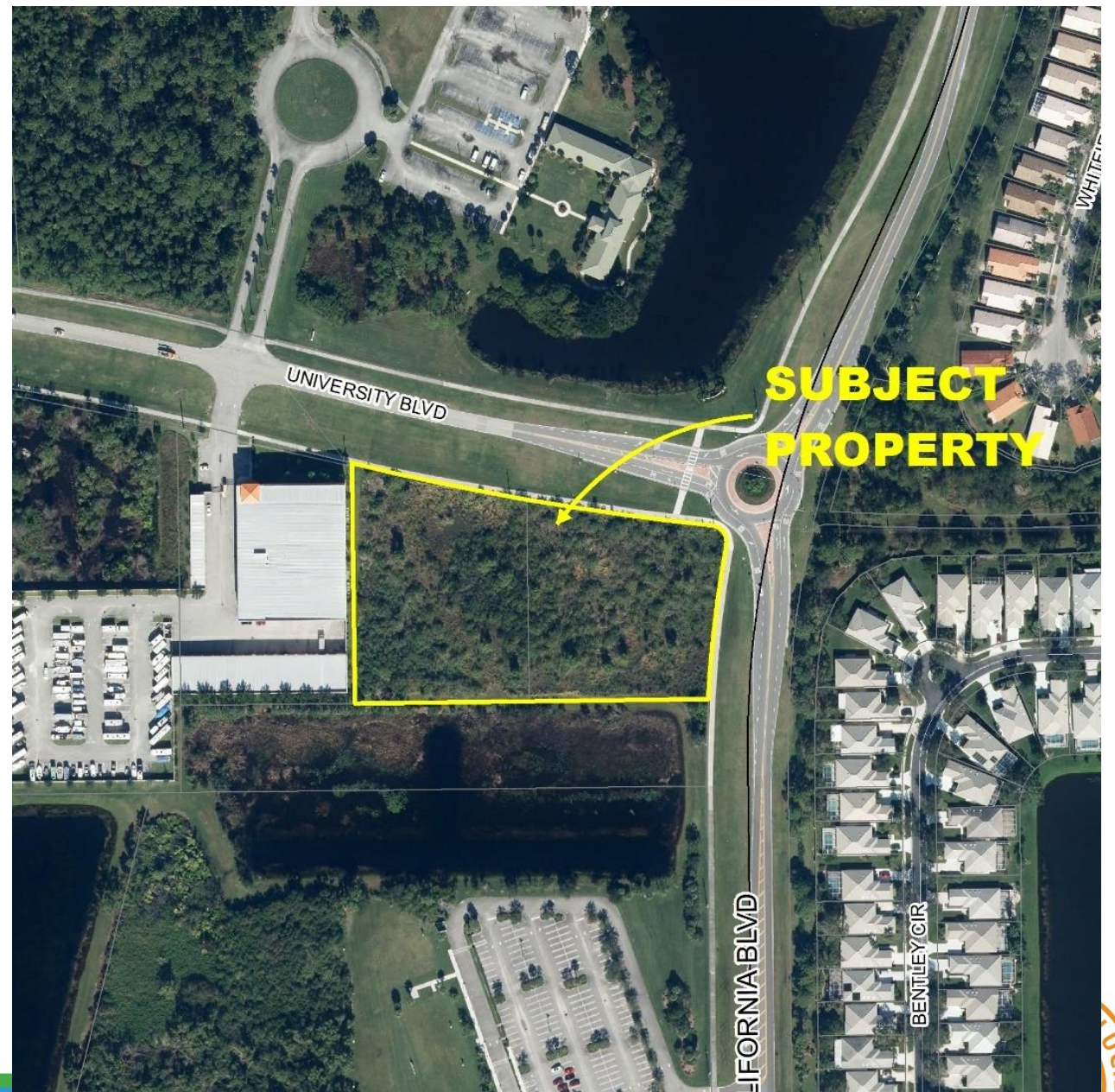
# Location Map



Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	Indian River State College Pruitt Campus
South	Institutional (I)	Institutional (I)	Stormwater Retention; St. Bernadette Catholic Church
East	Multifamily Residential/ Open Space Recreational/Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Single family Residential
West	Commercial-Service/High-Density Residential/Institutional (CS/RH/I)	Commercial-Service (CS)	Public Storage



# Aerial



**SUBJECT  
PROPERTY**

Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	Indian River State College Pruitt Campus
South	Institutional (I)	Institutional (I)	Stormwater Retention; St. Bernadette Catholic Church
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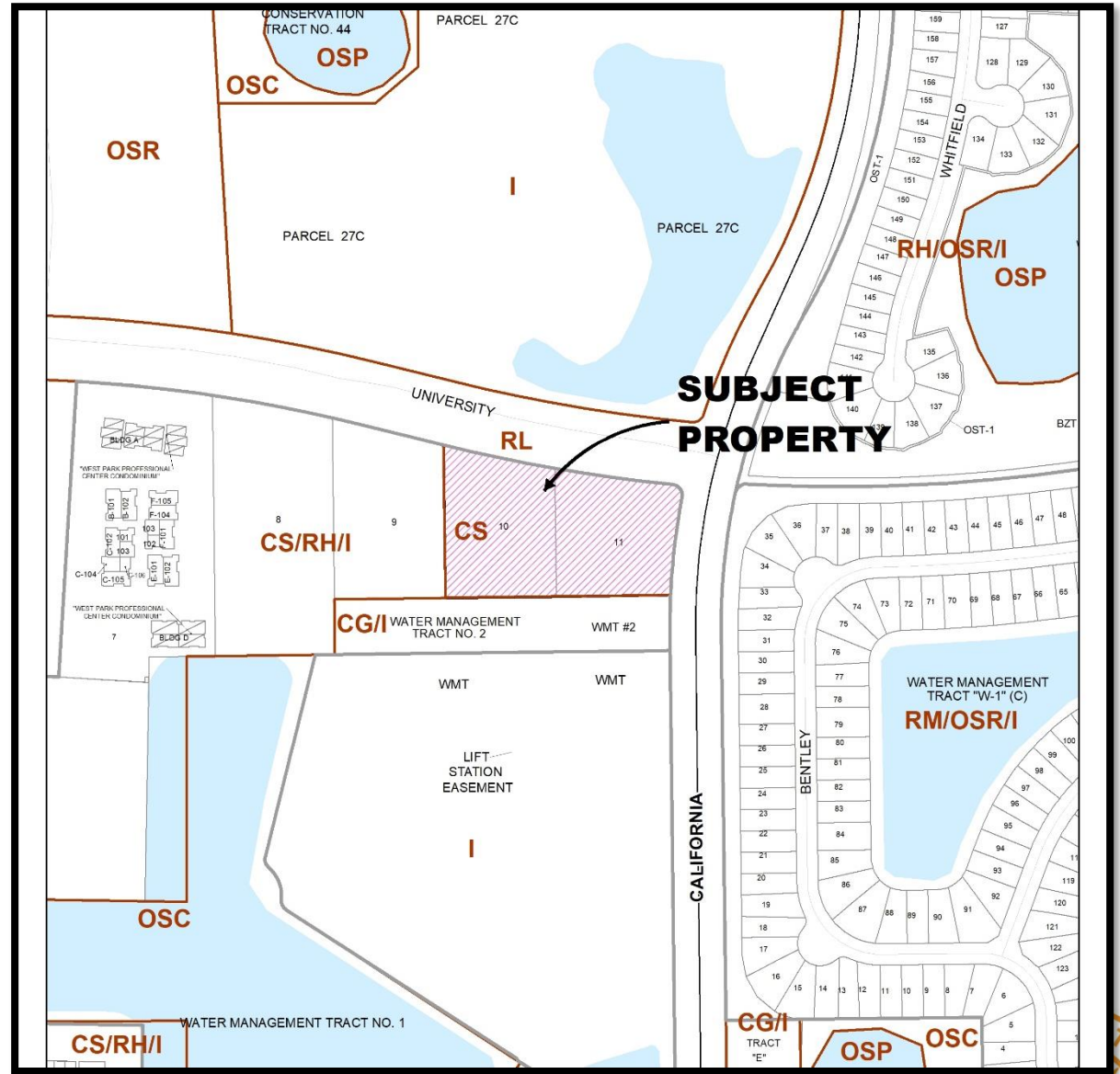


# Future Land Use

Commercial Service



Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	Indian River State College Pruitt Campus
South	Institutional (I)	Institutional (I)	Stormwater Retention; St. Bernadette Catholic Church
East	Multifamily Residential/ Open Space Recreational/Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Single family Residential
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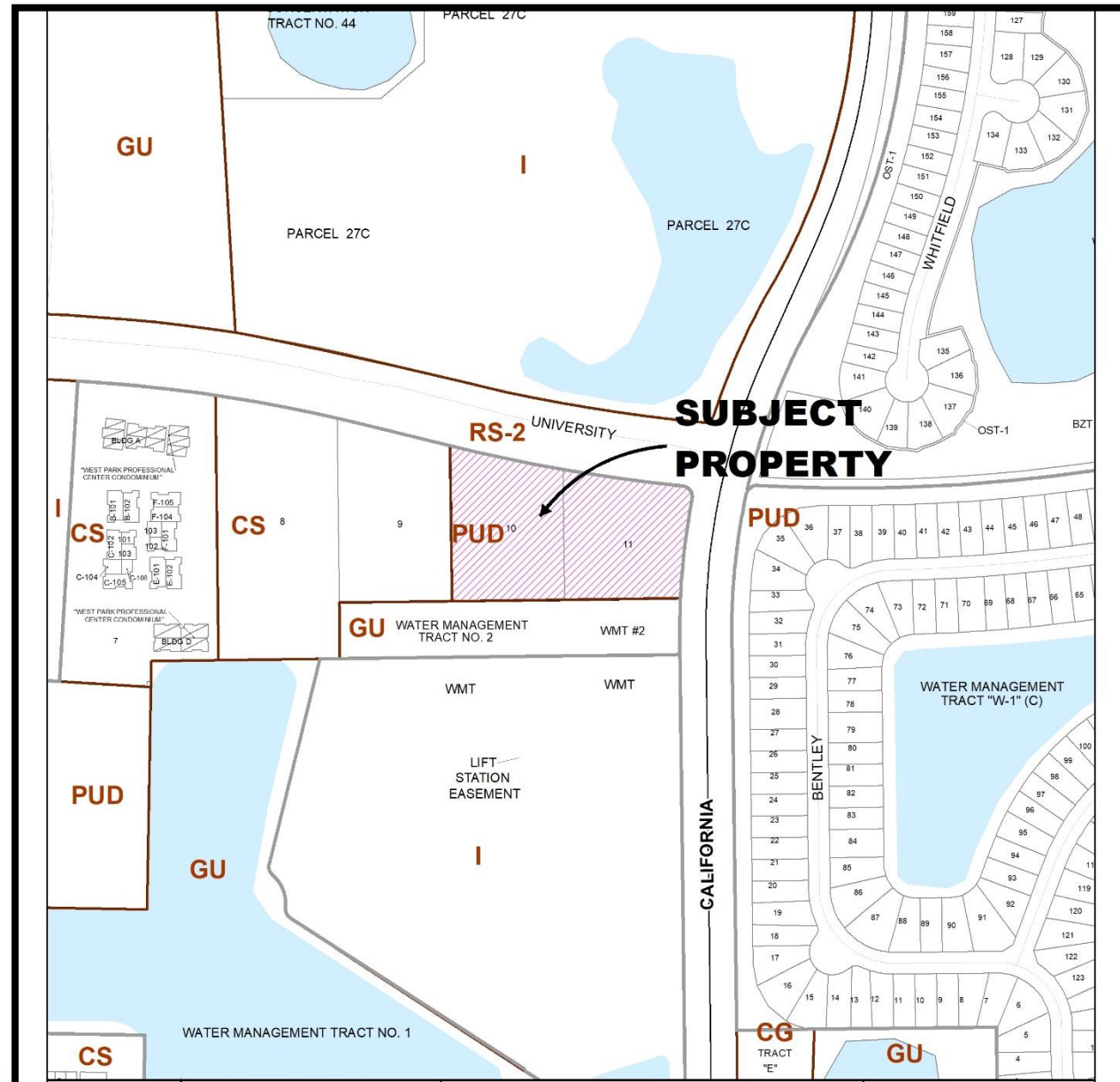


# Zoning

## Planned Unit Development



Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	Indian River State College Pruitt Campus
South	Institutional (I)	Institutional (I)	Stormwater Retention; St. Bernadette Catholic Church
East	Multifamily Residential/ Open Space Recreational/Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Single family Residential
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# Zoning Review:

CRITERIA	FINDINGS
USE	The proposed use of office/warehousing space was approved through the PUD rezoning and is therefore compatible with the property zoning.
DUMPSTER ENCLOSURE	Site plan depicts four (4) 12X12 foot dumpster enclosure for general refuse and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	Architectural elevations have been submitted for review and are subject to SLW approval.
PARKING REQUIREMENTS	The development is required to have 99 parking spaces and 4 HC spaces. The Applicant is proposing 113 spaces and 5 HC spaces and therefore meeting the minimum parking requirement.
BUILDING HEIGHT	Maximum building height allowed is 35 feet, the maximum height of proposed buildings is 22' 1-1/8".
SETBACKS	Proposed buildings meet setback requirements per the approved PUD document.
BUFFER	The site plan depicts the required fifteen-foot landscape buffer abutting right-of-way and adjacent properties.



# Concurrency Review:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Saint Lucie West will be the provider of utilities for the proposed project.
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. See attached Public Works Traffic Memo.
PARKS AND OPEN SPACE	The applicant has provided usable open space in the form of benches and greens.
STORMWATER	Paving and drainage plans 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	N/A

# Traffic Impact Statement

- This development with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 10<sup>th</sup> Edition, this particular development predicts a generation of 22 PM Peak Hour trips.
- No significant traffic impact is proposed based on the site plan submitted.



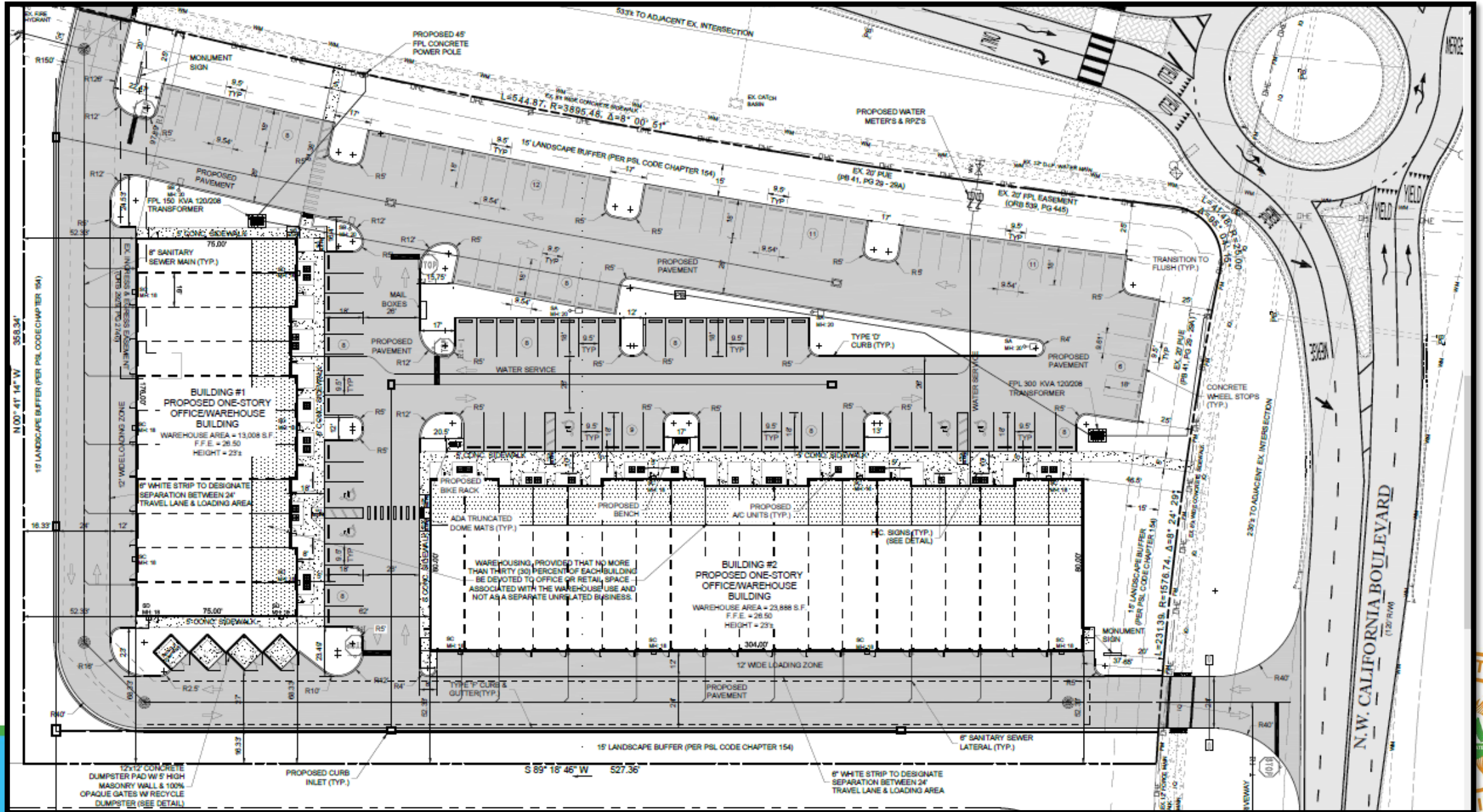
# Other:

**Native Habitat/Tree Protection:** An environmental assessment was included as part of the entitlement applications. As stated in this assessment, there is no wetland habitat onsite. No gopher tortoises or any other listed animal species were found onsite. The subject property was previously approved for an office park site plan under project P06-203. Native Upland mitigation in the amount of \$147,656 was paid at that time.

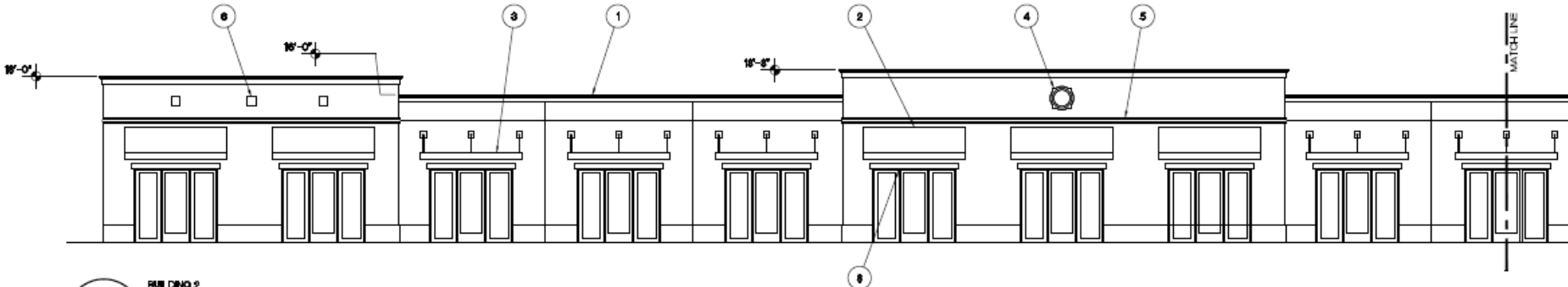
**Fire District:** The access location (external and internal) has been reviewed by the Fire District for safety purposes.

**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 applicant has selected to contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds.

# Site Plan:



# Elevations and Concept (1/2):



**2** BUILDING 2  
**PARTIAL NORTH ELEVATION-PRIMARY FACADE**  
 @SCALE 1/8"=1'-0"

### ARCHITECTURAL ELEMENTS

- ① THREE DIMENSION CORNICE TREATMENT
- ② FABRIC AWNING ABOVE STOREFRONT
- ③ ALUMINUM CANOPY ABOVE STOREFRONT
- ④ FOAM/STUCCO MEDALLION
- ⑤ FOAM/STUCCO TRIM
- ⑥ BUILT-UP STUCCO ACCENT SQUARES
- ⑦ BUILT-UP STUCCO BASE
- ⑧ BUILT-UP BANDING ABOVE OPENINGS
- ⑨ RECTANGULAR WINDOWS
- ⑩ MINIMUM 2' CHANGE IN HEIGHT OF PARAPETS



# Elevations and Concept (2/2):



Unviersity Blvd. Business Center

Color Rendering

Port St. Lucie, FL



NORTH



SL.com

# Planning and Zoning 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 June 6, 2021.

