

# Southern Grove - Fire Station #20

## Major Site Plan

### (P23-117)

City Council– November 13, 2023  
Francis Forman, Planner II



# Proposed Project

- A requested major site plan approval for a fire station located within the Tradition Commerce Park North MPUD in Southern Grove, along the eastern side of SW Village Parkway (2.5 acres).
- The proposed project will include an 11,813 square feet fire station that will service the western portion of the city.

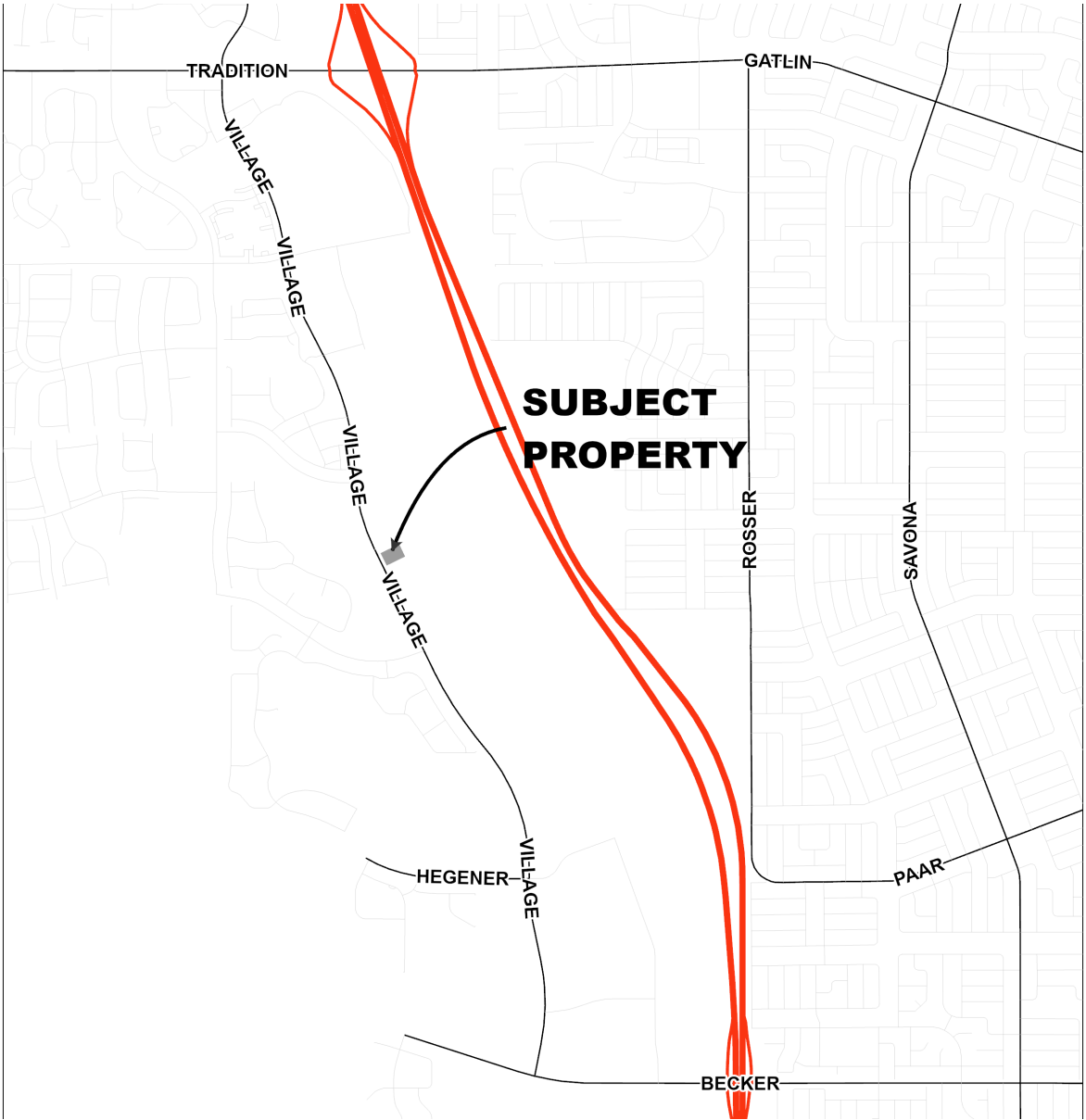


# Applicant and Owner

- **Owners** – St. Lucie County Fire District
- **Applicant** – Brad Currie, Engineering Design & Construction
- **Location** – East side of SW Village Parkway, north of Open View Road.
- **Existing Use** –Vacant



# Subject Property



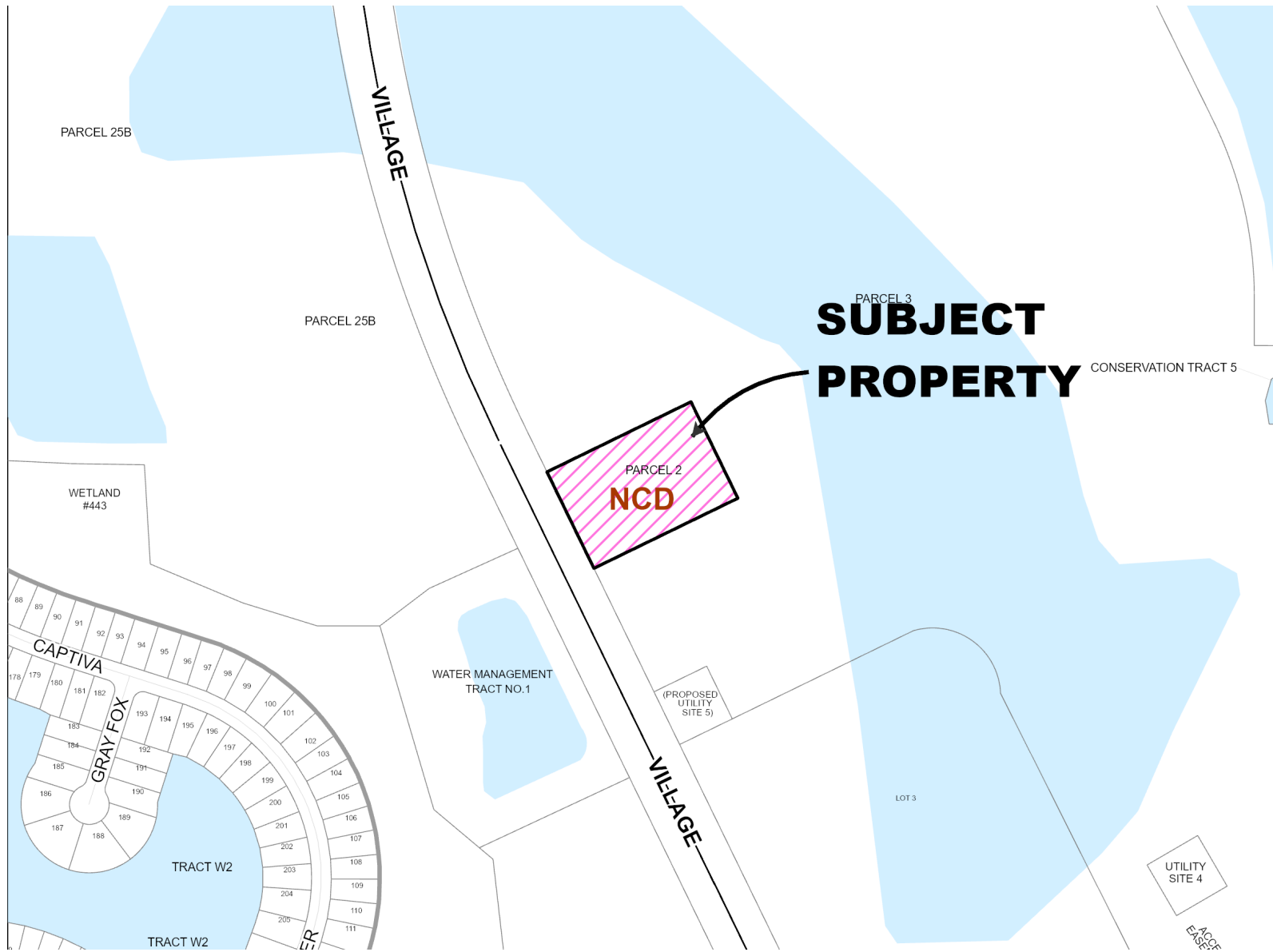




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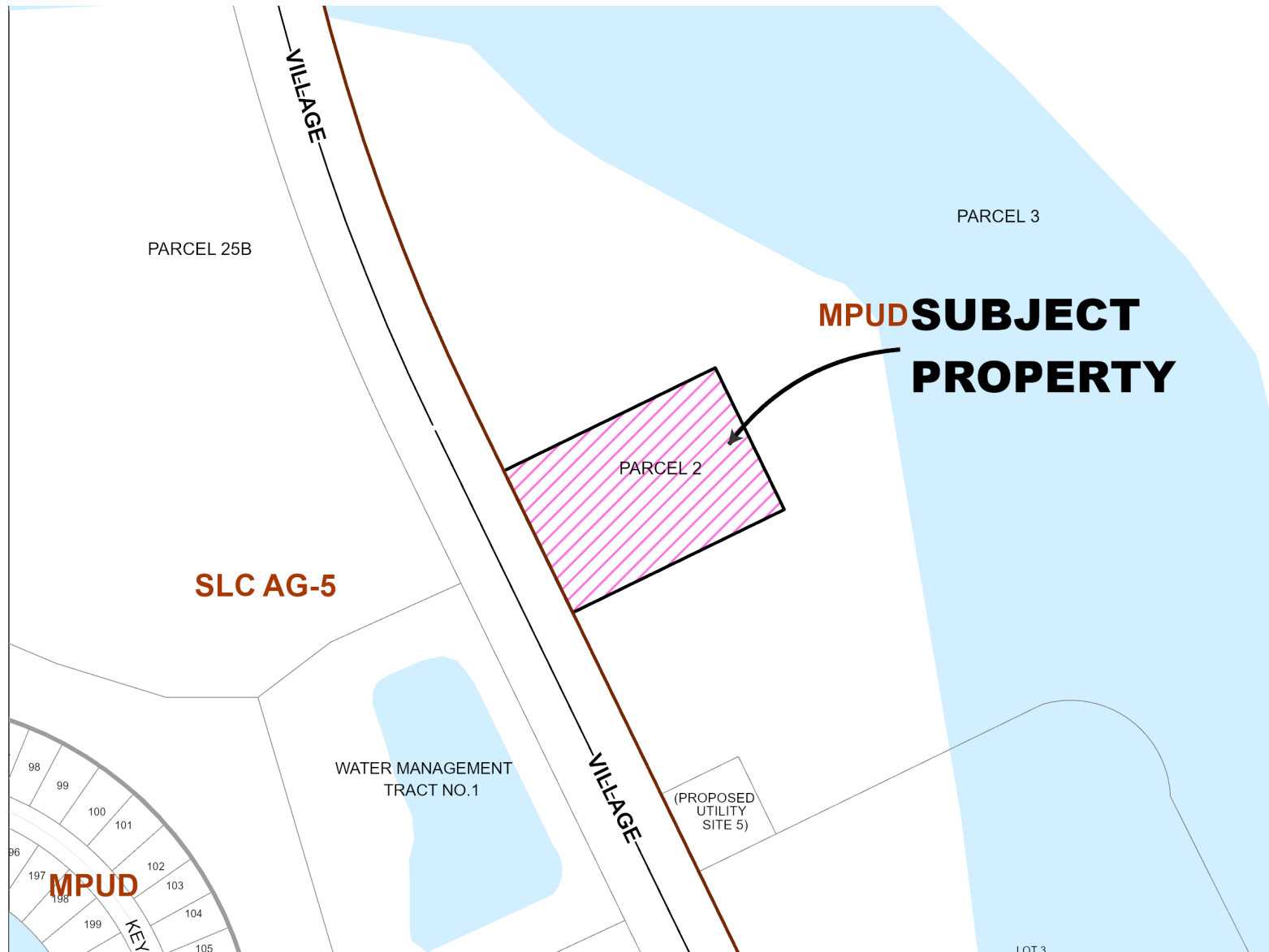
CityofPSL.com



# FUTURE LAND USE



# ZONING





# SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Vacant
South	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Vacant
East	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Vacant
West	New Community Development (NCD)	General Use (GU)	Proposed Stars and Stripes Park



# Site Plan



10250 SW VILLAGE PARKWAY  
SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455

www.edc-fl.com  
P.E. CERTIFICATE OF AUTHORIZATION #505  
L.S. CERTIFICATE OF AUTHORIZATION #008

REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/2025	ISSUE FOR PERMITS

ST. LUCIE COUNTY FIRE STATION #20  
S.W. VILLAGE PARKWAY  
SITE PLAN  
PORT ST. LUCIE  
FLORIDA

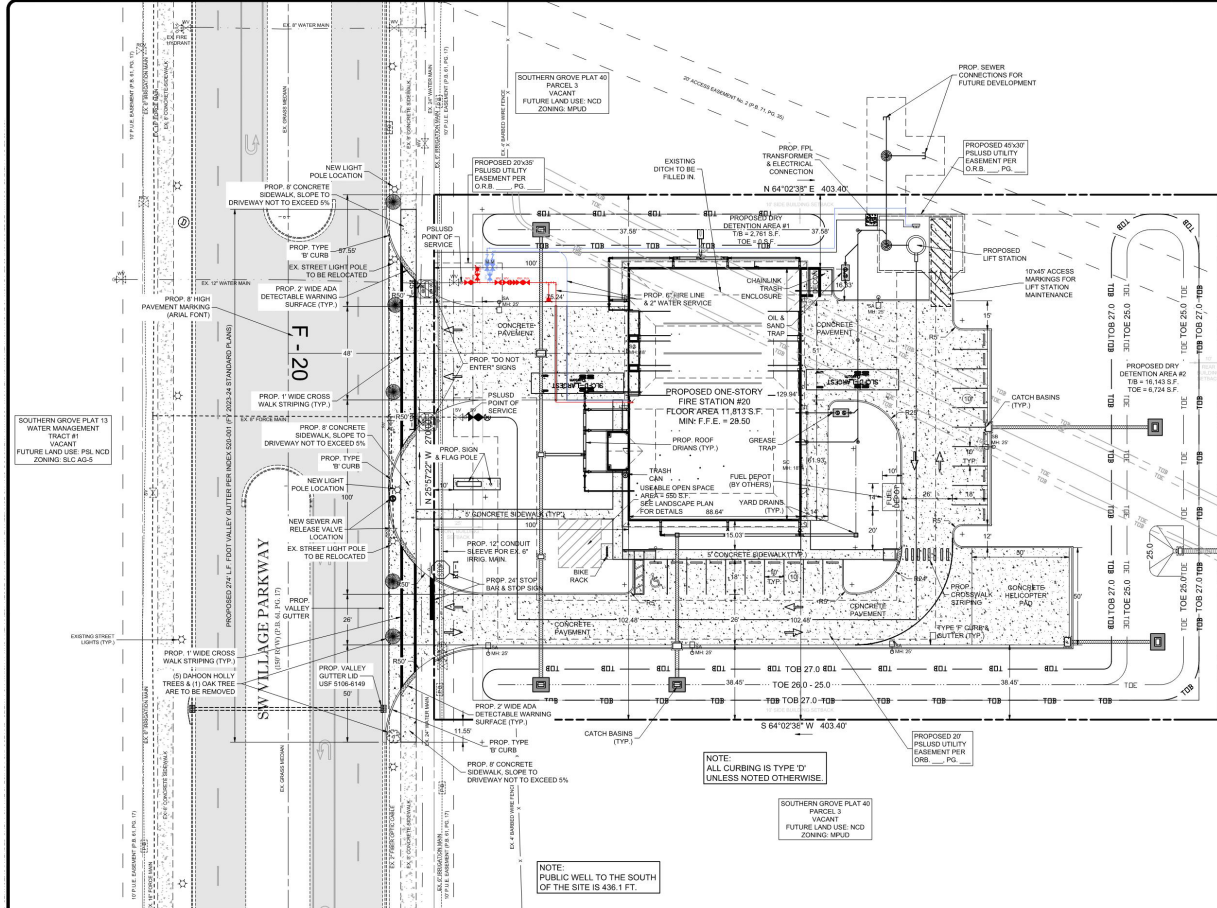
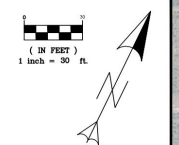
(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455

PSL PROJECT NO.  
P23-117  
PSLUSD FILE NO.  
5002-20

23-217

1 OF 2



**LEGAL DESCRIPTION**  
PARCELS 2, AS SHOWN ON PLAT OF SOUTHERN GROVE PLAT #40, AS RECORDED IN PLAT BOOK 102, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 108,918 SQUARE FEET OR 2,500 ACRES, MORE OR LESS.  
SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST  
PARCEL ID #: 4315-804-0004-000-5  
PROJECT NAME: ST. LUCIE COUNTY FIRE STATION #20  
PROJECT ADDRESS: TO BE DETERMINED  
PROPOSED USE: FIRE STATION  
OWNER: ST. LUCIE COUNTY FIRE DISTRICT  
5580 WALKER DRIVE  
PORT ST. LUCIE, FL 34983  
ARCHITECT: WANEMACHER, JENSEN ARCHITECTS, INC.  
CONTACT: SANDELLA WELLS, AIA  
112 MORRIS LAKE DRIVE N, UNIT 301  
ST. PETERSBURG, FLORIDA, 33703-3214  
(772) 822-5566  
SURVEYING: ENGINEERING DESIGN & CONSTRUCTION INC.  
CONTACT: MICHAEL J. OWEN  
10250 SW VILLAGE PARKWAY, SUITE 201  
PORT ST. LUCIE, FL 34987  
(772) 462-2455  
ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC.  
CONTACT: JAYSON R. HARRISON, P.E.  
10250 SW VILLAGE PARKWAY, SUITE 201  
PORT ST. LUCIE, FL 34987  
(772) 462-2455  
PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC.  
CONTACT: BRADLEY J. COOPER, AICP  
10250 SW VILLAGE PARKWAY, SUITE 201  
PORT ST. LUCIE, FL 34987  
(772) 462-2455

**SITE DATA**  
FUTURE LAND USE: NCD NEW COMMUNITY DEVELOPMENT  
ZONING: MPUD (MASTER PLANNED UNIT DEVELOPMENT)  
GROSS SITE AREA: 108,918 S.F. (2,500 AC) = 100.00%  
IMPERVIOUS AREA: 49,802 S.F. (0.937 AC) = 37.46%  
PERVIOUS AREA: 59,116 S.F. (1.363 AC) = 62.54%  
OPEN SPACE AREA: 49,313 S.F. (1.130 AC) = 45.59%  
DRY DETENTION AREA #1: 2,781 S.F. (0.063 AC) = 2.54%  
DRY DETENTION AREA #2: 16,143 S.F. (0.370 AC) = 14.82%  
USABLE OPEN SPACE AREA: REQUIRED = 108,918 S.F. @ 0.5% = 545 S.F.  
PROPOSED = 500 S.F.  
FLOOD ZONE: THE PROPERTY ACCORDING TO THE SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.A.A. FIRM NUMBER 12111000L, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

**BUILDING INFO:**  
BUILDING SETBACKS:  
FRONT BUILDING SETBACK (10')  
SIDE BUILDING SETBACK (10')  
REAR BUILDING SETBACK (10')  
BUILDING DATA:  
SLEEPING QUARTERS, OFFICE AREA + 5,328 S.F.  
MISC. STORAGE AREA + 1,496 S.F.  
FIRE TRUCK PARKING AREA + 4,882 S.F.  
GROSS FLOOR AREA + 11,713 S.F.  
BUILDING HEIGHT:  
PROPOSED BUILDING HEIGHT = 28'-0" (3RD MAX.)  
PROCESSES OF UTILITIES:  
WATER: PSLUSD  
WASTEWATER: PSLUSD  
IRRIGATION: WELL  
PARKING CALCULATIONS:  
PARKING REQUIRED: CHAPTER 158, CODE OF ORDINANCES:  
THREE (3) SPACES PER SERVICE AREA WILL BE USED FOR FIRE STATION.  
3 PARKING BAYS FOR FIRE VEHICLES  
APPROX 3 x 3 SPACES/BAY = 9 SPACES (1 HC)  
PARKING REQUIRED = 9 SPACES (1 HC)  
PARKING PROVIDED = 20 SPACES (1 HC)

LEGEND		EXISTING CONCRETE	
	EXISTING METER		EXISTING CONCRETE
	PROPOSED METER		EXISTING PAVEMENT
	PROPOSED SIGN		PROPOSED HEAVY DUTY ASPHALT
	BLOCK NUMBER		PROPOSED STANDARD ASPHALT
	METERED END SECTION		PROPOSED CONCRETE
	HANDICAP STALL		
	LIGHT FIXTURE TAG, HEIGHT OF FIXTURE		
	PARKING SIGN TAG # OF STALLS		

LUMINAIRE SCHEDULE		LUMINAIRE		LUMINAIRE		TOTAL	
SYMBOL	QTY	ARRANGEMENT	DESCRIPTION	LLF	LUMINAIRE	LUMENS	WATTS
	15	SA	GARCOO ECF-0-48L-1A-NH-G3-3-HHS	0.90	1500W	1587	7373
	1	SB	GARCOO ECF-0-48L-1A-NH-G3-4-HHS	0.90	16272	1587	1587
	2	SC	SIGNIFY GARCOO 121-30-550-NV-G4-3	0.90	673	52	104

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**TRAFFIC STATEMENT:**  
AN EMERGENCY SIGNAL WILL BE INSTALLED AND SHOWN ON THE CONSTRUCTION PLANS FOR THE PROJECT.  
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION

**FIRE AND RESCUE STATION (S):**  
AVERAGE RATE (VEHICLES) AVERAGE RATE PROJECT S.F. TRIPS  
WEEKDAY PEAK HOUR OF ADJACENT STREET TRAFFIC (4-8 P.M.)  
FIRE AND RESCUE STATION (S): 0.481/0.00 S.F. 11,813 S.F. + 6

**UPLAND PRESERVE REQUIREMENTS:**  
PROJECT AREA: 108,918 S.F. (2,500 AC.)  
EXISTING UPLANDS: 0 S.F. (0 AC.)  
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, 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 THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 4.18(B).  
ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 10.

**HAZARDOUS WASTE:**  
ANY AND 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.

**WELLFIELD PROTECTION ORDINANCE:**  
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

**STORMWATER DRAINAGE BASIN INFORMATION:**  
BASIN B (SPURVED PERMIT #56-10315-F)  
CONTROL ELEVATION: +24.00 NAVD  
MIN ROAD DRAIN ELEVATION: +27.50 NAVD  
MIN FINISHED FLOOR ELEVATION: +28.50 NAVD  
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.S.D. 88

**MINIMUM FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE:**  
APPROX. COVERAGE PER DOUGLAS MAPS  
1 NORTH OF SITE WEST SIDE OF S.W. VILLAGE PARKWAY 88' FEET  
2 SOUTH OF SITE EAST SIDE OF S.W. VILLAGE PARKWAY 87'6" FEET

**NOTE:**  
PUBLIC WELL TO THE SOUTH OF THE SITE IS 436.1 FT.

**NOTE:**  
ALL CURBING IS TYPE 'D' UNLESS NOTED OTHERWISE

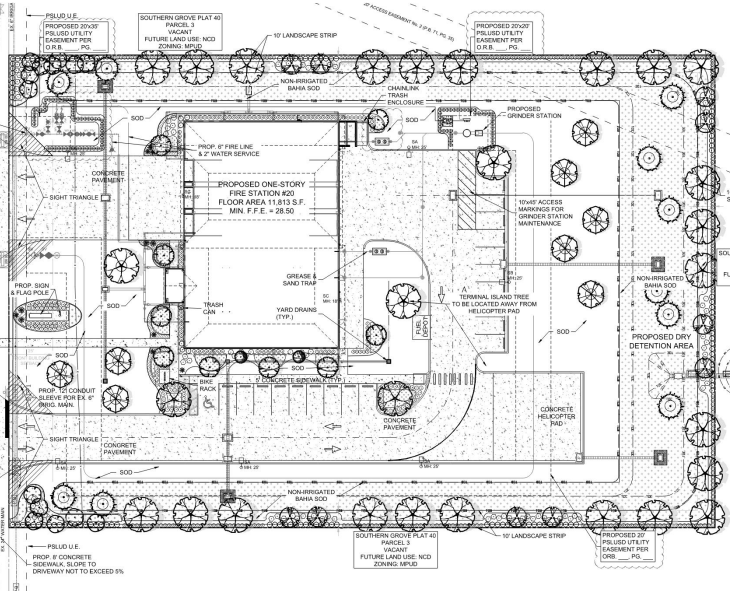
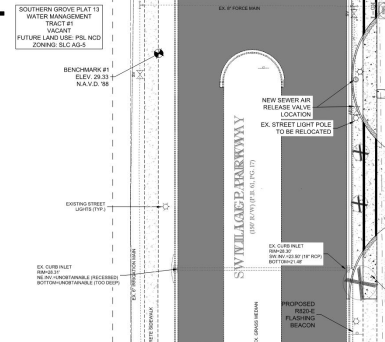


## General Landscape Notes

- 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.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' - 5' 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.

## PSLUSD Notes for Landscape Plans

- All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
- No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appurtenances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc. Trees shall not be planted within ten (10) feet of any underground infrastructure.
- No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.
- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. 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 5' of a PSLUSD appurtenance such as water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.



**Project Team**  
Landscape Architect:  
LANDSCAPE ARCHITECTURAL SERVICES, LLC  
Brandon White | Owner  
772-834-3317 | bwhite@las.com  
Paul Goules | Owner  
772-651-6400 | pgoules@psl.com  
1705 SW Avenue Street  
Port St. Lucie, FL 33953  
Civil Engineer:  
PSL CONSULTING, LLC  
1025 SW VILLAGE PARKWAY  
SUITE 100  
PORT ST. LUCIE, FL 33953  
772-651-6400

# Landscape Plan



ST. LUCIE COUNTY FIRE STATION #20  
S.W. VILLAGE PARKWAY  
Landscape Plan  
Port Saint Lucie  
Florida

Revisions		
Date	Int.	Description
7.12.23	PG	Concept Landscape Plan
9.12.23	PG	Revised per Comments

Digitally signed by Paul Goules  
Date: 2023.09.13 16:27:09 -0400  
Albino Acrobat  
version: 2023.093.2024

PAUL GOULES, RLA  
FLORIDA REG. # LA666607

Drawn By: BW  
Checked By: PG  
Scale:  
NORTH  
SCALE: 1" = 30'  
0 15' 30' 60'  
LS-1

## Required Tree Credits:

	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Site Perimeter: (1285/725)	52				
Building Foundation Perimeter: (320/25)	13				
Parking Lot Terminal Islands:	4				
<b>Total:</b>	69	35	5	25%=17	50%=35

## Provided Tree Credits:

	Native	# of Species	Flowering	Drought Tolerant	Palm
<b>Total:</b>	69	45	7	18	45

## Required Shrub Credits:

	Native%	Drought Tolerant%
Site Perimeter: (1285/72)	643	25%=161
Building(s) Foundation Perimeter: (320/2)	160	25%=40
<b>Total:</b>	803	201

## Provided Shrub Credits:

	Native%	Drought Tolerant%
<b>Total:</b>	880	679

## Required Groundcover Credits:

	Native%	Flower%	Drought Tolerant%
Building Foundation & Perimeters: (320'x5'x.25)	400 SF	25%=100 SF	10%=40 SF
			50%=200 SF

## Provided Groundcover Credits:

	Native	Flowering	Drought Tolerant
<b>Total:</b>	1700 SF	1500 SF	1500 SF

## Plant Schedule:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	2	Elaeocarpus decipiens	Japanese Blueberry Tree	650	14 HT	6 W	3 CT, STD, SP	Non-native	2.5" Caliper
	10	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	650	14 HT	6 SPR	ML, SP	Non-native	2.5" Caliper
	8	Lagerstroemia speciosa	Queen's Crape Myrtle	1000	14 HT	8 SPR	SP, 5 CT	Non-native	4" Caliper
	28	Quercus virginiana	Southern Live Oak	1000	16 HT	10 W	F, SP, 6 CT	Native	4" Caliper
	10	Taxodium distichum	Bald Cypress	848	16 HT	10 W	SP	Native	4" Caliper
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	14	Sabal palmetto	Sabal Palm	FG	16'-24' CT		SLK, CU, SP	Native	
	9	Wodyetia bifurcata	Single Foxtail Palm	FG	8' GW, 12' CT		SGL, FH, SP	Non-native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	11	Alcantarea imperialis	Imperial Bromeliad	70	24" OA	18" W	F	Non-native	
	452	Chrysothamnus leucocarpus	Red Tip Coccoloba	70	24" HT	24" W	F, SP	Native	
	129	Conocarpus erectus serotinus	Silver Buttonwood	70	24" HT	18" W	F	Native	
	104	Hamelia patens 'Compacta'	Dwarf Firebush	30	24" HT	18" W	F	Non-native	
	98	Myrsine baccata	Simpson's Stopper	30	24" HT	24" W	F	Native	
	97	Rhaphidocarpus 'Abba'	Dwarf White Indian Hawthorn	30	24" HT	18" W	F	Non-native	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	101	Carex macrocarpa 'Emerald Blanket'	Emerald Blanket Carex	30	18" HT	18" W	F	Non-native	24" o.c.
	210	Muhlenbergia capillaris	Pink Muhly Grass	10	18" HT	12" W	F	Native	36" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests		
	TBD	Stenotaphrum secundatum 'Floridan'	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		
EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NATIVE	CALIPER	
	5	Elaeocarpus decipiens	Japanese Blueberry Tree	Existing To Be Removed	12' HT	8' W	Non-native	6" DBH	
	1	Quercus virginiana	Live Oak	Existing To Be Removed	18' HT	15' W	Native	8" DBH	

PSL PROJECT NO. P23-117  
PSLUSD FILE NO. 5002-20  
811  
Call before you dig.  
www.callbeforeyoudig.com

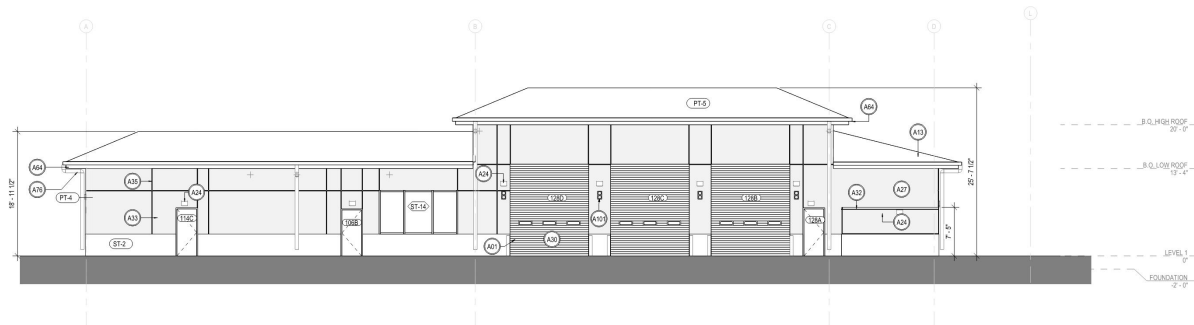




# Elevations



1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

SPECIFIC KEYNOTE - ELEVATIONS	
Keynote Number	Keynote Text
A01	6" CONCRETE FILLED STEEL PIPE BOLLARD, REFER STRUCTURAL, CIVIL AND SPECS
A09	CONTIGUOUS SIGN OF FIRE STATION SEAL, ILLUMINATED FACE LT. CABINET, FACE TO BE POLYCARBONATE WITH DIGITALLY PRINTED TRANSLUCENT VINYL GRAPHIC OVERLAY, DELEGATED DESIGN, REFER TO ELEC DWGS FOR POWER REQUIREMENTS
A13	STANDING BEAM METAL ROOF, COLOR TO MEET TABLE 6.2 OF CITYWIDE DESIGN STANDARDS
A17	OVERFLOW SCUPPER
A26	EXTERIOR LED SIGNAGE, REFER TO RCP FOR MOUNTING HEIGHT AND ELECTRICAL
A29	MECHANICAL EQUIPMENT, REFER TO MECHANICAL
A27	PAINTED SF STUCCO SYSTEM, COLOR TBD
A20	HARPLINE INTO SECTIONAL DOOR, REFER TO DOOR SCHEDULE
A32	PREFINISHED S.O.P.D METAL COPING WITH DRP EDGE, TYP. COLOR TBD
A33	EXTERIOR ALUMINUM STOREFRONT GLAZING SYSTEM, MESSILE LEVEL, IMPACT RATED, REFER TO SPECIFICATIONS, REFER TO FPA FOR FRAMING REQUIREMENTS
A25	1/2" PAINTED STUCCO CONTROL SLIP JOINT TO ALIGN WITH WALL REVEALS, NO LOCATION TO EXCEED 100SF OR GREATER THAN 15' SPAN, TYP. COLOR TBD BY OWNER
A38	FOAMED-IN-PLACE INSULATED CMU BLOCK, REFER TO PARTITION TYPE, REFER TO SPECIFICATIONS
A01	PRIMARY SCUPPERS AND DOWNSPILT, COORDINATE WITH PLUMBING AND CIVIL
A34	BACKLIT POWDER COATED ALUMINUM SIGNAGE "FIRE STATION 20", DELEGATED DESIGN, COLOR TBD
A36	CONTINUOUS 6" STYLE 6 HIGH GUTTER SYSTEM
A35	EXTERIOR TYP. PAINTED STUCCO SPHIT SYSTEM
A301	RED AND GREEN INDICATOR LIGHT, REFER TO TECH AND ELEC
A304	CONCRETE CURB, REFER TO STRUCTURAL
A308	GUTTER DOWNSPILT 6" DIAMETER, COORDINATE WITH PLUMBING AND CIVIL

**FINISH LEGEND**

- (PT.5) DESCRIPTION: EXTERIOR PAINT ON STUCCO, COLOR TBD  
REMARKS: FASCIA TO MATCH
- (ST.2) DESCRIPTION: LIMESTONE CLADDING
- (PT.4) DESCRIPTION: COLOR FOR STANDING BEAM ROOF  
COLOR: TBD

**Wannemacher Jensen Architects, Inc.**  
 132 Mirra Lane, Drive N, Unit 301  
 Ft. Pierce, Florida 34946  
 (772) 822-5566  
 www.wja.com  
 PFC-0411  
 ©Wannemacher Jensen Architects, Inc.

ST. LUCIE COUNTY FIRE DISTRICT  
 ST. LUCIE FIRE STATION VILLAGE PARKWAY  
 PROJECT NUMBER: 2322  
 DISTRIBUTION DATE: 08/29/23  
 MILESTONE DATE: 08/29/23

ST. LUCIE COUNTY FIRE DISTRICT  
 ST. LUCIE FIRE STATION VILLAGE PARKWAY  
 PROJECT NUMBER: 2322  
 DISTRIBUTION DATE: 08/29/23  
 MILESTONE DATE: 08/29/23

EXTERIOR ELEVATIONS  
**A-301**



# Zoning Review

- The subject property is within the Tradition Commerce Park North MPUD and complies with the Master Planned Unit Development requirements.
- A total of 9 standard parking spaces is required and 20 provided including 1 handicapped spaces.
- Proposed building is a height of 27 feet and 7.5 inches. The maximum height allowed within the Neighborhood/Village Commercial subarea is 50 feet.





# Traffic Impact Statement

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

Per the estimation based on typical employee access, this particular development predicts 6 Peak Hour trips to the site.

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

An Emergency Signal will be submitted for review with the Construction plans and required to be installed.



# Concurrency Review and Traffic Analysis

- The Port St. Lucie Utility Services District is the provider of sewer and water service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.



# Other

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>NATURAL RESOURCE PROTECTION</b>	An environmental assessment report was prepared for the subject property. The site is undeveloped, comprised of lands previously converted to citrus groves, which are no longer in operation. Field observations confirmed that there are no remaining native or natural upland areas on the subject property. No gopher tortoises or burrows were found on site. A new gopher tortoise survey will be required before the project is cleared. There are no wetlands on the property.
<b>FIRE DISTRICT</b>	Access location (external and internal) has been reviewed by the Fire District for safety purposes.
<b>PUBLIC ART</b>	Required, per Code applicant has 90 days after issuance of 1 <sup>st</sup> building permit to identify preferred option. At this time, the applicant has identified the in lieu option.



# Recommendation

- The Site Plan Review Committee reviewed the request at a SPRC meeting on August 9, 2023, and recommended approval.

