



**Med Florida Professional Center f.k.a. Fidelity Federal
Major Site Plan Amendment
P03-064-A1**



Project Location Map

SUMMARY

Applicant's Request:	Addition of 1,912 square feet of medical office area to existing medical office building and 11 additional parking spaces
Applicant:	Brian Cheguis, iPlan & Design, LLC
Property Owner:	Afaf Real Estate Management, LLC
Location:	South of Prima Vista Blvd and east of Bayshore Blvd
Address:	672 SW Prima Vista Blvd
Project Planner:	Isai Chavez, Planner I

Project Description

This site plan amendment includes the addition of 1,912 square feet of new medical office area by enclosing the drive-through area of an existing medical office building. It also includes the relocation of a dumpster enclosure to accommodate 11 additional parking spaces.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan amendment at their meeting of August 12, 2020.

Location and Site Information

Parcel Number:	3420-630-0348-000-5
Property Size:	1.57 acres/68,514.54 square feet
Legal Description:	Port St. Lucie Section 27, Block 88, Lots 1, 2, 17, 18, 19, and 20
Future Land Use:	Residential-Office-Institutional (ROI)
Existing Zoning:	Limited Mixed Use (LMD)
Existing Use:	Medical Office Building

Surrounding Uses

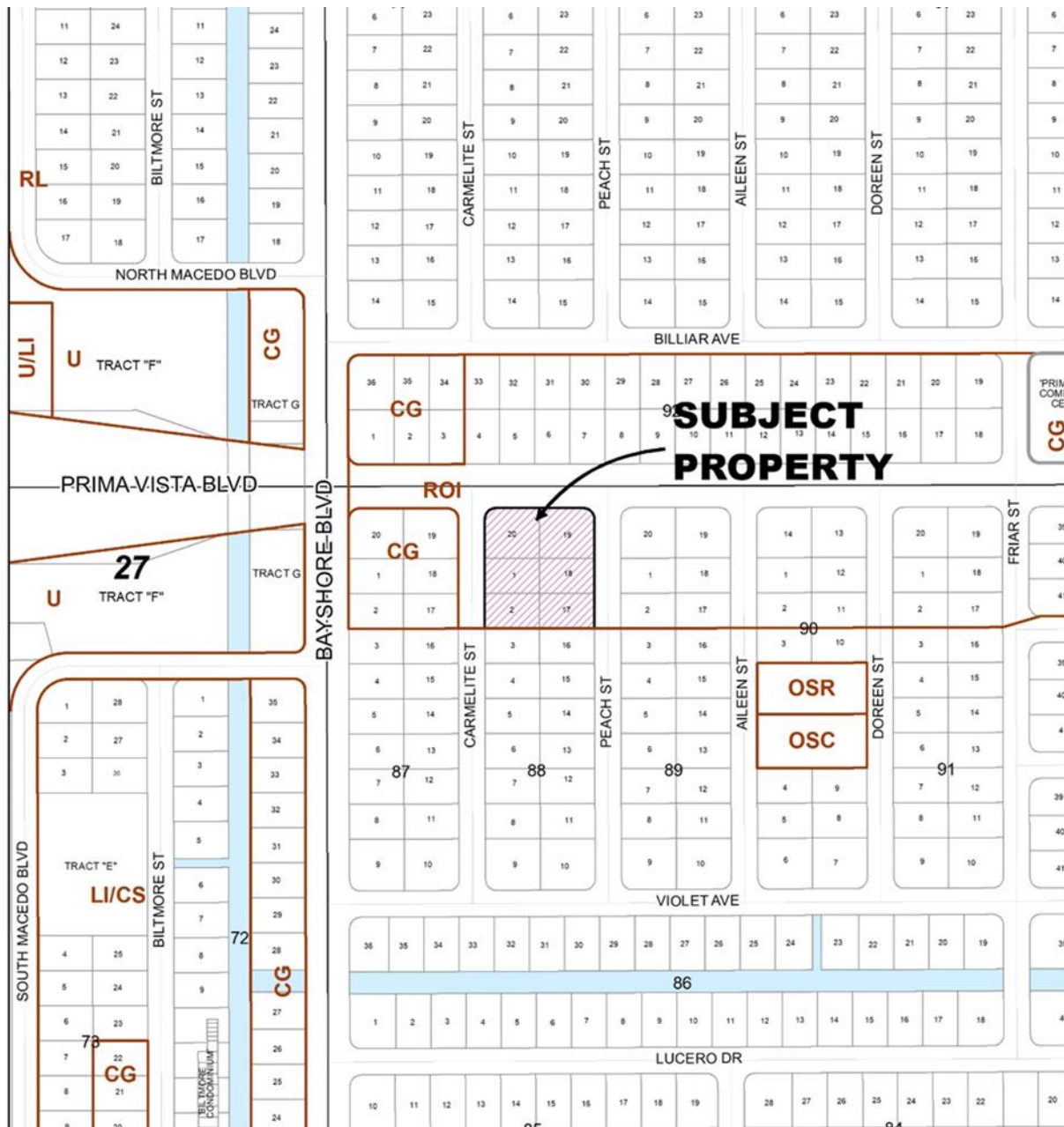
Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Single Family Homes/Vacant Lots
South	RL	RS-2	Single Family Homes
East	ROI	RS-2	Vacant Lots
West	CG	CG	Walgreens

ROI=Residential-Office-Institutional

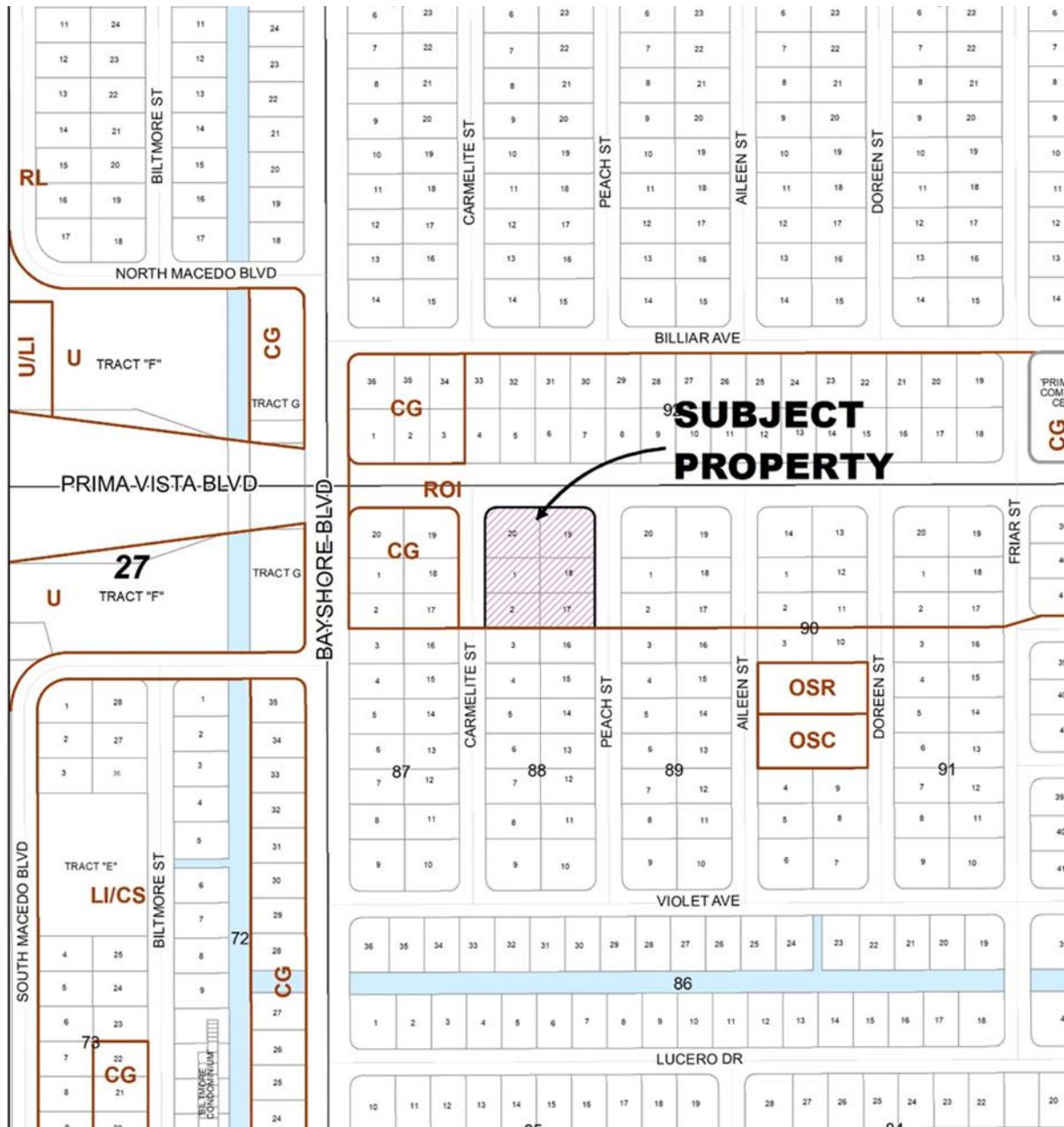
RS-2=Single Family Residential 2

RL=Low Density Residential

CG=General Commercial



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed use of a medical office area is consistent with the Limited Mixed- Use zoning designation.
DUMPSTER ENCLOSURE	Site plan depicts 12X24 foot dumpster enclosure for general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	Architectural elevations comply with City of Port St. Lucie Citywide Design Standards Manual.
PARKING REQUIREMENTS	Fifty-three parking spaces are required and fifty-three are proposed. Three handicap spaces are required and three are proposed.
BUILDING HEIGHT	The maximum building height of the proposed medical office building area will not exceed 35 feet.
SETBACKS	Proposed medical office building area meets the setback requirements under the Limited Mixed- Use zoning designation.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	Port St. Lucie will be the provider of utilities for the proposed project. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to the issuance of building permits.
TRANSPORTATION	The staff review indicates that this project will generate 84 net new daily vehicle trips. Per ITE Manual, 10 th Edition, the net new a.m. peak hour trips per day is 6 and the net new p.m. peak hour trips per day is 8. It will not adversely affect the transportation level of service.
PARKS AND OPEN SPACE	N/A
STORMWATER	The project includes a paving and drainage plan that complies with the adopted level of service standards.
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

Tree Protection: The applicant is proposing to remove existing 9” Live Oak and a 6” Magnolia tree. Per Chapter 154: Landscape and Land Clearing of the City Code, mitigation is required and shall be addressed on the landscape plan.

OTHER

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 not subject to Chapter 162 of the Code of Ordinances, Art in Public Places because fifty percent or more of an existing building is not being expanded as per Code Section 162.08(1)(a) Public art assessment for private development.

Related Projects

P03-064 Fidelity Federal-Prima Vista Revised Site Plan

P01-115 Fidelity Federal-Prima Vista Site Plan

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 August 12, 2020.