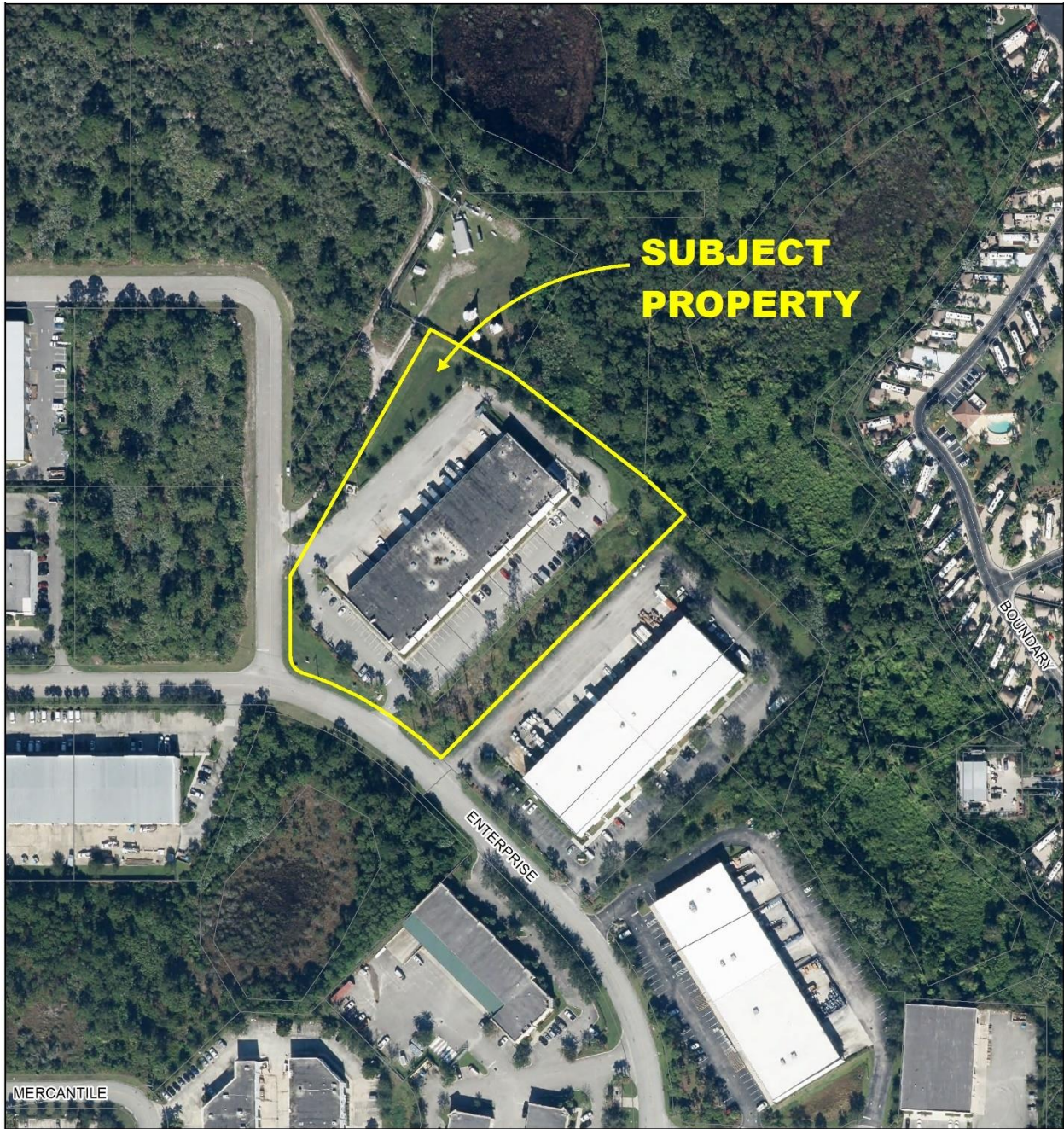




**Pacific Star Warehouse at St. Lucie West  
Major Site Plan Amendment  
P06-391-A1**



Project Location Map

**SUMMARY**

Applicant's Request:	Addition of 10,200 square foot metal warehouse building on the undeveloped portion of a 4.93-acre industrial parcel in St. Lucie West.
Applicant/Agent:	Stephen Cooper, Stephen Cooper & Associates, Inc.
Property Owner:	Enterprise Business Center Condominium Association Inc.
Location:	The property is in St. Lucie West and located on NW Enterprise Drive, approximately 0.30 miles north of the intersection of NW Mercantile Place and NW Enterprise Drive.
Address:	679 NW Enterprise Drive, Port St. Lucie, FL 34986
Project Planner:	Bolivar Gomez, Planner II

**Project Description**

This site plan amendment includes the addition of a new 10,200 Sq. ft. single-story metal warehouse building on the undeveloped portion of a 4.93-acre industrial parcel. The building includes 9,000 sq. ft. of warehouse area and 1,200 sq. ft. of office space.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the site plan amendment at their meeting of December 9, 2020.

**Location and Site Information**

Parcel Numbers:	3323-682-0000-000-7
Property Size:	4.93 acres
Legal Description:	Enterprise Business Center – A Condominium comprising a Replat of Lot 3 of St. Lucie West Plat No. 133 St. Lucie West Industrial Park (PB 39-40) All MPD and shown in Declaration of Condominium OR 2378-113- (4.93 AC – 214,577 SF)
Future Land Use:	LI (Light Industrial)/OSR (Open Space Recreational)/I (Institutional)
Existing Zoning:	IN (Industrial)
Existing Use:	Existing warehouse; Vacant land

**Surrounding Uses**

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

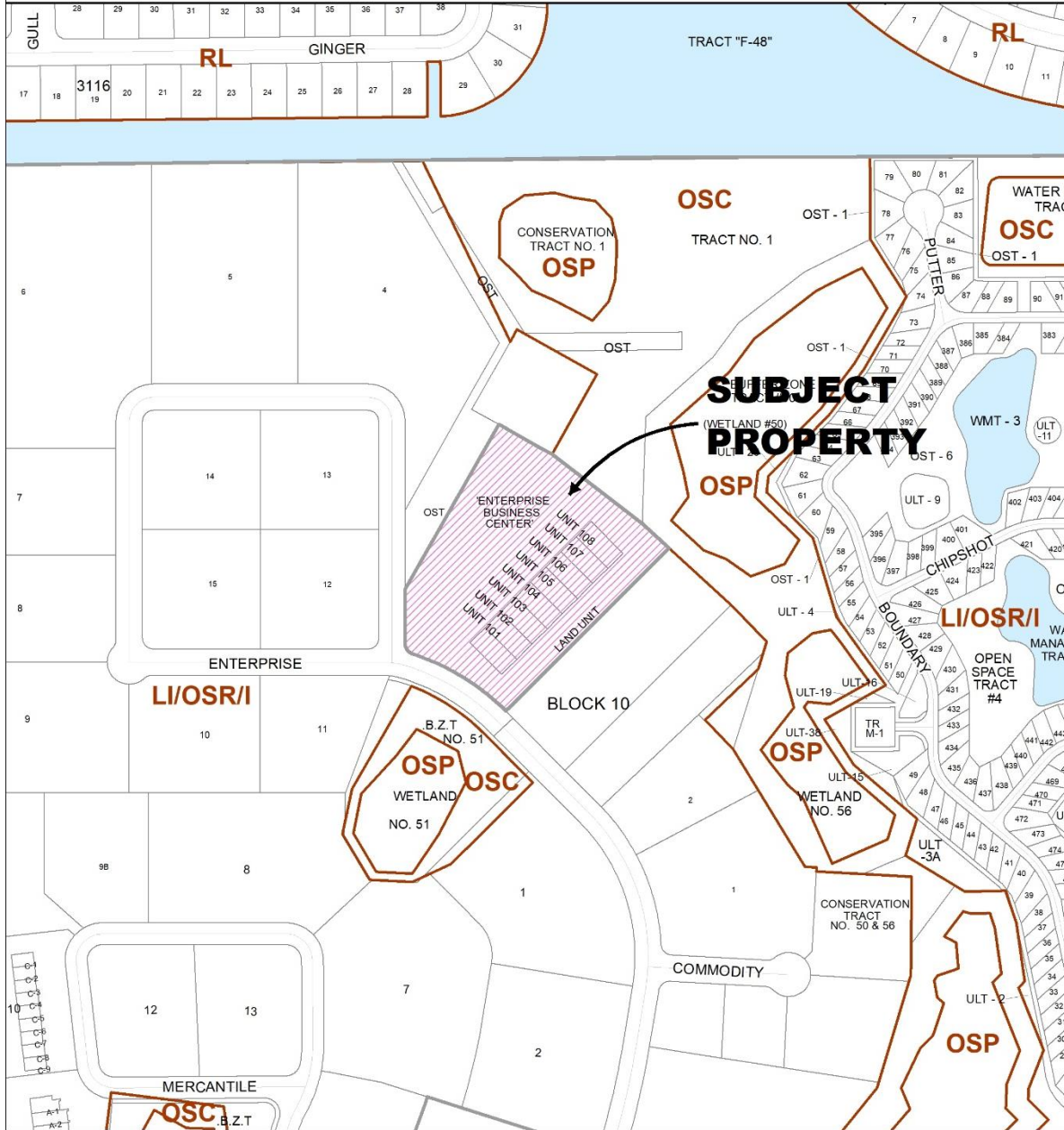
OSC (Open Space Conservation)

GU (General Use)

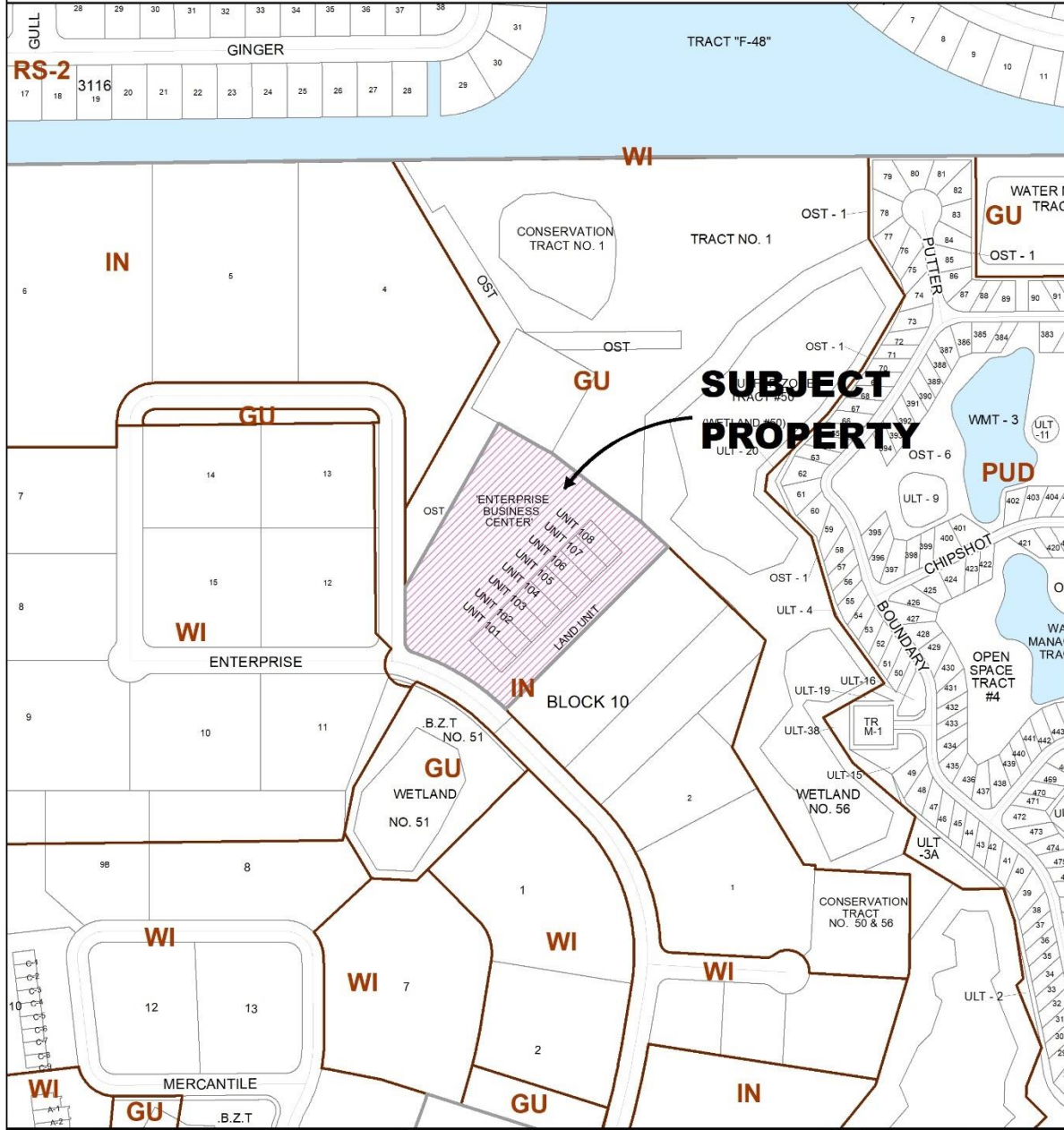
LI (Light Industrial)/OSR (Open Space Recreational)/I (Institutional)

IN (Industrial)

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

**ZONING REVIEW:** The proposed project has been reviewed for compliance with the Industrial Zoning District (IN) and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use of warehouse building is compatible with the Industrial (IN) zoning designation.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for a 12-foot X 26-foot dumpster enclosure to accommodate refuse and recycling collection.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided documentation that the St. Lucie West Industrial Association has approved the elevation drawings.
<b>STACKING REQUIREMENTS</b>	A traffic analysis was provided and approved by the Public Works Department.
<b>BUILDING HEIGHT</b>	The proposed building height is 20 feet. Maximum allowed is 35 feet in Industrial Zoning District.
<b>SETBACKS</b>	Complies with the requirements of the Industrial Zoning District.
<b>PARKING</b>	134 parking spaces are required and 136 are proposed. Six handicap spaces are required and six are proposed.
<b>BUFFER</b>	The site plan depicts required ten- foot perimeter landscape buffer.

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code. A total of 11,532 Sq. Ft. (0.265 acres) is required for upland preserve mitigation. A listed species survey is required to be submitted prior to issuance of a clearing/site work permit.

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project is subject to the conditions of the St. Lucie West DRI development order regarding the provision of adequate public facilities and documented below.

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	St. Lucie West Services District is the provider of services. The applicant has to apply to the services district.
<b><i>Traffic Circulation</i></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><i>Parks and Recreation Facilities</i></b>	N/A
<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	N/A

**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 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 three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

**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 and recommends approval. The Site Plan Review Committee reviewed the request at their meeting of December 9, 2020 and recommended approval.