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## **City of PSL – Public Works Admin Building**

Major Site Plan

Project No. P25-201

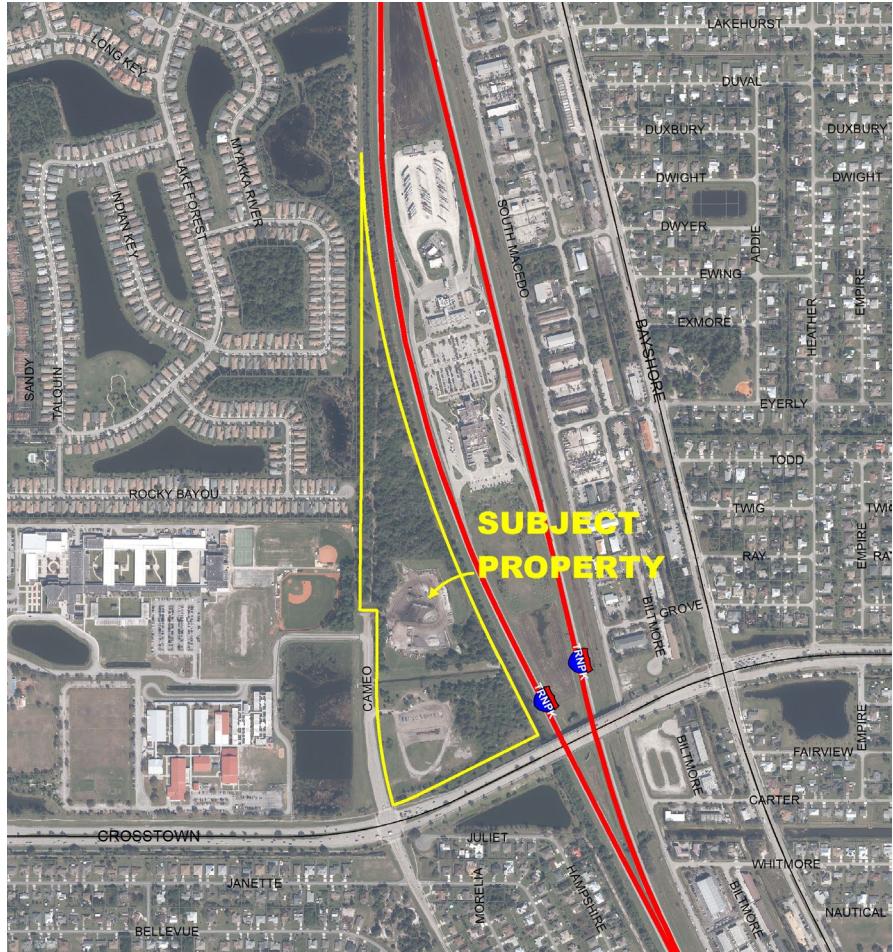
City Council Meeting  
Francis Forman, Planner III  
January 26, 2026

# Request Summary

- Owner: City of Port St. Lucie
- Applicant: BEA Architects
- Location: Northeast corner of SW Cameo Boulevard and SW Crosstown Parkway.
- Request: Requesting approval of a major site plan for a 47,238 square foot institutional building for the Public Works Department Administration Building.

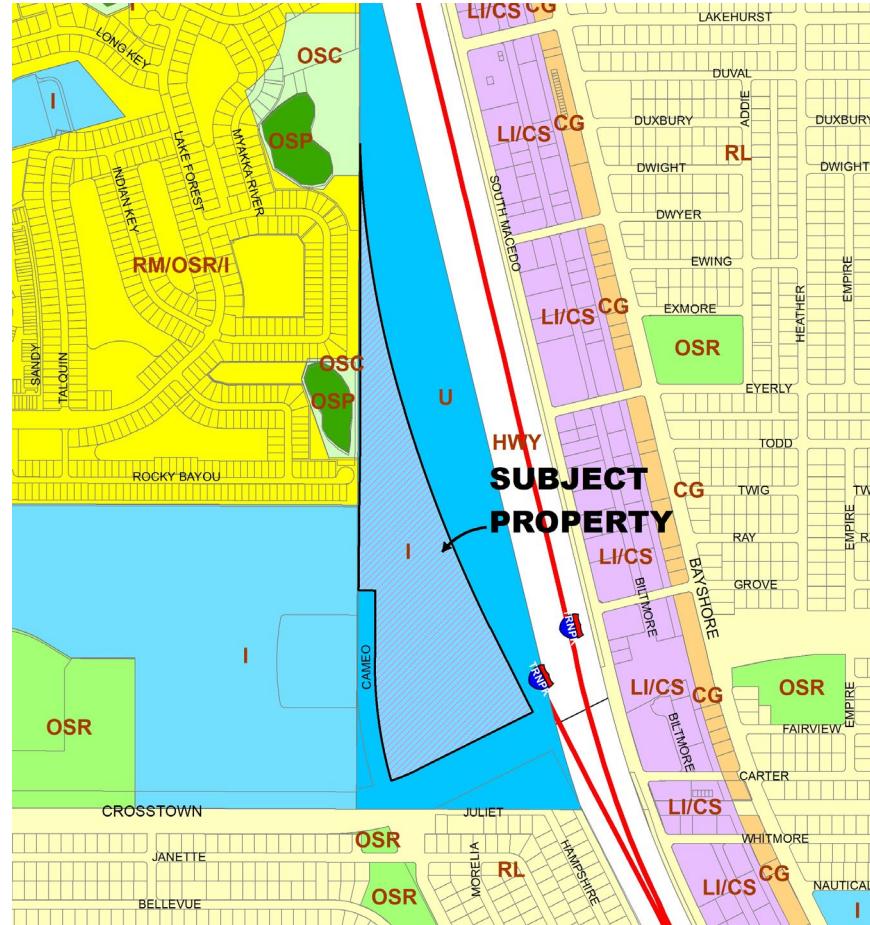
## Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
<b>North</b>	Single-Family Residential & Florida Turnpike	RM/OSR/I, U	I, PUD
<b>South</b>	Single-Family Residential	U, RL, OSR	RS-2
<b>East</b>	Florida Turnpike	U, HWY	I
<b>West</b>	St. Lucie West K-8 & St. Lucie West Centennial High School	I	I



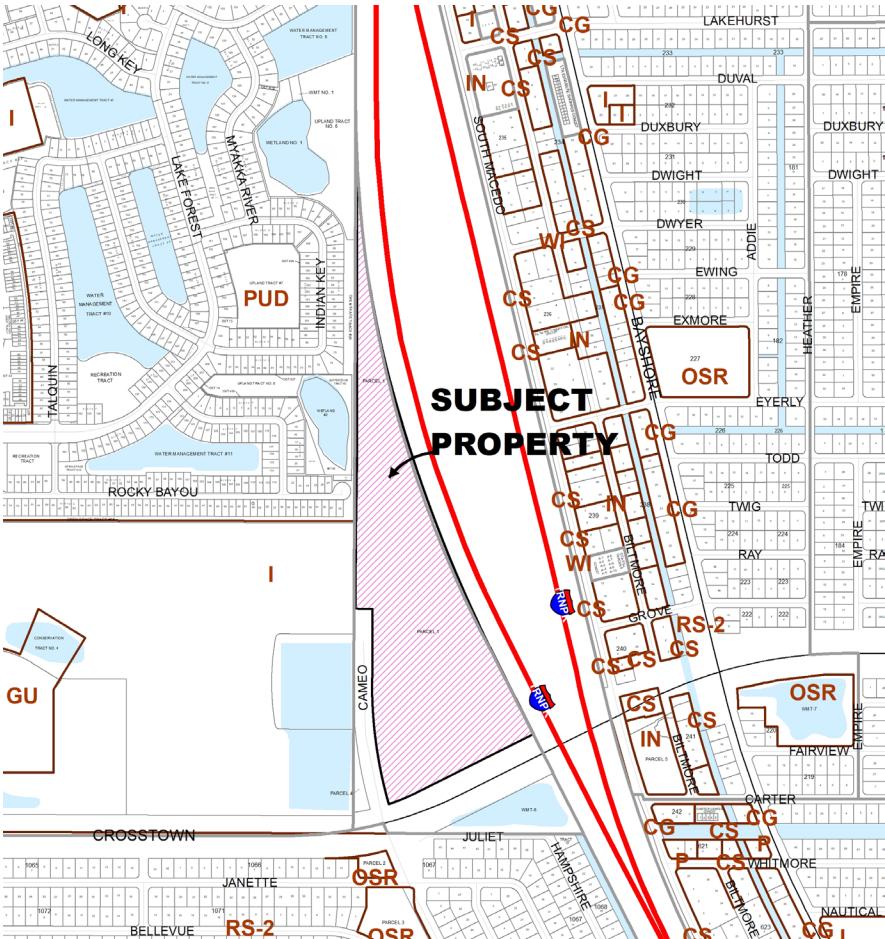
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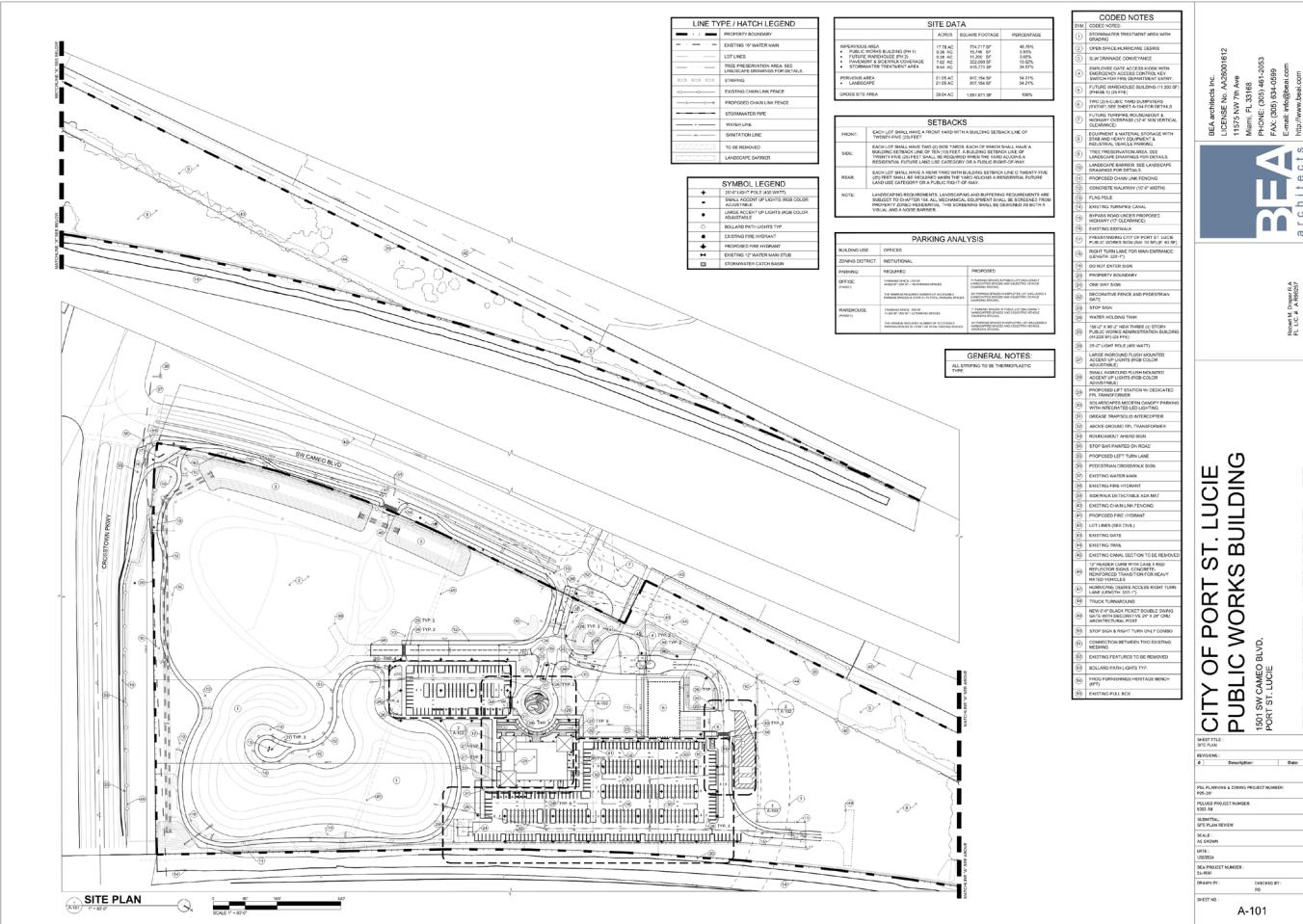
# Zoning Review

- The proposed site plan provides a 3-story, 47,238 square foot building intended to house the Public Works Administration.
- A total of 189 parking spaces are required. The site plan provides 372 spaces including 11 handicapped accessible spaces and 4 Electronic Vehicle charging stations.
- The Institutional zoning district allows for a maximum building height of 65 feet for any public owned building. The proposed building height is 64 feet.
- The site plan provides waste management system for the proposed administrative institutional building.
- The proposed use aligns with Goal 7 of the City's Strategic Plan by providing a high-performing government organization.

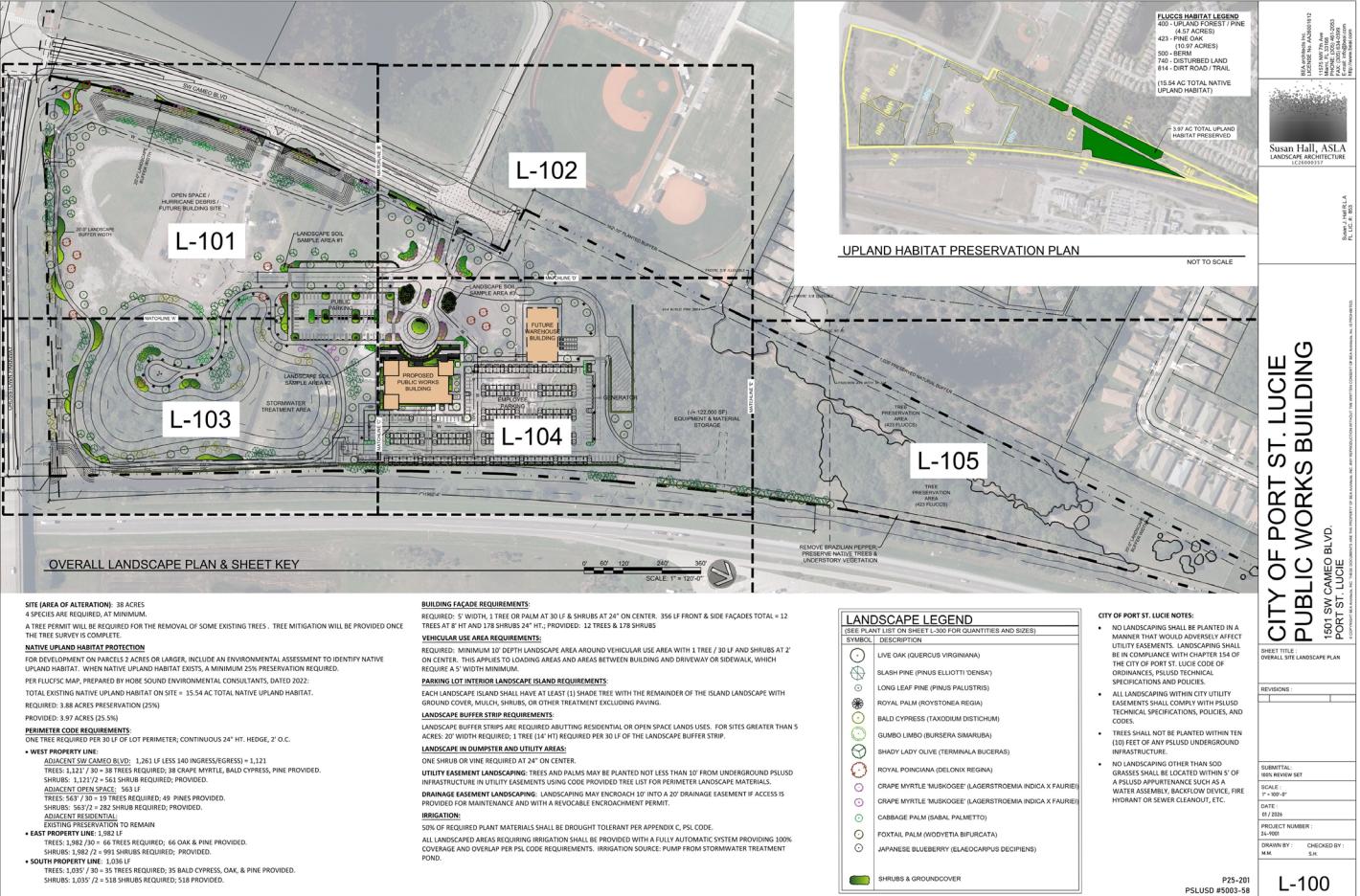
# Concurrency Review

- The City of Port St. Lucie Utility Systems Department is the provider of sewer and water service.
- A Traffic Impact Analysis was prepared and submitted by BEA Architects, Inc. was reviewed by the Public Works Dept and was found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

## Site Plan



# Landscape Plan



# Building Elevations

1
WEST ELEVATION

A-301.1
1/8" = 1'-0"

0
2
4
8

BUILDING FACE COLOR		
COLOR	TYPE	PERCENTAGE (%)
MAIN COLOR: STUCCO FINISH	STUCCO FINISH	72.5
ACCENT COLOR: STONE COTTON WHITE SW 7104	STONE COTTON WHITE, SW 7119	10.3
ACCENT COLOR: TREASURE COAST BRONZE SW 7116	TREASURE COAST BRONZE, SW 7119	15
ACCENT COLOR: COLOR QUICKSILVER SW 6045	COLOR QUICKSILVER, SW 6045	22
ACCENT COLOR: ALUMINUM FAÇADE TO MATCH STANDING SEAM METAL ROOF	ALUMINUM FAÇADE TO MATCH STANDING SEAM METAL ROOF	

ROOF COLOR		
COLOR	TYPE	
MAIN COLOR: STANDING SEAM METAL ROOF	STANDING SEAM METAL ROOF	
ACCENT COLOR: COLOR MEDIUM BRONZE (STANDING SEAM METAL COLOR)	COLOR MEDIUM BRONZE (STANDING SEAM METAL COLOR)	

2
SOUTH ELEVATION

A-301.1
1/8" = 1'-0"

0
2
4
8

BUILDING FACE COLOR		
COLOR	TYPE	PERCENTAGE (%)
MAIN COLOR: STUCCO FINISH SW 7104	STUCCO FINISH	38.6
ACCENT COLOR: STONE COTTON WHITE SW 7119	STONE COTTON WHITE, SW 7119	36.7
ACCENT COLOR: TREASURE COAST BRONZE SW 7116	TREASURE COAST BRONZE, SW 7119	17
ACCENT COLOR: COLOR QUICKSILVER SW 6045	COLOR QUICKSILVER, SW 6045	14
ACCENT COLOR: ALUMINUM FAÇADE TO MATCH STANDING SEAM METAL ROOF	ALUMINUM FAÇADE TO MATCH STANDING SEAM METAL ROOF	4.4

ROOF COLOR		
COLOR	TYPE	
MAIN COLOR: STANDING SEAM METAL ROOF	STANDING SEAM METAL ROOF	
ACCENT COLOR: COLOR MEDIUM BRONZE (STANDING SEAM METAL COLOR)	COLOR MEDIUM BRONZE (STANDING SEAM METAL COLOR)	

**CITY OF PORT ST. LUCIE**  
**PUBLIC WORKS BUILDING**  
1501 SW CAMEO BLVD.,  
PORT ST. LUCIE, FL 34983  
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**REVISIONS**  
# | Description | Date

**SUBMITTAL**  
**CONCEPTUAL ELEVATIONS PACKAGE**  
**SCALE** 1/8" = 1'-0"  
**DATE** 12/30/2012  
**PROJECT NUMBER** A-301.1  
**DRAWN BY** M.C.  
**CHECKED BY** R.D.  
**SHEET NO.**  
**A-301.1**

  
**PORT ST. LUCIE**  
HEART OF THE TREASURE COAST

# Staff Recommendation

- The Planning & Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and polices of the Comprehensive Plan and recommends approval.
- The Site Plan Review Committee recommended approval at their December 10, 2025, meeting.