

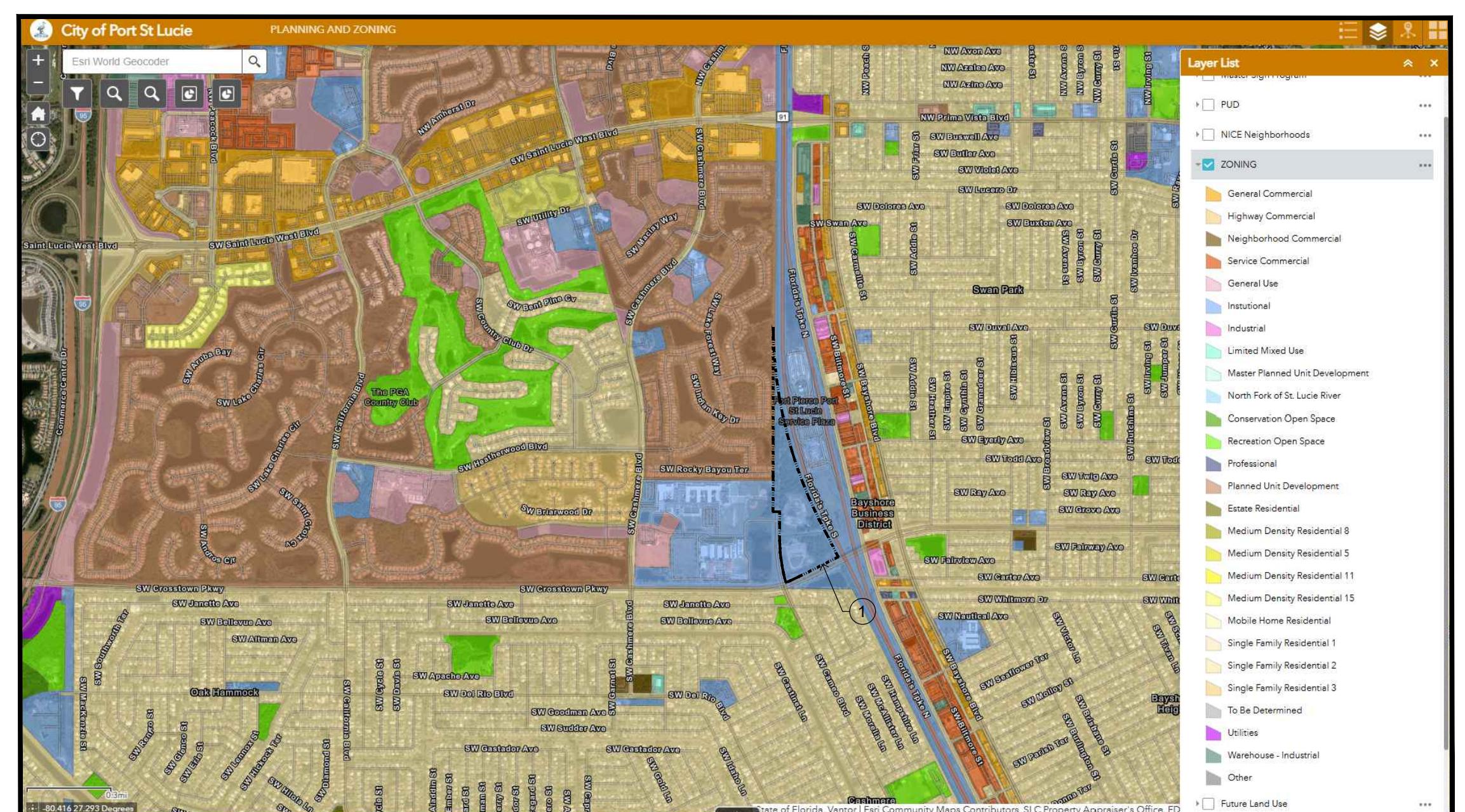
PORT ST. LUCIE PUBLIC WORKS SITE



1" = 600'-0"



FUTURE LAND USE MAP



ZONING MAP

SYMBOL LEGEND

● EXISTING FIRE HYDRANT

ZONING ANALYSIS

ZONING USE:	I-INSTITUTIONAL	
LAND USE:	I-INSTITUTIONAL	
BASE FLOOD ELEVATION:	17'-0"	
FLOOD ZONE:	ZONE X	
BUILDING HEIGHT:	REQUIRED:	PROPOSED:
SEC. 108-107 SEC. 108-215	50 FEET MAX PARAPET WALLS MAY NOT EXCEED 10 FEET THAN FIVE (5) FEET ABOVE THE ALLOWABLE EXCEPT UTILITY BUILDINGS.	ROOF 46' 0" T.O. PARAPET 52'-0" T.O. ROOF 159'-3" T.O. ROOF 2 62'-1"
PARCEL ID/LEGAL DESCRIPTION:	CROSSTOWN PARKWAY (PB 63-34) PARCEL ID: 3335-601-0012-000-0 (PARCEL 1)	
OWNER:	CITY OF PORT ST. LUCIE	

ENVIRONMENTAL STATEMENT

A PRELIMINARY WETLAND AND THREATENED & ENDANGERED SPECIES SURVEY CONDUCTED ON OCTOBER 15, 2025 IDENTIFIED SUITABLE HABITAT FOR TORTOISE, POTENTIAL COMMENSAL HABITAT FOR COOT AND INDIGO SNAKE, AND THE PRESENCE OF CROCODILE WORK WITHIN THE CROCODILE FORAGING AREA. NO THREATENED FISH OR AMPHIBIAN SPECIES AND NO CRUCIAL HABITATS WERE OBSERVED. FUTURE PERMITTING MAY REQUIRE COORDINATION WITH FWC AND USFWS FOR CROCODILE AND INDIGO SNAKE COMPLIANCE. SEE TABLE BELOW.

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFO.	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	YES	ECS	NO	YES (PARTIAL)
RARE HABITAT	NO	FWC	NO	NO
THREATENED SPECIES	YES	USFWS	NO	YES
ENDANGERED SPECIES	YES	USFWS	NO	YES
SPECIES OF SPECIAL CONCERN	NO	USFWS	NO	NO
INVASIVE/EXOTIC VEGETATION	NO	USFWS	NO	NO

TRAFFIC STATEMENT

THE CITY IS PROPOSING TO CONSTRUCT A PUBLIC WORKS DEPARTMENT COMPOUND ON THE PROPERTY, CONSISTING OF A 44,928 SF GENERAL OFFICE BUILDING AND A 11,200 SQUARE FOOT WAREHOUSE FOR EQUIPMENT AND MATERIAL STORAGE. GENERAL OFFICE (ITE LUC 710) IS USED TO GENERATE 485 DAILY TRIPS, WITH 70 AM PEAK HOUR TRIPS AND 76 PM PEAK HOUR TRIPS. THE WAREHOUSE GENERATES 16 NEW DAILY TRIPS, WITH 16 AM PEAK HOUR TRIPS AND 12 PM PEAK HOUR TRIPS. SEE TABLE BELOW.

ITE CODE	LAND USE	SIZE	DAILY TRIPS	AM PEAK HOUR TOTAL	PM PEAK HOUR TOTAL
710	GENERAL OFFICE	44,928 SF	485	70	76
150	WAREHOUSE	11,200 SF	16	16	12



SITE PLAN PHASING



1" = 400'-0"

CITY OF PORT ST. LUCIE PUBLIC WORKS BUILDING

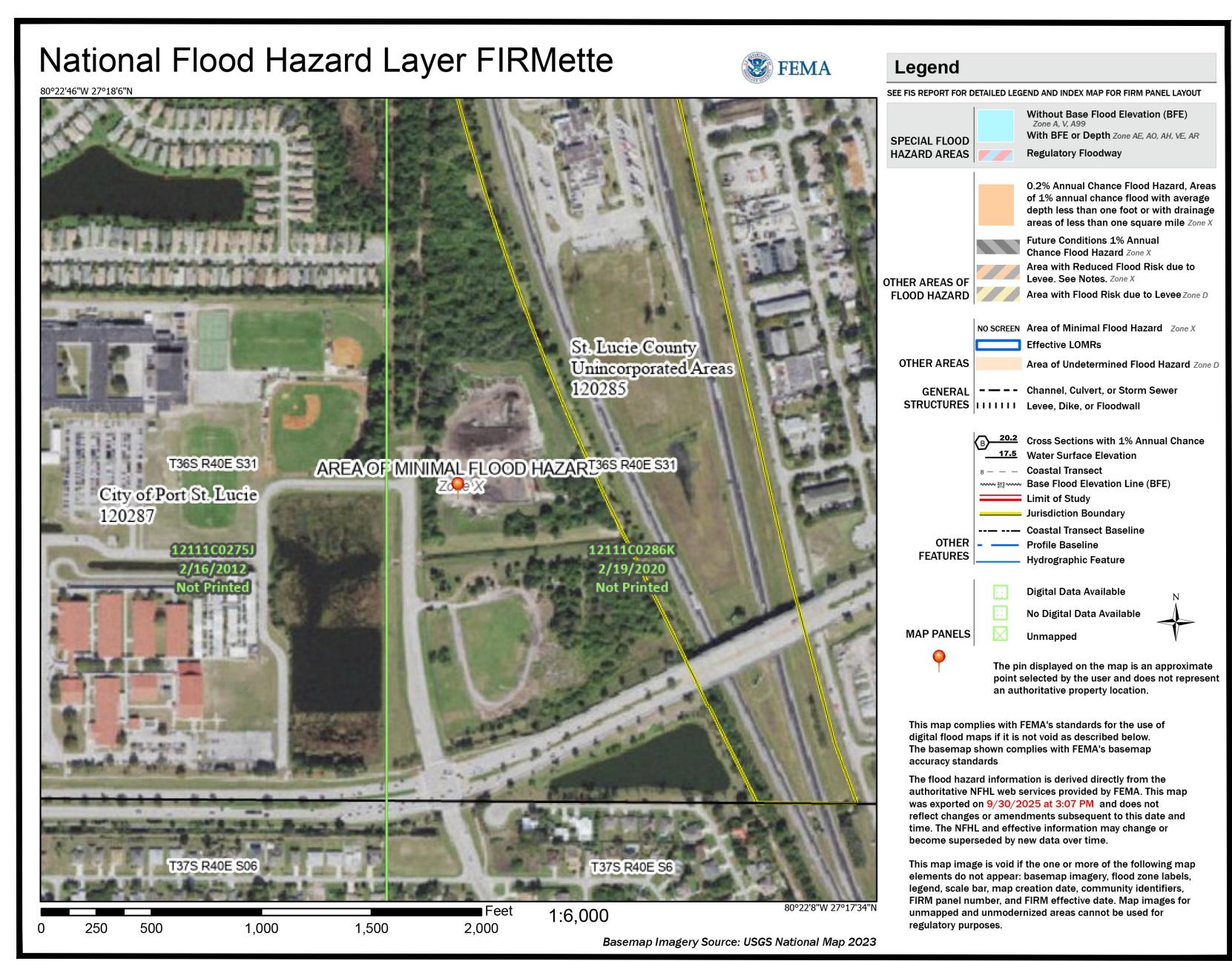
1501 SW CAMEO BLVD,
PORT ST. LUCIE

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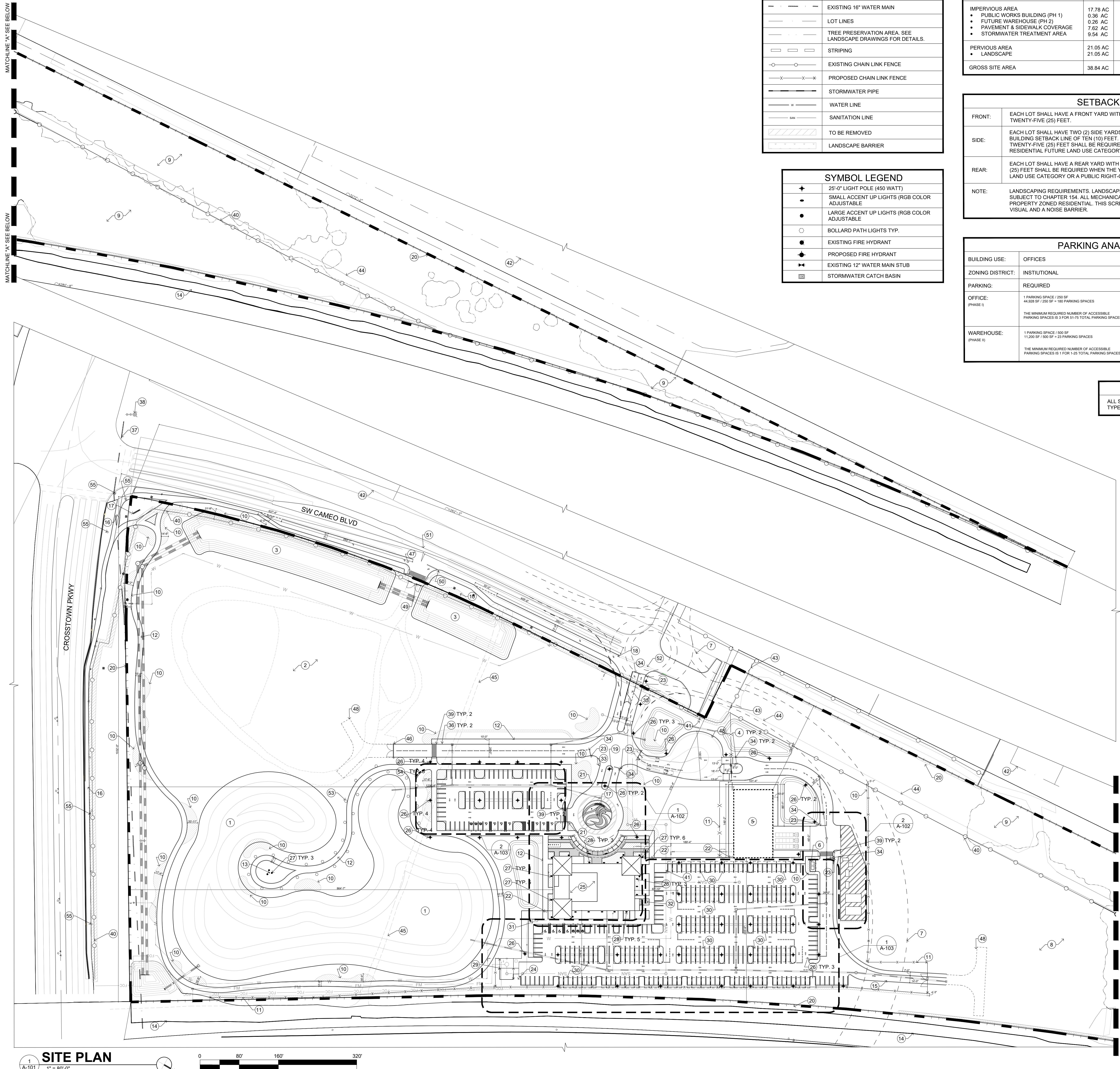


Robert M. Drapera
FL. LIC. # A.R9257



BFE FEMA MAP

SHEET TITLE :	Site Plan
REVISIONS :	# Description: Date:
PSL PLANNING & ZONING PROJECT NUMBER:	P25-201
PSLUSD PROJECT NUMBER:	5003-58
SUBMITTAL:	SITE PLAN REVIEW
SCALE :	AS SHOWN
DATE :	1/26/2026
BEA PROJECT NUMBER :	24-1081
DRAWN BY :	RD
CHECKED BY :	RD
SHEET NO. :	A-100



CITY OF PORT ST. LUCIE PUBLIC WORKS BUILDING

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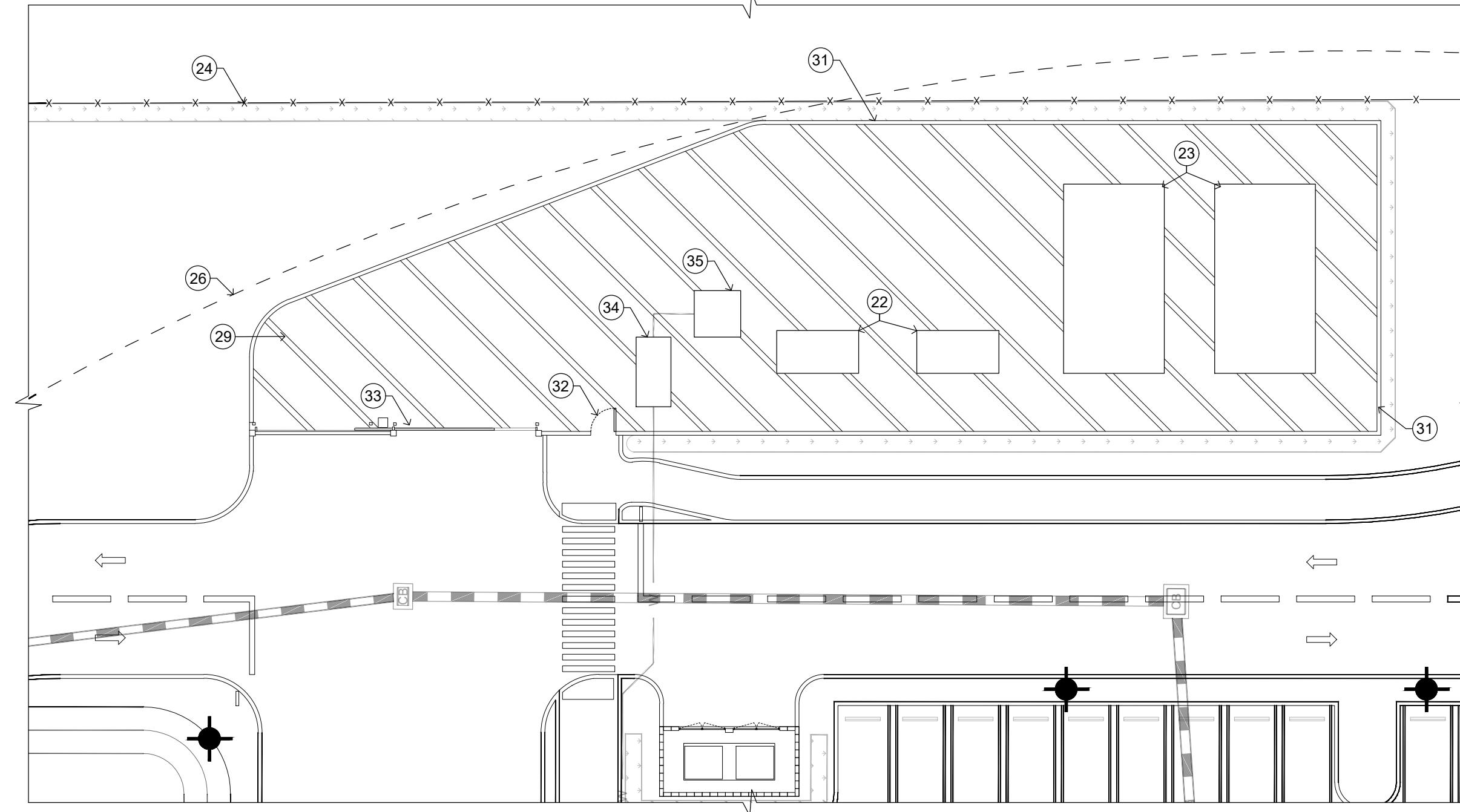
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REVISIONS :		# Description:	Date:
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PSLUSD PROJECT NUMBER: 5003-58			
SUBMITTAL: SITE PLAN REVIEW			
SCALE : AS SHOWN			
DATE : 1/12/2026			
BEA PROJECT NUMBER: 24-9881			
DRAWN BY : CHECKED BY : RD			
SHEET NO. : A-101			

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GENERATORS & CHILLERS

A-102 1" = 20'-0"

0 20' 40' 80'

SCALE 1" = 20'-0"



TRELLIS TYP. SECTION

A-102
3/16" = 1'-0"



FROG FURNISHINGS RESINWOOD ROUND 32-GALLON WASTE RECEPTACLE

GENERAL NOTES:	
1.	ALL STRIPING TO BE THERMOPLASTIC
2.	G.C. TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR DROP OFF TRELLIS.

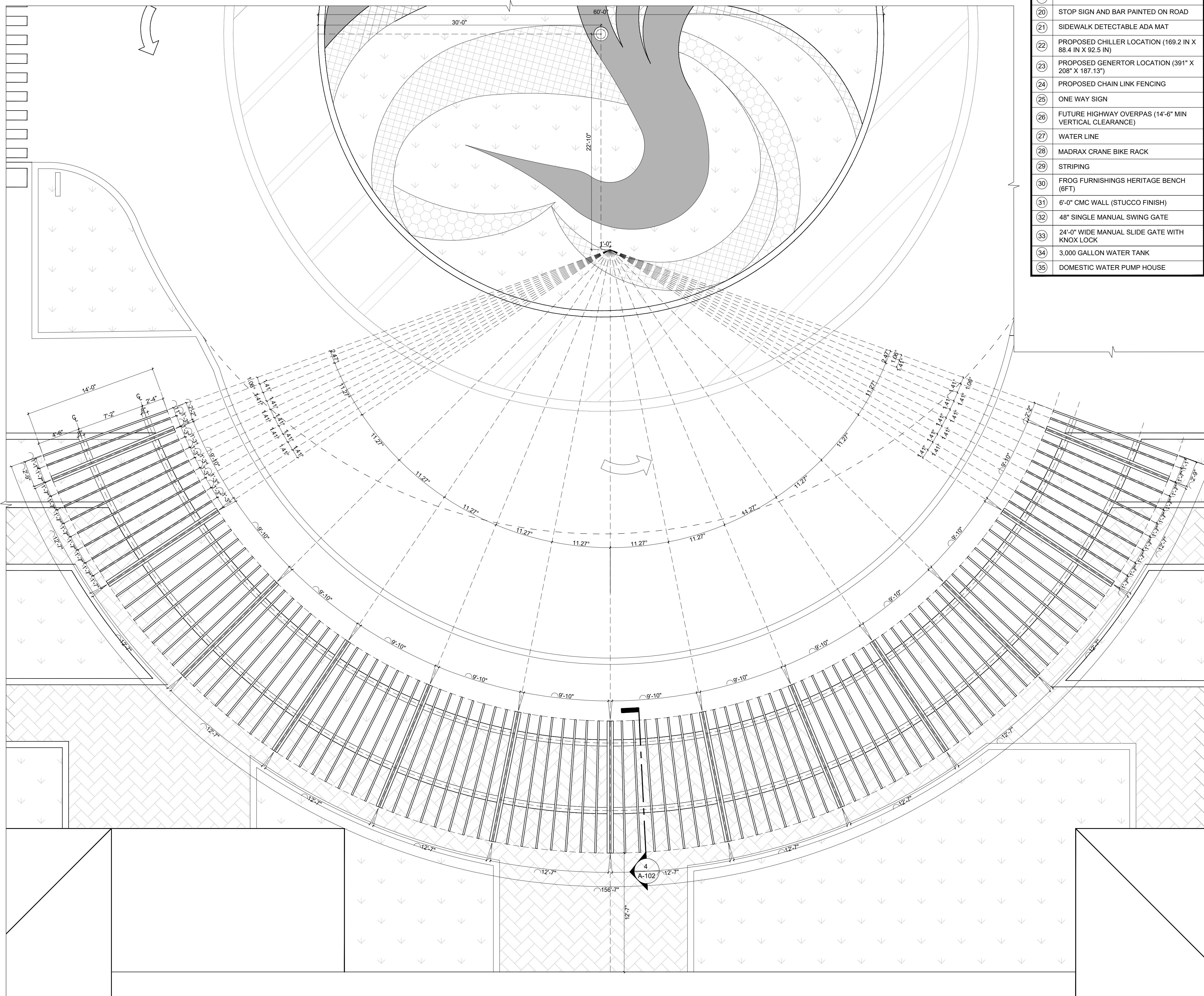
CODED NOTES	
SYM.	CODED NOTES:
①	PUBLIC PARKING
②	DROP-OFF LANE
③	10' CONCRETE WALKWAY TYP.
④	EMPLOYEE PARKING
⑤	150'-2" X 96'-2" NEW THREE (3) STORY PUBLIC WORKS ADMINISTRATION BUILDING (44,928 SF) (25 FFE)
⑥	ALUMINUM TRELLISE
⑦	AMERICAN FLAG
⑧	CITY OF PORT ST. LUCIE FLAG
⑨	STATE OF FLORIDA FLAG
⑩	CURVED FREESTANDING CITY OF PORT ST. LUCIE PUBLIC WORKS SIGN (61 SF)
⑪	D CURB
⑫	6' FLAT CURB
⑬	Hardscape (STAMPED CONCRETE)
⑭	SECOND STORY PLANTERS
⑮	CROSSWALK
⑯	FROG FURNISHINGS RESINWOOD ROUND 32-GALLON WASTE RECEPTACLE WITH ASH TRAY (07106-002)
⑰	FPI TRANSFORMER
⑱	LANDSCAPE
⑲	DECORATIVE FENCE AND GATE
⑳	STOP SIGN AND BAR PAINTED ON ROAD
㉑	SIDEWALK DETECTABLE ADA MAT
㉒	PROPOSED CHILLER LOCATION (169.2 IN X 88.4 IN X 92.5 IN)
㉓	PROPOSED GENERATOR LOCATION (391" X 208" X 187.13")
㉔	PROPOSED CHAIN LINK FENCING
㉕	ONE WAY SIGN
㉖	FUTURE HIGHWAY OVERPASS (14'-6" MIN VERTICAL CLEARANCE)
㉗	WATER LINE
㉘	MADRAX CRANE BIKE RACK
㉙	STRIPPING
㉚	FROG FURNISHINGS HERITAGE BENCH (6FT)
㉛	6'0" CMC WALL (STUCCO FINISH)
㉜	48" SINGLE MANUAL SWING GATE
㉝	24'-0" WIDE MANUAL SLIDE GATE WITH KNOX LOCK
㉞	3,000 GALLON WATER TANK
㉟	DOMESTIC WATER PUMP HOUSE

ENLARGED SITE PLAN

A-102 1" = 20'-0"

0 20' 40' 80'

SCALE 1" = 20'-0"



ENLARGED ALUMINUM TRELLIS PLAN

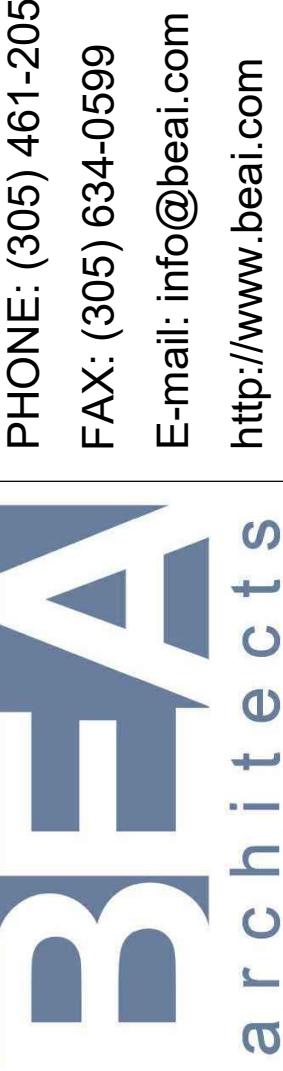
A-102
3/16" = 1'-0"

CITY OF PORT ST. LUCIE PUBLIC WORKS BUILDING

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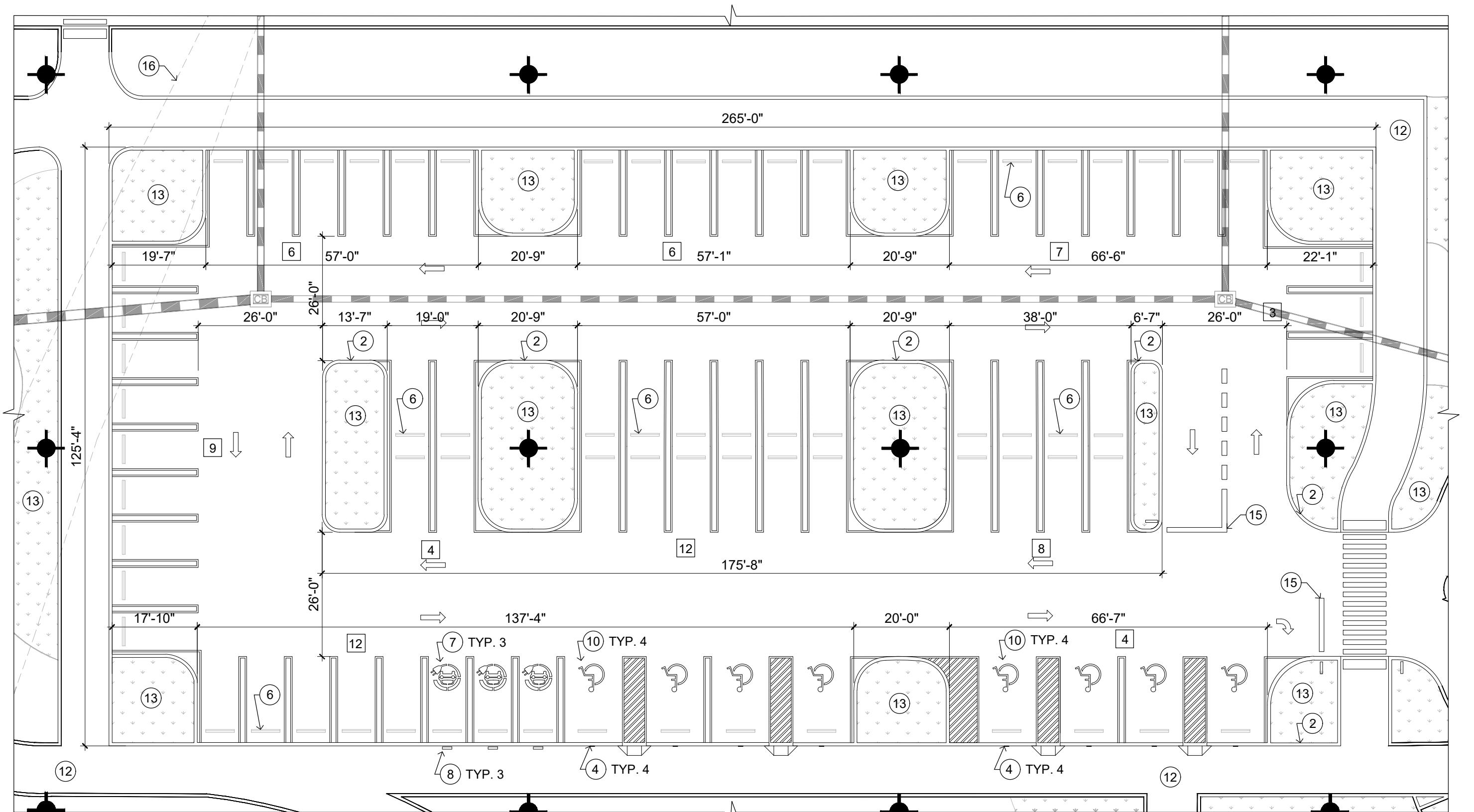
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PSLUSD PROJECT NUMBER: 5003-58
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SCALE : AS SHOWN
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BEA PROJECT NUMBER : 24-9881
DRAWN BY : RD
CHECKED BY : RD
SHEET NO. : A-102

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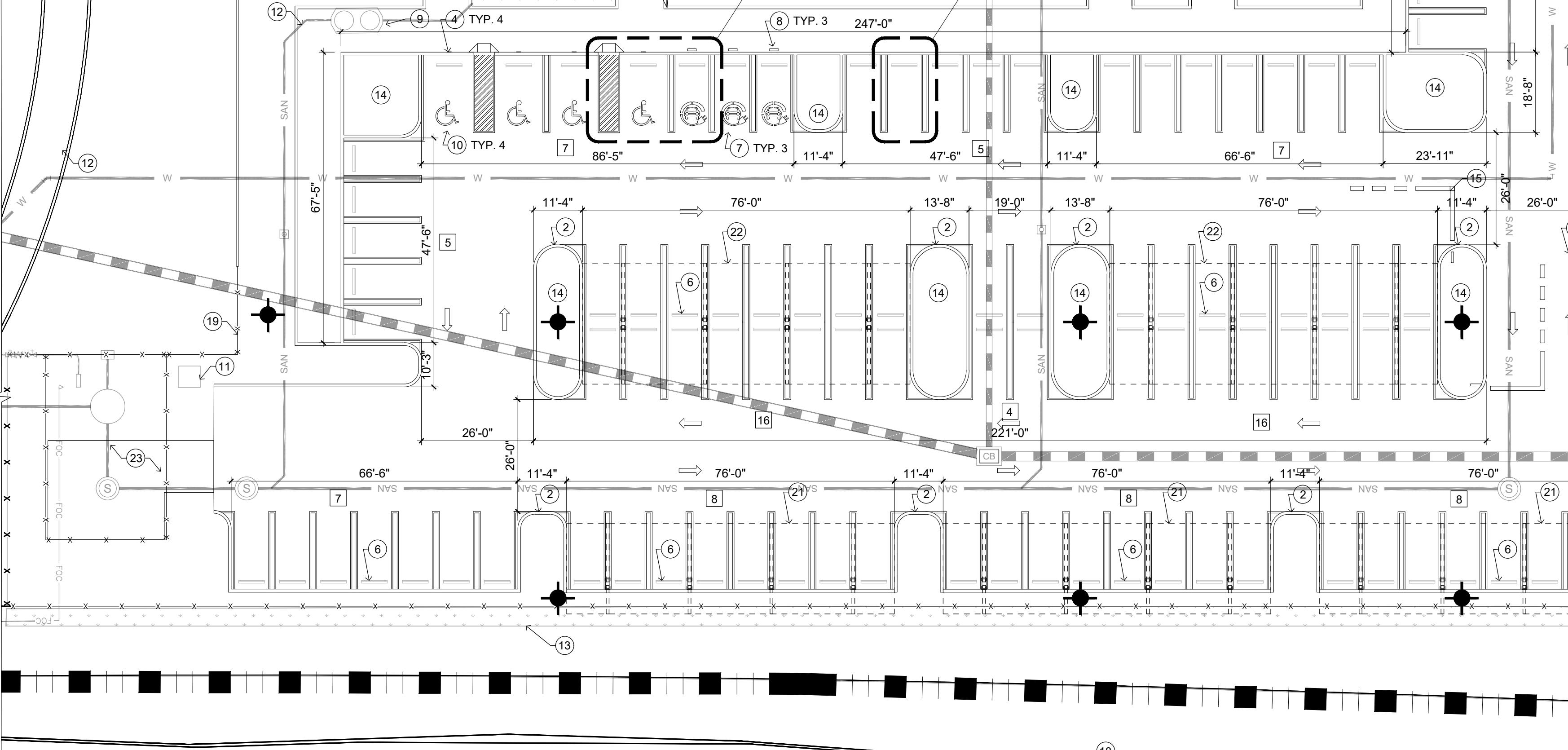


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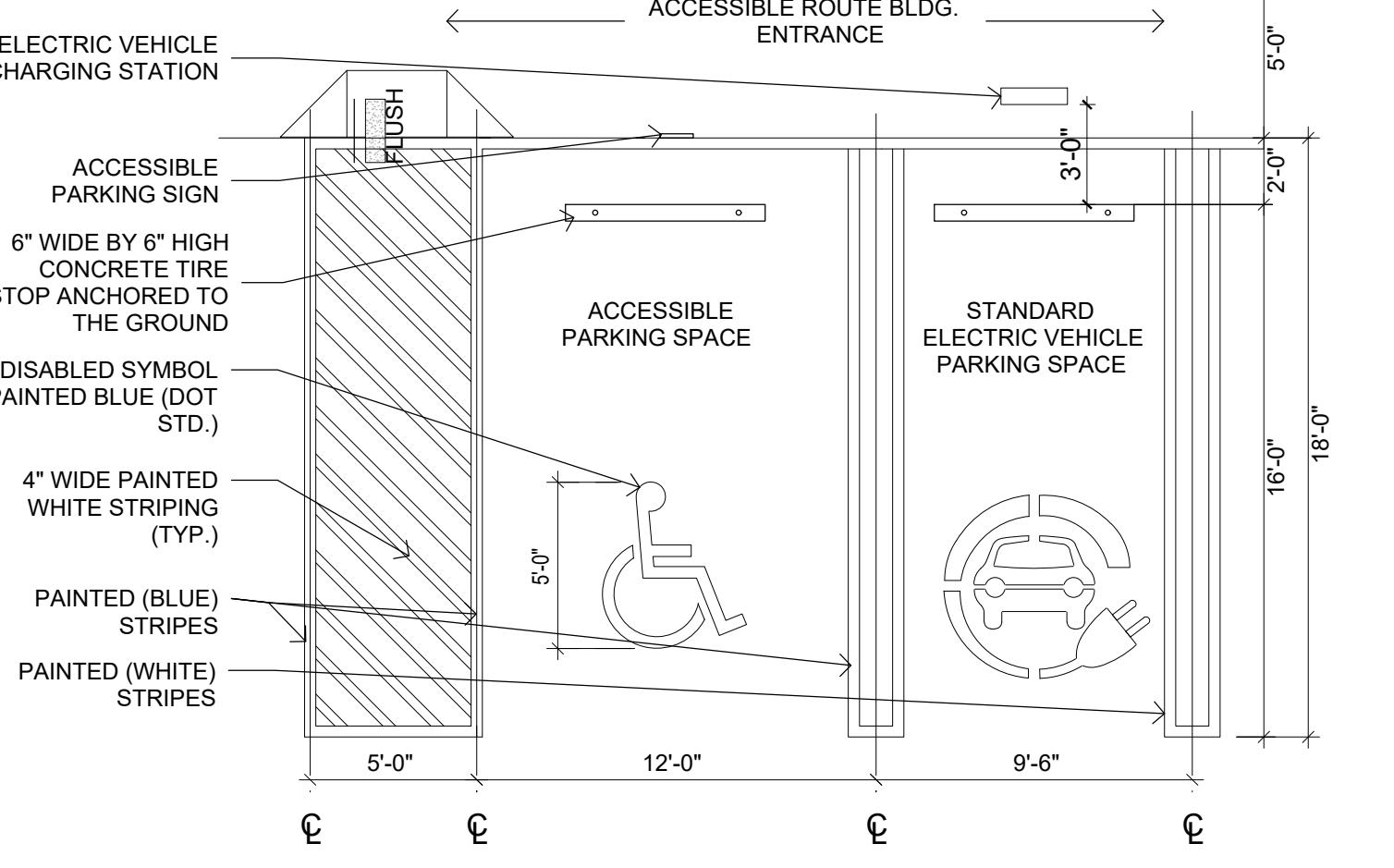


6' DOUBLE FACE CONCRETE
WHEEL STOP TYP.



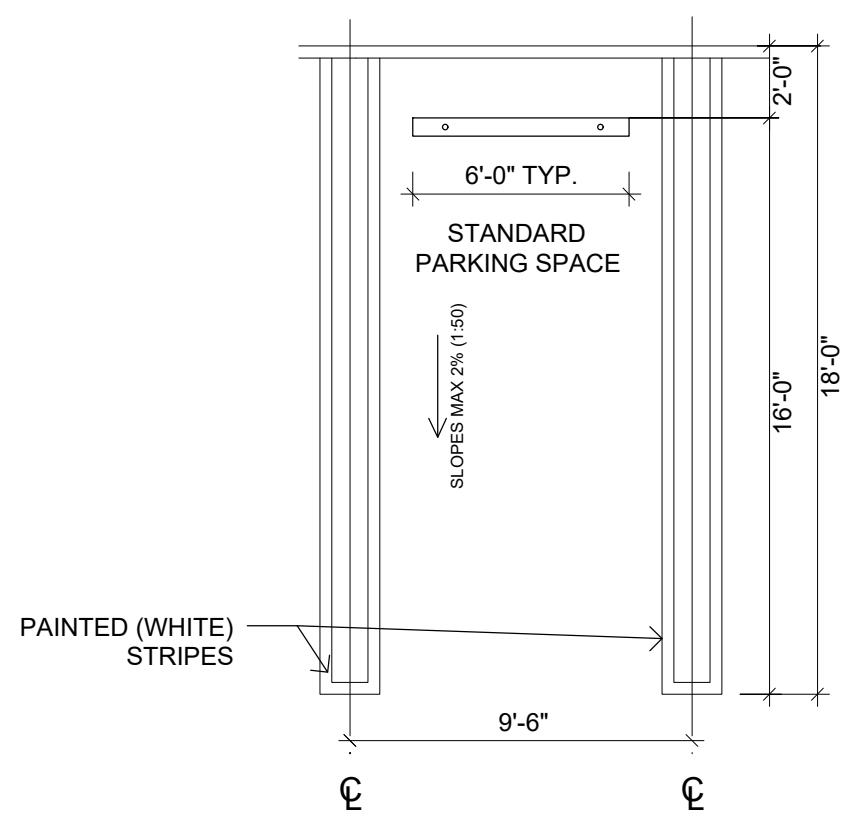
ACCESSIBLE PARKING/ELECTRIC
VEHICLE PARKING DETAIL

A-103 3/16" = 1'-0"



STANDARD PARKING DETAIL

A-103 3/16" = 1'-0"



SYM.	CODED NOTES
1	TWO (2) 6-CUBIC YARD DUMPSTERS (6'X5'X6') SEE SHEET A-104 FOR DETAILS.
2	D CURB
3	12' X 24' X 8' MASONRY DUMPSTER SCREENING WITH GATE. SEE SHEET A-104 FOR DETAILS
4	HANDICAP PARKING SIGN TYP.
5	DECORATIVE FENCING AND GATE
6	6' DOUBLE FACE CONCRETE WHEEL STOP TYP.
7	ELECTRIC VEHICLE PARKING
8	ELECTRIC VEHICLE CHARGING STATION
9	GREASE TRAP/SOLID INTERCEPTOR
10	HANDICAP PARKING
11	FPL TRANSFORMER DEDICATED TO LIFT STATION
12	10' CONCRETE WALKWAY TYP.
13	PROPOSED LANDSCAPE BUFFER. SEE LANDSCAPE DRAWINGS FOR DETAILS.
14	PARKING LOT LANDSCAPE ISLAND
15	STOP SIGN AND STOP BAR PAINTED ON ROAD
16	EXISTING CANAL TO BE REMOVED
17	PROPERTY BOUNDARY
18	EXISTING TURNPIKE CANAL
19	PROPOSED CHAIN LINK FENCING
20	DESIGN INTENT SOLARSCAPES MODERN CANOPY PARKING WITH INTEGRATED LED LIGHTING (MODEL OVS) (STANDARD LOW SIDE CLEARANCE) (TYP. 3). SEE A-104 FOR DETAILS.
21	DESIGN INTENT SOLARSCAPES MODERN CANOPY PARKING WITH INTEGRATED LED LIGHTING (MODEL OVS) (TALL LOW SIDE CLEARANCE) (TYP. 6). SEE A-104 FOR DETAILS.
22	DESIGN INTENT SOLARSCAPES MODERN CANOPY PARKING WITH INTEGRATED LED LIGHTING (MODEL VS) (TYP. 8). SEE A-104 FOR DETAILS.
23	PROPOSED 30'X45' LIFT STATION SITE

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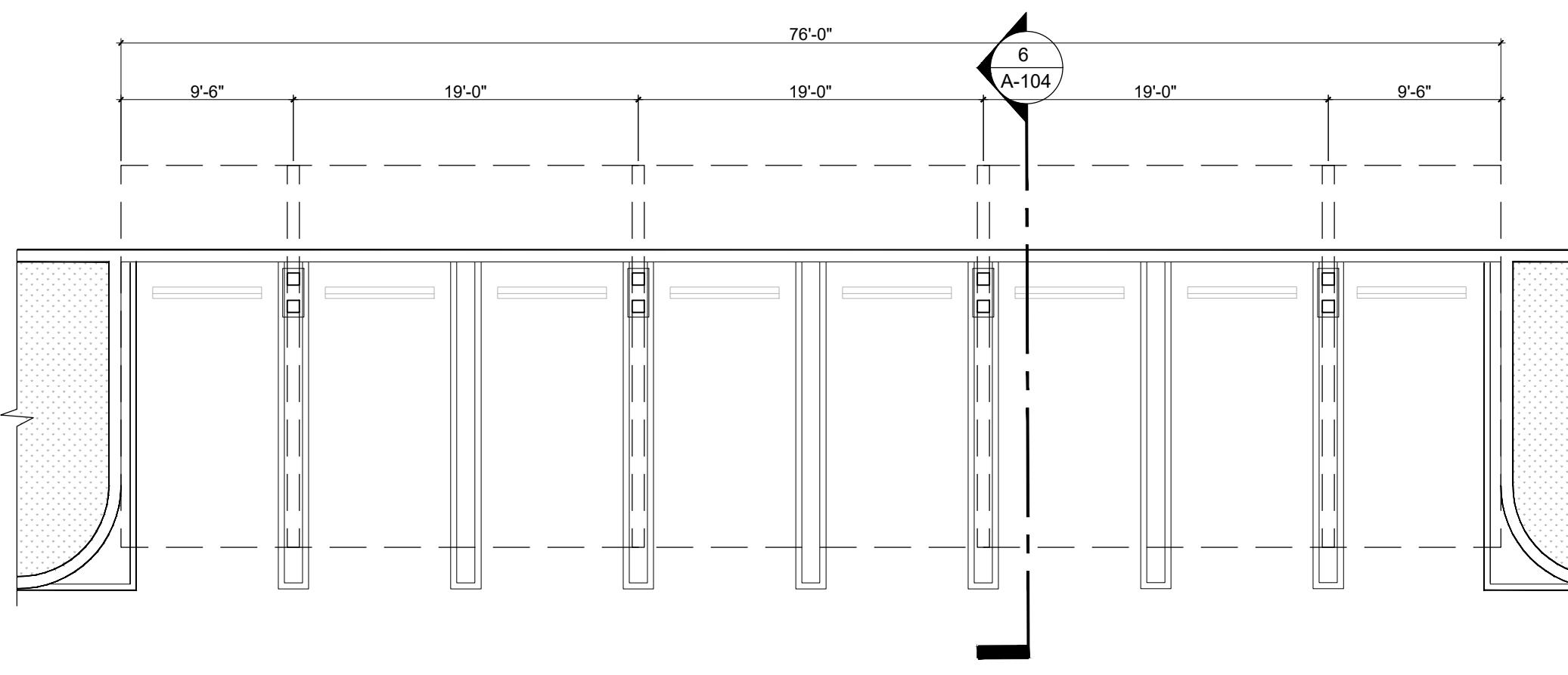
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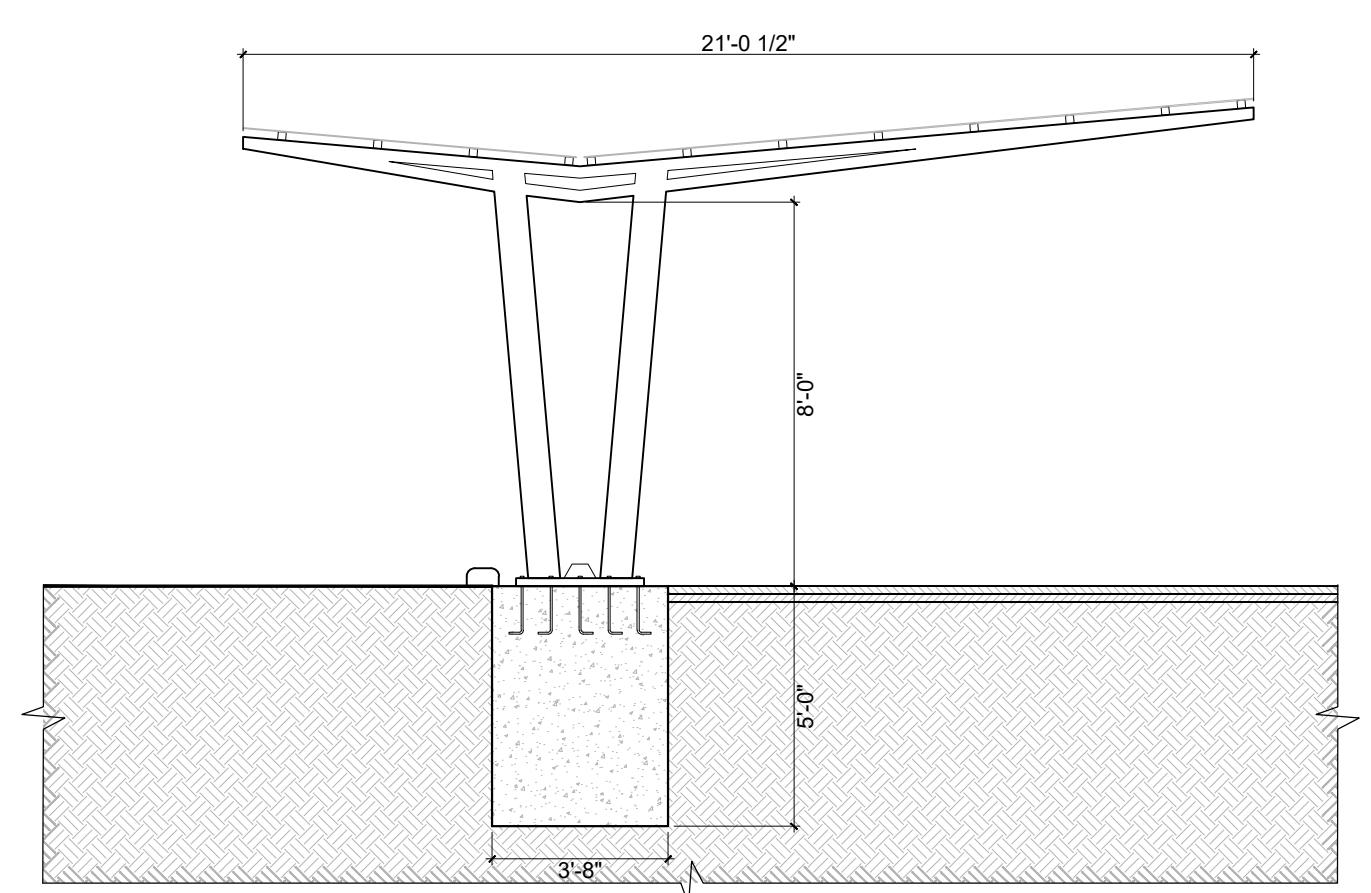
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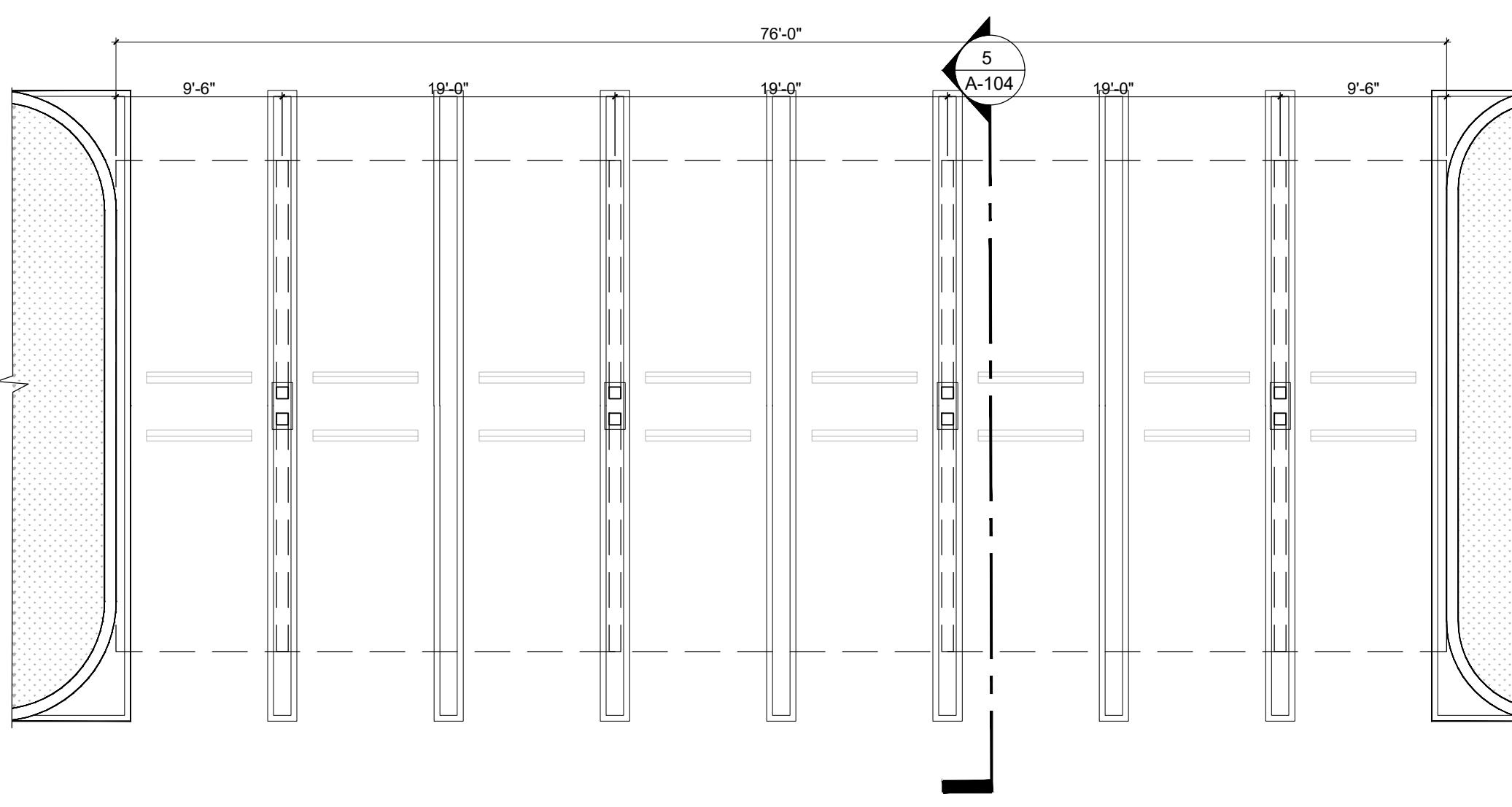
GENERAL NOTES:
1. G.C. TO PROVIDE SIGNED AND SEALED
SHOP DRAWINGS FOR SOLAR
CANOPIES. DESIGN INTENT LUMOS
SOLARSCAPES MODERN CANOPIES.



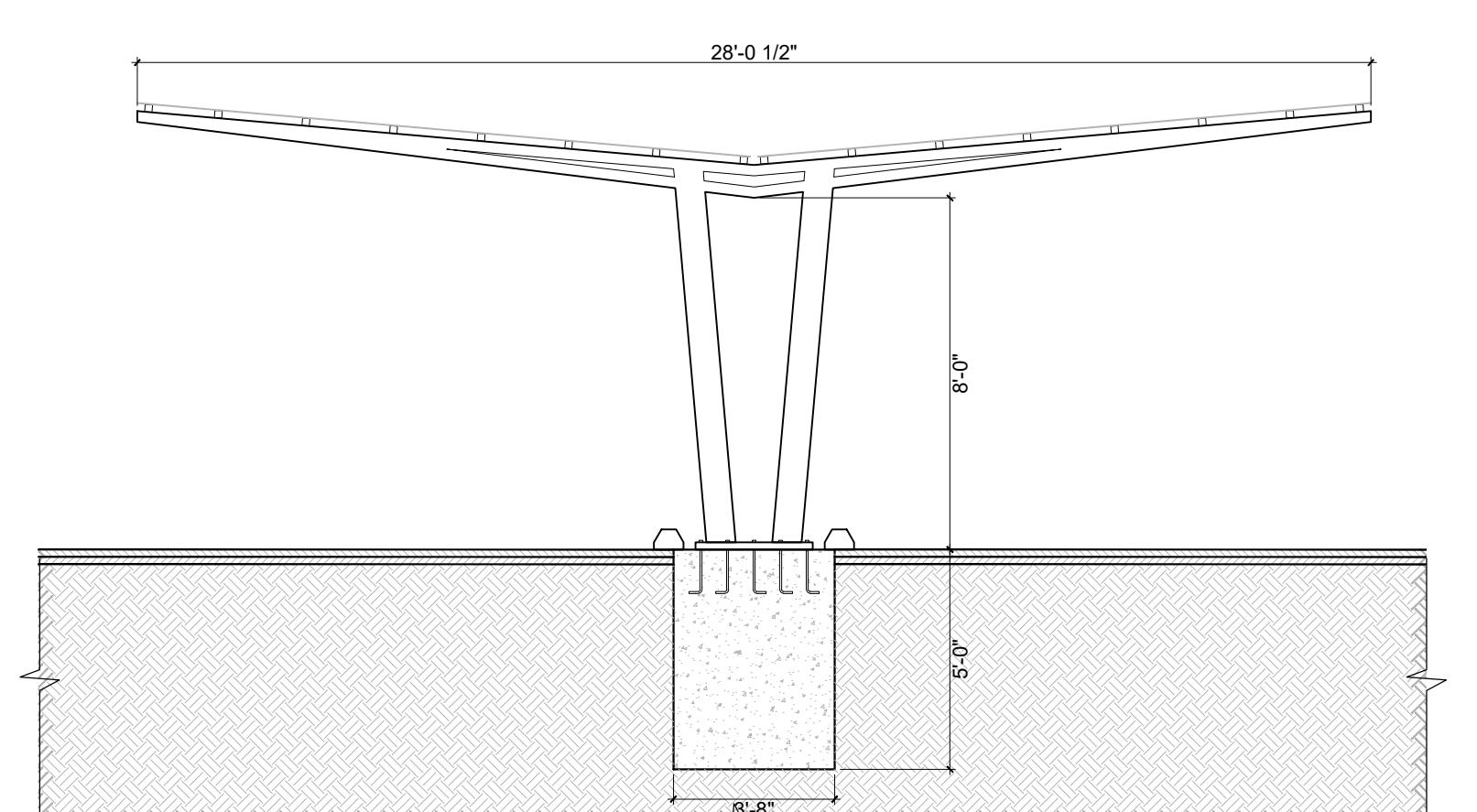
ENLARGED SOLAR CANOPY PLAN
STANDARD LOW SIDE CLEARANCE (MODEL OVS)



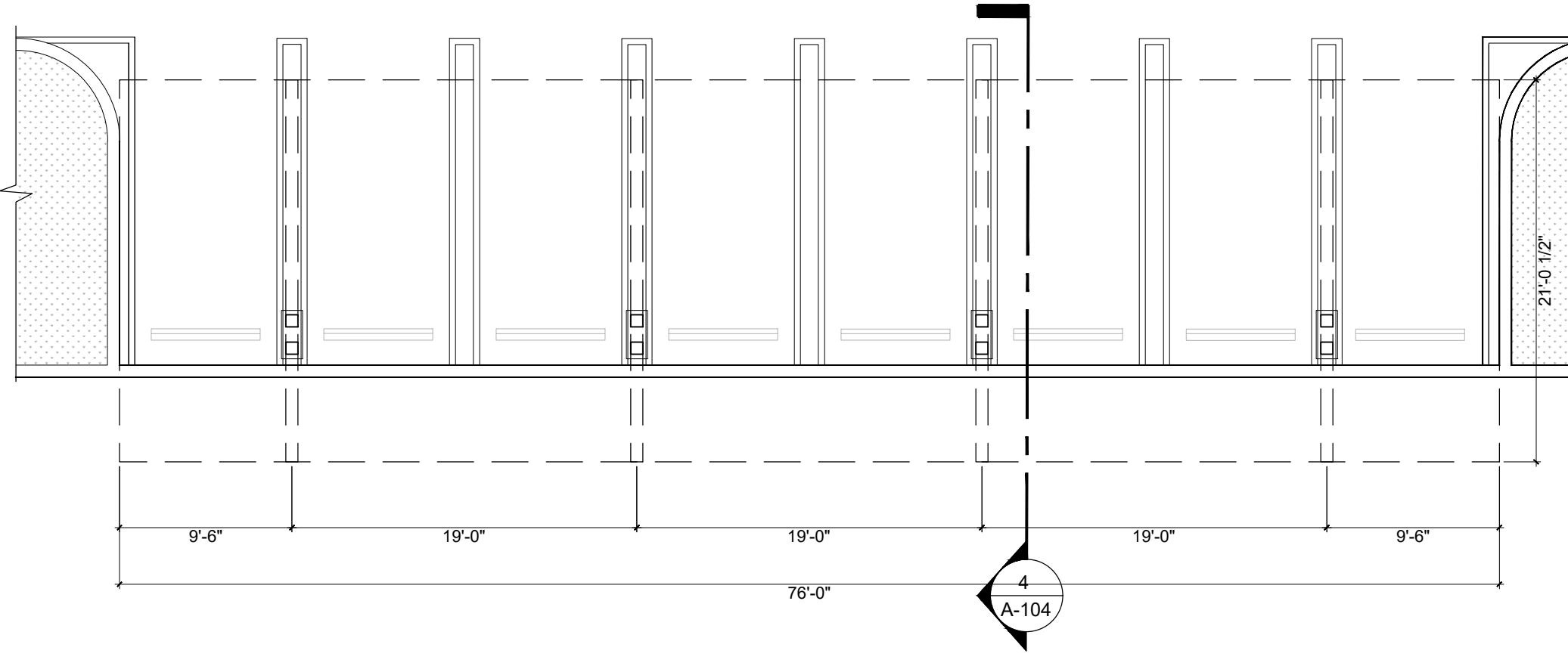
ENLARGED SOLAR CANOPY SECTION
STANDARD LOW SIDE CLEARANCE (MODEL OVS)



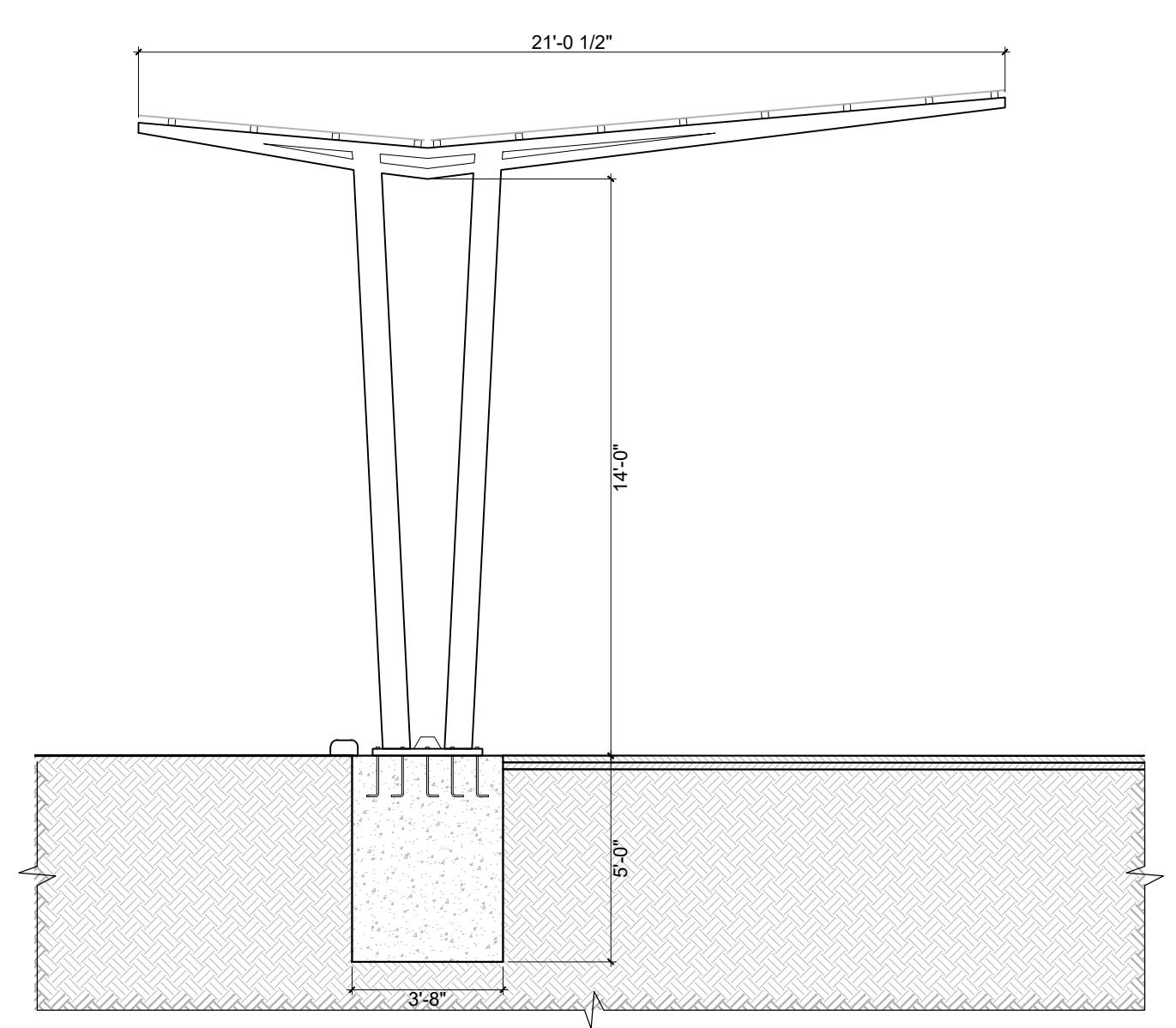
ENLARGED SOLAR CANOPY PLAN
TALL LOW SIDE CLEARANCE (MODEL VS)



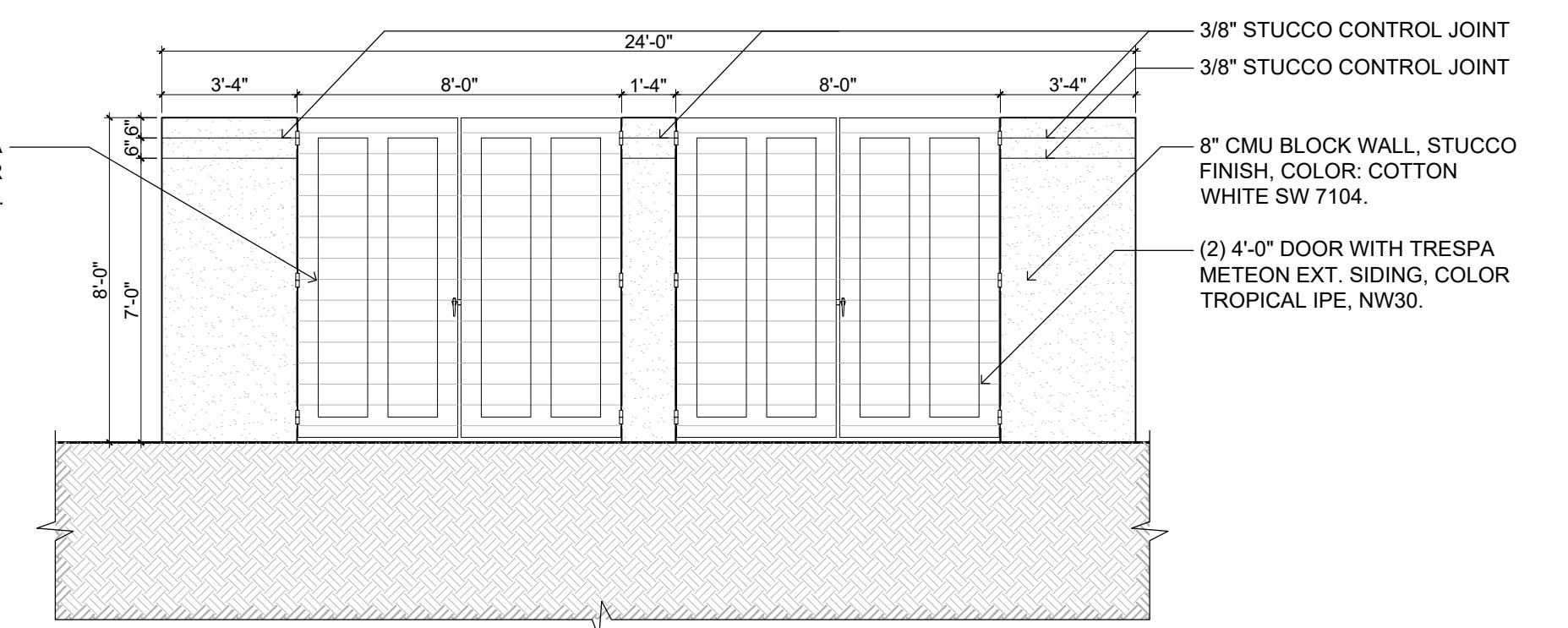
ENLARGED SOLAR CANOPY SECTION
TALL LOW SIDE CLEARANCE (MODEL VS)



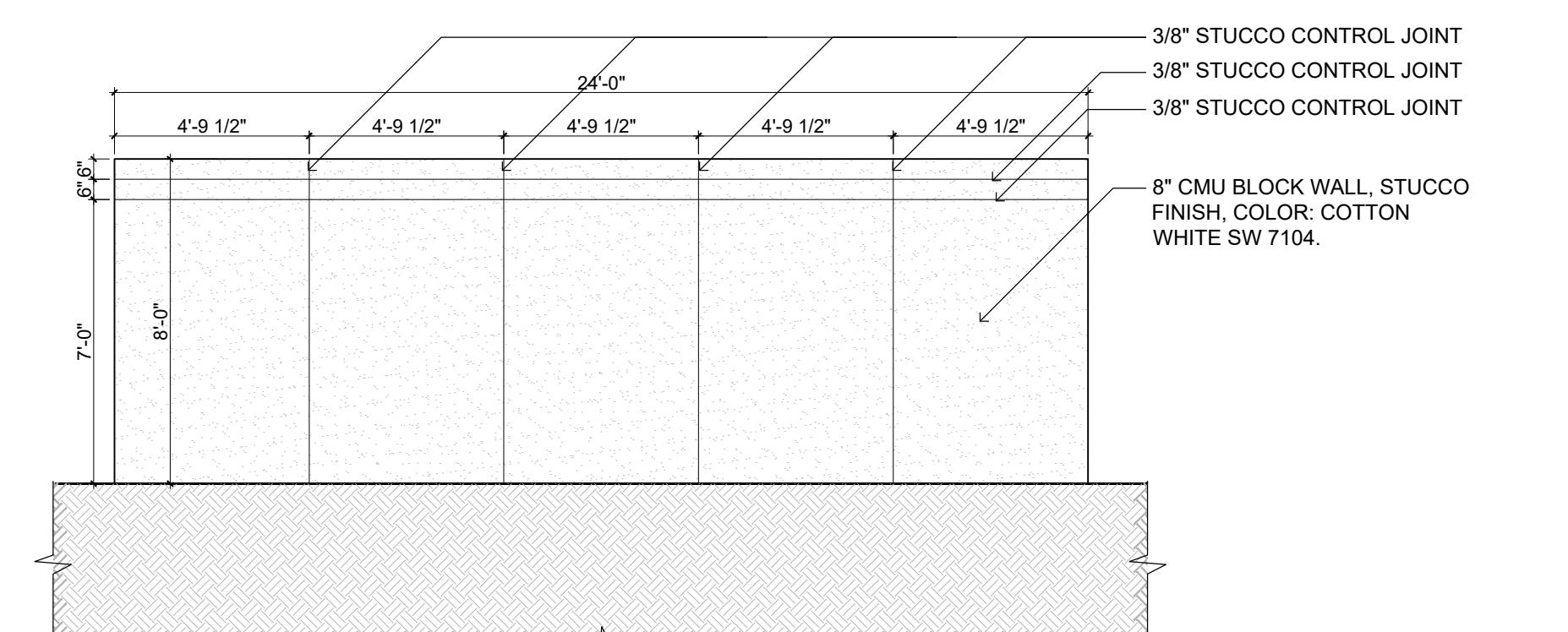
ENLARGED SOLAR CANOPY PLAN
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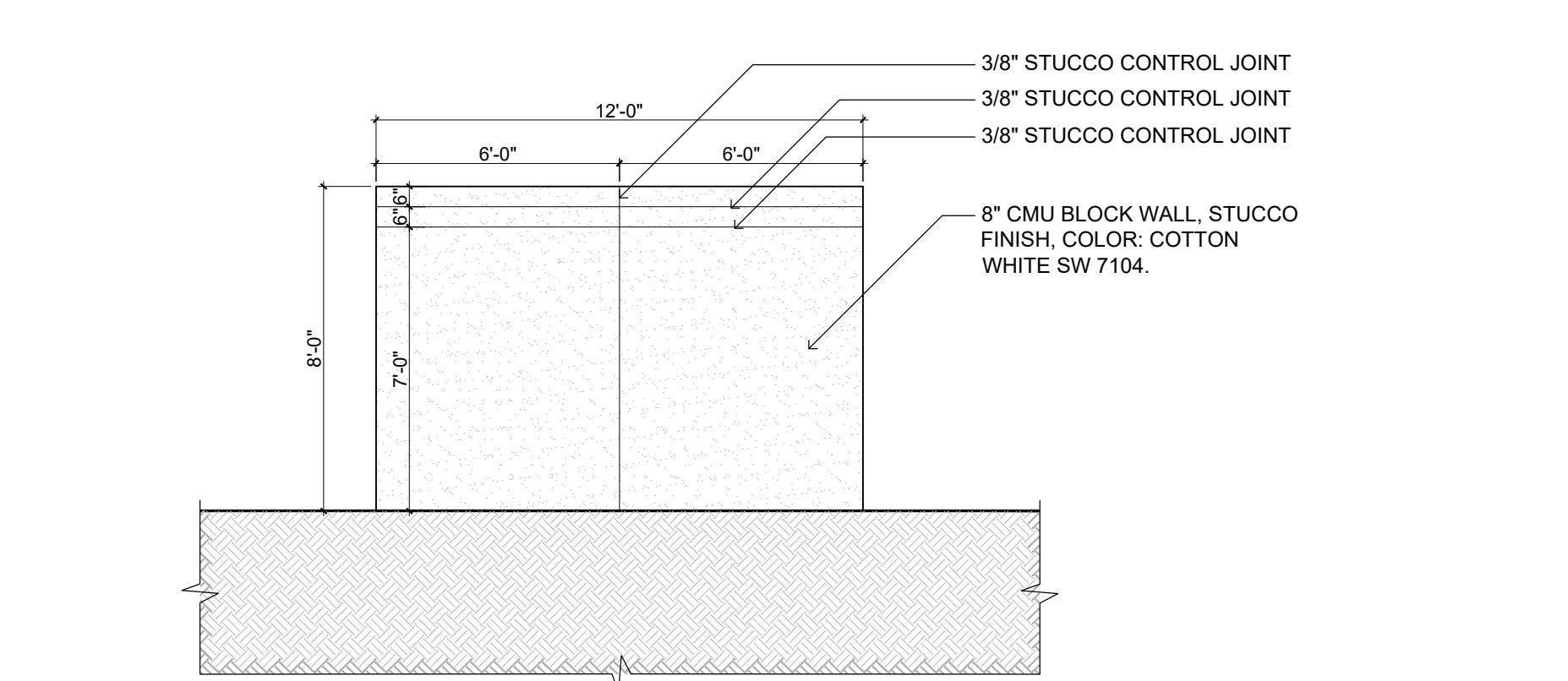
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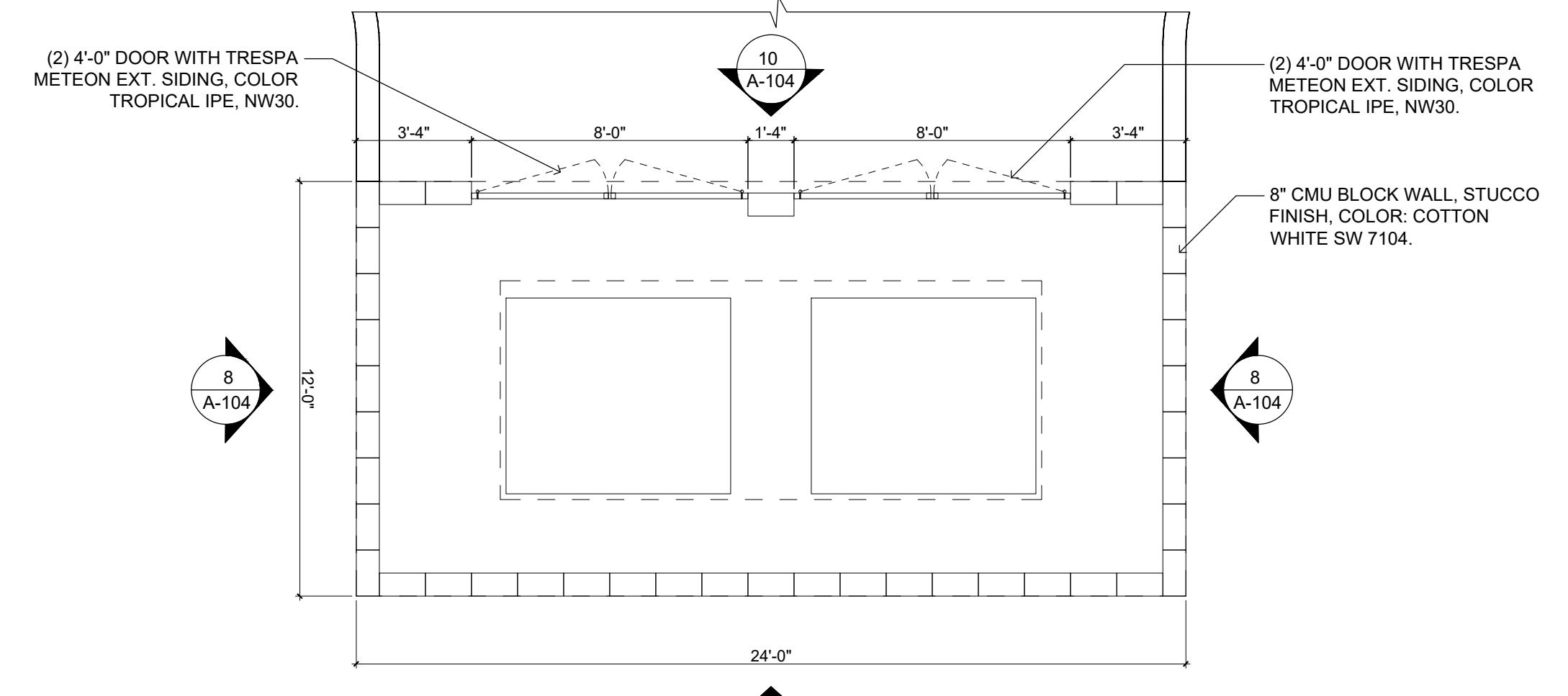
DUMPSTER ENCLOSURE ELEVATION



DUMPSTER ENCLOSURE ELEVATION



DUMPSTER ENCLOSURE ELEVATION



ENLARGED DUMPSTER ENCLOSURE PLAN

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