

**TNT – Bayshore Boulevard
Major Site Plan
P24-023**



Project Location Map

SUMMARY

Applicant’s Request:	An application for a major site plan for TNT - Bayshore Boulevard.
Applicant:	Alejandro Toro, Engineering Design & Construction, Inc.
Property Owner:	Bayshore Commons, LLC
Location:	South of SW Dwyer Avenue and West of SW Bayshore Boulevard.
Address:	1202 SW Bayshore Blvd.
Project Planner:	Cody Sisk, Planner II

Project Description

The applicant, Engineering Design & Construction, Inc, has submitted a Major Site Plan for TNT - Bayshore Boulevard. The Major Site Plan includes two 9,000 square feet buildings for commercial uses.

The property is zoned General Commercial (CG), which is compatible with the current future land use classification of Commercial General (CG) of the site.

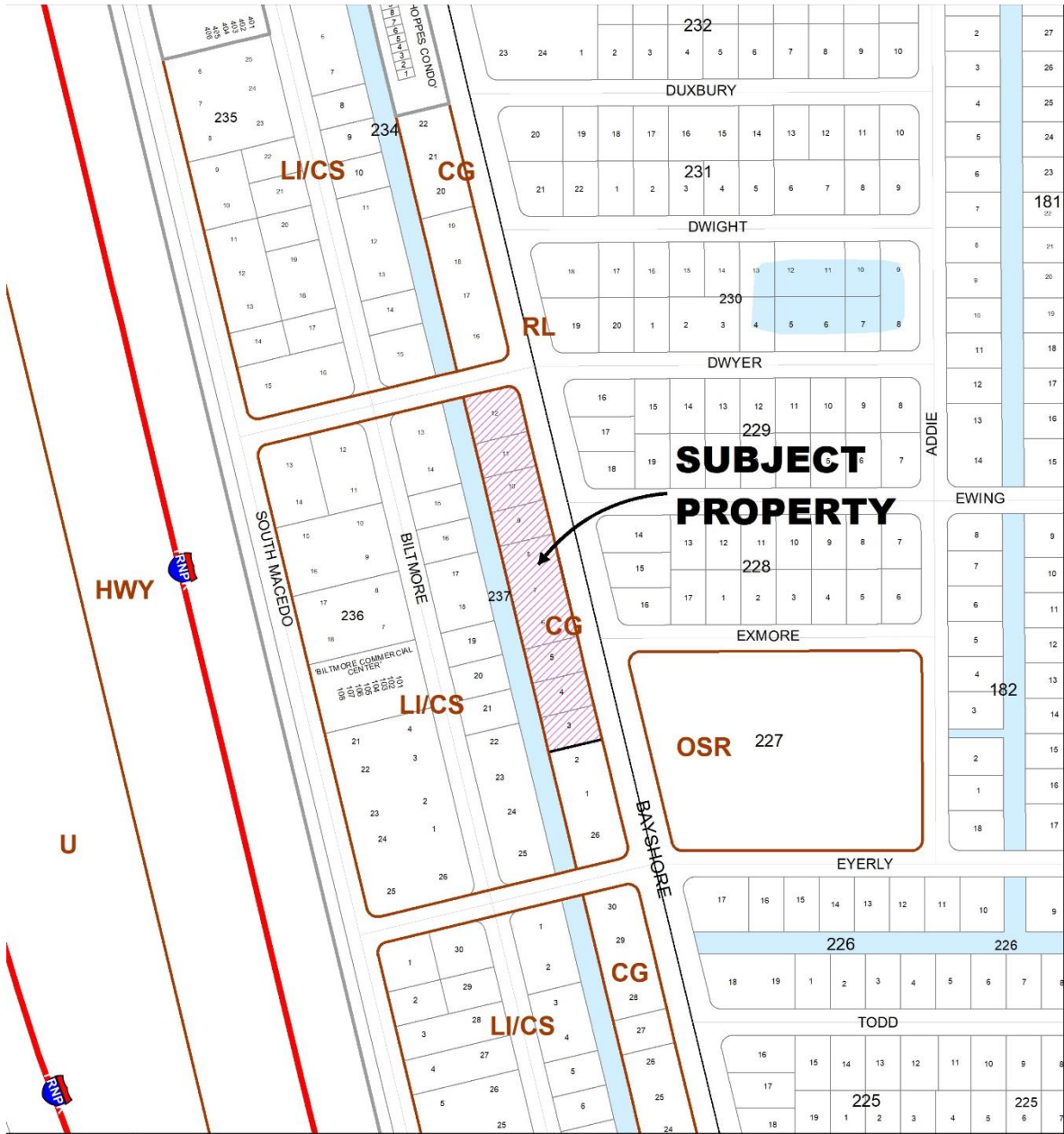
Location and Site Information

Parcel Number:	3420-635-0546-000-8; 3420-635-0547-000-5; 3420-635-0548-000-2; 3420-635-0549-000-9; 3420-635-0552-000-3; 3420-635-0554-000-7; 3420-635-0555-000-4
Property Size:	2.38-acres
Legal Description:	Lots 3 Through 12, Block 237, Port St. Lucie Section Twenty-Eight, According to The Map or Plat Thereof, As Recorded in Plat Book 14, Page 7, of The Public Records of St. Lucie County, Florida.
Future Land Use:	CG – General Commercial
Existing Zoning:	CG – General Commercial
Existing Use:	Vacant land

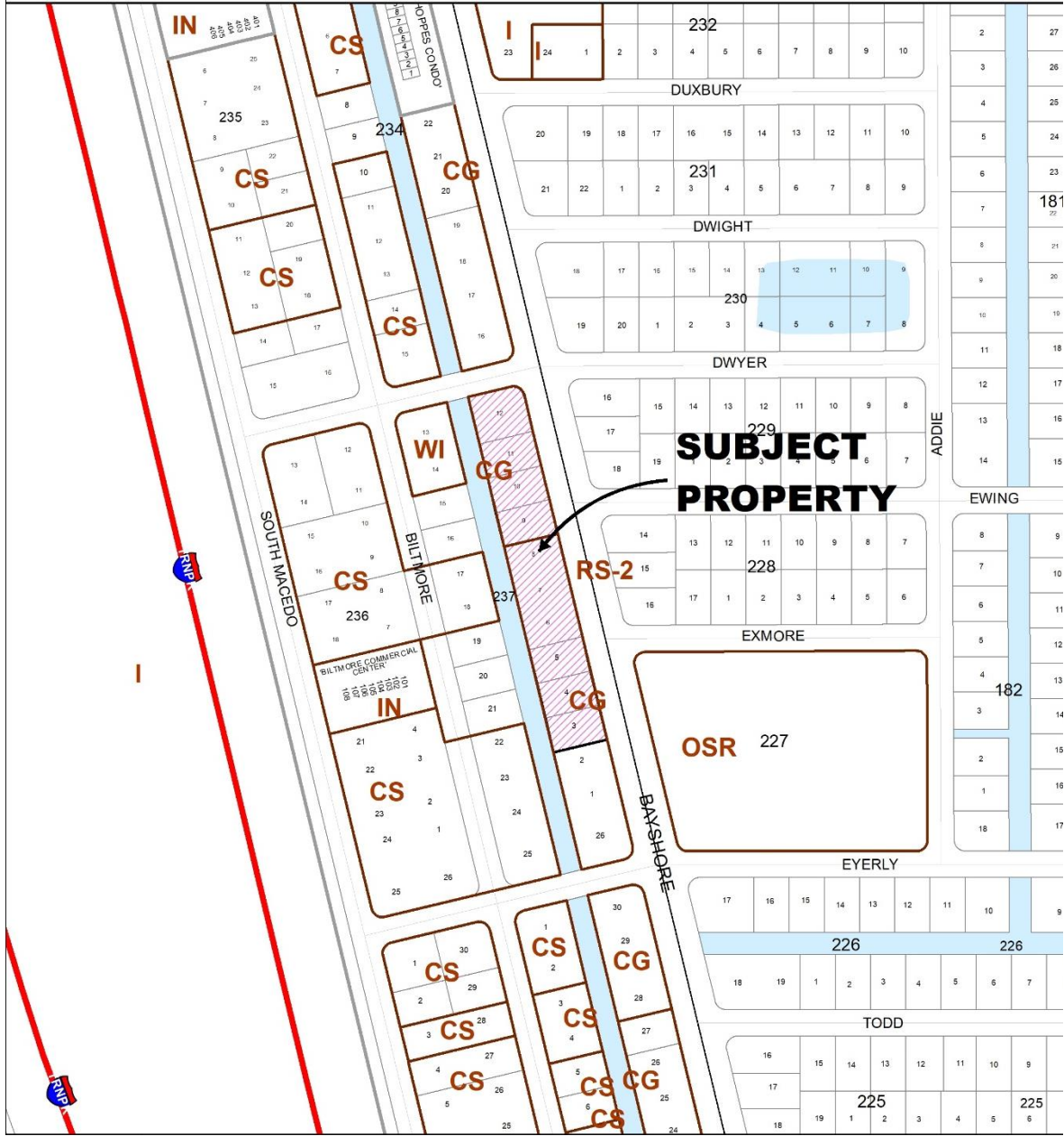
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Use
South	CG	CG	Vacant Commercial Lots
East	RL	RS-2	Single-family residences
West	LI and CS	WI and RS-2	Warehouse Use and single family residence

CG – General Commercial, RL - Low Density Residential, RS-2 – Single Family Residential, GU – General Use, LI - Light Industrial, CS – Service Commercial, WI - Warehouse Industrial



Future Land Use



Zoning District

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	An application for site plan approval for a major site plan to construct two 9,000 square foot, one-story commercial buildings.
DUMPSTER ENCLOSURE	The site plan provides two 12' x 25' dumpster enclosures for general and recyclable refuse for the commercial site.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	The proposed use requires a total of 90 parking spaces, while 91 spaces including 4 handicap spaces are proposed.
BUILDING HEIGHT	Maximum building height permitted by the General Commercial zoning district 35' while the building is proposed to be 25'-4".
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

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	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	The Traffic Report prepared by JFO Group, Inc dated February 2024, was reviewed by the Public Works Department and the transportation elements of the project were 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. The proposed 18,000 SF Retail Strip Plaza is anticipated to generate 119 PM peak hour trips. The project is in compliance with the adopted level of service; therefore, no off-site improvements are required.

PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
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	Not applicable to non-residential development.

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: The is subject to the native upland preservation/mitigation requirements of the City Code. No upland habitat preservation is proposed on site, therefore mitigation will be required for 0.59 acres.

Wildlife Protection: A portion of the site has been cleared. A gopher tortoise survey will be required prior to the issuance of a site work permit.

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. The Site Plan Review Committee recommended approval at their March 13, 2024 meeting.