

The City of PSL – Public Works Facility Site Plan (P22-315)

City Council– January 23, 2023
Francis Forman, Planner II



Proposed Project

- A requested site plan is for the redevelopment of the existing Public Works Facility to improve the drainage, retention, parking, and overall layout of the site.
- The proposed project will be completed in three phases with each phase of the project improving the structure and/or parking of the overall site.

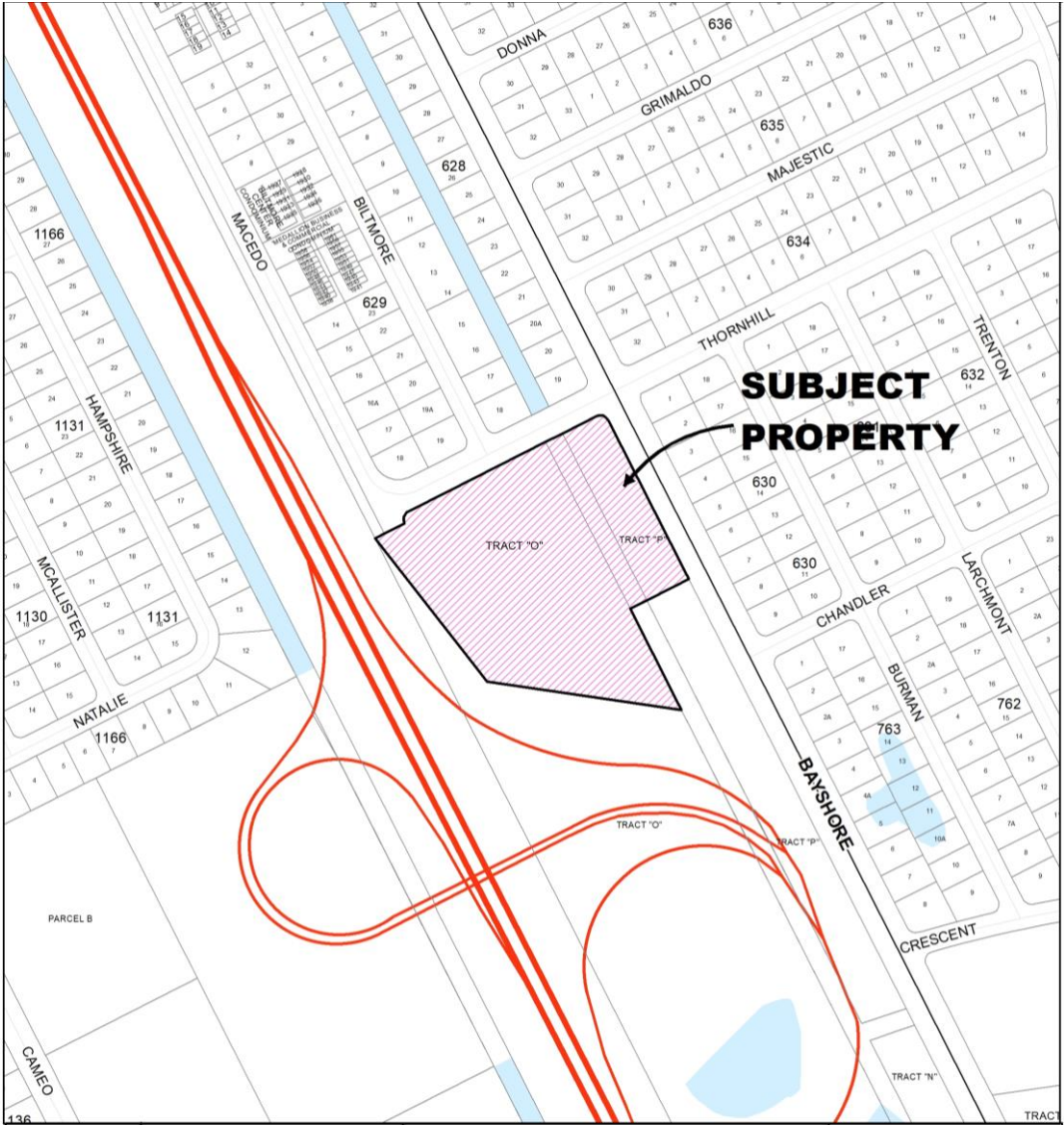


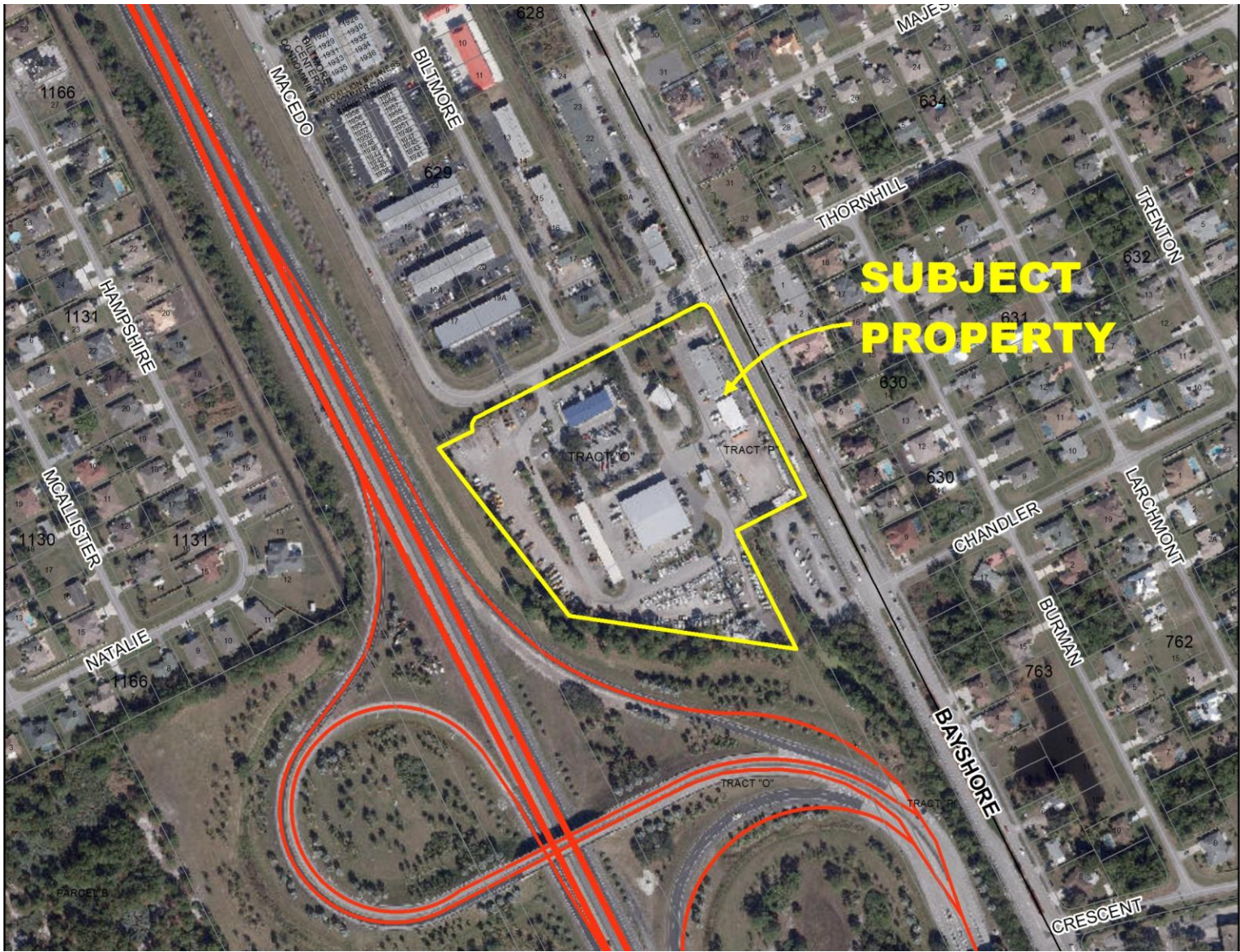
Applicant and Owner

- **Owners** – The City of Port St. Lucie
- **Applicant** – Octavio Reis, P.E., Bowman Consulting
- **Location** – The corner of SW Thornhill Dr and SW Bayshore Blvd.
- **Existing Use** – Utility



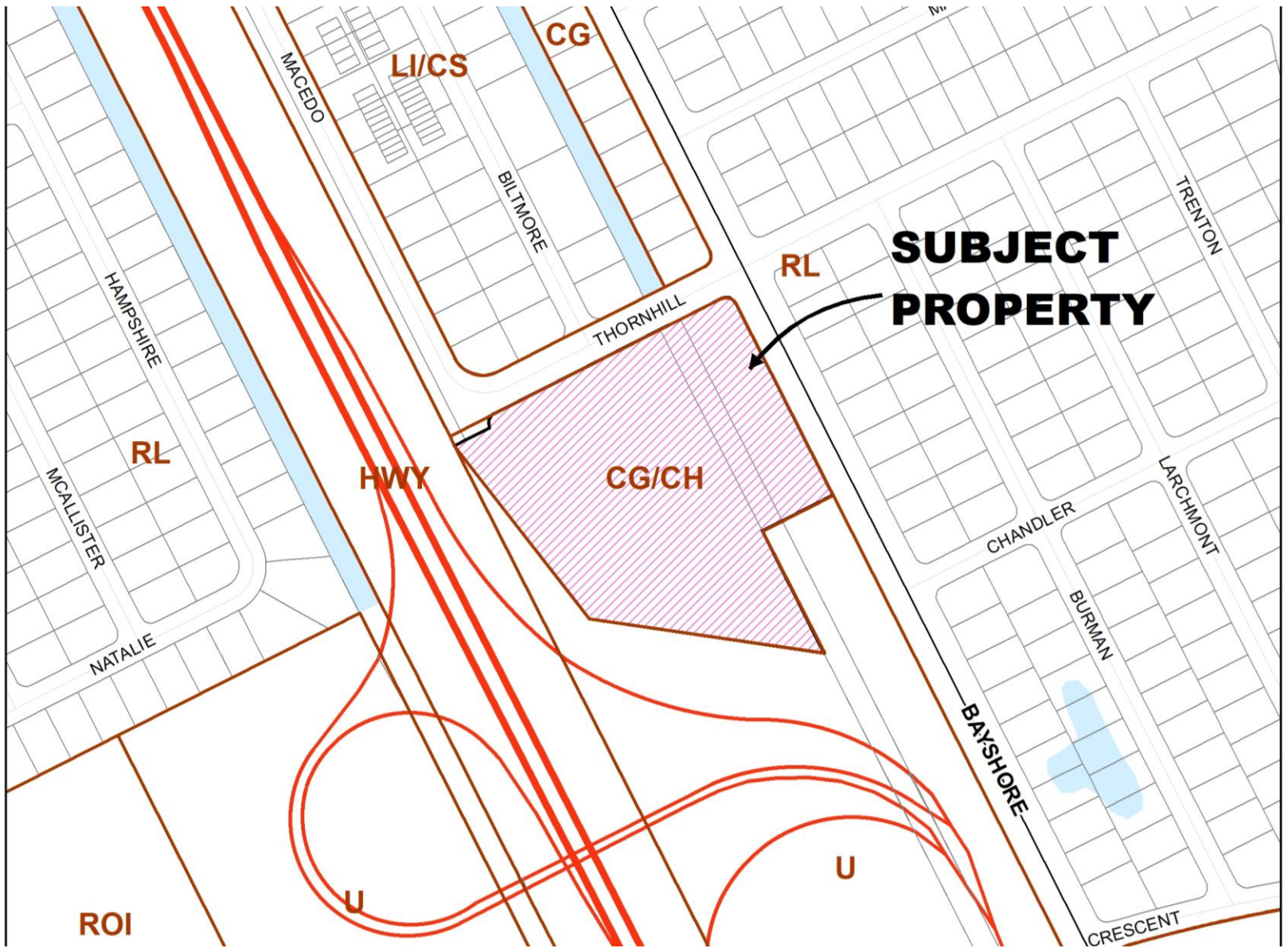
Subject Property





AERIAL

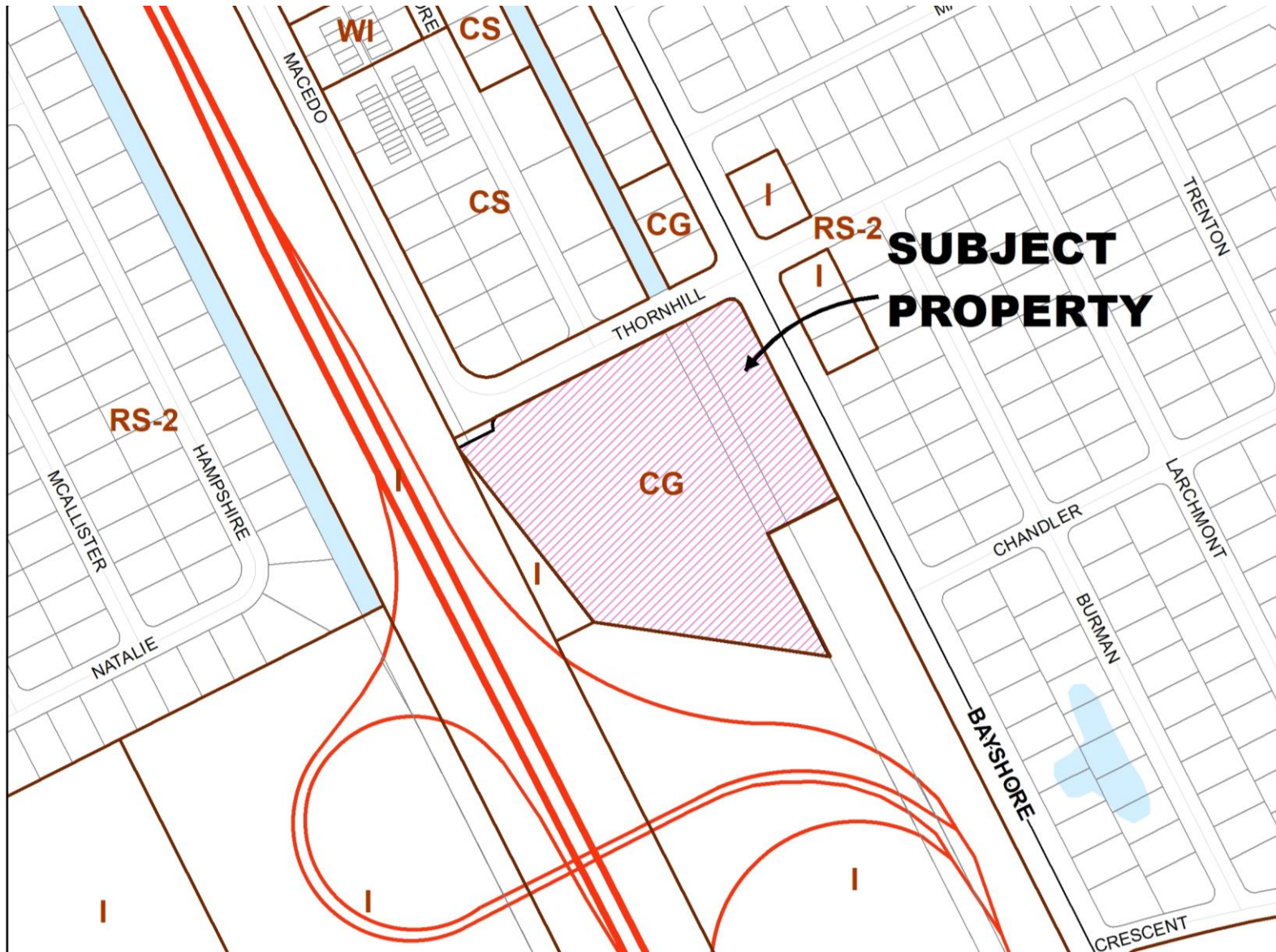




FUTURE LAND USE



ZONING



SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	Light Industrial/Service Commercial(LI/CS), General Commercial (CG)	General Commercial (CG), Service Commercial (CS)	Warehousing/Commercial
South	Utility (U)	Institutional (I)	Florida Turnpike
East	Light Residential (RL)	Institutional (I), Single-Family Residential (RS-2)	Residential
West	Highway (HWY)	Institutional (I)	Florida Turnpike



Site Plan



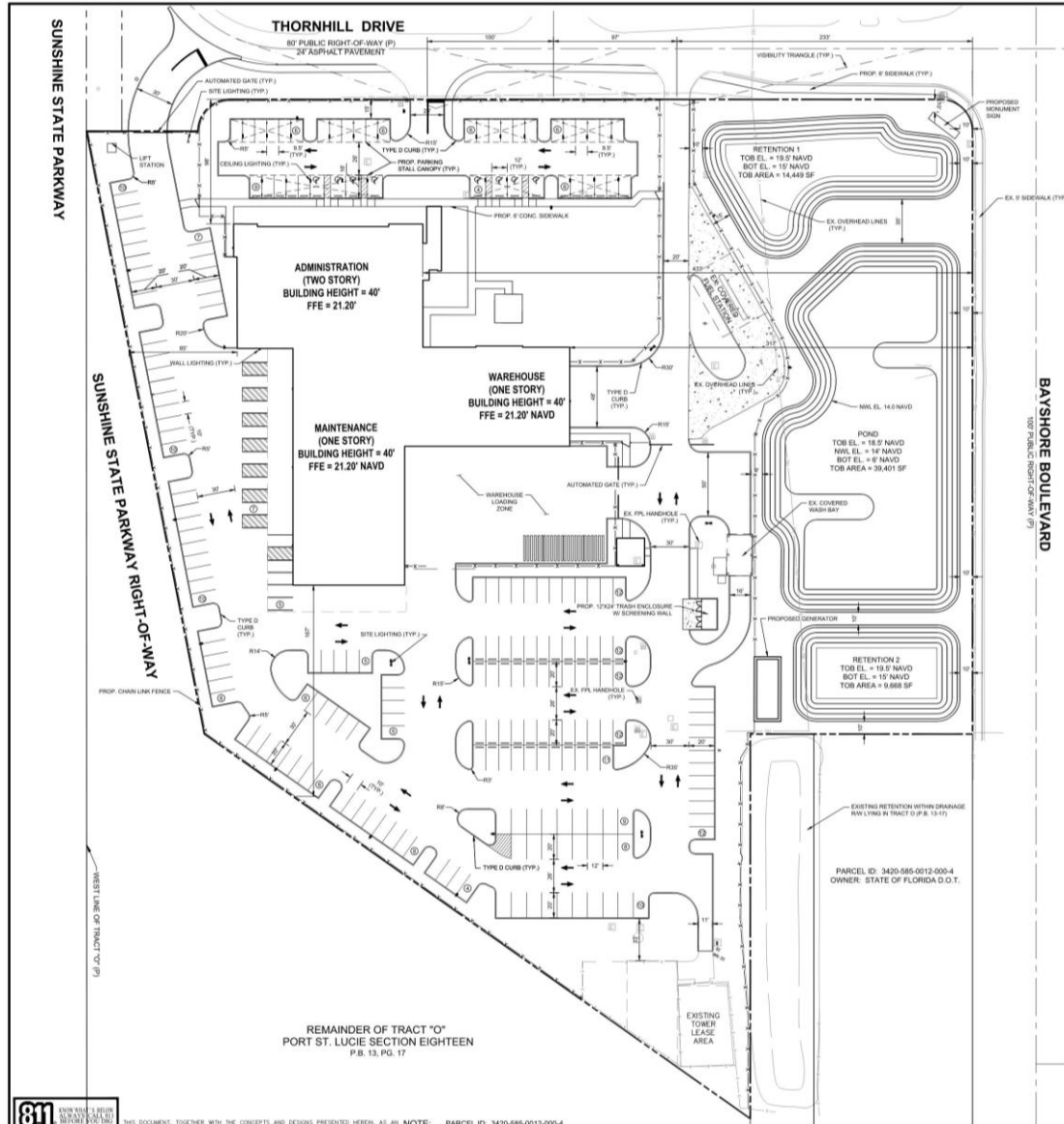
Bowman

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 301 SE Cooper Blvd., Suite 201
 Port St. Lucie, FL 34952
 Phone: (772) 343-1413
 Fax: (772) 343-3981
 www.bowmanconsulting.com

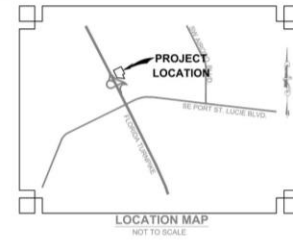
CITY OF PORT ST. LUCIE
 PUBLIC WORKS COMPOUND
 MASTER SITE PLAN
 PORT SAINT LUCIE
 FLORIDA

PROJECT NO
 010921-01-001
 PSL USD #0001-15

DATE	DESCRIPTION	
DF	RD	OR
DESIGN	DRAWN	CHKD
SCALE: 1" = 40'		
JOB NO: 010921-01-001		
DATE: SEPT 2022		
FILE NO: 1901/PHASE 1/01		
SHEET		



GRAPHIC SCALE
 0 40 80
 1" = 40'



LEGAL DESCRIPTION

THE NORTHERLY 550 FEET OF TRACT P OF PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT OF THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE NORTHERLY 600 FEET OF THE EASTERLY 320 FEET OF TRACT "O" AS SHOWN ON PLAT OF PORT ST. LUCIE SECTION EIGHTEEN RECORDED IN PLAT BOOK 13, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND A PORTION OF TRACT "O" OF PORT ST. LUCIE SECTION EIGHTEEN AS RECORDED IN PLAT BOOK 13, PAGES 17 AND 17A THROUGH 17K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "O"; THENCE SOUTH 83°02'48" WEST ALONG THE NORTH LINE OF SAID TRACT "O" A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 26°54'12" EAST A DISTANCE OF 424.00 FEET; THENCE SOUTH 83°02'48" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 37°58'12" WEST A DISTANCE OF 424.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "O"; THENCE NORTH 83°02'48" EAST ALONG THE NORTH LINE OF SAID TRACT "O" A DISTANCE OF 81.00 FEET TO A POINT OF NON-TANGENT CURVE; THENCE NORTHERLY AND EASTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT (CONCAVE SOUTHEASTERLY) HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 90°00'00" (CORD BEARING NORTH 90°00'00" EAST); AN ARC DISTANCE OF 30.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°02'48" EAST ALONG SAID NORTH LINE A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF TRACT "O" OF PORT ST. LUCIE SECTION EIGHTEEN AS RECORDED IN PLAT BOOK 13, PAGES 17 AND 17A THROUGH 17K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "O"; THENCE SOUTH 26°54'12" EAST ALONG SAID EAST LINE OF SAID TRACT "O" A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 26°54'12" EAST ALONG SAID EAST LINE A DISTANCE OF 303.00 FEET; THENCE NORTH 83°02'48" WEST A DISTANCE OF 320.00 FEET; THENCE NORTH 83°02'48" EAST A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING.

AND (DESCRIPTION BY SURVEYOR)

THE NORTHERLY 500.00 FEET OF DRAINAGE RIGHT-OF-WAY LYING BETWEEN TRACT "O" AND TRACT "P", OF PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT OF THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 389,565 SQUARE FEET OR 8.843 ACRES, MORE OR LESS.

DRAINAGE STATEMENT

The surface water management system for the Port Saint Lucie Municipal Complex at Port St. Lucie project complies with the requirements of the South Florida Water Management District and the City of Port St. Lucie.

The surface water management system for Port Saint Lucie Municipal Complex consists of two retention areas and a lake that provide:

- On-site water quality treatment meeting the requirements of SFWMD and the City of PSL.
- Stormwater attenuation meeting the requirements of SFWMD and the City of PSL.

Outfall to the Engineers Canal and Ocean Canal, with ultimate discharge to the North Fork of the St. Lucie River.

UTILITY STATEMENT

Water and Sewer service is provided by the PSL Utilities Department. The Port Saint Lucie Municipal Complex utility system complies with the requirements of Florida Department of Environmental Protection and Port St. Lucie Utility Systems Department.

The on-site utility system for Port Saint Lucie Municipal Complex consists of the following:

- An existing watermain system with a single connection to existing 12" watermain along Thornhill Drive.
- An on-site gravity sanitary sewer collection system routes sewage waste to the on-site lift station connected to an existing 12" forcemain on Thornhill Drive.

OWNER

City of Port St. Lucie
 121 SW Port St. Lucie Blvd.
 Port St. Lucie, FL 34952

PARCEL NUMBERS

Tract ID: 3420-585-0013-000-1
 3420-585-0014-000-4
 Tract P: 3420-585-0014-000-8

PLU - GENERAL COMMERCIAL/HIGHWAY COMMERCIAL (GC/HC)

ZONING: GENERAL COMMERCIAL (GC)

REQUIRED PARKING

Land Use	Spaces
Mini Warehouse	2
Light Industrial	12
Government Office	12
4.4 Spaces per 1,000 GSF	136
TOTAL	152

PROPOSED PARKING

Provided Parking Spaces	
Standard (12' x 18')	35
Alternate (10' x 20')	146
Large Parking (12' x 20')	52
Accessible Parking (12' x 18')	8
Total	232

NOTE: Loading Station, Wash Bay, Covered Canopy and Utility Building are not occupied and are not included in the parking calculations.

P22-315



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS PREPARED ONLY FOR THE SPECIFIC PROPERTY AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION ON THIS DOCUMENT WITHOUT WRITTEN PERMISSION BY BOWMAN CONSULTING GROUP, LLC, SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LLC.

NOTE: PAR/CP/17/ 2024-09-10/13-000-4
 ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

Call for name: P:\010921-01 - CPZ Arch\010921-01-001 (RM) - PSL_P22-315_Bowman\010921-01-001-15.dwg 01/09/2022



CityofPSL.com

Zoning Review

- The subject property is currently developed with the existing Public Works Compound and would not change uses with this site plan.
- A total of 138 standard parking spaces is required and 232 provided including 8 handicapped spaces.
- The construction of the 50,577 square foot structure does not trip the maximum allowable building area coverage for the site.



Traffic Impact Analysis

- Traffic Impact was reviewed by staff and found to be little to no impact on the existing traffic surrounding the properties.
- Staff found the project to be in compliance with Public Works Policy #19-01



Concurrency Review and Traffic Analysis

- The subject property is located off Bayshore Blvd and is within the newly rezoned Utility Zoning District.
- Port St. Lucie Utility Services District is the provider of sewer and water service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	This site does not contain any native habitat, trees environmentally sensitive lands, wetlands, or wildlife. Therefore, the site is in compliance with the provisions of Chapter 157.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes



Recommendation

- The Planning & Zoning Staff is recommending a condition of approval that the Unity of Title be recorded and the drainage r-o-w be abandoned prior to issuance of a building permit.
- The Site Plan Review Committee recommended approval of the proposed site plan at the December 14, 2022, Site Plan Review Committee meeting.

