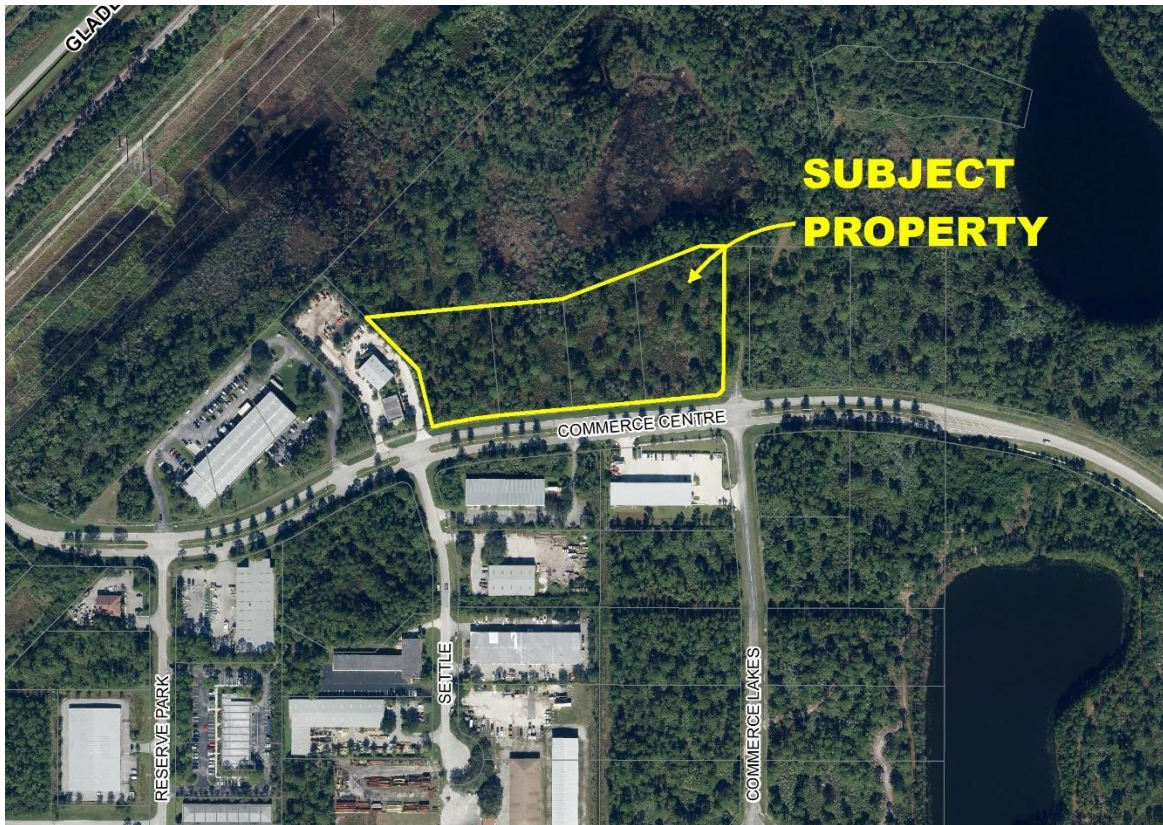




**Emerald Design Center Major Site Plan Amendment Application
 P21-140-A1**



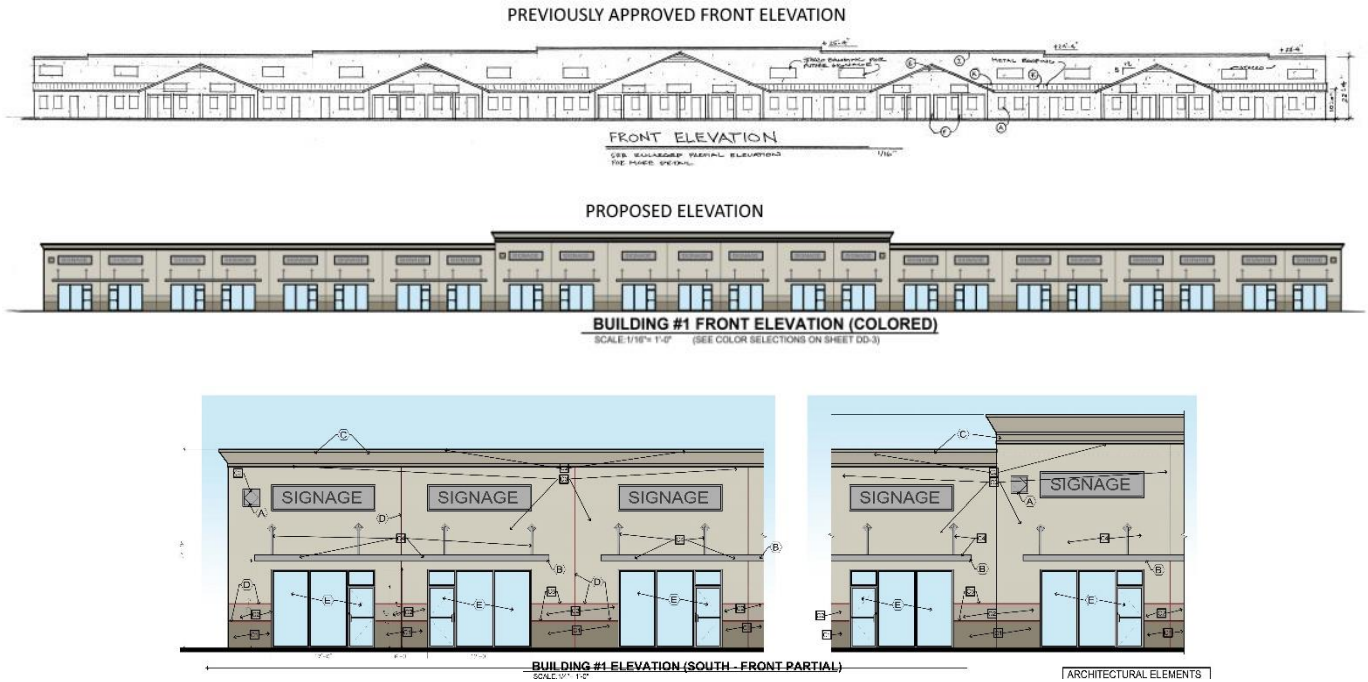
Aerial Map

SUMMARY

Applicant's Request:	This is an application for approval of a Major Site Plan amendment to make a significant change to the front building elevation for a project located in the Go Team Industrial Park.
Applicant:	Melissa Corbett, The Milcor Group
Property Owner:	SLW Auto Vault, LLC.
Location:	The property is located north of NW Commerce Center Drive, east of Glades Cut-off Road, and west of Interstate 95 and is in the Go Team Industrial Park.
Address:	1401 NW Commerce Centre Drive
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

This is an application for approval of a Major Site Plan amendment to make a “significant” change to the building elevations as per Section 158.237 of the Zoning Code. The applicant is proposing to change the design of the front facade to have a more modern appearance. See images below. In terms of the site plan, the building area is the same. However, to give the building more articulation, the center section of the building has been changed to jog forward. The project includes a 34,500 square foot 1-story retail/office/warehouse building and a 17,058 square foot 1-story self-storage/warehouse building.



Previously Approved and Proposed Front Elevations

The Site Plan Review Committee reviewed the application at the meeting on July 28, 2021 and recommended approval.

Related Projects:

- P19-140 – Emerald Design Center Site Plan Approval – Approved by City Council on December 9, 2019.
- P19-139 – Landscape Modification to substitute landscaping for a wall located along the rear and east sides of the property – Approved by City Council on December 2, 2019.

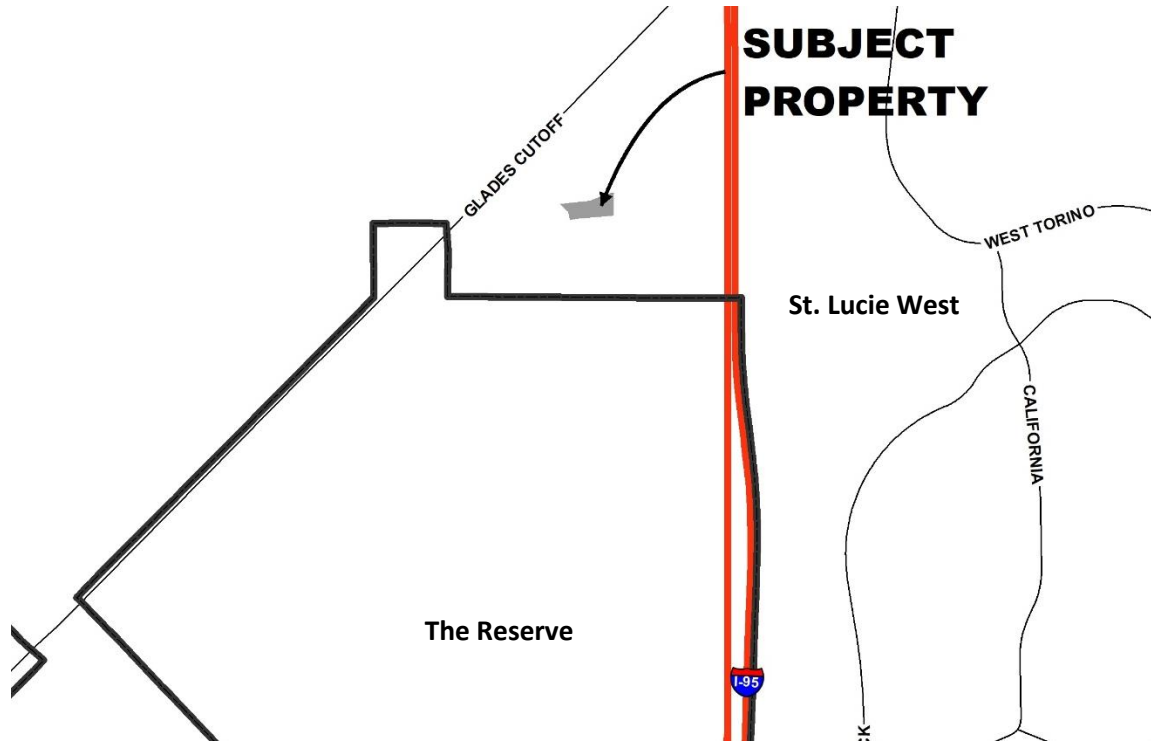
Location and Site Information

Parcel Number:	3315-703-0014-000-5, 3315-703-0015-000-2, 3315-703-0017-000-6, 3315-703-0016-000-9
Property Size:	6.593 acres
Legal Description:	Go Team Industrial Park - Unit Three-Blk C lot 5, 6, 7 & 8
Future Land Use:	Service Commercial (CS)
Existing Zoning:	Service Commercial (CS)
Existing Use:	Vacant

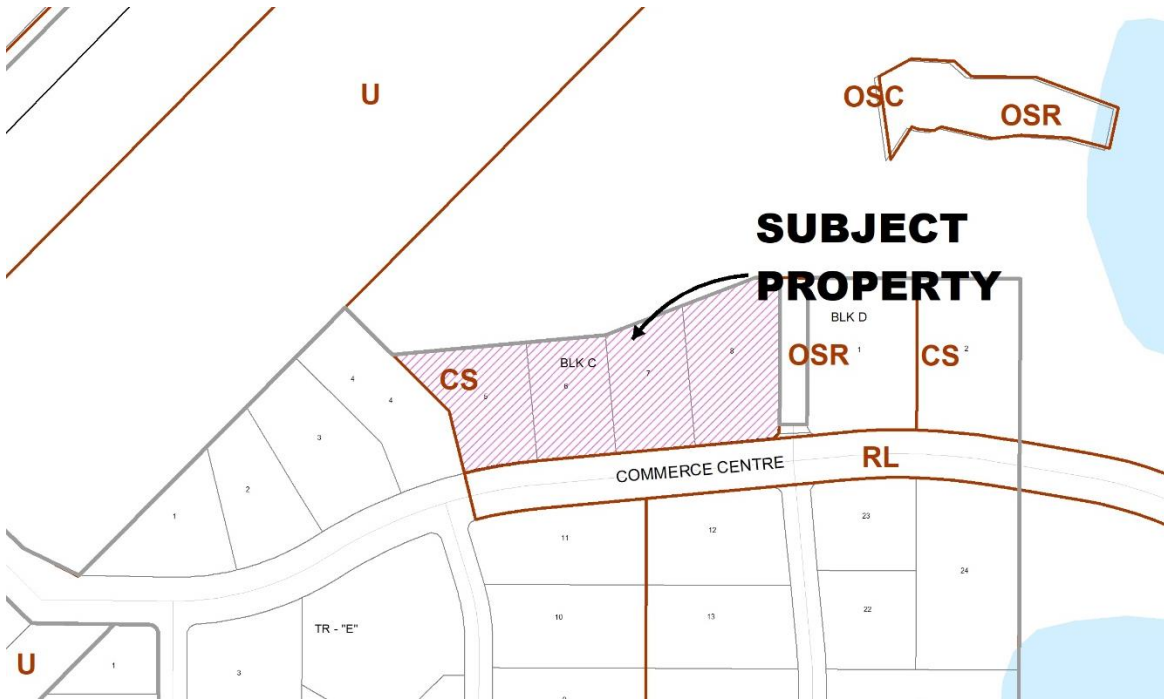
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	OSC	Vacant
South	CS/HI	IN	Industrial
East	OSR	IN	Vacant
West	HI	IN	Industrial

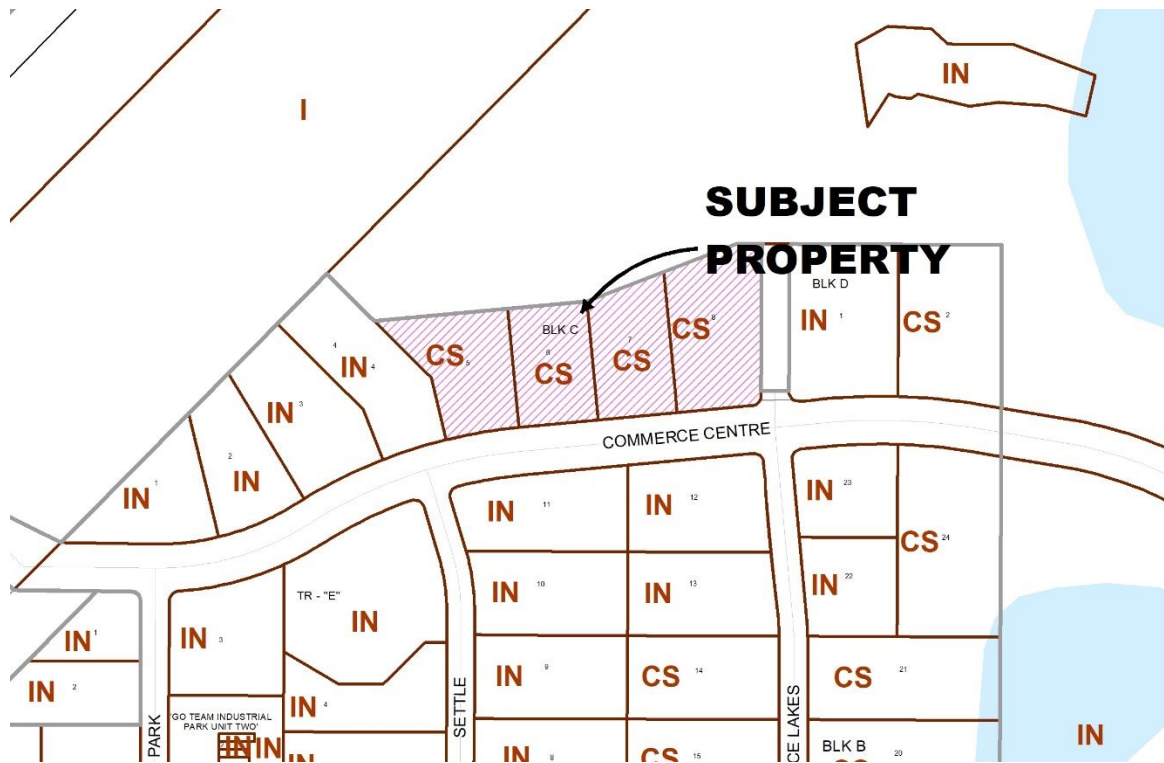
OSC – Open Space Conservation, OSR – Open Space Recreation, PUD – CS- Service Commercial, HI – Heavy Industrial, IN - Industrial



Location Map



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the City of Port St. Lucie zoning requirements and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>	
USE	The subject property is located in a Service Commercial (CS) zoning district. As per the City Code, the retail, office, and warehouse uses are permitted.	
DUMPSTER ENCLOSURE	Site plan depicts 2) dumpster enclosures for garbage and trash.	
ARCHITECTURAL DESIGN STANDARDS	This project has been reviewed for compliance with the Citywide Design Standards.	
STACKING REQUIREMENTS	N/A.	
	Public Works is in support of the proposed plan.	
	Required per Code	Provided
BUILDING HEIGHT	35 feet, maximum	26'-9.5"
SETBACKS (minimum)	Front = 25' Sides = 10' Rear = 10'	The setbacks are consistent with the CS zoning district.
PARKING	124 spaces required	124 provided
LANDSCAPE BUFFER	A wall is required in a landscape buffer strip where commercial uses abut property with an open space future land use on the rear (north) and east side.	A landscape modification for the landscape buffer with wall was approved on December 2, 2019 by Council, R19-112 (P19-139 Ocean Creek Development Landscape Modification).

NATURAL RESOURCE PROTECTION

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: An Environmental Assessment was completed by Engineering, Design, and Construction, Inc. on April 17, 2019. The summary states that there is native upland habitat on the site, however no wetlands, gopher tortoises, or any other state or federally listed animal species were found on site. Per the DRI, 25% of the Native Habitat is required to either be preserved or mitigated for. The applicant is proposing to mitigate for 2.472 acres.

Wildlife Protection: A site survey for gopher tortoises shall be conducted prior to clearing.

CONCURRENCY REVIEW

The project has been reviewed for compliance with the City of Port St. Lucie regarding provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	The proposed site plan is projected to generate 145 daily trips with 16 a.m. peak hour trips and 16 p.m. peak hour trips according to the ITE Trip Generation Manual 10 th Edition. Public Works has reviewed this project and is in support of the proposed site plan.
PARKS AND RECREATION	N/A.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
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	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): The applicant has elected to pay public art fee in lieu of installing public art.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the application at their meeting of July 28, 2021 and recommended approval. 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.