



AutoZone S. Federal Hwy.  
Expansion  
Major Site Plan Amendment

P97-152-A1

City Council  
May 13, 2024  
Bianca Lee  
Planner II

## Request:

A request for major site plan amendment approval for a property approximately 3.45 acres in size; for a proposed 1-story building addition of 12,720 sq. ft. of retail space with 48 parking spaces and associated site improvements. The addition will be adjacent to the existing 7,621 sq. ft. AutoZone building.

The proposed development abuts residential uses along the east property line.

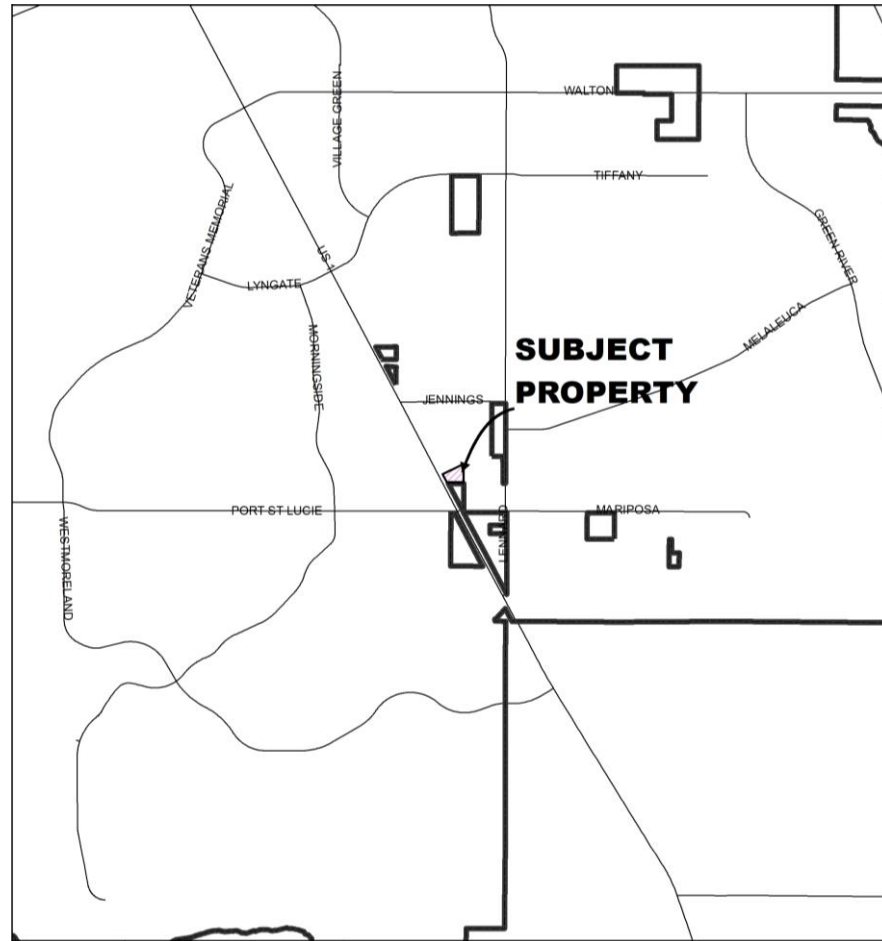
## General Information:

Owners – AutoZone Stores LLC.

Applicant – Kelly Pearce, agent CPH , Inc.

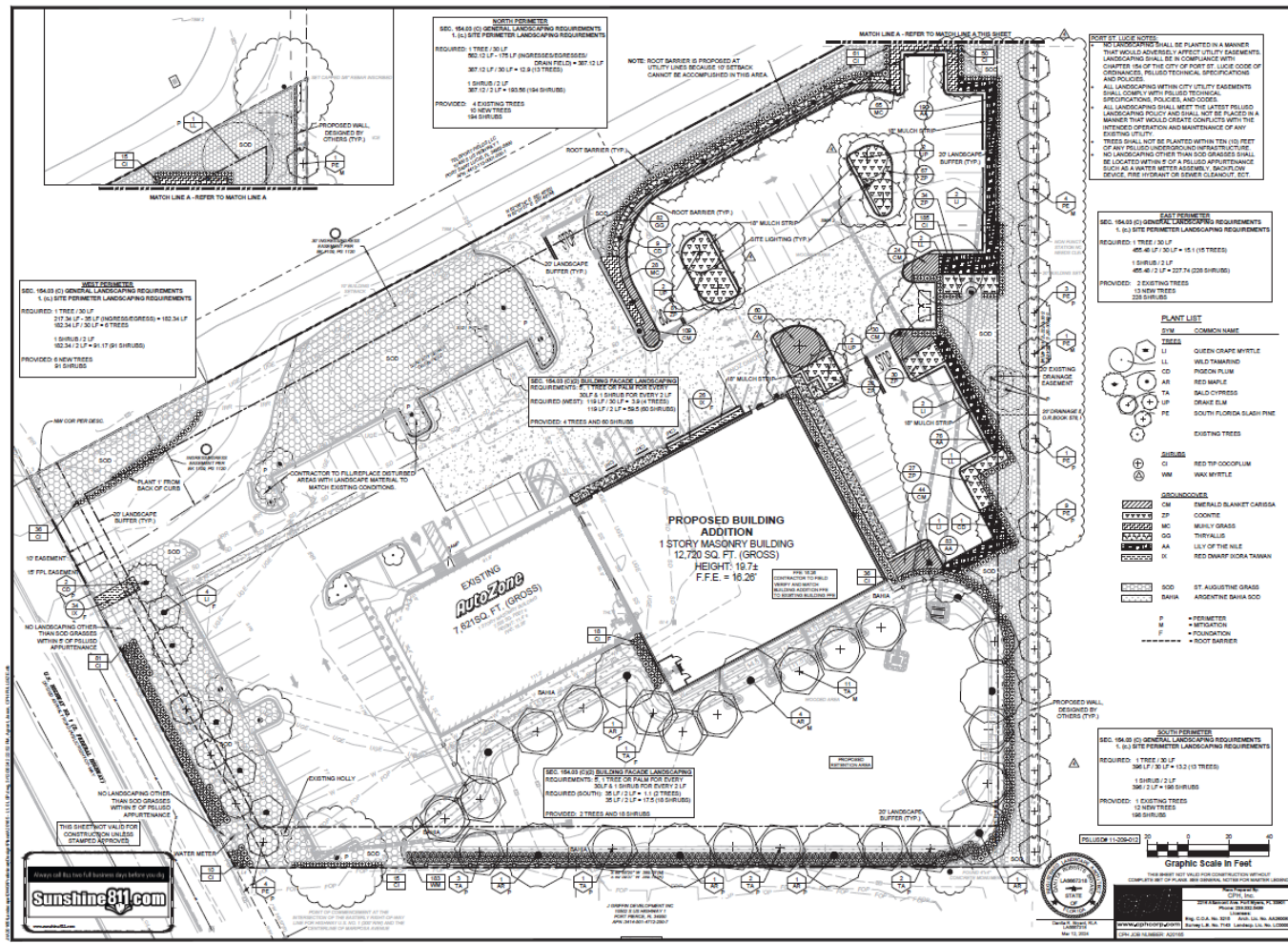
Location – 10490 S US Highway 1

Existing Use – Retail





# LANDSCAPE PLAN



**AutoZone Inc.**  
 123 South Front Street, 3rd Floor  
 Port St. Lucie, FL 34953  
 Tel: (888) 466-8700 or (888) 466-8969  
 For Bidding & Contractor Information Contact  
 F.W. Duggan, Procurement Manager Tel: (888) 984-1017

**AutoZone Store Development**  
 Site No.: 1000 SOUTH FEDERAL HIGHWAY  
 PORT ST. LUCIE, FLORIDA 34952

Prepared by: ARCHITECT: GC  
 DRAFTSMAN: AA  
 CHECKED BY: JW  
 OCTOBER 2022  
 6912

**SCALE: AS NOTED**

**REVISIONS**

NO.	DESCRIPTION
1	1. PER CITY COMMENTS
2	2. BASE UPDATE
3	3. WALL UPDATE
4	4. WALL UPDATE
5	5.
6	6.
7	7.

**GRAPHIC SCALE IN FEET**  
 0 10 20 30 40  
 1" = 10'-0"

**DATE PLOTTED:** 10/10/2022  
**TIME PLOTTED:** 10:48:00 AM  
**SCALE:** 1/8" = 1'-0"  
**PLANT LIST:** SEE PLANT LIST  
**PROJECT NO.:** 2201000000  
**DATE:** 10/10/2022  
**BY:** J.W. DUGGAN  
**APP.:** J.W. DUGGAN  
**CHK.:** J.W. DUGGAN  
**DATE:** 10/10/2022



# Traffic Impact Statement

This development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts an addition of 28 PM Peak Hour trips to be generated.

No mitigation is required for these additional trips.

## Recommendation:

The Site Plan Review Committee reviewed the site plan at their meeting on October 25, 2023, and recommended approval.