

Westmoreland Riverwalk

Major Site Plan Amendment

Project No. P17-004-A2

City Council

November 13, 2023

Bethany Grubbs, Planner III



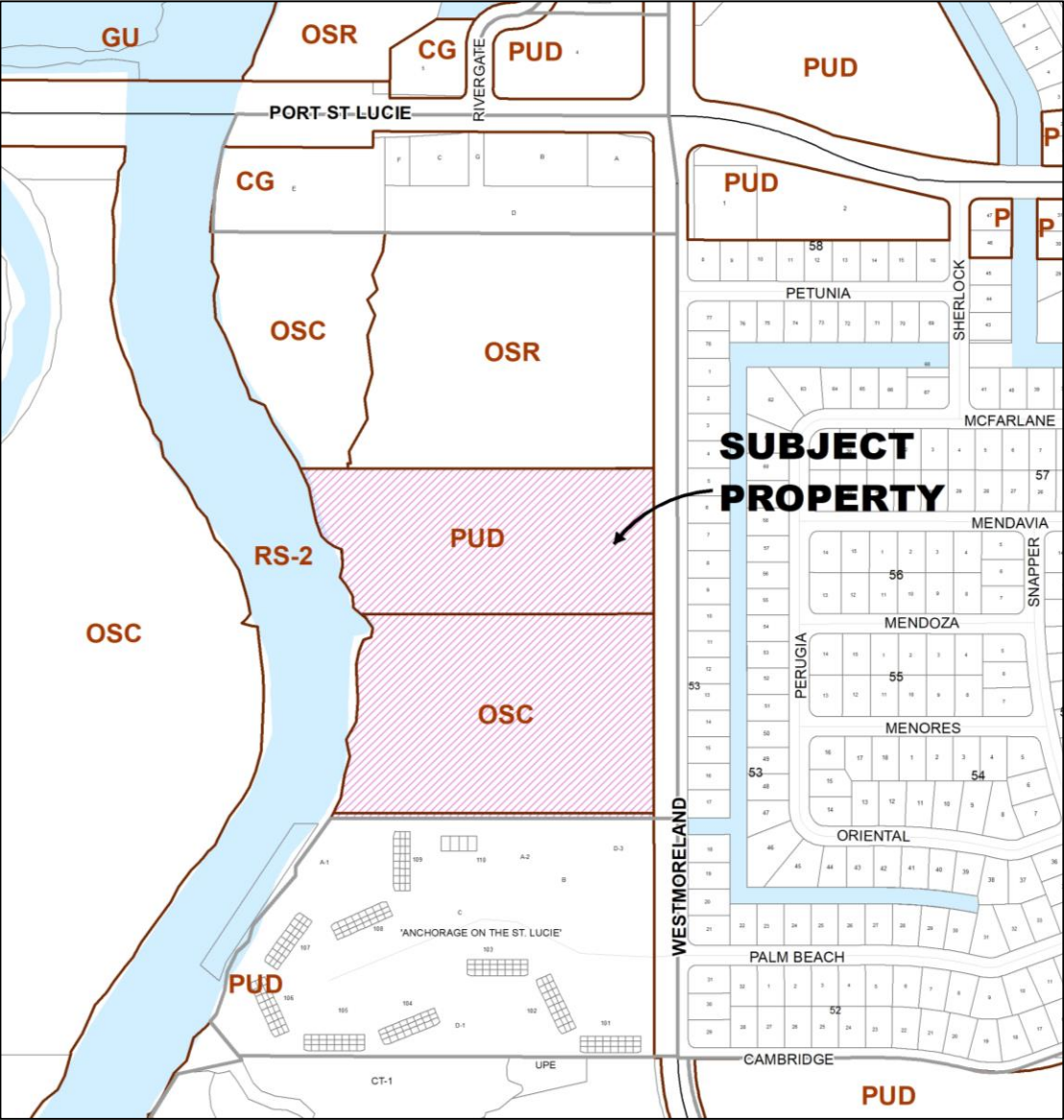
Request Summary

Applicant's Request:	This site plan amendment is to reconfigure the previously approved restaurant footprint by reducing the anchor restaurant square footage and adding four smaller restaurant quads. The modifications result in an increase of 4,958 square feet designated as restaurant/dining.
Agent:	Brad Currie, Engineering Design & Construction, Inc.
Applicant/Property Owner:	City of Port St. Lucie
Location:	2454 and 2514 SE Westmoreland Boulevard



Surrounding Uses

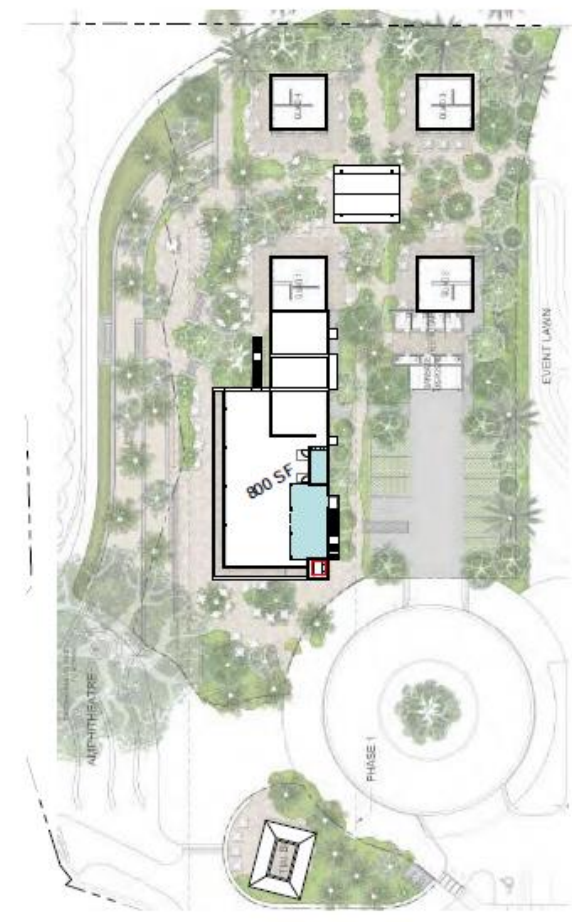
Direction	Future Land Use	Zoning	Existing Use
North	OSP/OSR	OSC/OSR	Port St. Lucie Botanical Gardens
South	RM	PUD	Multi-family residences
East	RM/RL	RS-2	Single-family residences
West	N/A	N/A	North Fork of the St. Lucie River



Phasing Plan



Lot Coverage - GROUND FLOOR
1 - 30 - 2



Lot Coverage - QUAD 1 ROOF DECK
1 - 30 - 2



PROJECT PHASING DIAGRAM
1 - 30 - 2



Color Rendering



3 MAIN RESTAURANT SOUTH ELEVATION
1/8" = 1'-0"



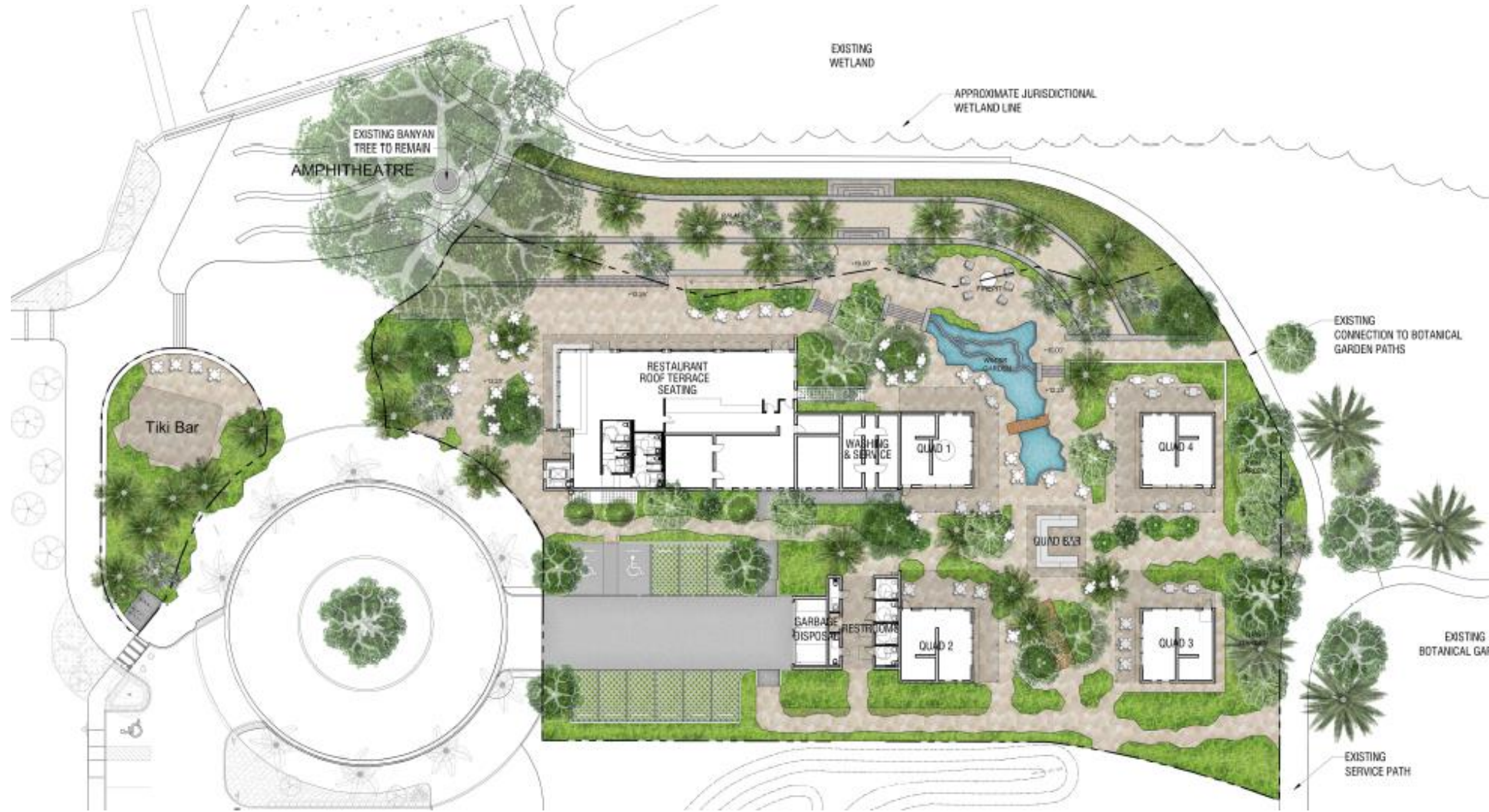
4 Quad 1 - NORTH ELEVATION
1/8" = 1'-0"



5 Quad 1 - WEST ELEVATION
1/8" = 1'-0"



Landscape Plan



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The proposed uses of the property include a playground, picnic pavilions, historic structures, conservation site, trails, nature overlooks, boardwalk, floating docks, event lawn, over water stage, lookout hill, and waterfront restaurants. These uses are consistent with the PUD.
DUMPSTER ENCLOSURE	The site plan includes a 12' X 24' dumpster enclosure which allows for general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	Colored architectural elevations for the restaurant have been provided demonstrating compliance with the alternative design standards outlined in the PUD based on exceptional design. The historic structures are exempt from the Citywide Design Standards.
PARKING REQUIREMENTS	211 parking spaces are required and 243 are proposed. 92 spaces are paved, of which 10 are ADA, and 151 are unpaved overflow parking spaces. The PUD permits unpaved parking as set forth in Section 158.221(B)(1) of the Zoning Code to be utilized for overflow parking.
BUILDING HEIGHT	The height of the restaurant is proposed at 25', which complies with the maximum building height allowed per the PUD which is 75'.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD.
BUFFER	The applicant is meeting the landscape buffer requirements of the PUD.

Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The Port St. Lucie Utility System Department will provide water and sewer service. A developer's agreement with the City Utility Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	The Institute of Transportation Engineers (ITE) codes for the development are 411 (City Park) and 931 (Fine Dining Restaurant). Using the ITE Trip Generation Manual, 11th Edition, the project generation is 126 PM peak hour trips. The site currently has a signalized entrance as well as turn lanes. No other mitigation for traffic is needed.
PARKS AND OPEN SPACE	Since this is a commercial project, parks and open space compliance with Chapter 160 is not applicable. However, the public use space will contribute to the City's parkland inventory.
STORMWATER	The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.
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

Traffic Impact Statement

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

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 latest site plan proposes approximately 126 PM Peak hour trips according to the ITE Trip Generation Manual, 11th edition.

The site currently has a signalized entrance as well as turn lanes. No other mitigation for traffic is needed.



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 of the site plan amendment at their meeting of August 9, 2023.

