

**Tesoro Commercial
Major Site Plan Application
P24-024**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a 10,748 square foot multi-tenant commercial retail building
Applicant/Agent:	Patricia Sesta, Haley Ward, Inc.
Property Owner:	Tesoro Commercial #3, LLC
Location:	The property is generally located at the corner of SE Becker Rd and SE Southbend Boulevard
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The applicant, Haley Ward, Inc., requests approval of a site plan for a project known as Tesoro Commercial, located west of SE Southbend Boulevard and north of SE Becker Road in Port St. Lucie. The project proposes development of a 10,748 square foot multi-tenant commercial retail building on approximately 4.71 acres, within the Planned Unit Development (PUD) zoning district and General Commercial (CG) future land use designation. The submitted site plan focuses on developing the northwestern portion of the property, with the southern portion reserved for future development.

As part of the construction of this project the applicant will be required to install offsite improvements as shown on the site plan. The improvements include reconstructing and realigning the existing sidewalk along Southbend Boulevard into the City's right-of-way and constructing a northbound turn lane along Southbend Boulevard with associated access improvements to existing striping and the median at the northern driveway in accordance with the site plan. All related improvements will be required to meet all City of Port St. Lucie and FDOT standards, and shall be permitted, inspected, and accepted by the Public Works Department.

Issues and Analysis

This site plan was recommended for approval by SPRC in 2024; however, several required requirements had to be completed before the project could advance. During the concurrent plat application review, the City identified that a portion of the Southbend Boulevard sidewalk encroached onto private property, and the applicant elected to relocate the sidewalk into the right-of-way. In addition, the applicant revised the access design by shifting the northbound turn lane to properly align with the northern driveway in accordance with the Southbend Boulevard Feasibility Study.

Previous Actions and Prior Reviews

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the major site plan at their March 13, 2024, meeting.

Related Project

P24-112 - Tesoro Commercial Preliminary and Final Plat

Location and Site Information

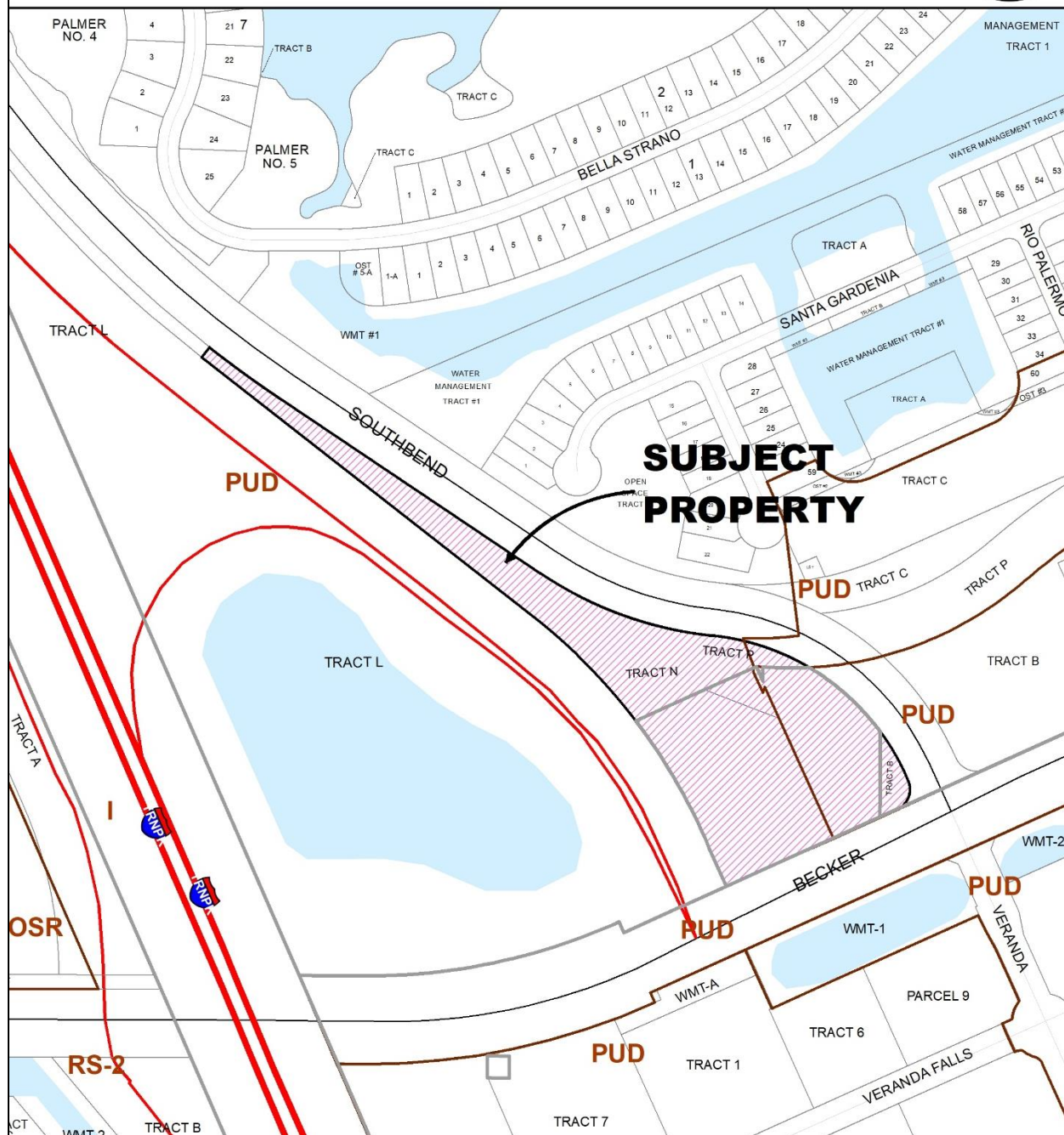
Parcel ID No.:	4434-602-0001-000-0
Property Size:	4.71 acres
Legal Description:	Tesoro Commercial (Plat Book 140 Pages 12-13)
Future Land Use:	General Commercial (CG)
Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	PUD	PUD	Tesoro PUD Landscape Tract
South	CG	PUD	Gas Station (Veranda Falls Shopping Center)
East	CG, PUD	PUD	Tesoro Club
West	I, PUD	PUD	Fire District Station #13

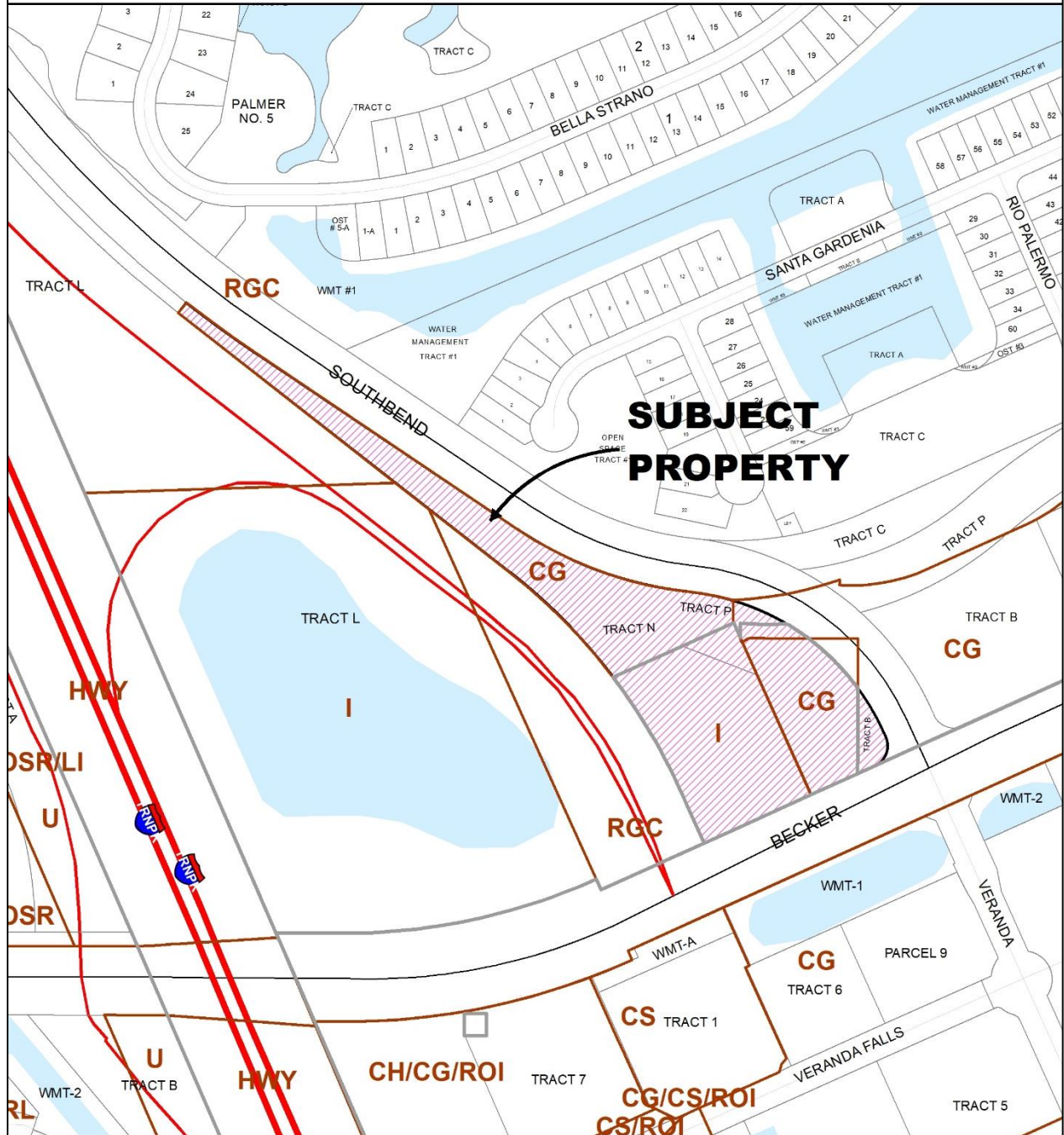
PUD - Planned Unit Development, CG – General Commercial, I - Institutional

EXISTING ZONING



Zoning Map

FUTURE LAND USE



Future Land Use

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>	
USE	The proposed commercial retail building is consistent with the site's General Commercial (CG) future land use designation and the permitted commercial uses within the Planned Unit Development (PUD) zoning district.	
DUMPSTER ENCLOSURE	The site plan includes a 12' X 24' dumpster enclosure designed to accommodate both refuse and recycling collection.	
ARCHITECTURAL DESIGN STANDARDS	The building elevations Have been reviewed for compliance with the Citywide Design Guidelines.	
PARKING REQUIREMENTS	The proposed use requires 54 parking spaces, and the site plan provides all 54 spaces, of which 2 of the spaces are accessible spaces.	
BUILDING HEIGHT	The PUD zoning district permits a maximum building height of 75 feet. The proposed one-story building has a height of 27 feet, 4 inches and complies with this standard.	
SETBACKS	The proposed buildings meet setback requirements under the zoning district.	
	Required	Provided
	Front: 25' Rear: 25' Side: 5'	Front: 25' Rear: 49' Side: 92'
BUFFER	The buffering complies with all applicable code requirements. The site design includes the required perimeter buffer strip.	

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:
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<u>CRITERIA</u>	<u>FINDINGS</u>
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	This application and Traffic Report prepared by JFO Group, Inc., dated July 12, 2024, has been 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 project is anticipated to generate 585 Average Daily, 82 AM Peak Hour and 142 PM Peak Hour driveway trips. The project will have a de-minimis impact on the surrounding roadways.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	The proposed stormwater drainage systems will be reviewed during construction plan submittal to ensure full compliance with all applicable regulatory requirements.
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 RESOURCES 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: Native upland habitat is not present on the site. Fourteen (14) native trees on the parcel meet the City's size threshold for protection and therefore require mitigation. Mitigation will be required for any protected trees proposed to be removed prior to site clearing.

Wildlife Protection: Per Section 157.06(B), a gopher tortoise site survey is required for all upland properties prior to any land-clearing activities. Although no gopher tortoise burrows or other State or Federally listed species were observed during the site visit, a 100% survey of the property will be required to be completed by an FWC-licensed gopher tortoise agent prior to land clearing.

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 of the proposed site plan at their meeting of March 13, 2024.