



HKA Warehouse

Major Site Plan
Project No. P24-074

City Council Meeting
Cody Sisk, Planner II
October 14, 2024

Request Summary

- Owner: HKA Commercial, LLC
- Applicant: Abraham Chabab, PE

- Location: East of NW Commerce Lakes Drive and south of NW Commerce Centre Drive.

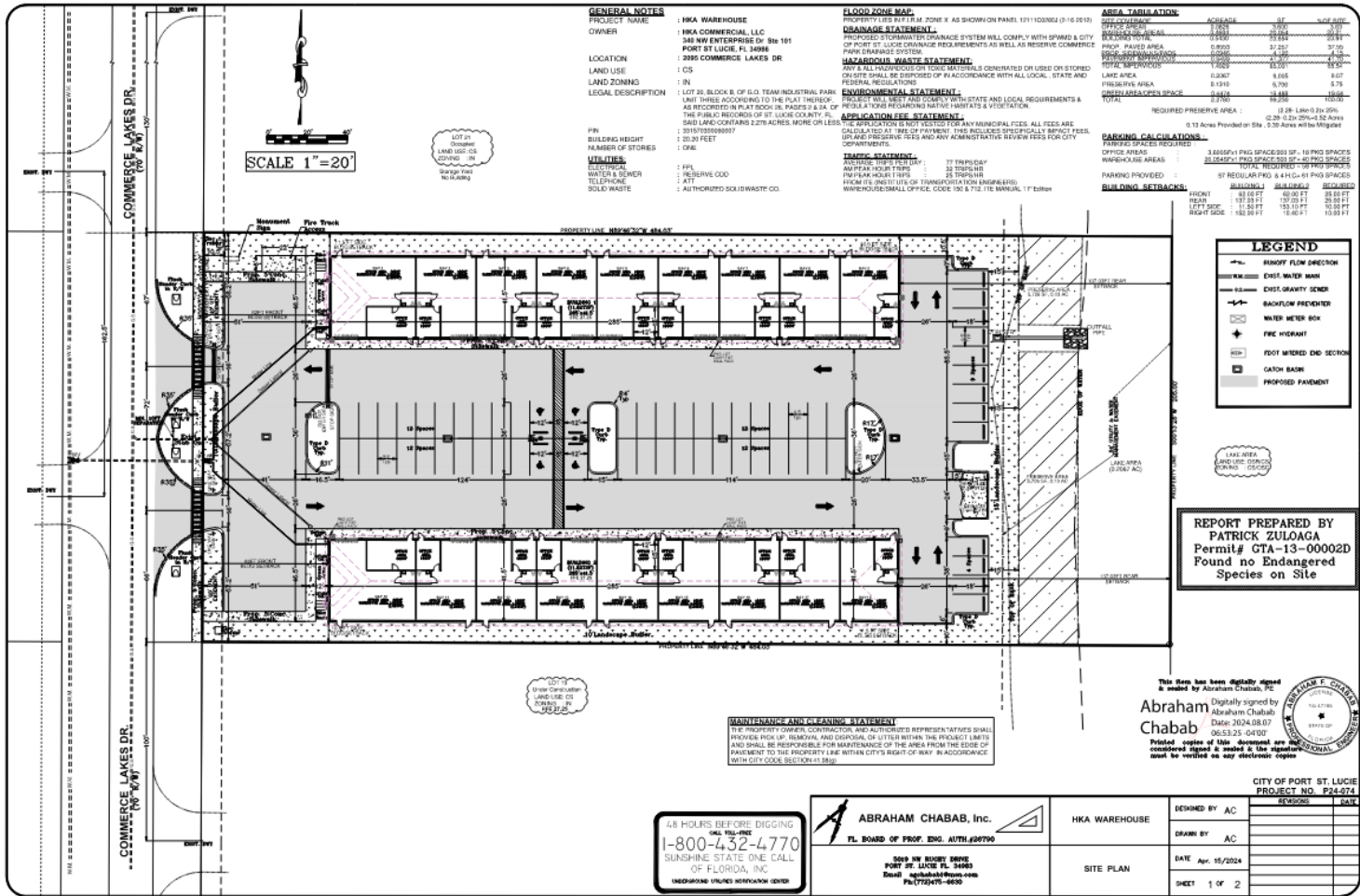
- Request: The applicant is requesting approval of a major site plan for two warehouse/office buildings.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Open Storage Area	CS	CS
South	Vacant	CS	CS
East	Lake/Preserve Area	IN	OSR
West	Warehouse/Office	CS	CS



Site Plan



GENERAL NOTES
 PROJECT NAME: HKA WAREHOUSE
 OWNER: HKA COMMERCIAL, LLC
 388 NW ENTERPRISE DR. #101
 PORT ST LUCIE, FL 38861
 LOCATION: 2995 COMMERCE LAKES DR
 LAND USE: COS
 LAND ZONING: IN
 LEGAL DESCRIPTION: LOT 26, BLOCK B OF G.O. TEAM INDUSTRIAL PARK UNIT THREE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 2 & 3A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FL SAID LAND CONTAINS 2.275 ACRES, MORE OR LESS.
 PERMITS: 38101000000007
 BUILDING HEIGHT: 13.00 FEET
 NUMBER OF STORES: ONE
 UTILITIES: FPL, RESERVE COO, AT&T, WATER & SEWER, TELEPHONE, SOLID WASTE
 AUTHORIZED SOLID WASTE CO.

FLOOD ZONE MAP
 PROJECT LIES WITHIN ZONE X AS SHOWN ON PANEL 1211100202 (3-16-2019)
DRAINAGE STATEMENT
 PROPOSED FORWARD TO DRAINAGE SYSTEM WILL COMPLY WITH SPWD & CITY OF PORT ST LUCIE DRAINAGE REQUIREMENTS AS WELL AS RESERVE COMMERCIAL PAVED DRAINAGE SYSTEM.
HAZARDOUS WASTE STATEMENT
 THIS FACILITY IS NOT DESIGNED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
ENVIRONMENTAL STATEMENT
 THIS WILL BE IN FULL COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS & REGULATIONS REGARDING NATIVE HABITATS & VEGETATION.
APPLICATION FEE STATEMENT
 ALL APPLICATION FEE IS IN FULL PAYMENT FOR ANY MUNICIPAL FEES. ALL FEES ARE CALLED FOR AT THE TIME OF PAYMENT. THIS INCLUDES SPECIALLY APPLICABLE FEES FOR LAND DEVELOPMENT, FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY.
TRAFFIC STATEMENT
 AVERAGE DAILY TRAFFIC: 77 TRIP/DAY
 AM PEAK HOUR TRAFFIC: 32 TRIP/HOUR
 PM PEAK HOUR TRAFFIC: 35 TRIP/HOUR
 HOURS OF OPERATION: 8:00 AM TO 5:00 PM
 HKA WILL BE IN FULL COMPLIANCE WITH TRANSPORTATION ENGINEERING MANUALS.
 WAREHOUSE SMALL OFFICE, CODE 190 & 712. THE MANUAL, 17' SIGN.

AREA TABULATION

DESCRIPTION	ACREAGE	SF	% OF TOTAL
UNPAVED AREAS	7.9963	349,247	20.07
PAVED AREAS	0.0000	0.00	0.00
PROP. PAVED AREA	0.9020	37,251	37.96
PROP. ASPHALT/CONC.	0.0000	0.00	0.00
PROP. ASPHALT/CONC. SPACE	0.0000	0.00	0.00
LAKE AREA	0.0007	6,665	6.07
PRESERVE AREA	0.1943	6,700	5.76
TOTAL	8.4823	358,888	100.00

REQUIRED PRESERVE AREA: 12.28 LAKES TO 25%
 0.13 Acres Provided to Site, 2.00 Acres within Wetland

PARKING CALCULATIONS

PARKING SPACES REQUIRED:
 OFFICE AREAS: 3,665SF x 1 Pkg Space/500 SF = 7.33 Pkg Spaces
 WAREHOUSE AREAS: 12,642SF x 1 Pkg Space/500 SF = 25.28 Pkg Spaces
TOTAL REQUIRED = 32.61 Pkg Spaces

PARKING PROVIDED:
 37 REGULAR PKG & 41 LG-11 PKG SPACES
TOTAL PROVIDED = 78 Pkg Spaces

PURVING CONTRACTS

FINISH	REGULARLY	RECORDED	RECORDED
RIGHT SIDE	11.50 FT	15.10 FT	10.00 FT
LEFT SIDE	11.50 FT	15.10 FT	10.00 FT
FRONT	8.00 FT	6.00 FT	8.00 FT
REAR	1.07 FT	1.07 FT	2.00 FT

LEGEND

- ROADWAY FLOW DIRECTION
- EXIST. WATER MAIN
- EXIST. GRABBY SEWER
- WATER METER BOX
- BACKFLOW PREVENTER
- FIRE HYDRANT
- EXIST. WATER MAIN
- EXIST. GRABBY SEWER
- GATCH BASIN
- PROPOSED PAVEMENT

REPORT PREPARED BY
 PATRICK ZULOAGA
 Permit# GTA-13-00002D
 Found no Endangered
 Species on Site

This Plan has been digitally signed & sealed by Abraham Chabab, PE
 Digitally signed by Abraham Chabab
 Date: 2024.08.07
 08:53:25 CDT
 Printed copies of this document are not considered signed & sealed & the signature must be verified on any electronic copies



MAINTENANCE AND CLEANING STATEMENT
 THE PROPERTY OWNER, CONTRACTOR AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICK UP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN CITY'S RIGHT OF WAY IN ACCORDANCE WITH CITY CODE SECTION 11.05.

CITY OF PORT ST. LUCIE
 PROJECT NO. F24-074

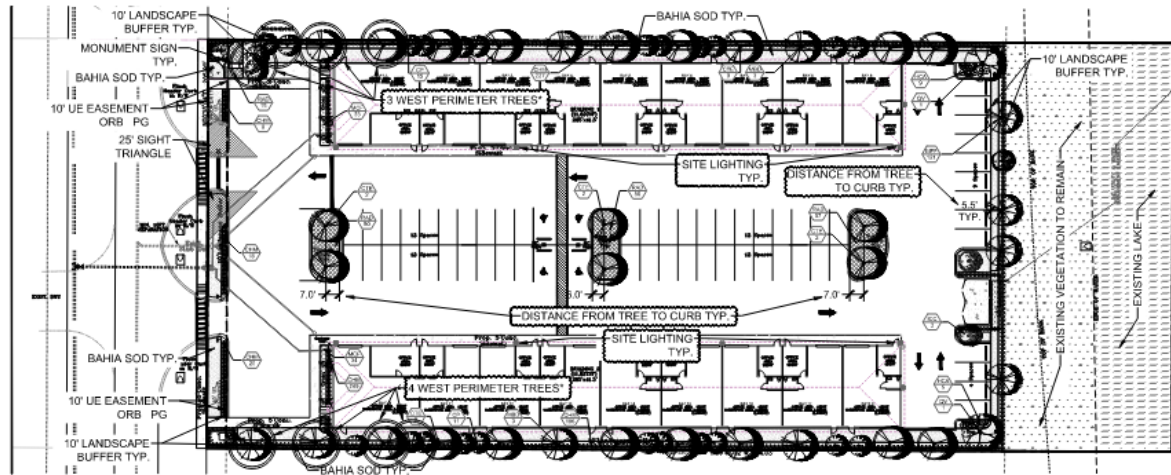
48 HOURS BEFORE DIGGING
 1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.
 (MEMBER OF THE ONE CALL SYSTEM)

ABRAHAM CHABAB, Inc.
 FL BOARD OF PROF. ENG. AUTH. #09790
 3009 NW BIRCH DRIVE
 PORT ST. LUCIE, FL 38861
 Email: aghabab@pcps.com
 Ph: (772)470-6600

DESIGNED BY	AC	REVISIONS	DATE
DRAWN BY	AC		
DATE	Apr. 15/2024		
SHEET	1 of 2		



Landscape Plan



Required Tree Credits:

	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Site Perimeter (1,210/30)	41%				
Parking Lot Terminal Islands	10				
Total	51	50% =26	5	20% =11	50% =26
					25% =13 (Max)

*Required trees along western perimeter are located at other locations around the site to avoid conflicts with utilities.

Provided Tree Credits:

	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	51	41	5	11	41
					13

Required Shrub Credits:

	Native	Drought Tolerant
Site Perimeter (1,210/30)	605	25%=152
Total:	627	502

Provided Shrub Credits:

	Native	Drought Tolerant
Total:	627	502

Required Groundcover Credits:

	Native%	Flower%	Drought Tolerant%
Site Perimeter (1,210'x10'x25')	3,025 SF	25%=757 SF	50%=1,513 SF

Provided Groundcover Credits:

	Native	Flowering	Drought Tolerant
Total:	3,025 SF	1,750 SF	3,025 SF
		1,750 SF	

Maximum Lawn Area:

Required Landscape Areas:
 14,440x50 = 7,220 Maximum Lawn Area
 Provided Lawn Areas:
 6,650 Lawn Area

PSLUSD Notes for Landscape Plans

- For landscaping to be planted in a new area, there must be a schedule reflecting when the site is ready to be planted in accordance with Chapter 164 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements and curbside with PSLUSD technical specifications, schedule, and codes.
- All landscaping shall meet the label PSLUSD Landscaping Policy and schedule that is posted in a prominent location on the site. The label shall contain a description of the plant, the amount of material, and the schedule of the planting.
- There shall not be planted within 10' of any PSLUSD or private utility easement.
- For landscape or other plant not grasses shall be located within 10' of a PSLUSD utility easement or other utility easement, including electric, gas, water or sewer easement, etc.

General Landscape Notes

- At least 50% of all required trees shall be of a native species.
- At least 50% of all required shrubs shall be of a native species.
- At least 50% of all required groundcover shall be of a native species.
- When planting in a new area, there must be a schedule reflecting when the site is ready to be planted in accordance with Chapter 164 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.

Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	22	22	Casearia acida	Green Silkwood	450	12' HT	8' W	STD. 5' (1) SP	Native	2.0' Caliper
	100	3	Red cedar	Dahoon Holly	450	12' HT	8' W	STD. 5' (1) SP	Native	2.0' Caliper
	100	11	Magnolia grandiflora 'D. Blandford'	D.B. Blandford Southern Magnolia	550	12' HT	8' W	9' (1) SP	Native	2.0' Caliper
	100	3	Quercus virginiana	Southern Live Oak	450	12' HT	8' W	4.5" W (1)	Native	2.0' Caliper
SMALL TREES										
	CP	28	Batis patula	Sabal Palm	FD	10'-10' CT	N/A	N/A	Native	
SHRUBS										
	CH1	502	Chrysanthemum 'Red Tip'	Red Tip Chrysanthemum	30	24" HT	24" W	1.0" SP	Native	
	HCA	14	Hamamelis 'Compacta'	Dwarf Hamamelis	30	20" HT	18" W	F	Non-native	
	MPF	125	Myrsine laevis	Shrimp & Shrimp	30	24" HT	24" W	F	Native	
GROUND COVERS										
	MC2	1,750 SF	Muhlenbergia capillaris	Pink Muhly Grass	10	9" H	12" W	F	Native	
	BA2	1,275 SF	Bambusa nana	Dwarf White Indian Bamboo	30	5" H	18" W	F	Non-native	
	SO2	5,950 SF	Paspalum notatum	Bahiá Grass	500					

Sheet Index:

Landscape Plan, Calculations, & Plant List	LS-1
Landscape Details & Specifications	LS-2



HKA WAREHOUSE
 2096 Commerce Lakes Drive
 Port St. Lucie, FL
Landscape Plan

DATE	BY	REVISION
08/02/24	TC	Prepared Plan
08/02/24	TC	Final Plan
07/11/24	TC	Final Plan

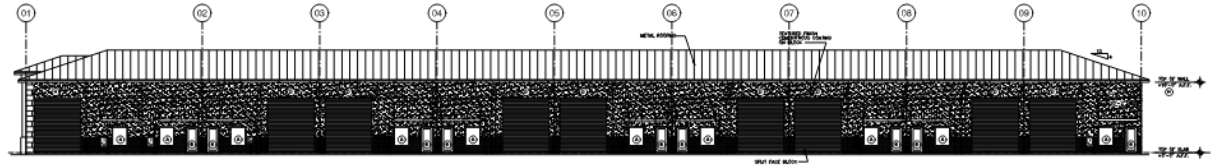


PROJECT NO.	DATE
2024-07-10	07/10/24
2024-07-10	07/10/24

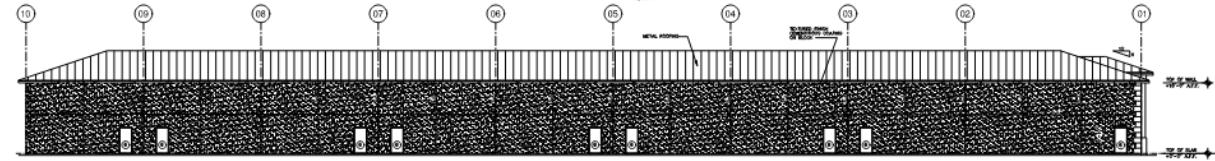
Scale: 1" = 10'
 0 10 20
811
 Call before you dig
 P24-074
LS-1



Building Elevations



RIGHT ELEVATION



LEFT ELEVATION

City of Port Saint Lucie Building Department Product Approval Submittal Affidavit

Item #	Building Address	Product	Manufacturer	Model	Material	Finish	Comments	Building Design	Product Color
FL3418.12	2855 N. Commerce Lakes Dr., Fort St. Lucie, Florida	EXTENSION SHARD DOOR	PIERCE CLASSIC	SMOOTH STAR	THUNDER GRAY	IMPACT	HEAD: 1/4" x 3/4" TYPING SPACE 2" FROM CORNER, 1/2" IF FROM MULLION. ANGLE: 1/4" x 3/4" TYPING SPACE 2" FROM CORNER, 1/2" FROM MULLION. SILL: 1/4" DIA. 2" W/ 2" TYPING SPACE 2" FROM CORNER, 1/2" FROM MULLION.	27A PFP / 100 PFP	1432 - 1423 SSF
FL1422.1		EXTENSION SHARD DOOR	STATIONER	450.020	TURBINE SHYON	IMPACT	HEAD: 1/4" x 3/4" TYPING SPACE 2" FROM CORNER, 1/2" IF FROM MULLION. ANGLE: 1/4" x 3/4" TYPING SPACE 2" FROM CORNER, 1/2" FROM MULLION. SILL: 1/4" DIA. 2" W/ 2" TYPING SPACE 2" FROM CORNER, 1/2" FROM MULLION.	27A PFP / 100 PFP	1432 - 1423 PFP
FL10711.2		ROLLING OVERHEAD DOOR	100 SERIES	OVERHEAD DOOR	COMP.	IMPACT	SEALS GLESE TO GROUND 3" IF CONCRETE 2" FROM SPREAD 1" IF G.C. BARRIE ASSEMBLY INCLUDING BRACKET TO GROUND 2" IF CONCRETE 2" IF 2" DIA. 2" W/ 2" TYPING SPACE 2" FROM CORNER, 1/2" FROM MULLION.	103 PFP / 100 PFP	12711 - 07A PFP
FL1287.1		GLASS WINDOW	SENCO PN-8150-19P1	CUSTOM WINDOW SYSTEMS, INC.	IMPACT GLASS	IMPACT GLASS	HEAD AND JAMB: 1/4" DIA. TYPING MIN. 1/4" EMBEDMENT MIN. 3/4" EDGE DETAIL. 2" DIA. FROM CORNER. 1/4" TYPING MIN. MANUFACTURER'S RECOMMENDATIONS.	27A PFP / 100 PFP	108A PFP
FL17019.2		METAL HOODING	30 GA. COMBIBOX	EXTREME METAL FABRICATORS, LLC	IMPACT	IMPACT	3/8" x 1/2" BRUSHING FOR 1/4" OF 3/8" CORNER WOOD SCREW 1" FROM CENTER	N/A	100A FL100.2.2

WINDOW PRESSURE CHART 160 MPH

TAB	PRESSURES	ZONE	W/F1
(A)	+27.6 / -35.0	4	10
(B)	+28.4 / -28.7	4	20
(C)	+28.7 / -27.1	4	50
(D)	+22.5 / -25.8	4	100
(E)	+27.6 / -37.0	5	10
(F)	+28.4 / -34.5	5	20
(G)	+24.7 / -35.2	5	50
(H)	+22.5 / -28.7	5	100

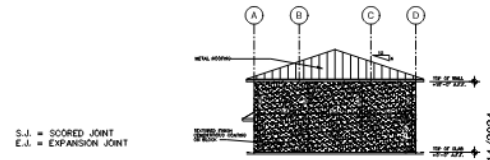
2. Architectural Equivalent
 This Affidavit is intended to provide architecturally equivalent data for the applicant and building official records as follows: as the building official deems appropriate.

3. PERFORMANCE WINDOW WINDOW

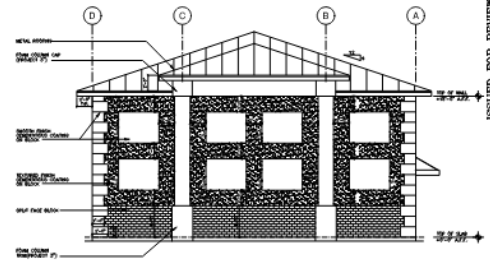
1. The window shall be tested in accordance with the following:
 - a. ASCE 10-15
 - b. ASCE 10-15
 - c. ASCE 10-15
 - d. ASCE 10-15
 - e. ASCE 10-15
 - f. ASCE 10-15
 - g. ASCE 10-15
 - h. ASCE 10-15
 - i. ASCE 10-15
 - j. ASCE 10-15
 - k. ASCE 10-15
 - l. ASCE 10-15
 - m. ASCE 10-15
 - n. ASCE 10-15
 - o. ASCE 10-15
 - p. ASCE 10-15
 - q. ASCE 10-15
 - r. ASCE 10-15
 - s. ASCE 10-15
 - t. ASCE 10-15
 - u. ASCE 10-15
 - v. ASCE 10-15
 - w. ASCE 10-15
 - x. ASCE 10-15
 - y. ASCE 10-15
 - z. ASCE 10-15
2. The window shall be tested in accordance with the following:
 - a. ASCE 10-15
 - b. ASCE 10-15
 - c. ASCE 10-15
 - d. ASCE 10-15
 - e. ASCE 10-15
 - f. ASCE 10-15
 - g. ASCE 10-15
 - h. ASCE 10-15
 - i. ASCE 10-15
 - j. ASCE 10-15
 - k. ASCE 10-15
 - l. ASCE 10-15
 - m. ASCE 10-15
 - n. ASCE 10-15
 - o. ASCE 10-15
 - p. ASCE 10-15
 - q. ASCE 10-15
 - r. ASCE 10-15
 - s. ASCE 10-15
 - t. ASCE 10-15
 - u. ASCE 10-15
 - v. ASCE 10-15
 - w. ASCE 10-15
 - x. ASCE 10-15
 - y. ASCE 10-15
 - z. ASCE 10-15
3. The window shall be tested in accordance with the following:
 - a. ASCE 10-15
 - b. ASCE 10-15
 - c. ASCE 10-15
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 - t. ASCE 10-15
 - u. ASCE 10-15
 - v. ASCE 10-15
 - w. ASCE 10-15
 - x. ASCE 10-15
 - y. ASCE 10-15
 - z. ASCE 10-15
4. The window shall be tested in accordance with the following:
 - a. ASCE 10-15
 - b. ASCE 10-15
 - c. ASCE 10-15
 - d. ASCE 10-15
 - e. ASCE 10-15
 - f. ASCE 10-15
 - g. ASCE 10-15
 - h. ASCE 10-15
 - i. ASCE 10-15
 - j. ASCE 10-15
 - k. ASCE 10-15
 - l. ASCE 10-15
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 - p. ASCE 10-15
 - q. ASCE 10-15
 - r. ASCE 10-15
 - s. ASCE 10-15
 - t. ASCE 10-15
 - u. ASCE 10-15
 - v. ASCE 10-15
 - w. ASCE 10-15
 - x. ASCE 10-15
 - y. ASCE 10-15
 - z. ASCE 10-15

Wind Design
 1. The window shall be tested in accordance with the following:

- a. ASCE 10-15
- b. ASCE 10-15
- c. ASCE 10-15
- d. ASCE 10-15
- e. ASCE 10-15
- f. ASCE 10-15
- g. ASCE 10-15
- h. ASCE 10-15
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- u. ASCE 10-15
- v. ASCE 10-15
- w. ASCE 10-15
- x. ASCE 10-15
- y. ASCE 10-15
- z. ASCE 10-15



REAR ELEVATION



FRONT ELEVATION

ISSUED FOR REVIEW - 05/14/2024



Staff Recommendation

The Site Plan Review Committee recommended approval at their meeting of June 26, 2024.