



**St Lucie West - Lot 8  
 Major Site Plan  
 P20-088**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for site plan approval for two single-story industrial warehouse buildings, with mezzanines, encompassing a total of 39,990 s.f. upon the 3.145-acre parcel.
Applicant:	Michael Houston, HJA Design Studio
Property Owner:	Ted Glasrud Associates FL, LLC
Location:	The property is in St. Lucie West and located on NW Mercantile Place, approximately 0.25 miles northwest of the intersection of NW Mercantile Place and NW Enterprise Drive.
Address:	No Address
Project Planner:	Laura H. Dodd, Planner II

**Project Description**

An application for site plan approval to allow for the construction of two single-story industrial warehouse buildings, with mezzanines, encompassing a total of 39,990 s.f. and associated site improvements. The proposed warehouse buildings will be divided into 30 bays with corresponding office space and loading areas.

The project provides for 1,183 s.f. warehouse units, each including an additional 150 s.f. office space.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee reviewed the proposed site plan at their meeting of June 10, 2020 and recommended approval.

**Location and Site Information**

Parcel Numbers:	3323-680-0015-000-9
Property Size:	3.145 acres, more or less
Legal Description:	Lot 8, St. Lucie West Plat No. 166, According to the map or plat thereof as recorded in Plat Book 43, Page 3, Public Records of St. Lucie County, Florida
Future Land Use:	LI (Light Industrial)
Existing Zoning:	Warehouse Industrial Zoning District (WI)
Existing Use:	Vacant land

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	LI/OSR/I	WI	Warehouses
South	LI/OSR/I	WI	Warehouse
East	OSC	GU	Vacant/Environmentally Sensitive lands
West	LI/OSR/I	WI	Warehouse

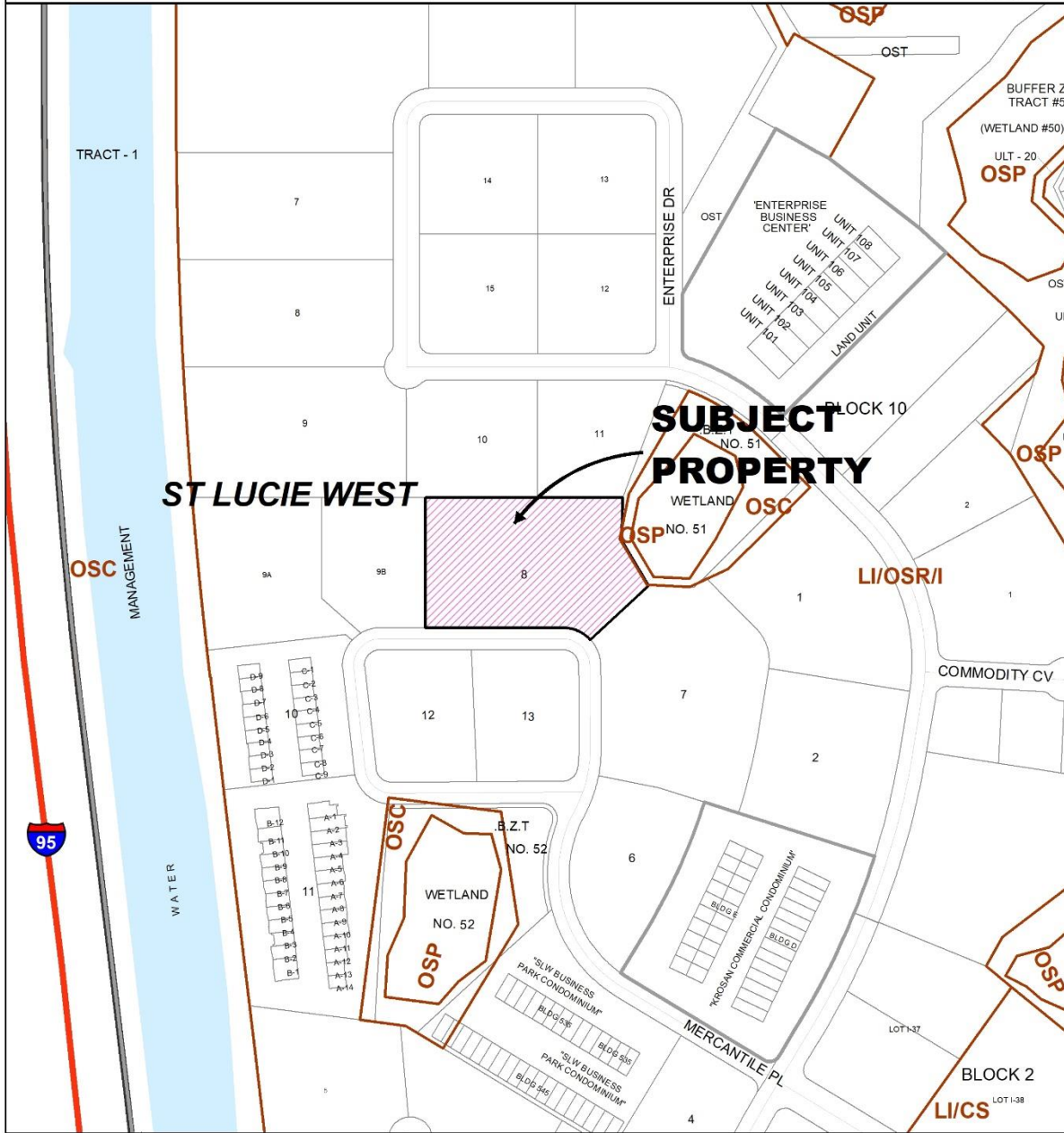
LI/OSR/I (Light Industrial/Open Space Recreational/ Institutional)

OSC (Open Space Conservation)

GU (General Use)

WI (Warehouse Industrial)

# FUTURE LAND USE

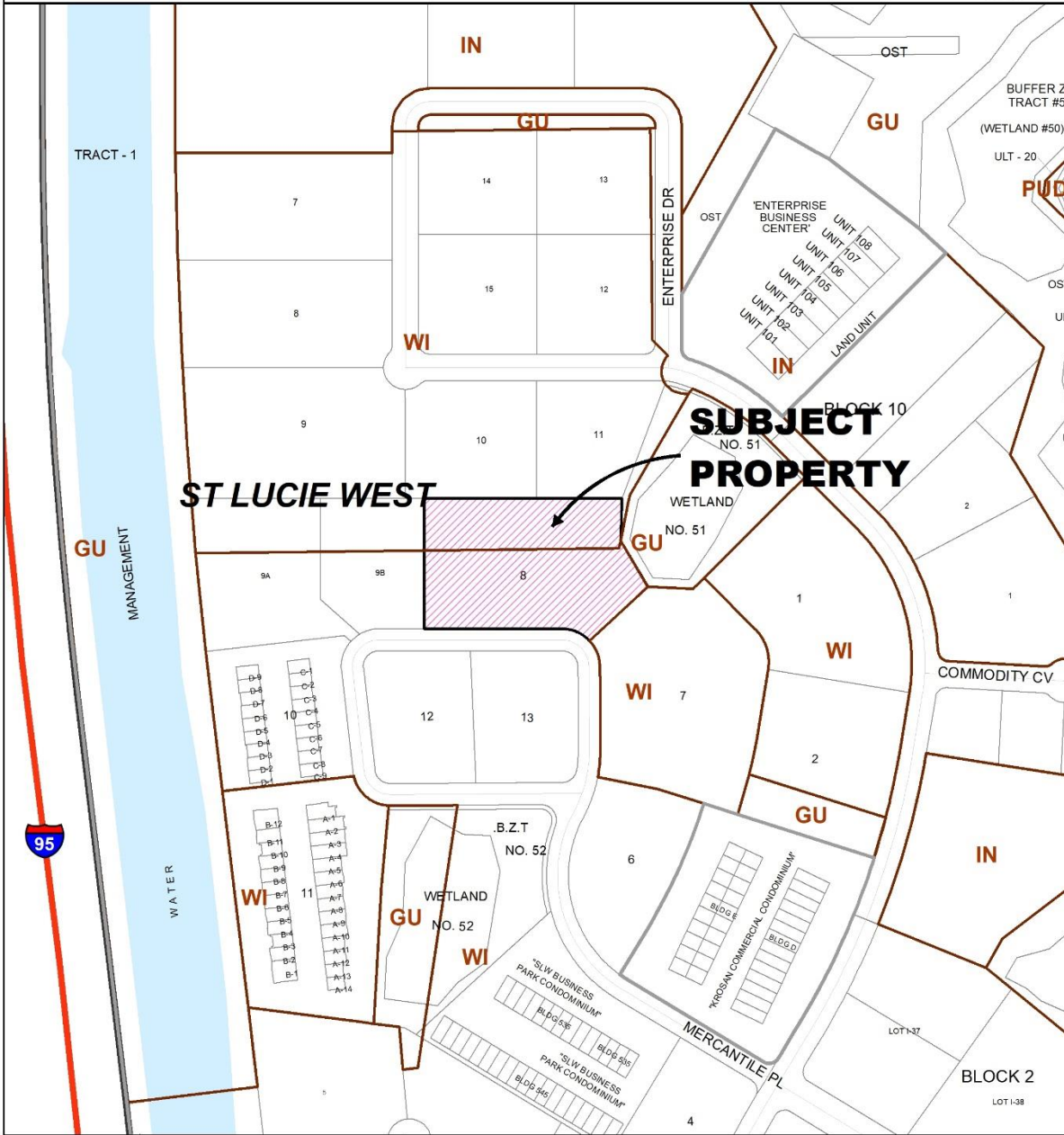


CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

SITE PLAN  
SLW LOT 8  
SLW PLAT NO. 166, LOT 8

DATE:	6/24/2020
APPLICATION NUMBER:	P20-088
USER:	patricias
SCALE:	1 in = 300 ft

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

SITE PLAN  
SLW LOT 8  
SLW PLAT NO. 166, LOT 8

DATE:	6/24/2020
APPLICATION NUMBER:	P20-088
USER:	patricias
SCALE:	1 in = 300 ft

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The proposed project has been reviewed for compliance with the Warehouse Industrial Zoning District (WI) and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	Manufacturing, assembly, warehousing, storing, processing and packaging of goods and material as well as trade shop, and vehicle repair are permitted uses in the WI Zoning District.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for a 24 X 36 dumpster enclosure to accommodate refuse and recycling collection.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided documentation that the St. Lucie West Industrial Association has approved the elevation drawings and site plan.
<b>STACKING REQUIREMENTS</b>	A traffic analysis was provided and approved by the Public Works Department.
<b>BUILDING HEIGHT</b>	The proposed building height is 29 feet and 8 inches. Maximum allowed is 35 feet in WI Zoning District.
<b>SETBACKS</b>	Complies with the requirements of the WI Zoning District
<b>PARKING</b>	Parking is provided at 1 space per 500 square feet of warehouse space and 1 space per 200 square of office space for a total of 96 parking spaces as required by the Zoning Code. The applicant is providing 112 parking spaces including six handicapped spaces.
<b>BUFFER</b>	The site plan depicts the required ten- foot perimeter landscape buffers. The site plan provides for a fifteen- foot perimeter landscape buffer at the front of the property along NW Mercantile Place.

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

An environmental assessment report has been submitted that shows the site contains upland habitat and is subject to the City's upland habitat preservation/mitigation requirements. The owner has satisfied payment for the required mitigation fee of \$123,834 for the loss of upland habitat.

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project is subject to the conditions of the St. Lucie West DRI development order regarding the provision of adequate public facilities and documented below.

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	St. Lucie West Services District is the provider of services. The applicant has to apply to the services district.
<b><i>Traffic Circulation</i></b>	Per the ITE, 10 <sup>th</sup> Edition trip generation rates, this project is expected to generate 169 daily trips and 13 PM peak hour trips. A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under separate heading.
<b><i>Parks and Recreation Facilities</i></b>	N/A
<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

<b>Public School Concurrency Analysis</b>	N/A
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**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 and recommends approval. The Site Plan Review Committee reviewed the request at their meeting of June 10, 2020 and recommended approval.