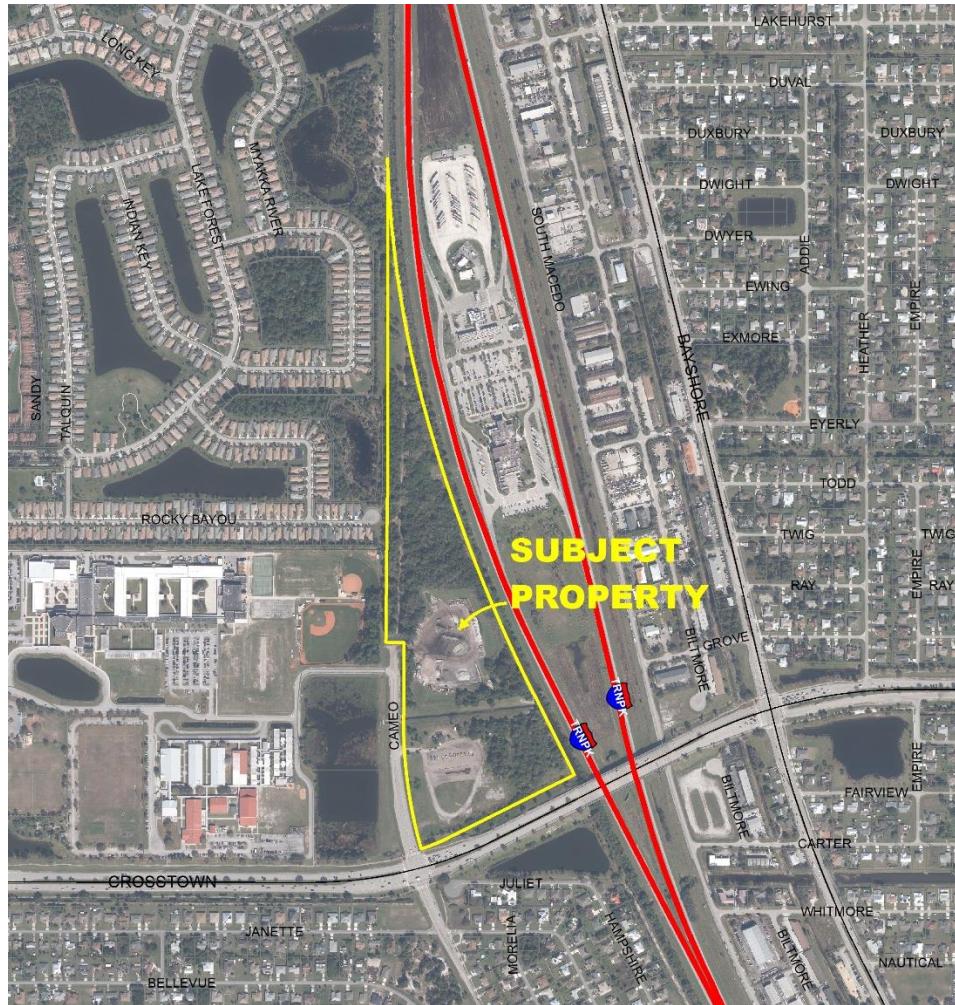




PLANNING AND ZONING STAFF REPORT
January 26, 2026, City Council Meeting

City of Port St. Lucie - Public Works Administration Building
Major Site Plan
P25-201



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan to construct the new Public Works Department building.
Applicant:	Robert Draper, BEA Architects
Property Owner:	City of Port St. Lucie
Location:	Northeast corner of SW Cameo Boulevard and SW Crosstown Parkway.
Address:	1501 SW Cameo Boulevard
Project Planner:	Francis Forman, Planner III

Project Description

The City of Port St. Lucie has submitted a Major Site Plan for the proposed Public Works Department Administration building and a warehouse building. The major site plan will consist of a 47,238 square foot, 3-story administration building. The warehouse building is to be constructed in a later phase.

The northern portion of the site will consist of a native upland habitat preservation area that will provide an enhanced buffer for the existing residents to the northwest of the property from the proposed building, as well as the Florida Turnpike. The building itself will be located toward the central area of the property, closer to the eastern property line.

The property is zoned Institutional (I), which is compatible with the current future land use classifications of Institutional (I) on the site.

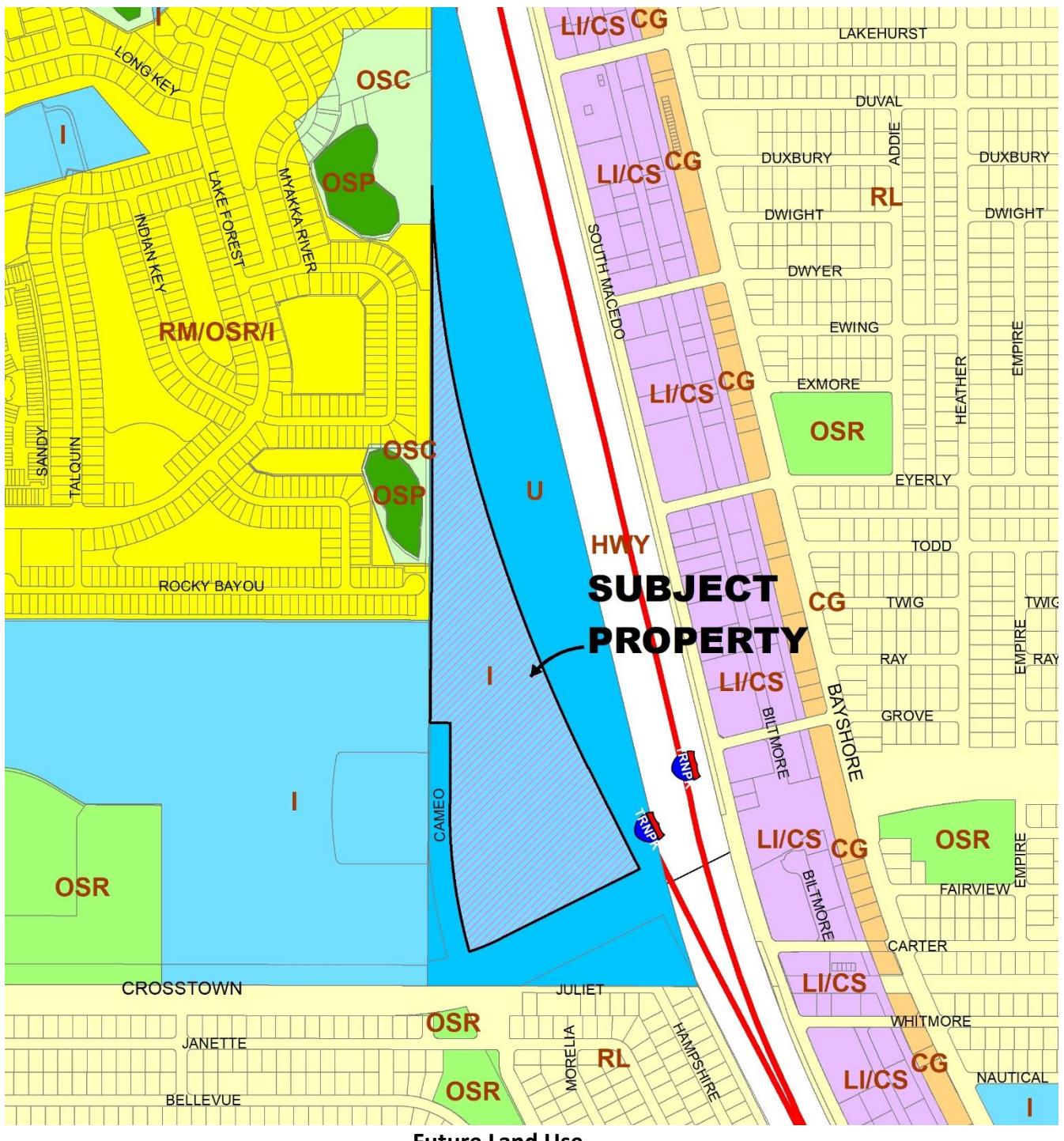
Location and Site Information

Parcel Number:	3335-601-0012-000-0
Property Size:	+/- 38.93 acres
Legal Description:	Crosstown Parkway, Parcel 1
Future Land Use:	I – Institutional
Existing Zoning:	I – Institutional
Existing Use:	City of PSL Solid Waste Department Drop-Off Facility

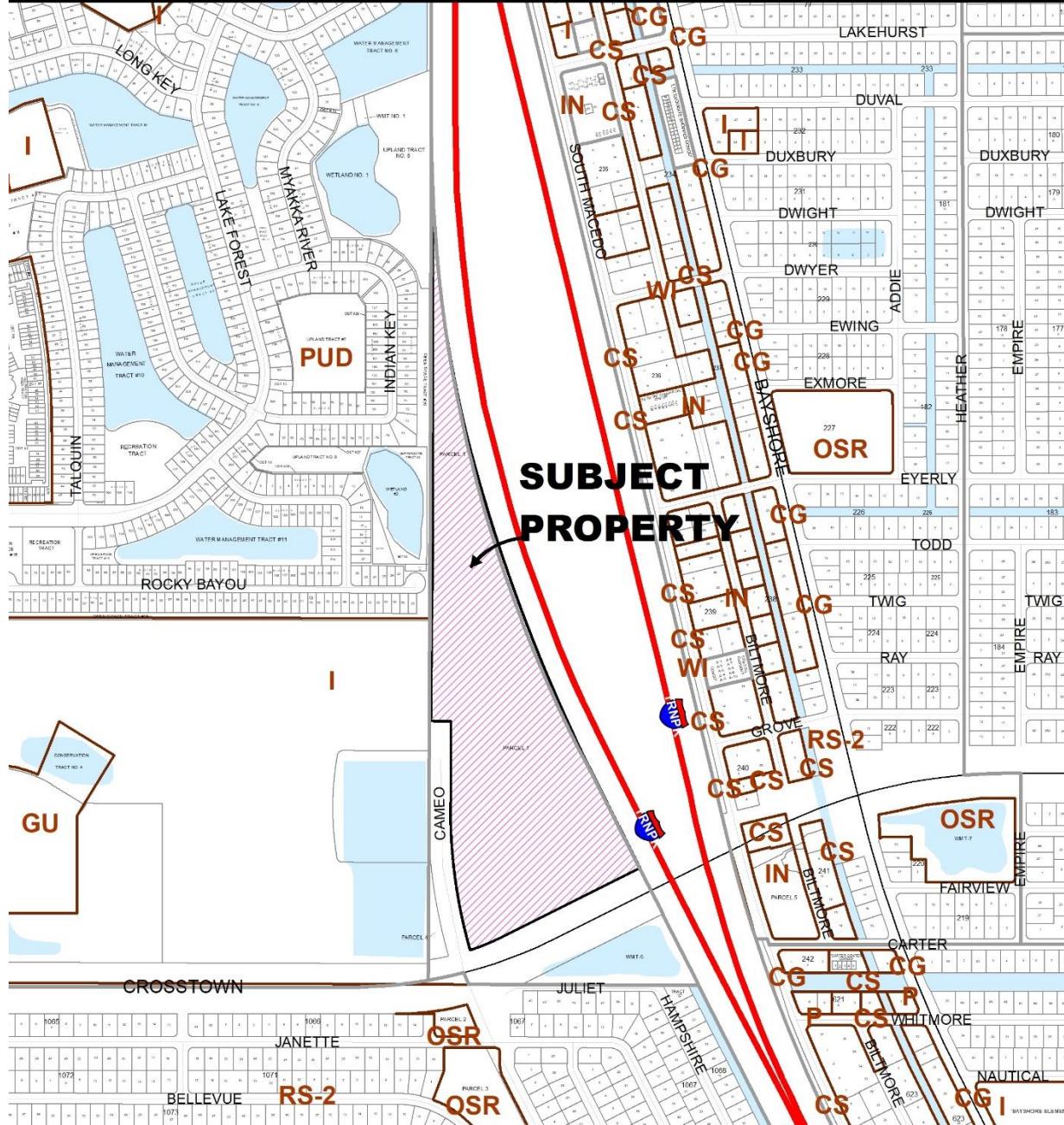
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RM/OSR/I, U	I, PUD	Single-Family Residential & Florida Turnpike
South	U, RL, OSR	RS-2	Single-Family Residential
East	U, HWY	I	Florida Turnpike
West	I	I	St. Lucie West K-8 & St. Lucie West Centennial High School

RL - Low Density Residential, RM – Medium Density Residential, RS-2 – Single-family Residential, OSR – Open Space Recreation, U – Utility, HWY – Highway, I – Institutional, PUD – Planned Unit Development



EXISTING ZONING



Zoning District

IMPACTS AND FINDINGS

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

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	An application for a major site plan for the construction of a 47,238 square foot building for use by the Public Works Department.
DUMPSTER ENCLOSURE	The site plan provides a 12' x 24' dumpster enclosure for general and recyclable refuse for the institutional site.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations of the proposed administration building demonstrating compliance with the Citywide Design Standards. Elevations for the proposed warehouse building will be provided with a future site plan amendment.
PARKING REQUIREMENTS	The proposed use requires a total of 189 parking spaces, while 372 spaces including 11 handicap spaces and 4 EV charging stations are proposed.
BUILDING HEIGHT	Maximum building height permitted for a publicly owned building by the Institutional Zoning district is 65' while the building is proposed to be 64' in height.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The City's Utility Systems Department will provide water and sewer service. A developer's agreement with the Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	The Traffic Report prepared by BEA Architects, Inc. dated January 19, 2026, was 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 Public Works Administrative Building is anticipated to generate 86 AM and 88 PM peak hour trips, which is a total of 501 average daily trips. The project is in compliance with the adopted levels of service; therefore, no additional improvements are required to be constructed.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
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 RESOURCE 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: The 38.98-acre site contains native upland habitat, which requires preservation/mitigation. The applicant will provide a native habitat preservation area on the northern portion of the site.

Wildlife Protection: A gopher tortoise survey has been conducted, and several potential gopher tortoise burrows have been discovered. The relocation of these tortoises will be required prior to the issuance of any site work permit.

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 public and 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. The applicant has stated that they intend to provide public art on site.

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 and recommended approval at their December 10, 2025, meeting.