

**460 Peacock Business Center
at St. Lucie West
Major Site Plan**

P21-135

City Council Meeting October 25, 2021

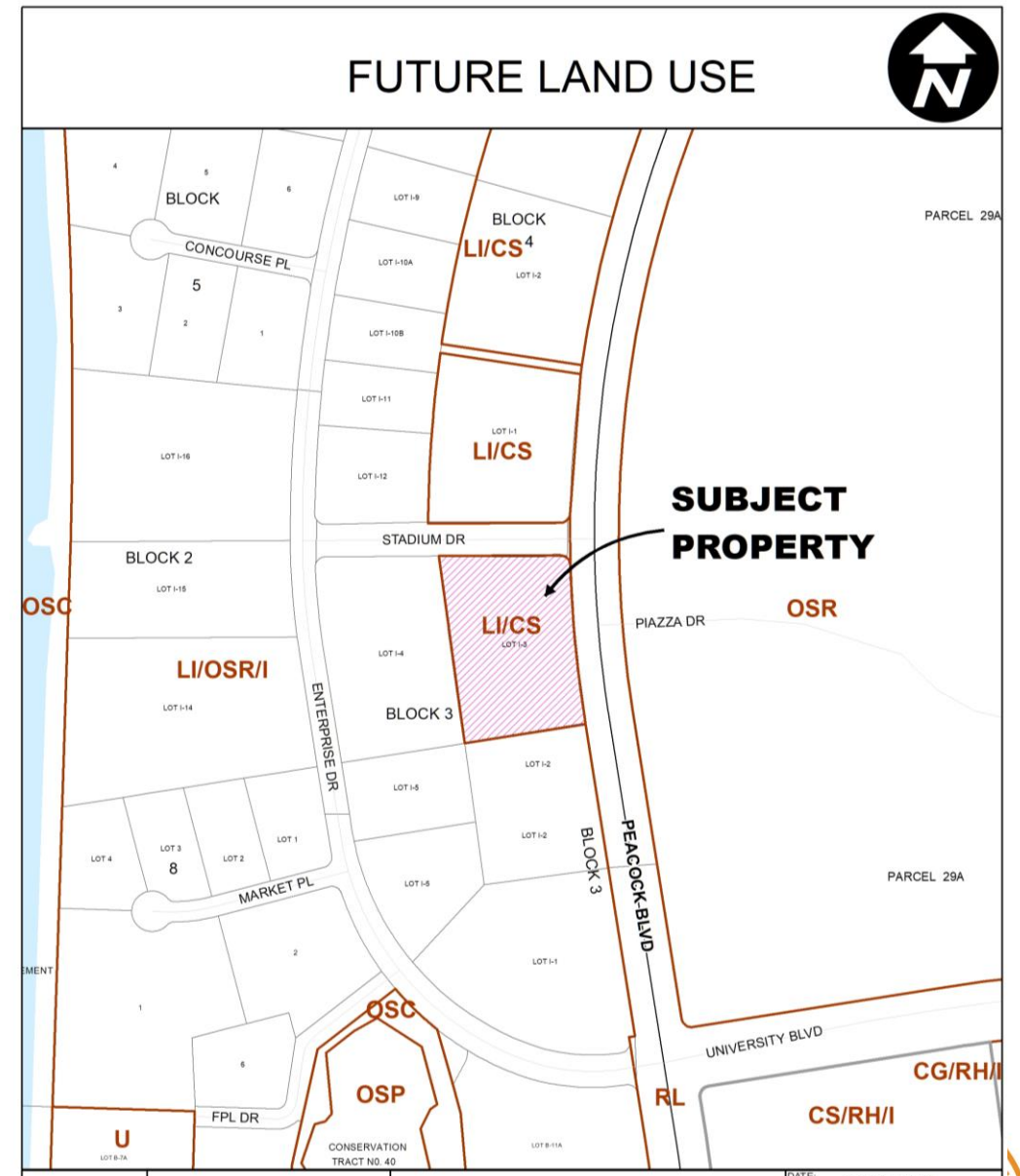


Request & Summary:

Applicant's Request:	A request for approval of a major site plan for construction of two office/warehouse buildings for a total of 29,824 square at the southwest corner of NW Peacock Boulevard and NW Stadium Drive in St. Lucie West.
Applicant:	Engineering Design & Construction, Inc; Bradley J. Currie, AICP
Owner:	Port St Lucie Design Center, LLC
Location:	460 NW Peacock Boulevard

Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	LI/CS	CS	Vacant Land
Surrounding Uses			
North	LI/CS	CS	Vacant Land LI/CS
East	OSR	GU	Mets Spring Training Stadium
South	LI/OSR/CS	PUD	Indoor Recreation Facility
West	LI/CS	WI	Vacant Land



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Permitted under CS zoning
DUMPSTER ENCLOSURE	Site plan depicts one 12'X24' dumpster enclosure for general refuse and recyclable refuse and one 12'X12' dumpster enclosure for refuse.
ARCHITECTURAL DESIGN STANDARDS	Approved by St. Lucie West Industrial Association
PARKING REQUIREMENTS	82 parking spaces including 4 handicapped spaces required and 83 parking spaces and 4 handicapped spaces provided
BUILDING HEIGHT	Maximum building height allowed is 35 feet, the maximum height of proposed buildings is 18 feet and 8 inches.
SETBACKS	The proposed buildings are in conformance with the setback requirements for property zoned CS (Service Commercial).
BUFFER	The site plan depicts the required 10-foot perimeter landscape buffers.

Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	The subject property is located in St. Lucie West and the St. Lucie West Services District is the provider of services.
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. The project will generate 119 average daily trips and 15 p.m. peak hour trips per the ITE Trip Generation, 10 th Edition
PARKS AND OPEN SPACE	N/A
STORMWATER	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
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

Public Works Traffic Review

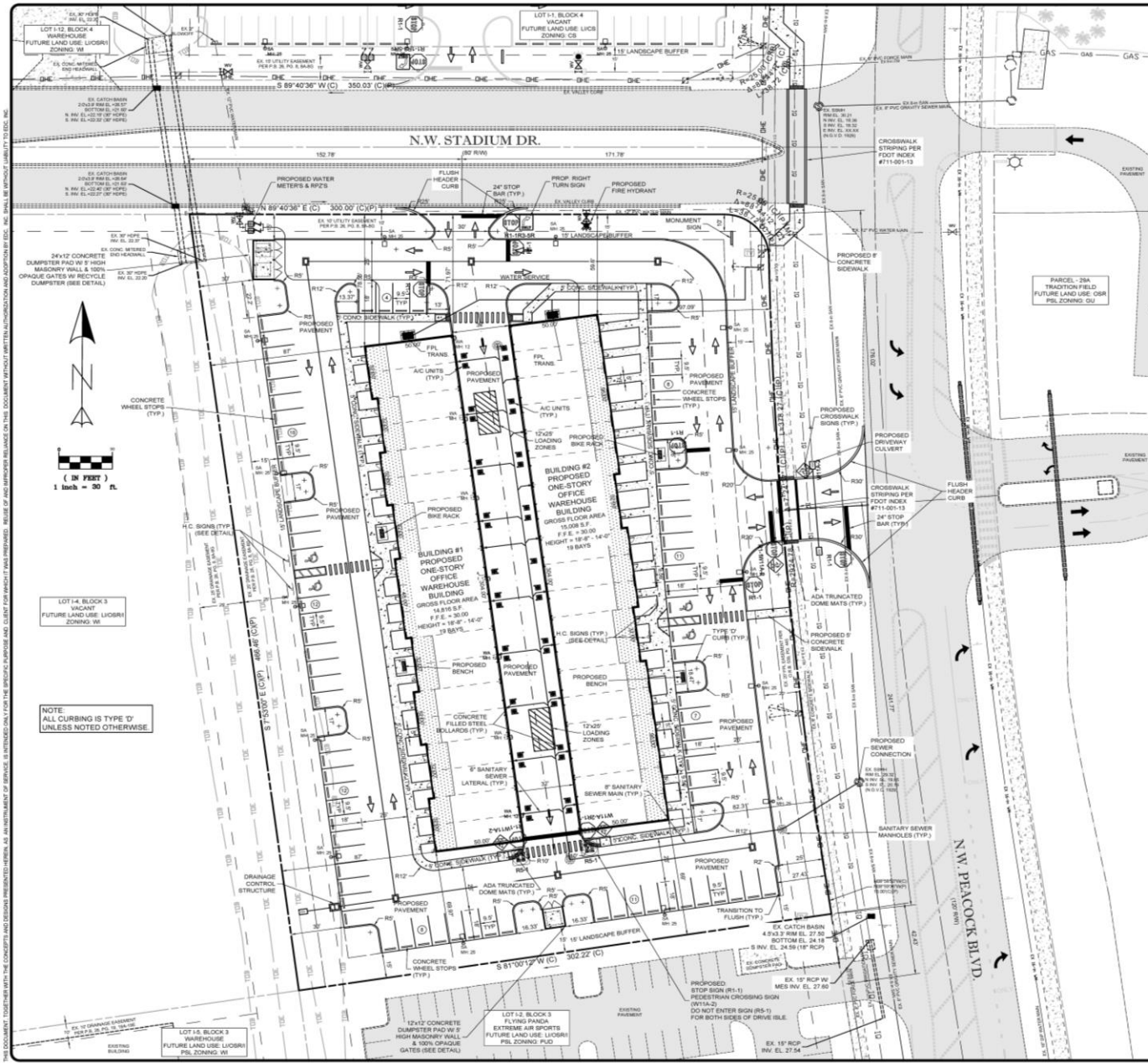
- This development with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 10th Edition, this particular development predicts a generation of 15 PM Peak Hour trips.
- No significant traffic impact is proposed based on the site plan submitted.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	An environmental assessment report shows site contains upland habitat. The owner intends to pay mitigation fees for the loss of upland habitat.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option





LUMINAIRE SCHEDULE

S/VMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLP	DESCRIPTION
14	BA	SINGLE	N/A	0.800	0.000	CREE LIGHTING C80-M-B-TL-4007-3M-AL-NN-X1-C80-BL8M-F
7	BA	SINGLE	N/A	0.200	0.000	CREE LIGHTING C80-M-B-TL-4007-3M-AL-NN-X1-C80-BL8M-F

CONCRETE SUMMARY

TYPE	THICKNESS	AREA	FINISH	REINFORCEMENT
CONCRETE	4"	1,181.00	1"	1"
CONCRETE	6"	1,181.00	1"	1"

LEGAL DESCRIPTION
 LOT 1A, BLOCK 3, PARCEL 28, ST. LUCIE WEST PLAT NUMBER 1, PRIMA VISTA BLVD., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE(S) 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 135,910 SQUARE FEET OR 3.12 ACRES, MORE OR LESS.

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST
 PARCEL ID #: 3303-000-0005-000-7
 PROJECT NAME: 460 PEACOCK BUSINESS CENTER
 PROPOSED USE: WHOLESALE TRADE
 OWNER: 460 PEACOCK BUSINESS CENTER, LLC
 1805 COMMERCE LANE, #5
 JUPITER, FL 33408
 ARCHITECT: MOREL DE GUERMOND ARCHITECTURE LLC
 1480 MARGUARY AVENUE
 JACKSONVILLE, FL 32259
 (904) 758-8044
 DEVELOPER: 460 PEACOCK BUSINESS CENTER, LLC
 1805 COMMERCE LANE, #5
 JUPITER, FL 33408

SURVEYING: BETTY LINDSEY, INC.
 SURVEYING AND MAPPING
 7907 SW JACK JAMES DRIVE
 STUART, FL 34997
 (772) 286-5753
ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC.
 CONTACT: R.J. KENNEDY, P.E.
 10200 SW VILLAGE PARKWAY, SUITE 201
 PORT ST. LUCIE, FL 34987
 (772) 462-2455
PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC.
 CONTACT: BRADLEY J. CURRIE, AICP
 10200 SW VILLAGE PARKWAY, SUITE 201
 PORT ST. LUCIE, FL 34987
 (772) 462-2455

SITE DATA

ITEM	VALUE
FUTURE LAND USE ZONING	LUCS
GROSS SITE AREA	135,910 S.F. (3.120 AC) = 100.00%
IMPERVIOUS AREA	95,292 S.F. (2.188 AC) = 70.11%
PROPOSED BUILDING #1	14,816 S.F. (0.340 AC) = 10.90%
PROPOSED BUILDING #2	15,008 S.F. (0.346 AC) = 11.04%
PROPOSED PAVEMENT	57,445 S.F. (1.314 AC) = 42.27%
PROPOSED CONCRETE	8,225 S.F. (0.188 AC) = 6.06%
PERVIOUS AREA	40,618 S.F. (0.932 AC) = 29.89%
OPEN SPACE AREA	40,618 S.F. (0.932 AC) = 29.89%
DRY DETENTION AREA	0.0 S.F. (0.000 AC) = 0.00%
UPLAND PRESERVE	0.0 S.F. (0.000 AC) = 0.00%
WETLAND	0.0 S.F. (0.000 AC) = 0.00%
WETLAND BUFFERS	0.0 S.F. (0.000 AC) = 0.00%

BUILDING SETBACKS:

TYPE	REQUIREMENT
FRONT BUILDING SETBACK	(25)
SIDE BUILDING SETBACK	(10)
REAR BUILDING SETBACK	(10)

BUILDING DATA:

BUILDING	WAREHOUSE AREA	OFFICE AREA
BUILDING #1	= 11,188 S.F.	= 3,648 S.F.
BUILDING #2	= 11,360 S.F.	= 3,648 S.F.
GROSS FLOOR AREA	= 22,548 S.F.	

PARKING CALCULATIONS:
 PARKING REQUIRED:
 22,548 S.F. WAREHOUSE AREA
 22,548 S.F. / 200 S.F. = 45 SPACES
 7,236 S.F. OFFICE AREA
 7,236 S.F. / 300 S.F. = 24 SPACES
 PARKING REQUIRED = 69 SPACES (4 HC)
 PARKING PROVIDED = 83 SPACES (4 HC)

PROVIDER OF UTILITIES:
 WATER: SLWSD
 WASTEWATER: SLWSD
 IRRIGATION: SLWSD

10250 SW VILLAGE PARKWAY
 SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

LEGEND

	EXISTING METER
	PROPOSED METER
	PROPOSED SIGN
	BLOCK NUMBER
	MITERED END SECTION
	HANDICAP STALL
	LIGHT FIXTURE TAG
	HEIGHT OF FIXTURE
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

460 PEACOCK BUSINESS CENTER
 460 NW PEACOCK BLVD.
 SITE PLAN
 PORT ST. LUCIE, FLORIDA

PSL PROJECT NO
 P21-135

21-250

1 OF 2

811
 Know what's below.
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Planning and Zoning 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 at their meeting of July 14, 2021.