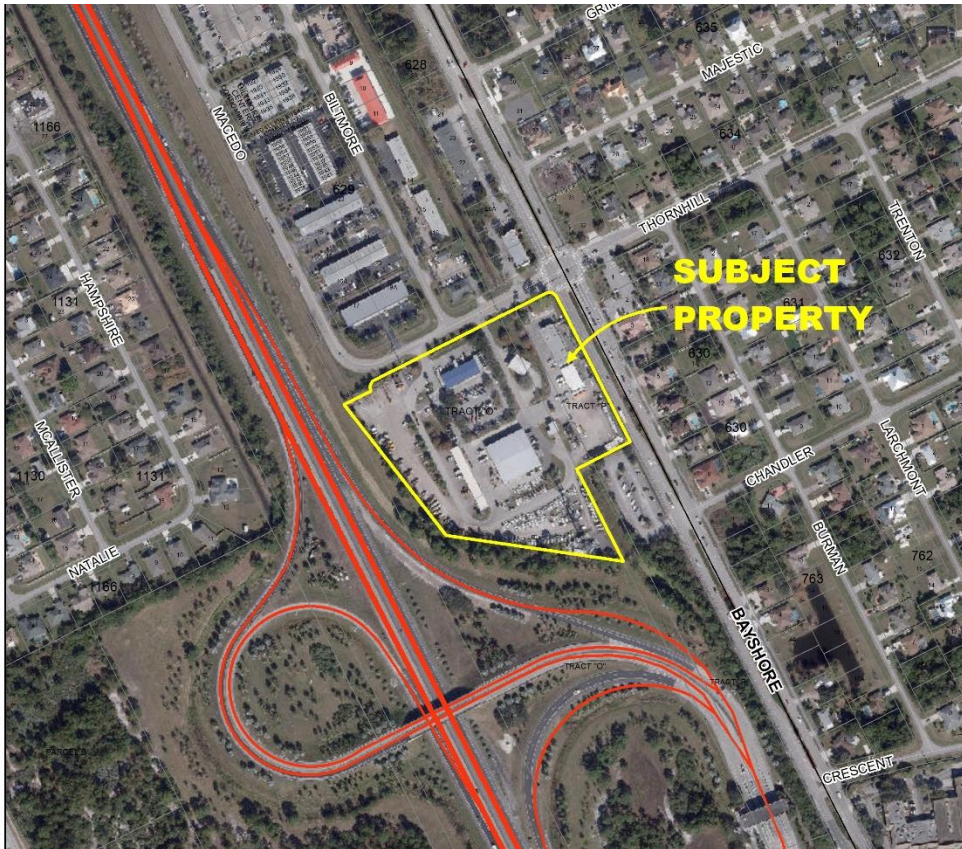




**City of PSL – Public Works Facility
 Major Site Plan
 P22-315**



Project Location Map

SUMMARY

| | |
|----------------------|---|
| Applicant's Request: | A three-phase development site plan for the improvement of the PSL Public Works facility. |
| Applicant: | Octavio Reis, P.E., Bowman Consulting Group, INC. |
| Property Owner: | City of Port St. Lucie |
| Location: | The property is generally located at the corner of SW Thornhill Dr and SW Bayshore Blvd. |
| Address: | 450 SW Thornhill Drive |
| Project Planner: | Francis Forman, Planner II |

Project Description

The Applicant, The City of Port St. Lucie, has applied for site plan approval to redevelop the existing facility and improve the drainage, retention, and parking of the site. The redevelopment of the site will be completed through three phases, with each phase improving the site with either new structures, improved parking, or additional drainage and landscaping. The site currently contains an administrative building, a warehouse structure, and two vehicle bay shops. The proposed site plan will bring forward one structure that will be separated out between administrative, maintenance, and warehouse uses.

There are concurrent applications to change the future land use classification to Utility (U) and the zoning district to Utility (U).

Related projects

P22-347 – Public Works Facility – Comprehensive Plan Amendment – An amendment to change the future land use classification of the site from General Commercial/Highway Commercial (CG/CH) to Utility (U).

P22-346 – Public Works Facility – Rezoning – A rezoning request to change the zoning district of the site from General Commercial (CG) to Utility (U).

P22-345 – Public Works Facility – Landscape Modification – A waiver to the architectural buffer wall requirement per Section 154.12 of the Landscape & Land Clearing code to allow for the use of landscaping in lieu of a 6-foot-high wall along the Bayshore side of the property was approved by the Planning and Zoning at their meeting of January 3, 2023.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at a meeting of the Site Plan Review Committee on December 14, 2022.

Location and Site Information

| | |
|--------------------|--|
| Parcel Number: | 3420-585-0013-000-1, 3420-585-0014-000-8, 3420-585-3297-000-6 |
| Property Size: | 8.94 acres, more or less |
| Legal Description: | A portion of Tract “O” of Port St. Lucie Section 18 as recorded in plat book 13, pages 17 and 17A through 17K. |
| Future Land Use: | U (Utility) |
| Zoning: | U (Utility) |
| Existing Use: | Utility |

Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|---------|------------------------|
| North | LI/CS, CG | CG, CS | Warehousing/Commercial |
| South | U | I | Florida Turnpike |
| East | RL | I, RS-2 | Residential |
| West | HWY | I | Florida Turnpike |

CS – Service Commercial

CG –General Commercial

RS-2 – Single Family Residential

LI – Light Industrial

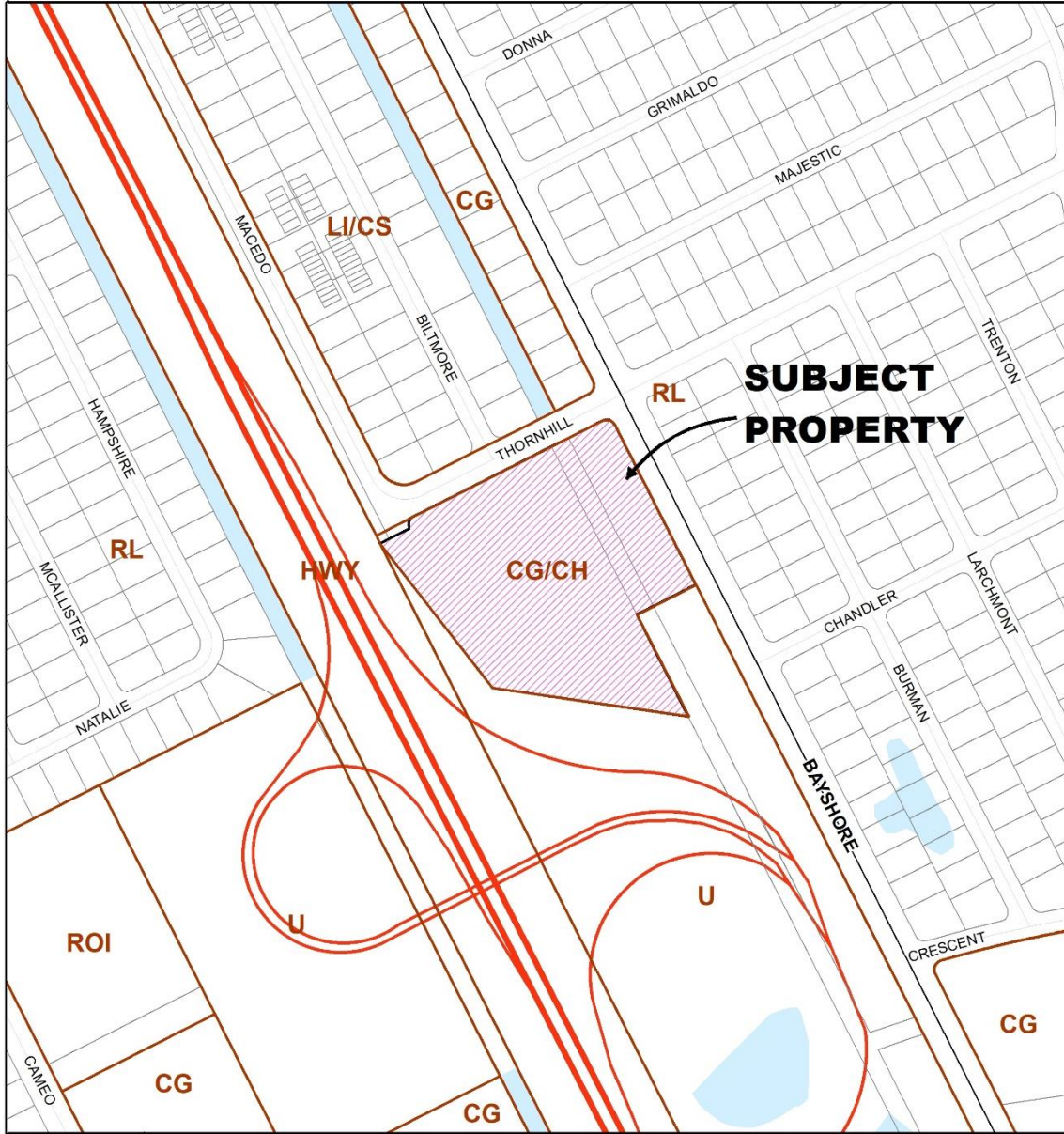
U – Utility

RL – Low Residential

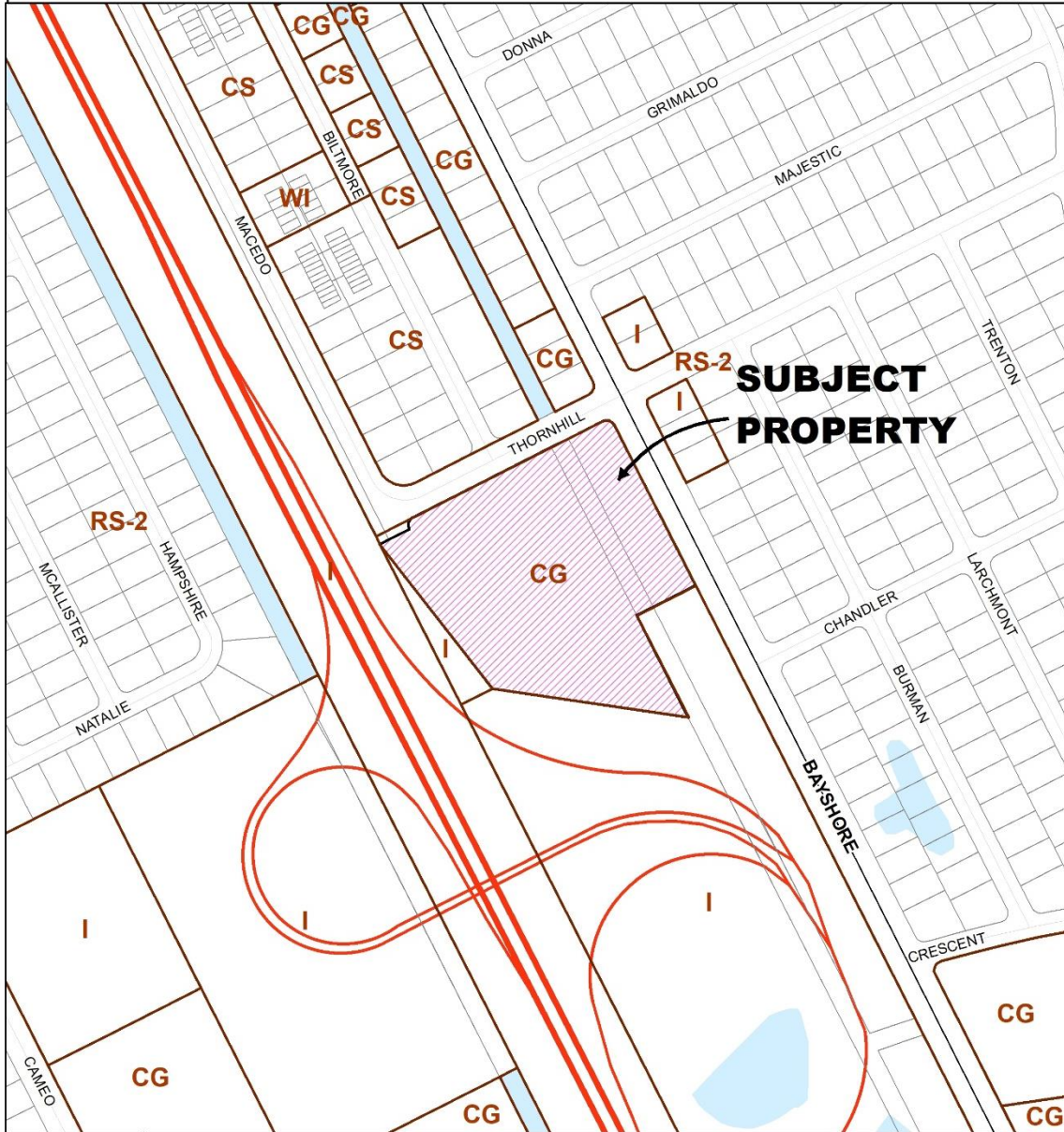
I – Institutional

HWY - Highway

FUTURE LAND USE



EXISTING ZONING



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 | The proposed use on the site is not to change from the current use. The proposed phasing plan for the reconstruction and reconfiguration of the Public Works Facility is one that is allowed and meets the requirements of this Chapter. |
| DUMPSTER ENCLOSURE | The site plan provides a 12 X 24 foot dumpster enclosure for general and recyclable refuse for the proposed 50,577 square feet of utility use. |
| ARCHITECTURAL DESIGN STANDARDS | Architectural elevations were reviewed and meet the design stands for this Chapter. |
| PARKING REQUIREMENTS | The proposed use requires a total of 138 parking spaces while 232 spaces with 8 of these spaces provided as handicap spaces. |
| 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 Port St. Lucie Utilities Services District will provide water and sewer service. A developer's agreement with the City's Services District, that is consistent with the adopted level of service, is required prior to issuance of building permits. |
| TRANSPORTATION | The staff review indicated that this project will generate 14 daily vehicle trips on the road adjacent to the project. It will not adversely affect the transportation level of service for the adjacent roads. |
| PARKS/OPEN SPACE | The proposed parks and open space for the site is in compliance with Chapter 160. |
| STORMWATER | A proposed condition to abandon the stormwater drainage easement 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. |

OTHER

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/Tree Protection: This site does not contain any native habitat and contains no environmentally sensitive lands or wetlands. The overall site has an excess of preserved trees on site that the overall trees being removed will not require the need for tree mitigation.

Wildlife Protection: The site is already developed and has no wildlife located on the property.

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. At this time, the applicant has not identified their preferred option.

STAFF RECOMMENDATION

The Planning and Zoning Department staff recommends two conditions of approval for an abandonment of the drainage right-of-way and for a Unity of Title to be obtained prior to the first building permit. Staff also 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 a special SPRC meeting on August 24, 2022 and recommended approval.