



**460 Peacock Business Center
 Major Site Plan
 P21-135**



Project Location Map

SUMMARY

Applicant's Request:	A request for approval of a major site plan for two warehouse/office buildings to be located at the southwest corner of NW Peacock Boulevard and NW Stadium Drive.
Applicant:	Brad Currie, Engineering Design & Construction, Inc
Owner:	Port St Lucie Design Center LLC
Location:	460 NW Peacock Blvd in St. Lucie West
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The proposed project will allow for construction of two office/warehouse buildings for a total of 29,824 square feet. Building No. 1 will provide 11,168 square feet of warehouse space, 3,648 square feet of office space and a total of 19 warehouse bays. Building No. 2 will provide 11,360 square feet of warehouse space, 3,648 square feet of office space and a total of 19 warehouse bays. The proposed project will include landscape buffering, off-street parking and loading spaces, internal circulation, and associated site improvements. On October 5, 2021, the Planning and Zoning Board approved a request for a variance of 23.98 feet to the driveway separation requirements of the Zoning Code to allow for a driveway separation of 176.02 feet from the intersection of NW Peacock Boulevard and NW Stadium Drive. Section 158.222(B)(4) of the City of Port St. Lucie Code of Ordinances requires a 200-foot separation between a driveway and intersection for property located on a collector road with an industrial use.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan at their meeting of July 14, 2021.

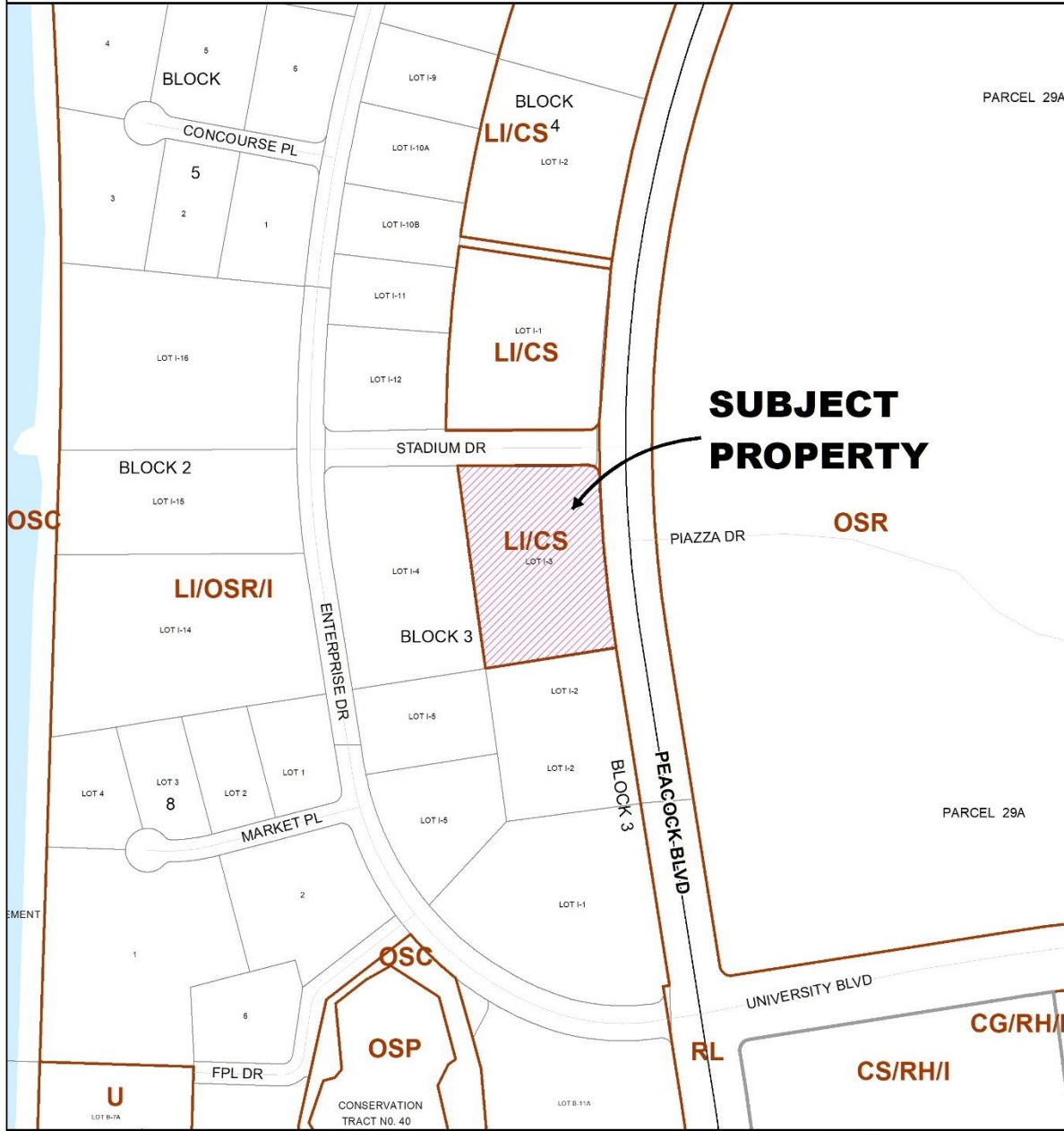
Location and Site Information

Parcel Number:	3323-500-0025-000-7
Property Size:	3.12 acres
Legal Description:	Lot 1-3, Block 3, Parcel 28, St. Lucie West Plat No. 1, Prima Vista Boulevard, St. Lucie County, FL
Future Land Use:	LI/CS (Light Industrial/Service Commercial)
Existing Use:	Vacant
Zoning:	Service Commercial (CS)
Proposed Use:	Warehouse/Office

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS (Light Industrial/Service Commercial)	Service Commercial (CS)	Vacant Land
South	LI/OSR/I (Light Industrial/Open Space Recreation/Institutional)	Planned Unit Development (PUD)	Indoor recreation facility
East	OSR (Open Space Recreation)	General Use (GU)	NY Mets spring training stadium
West	LI/CS (Light Industrial/Service Commercial)	Warehouse Industrial (WI)	Vacant land

FUTURE LAND USE



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 Service Commercial Zoning District allows for a variety of uses including warehouse and office.
DUMPSTER ENCLOSURE	Site plan depicts one 12 ft by 24 ft dumpster enclosure for general refuse and recyclable refuse and one 12 ft by 12 ft dumpster enclosure for refuse.
ARCHITECTURAL DESIGN STANDARDS	Architectural elevations approve by St. Lucie West Industrial Association
PARKING REQUIREMENTS	The development is required to provide 82 parking spaces including 4 handicapped accessible parking spaces. The site plan depicts provides for 83 parking spaces and 4 handicapped accessible parking spaces.
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: The project has been reviewed for compliance with Chapter 160, City Code, and the St. Lucie West Development of Regional Impact regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	St. Lucie West will be the provider of utilities for the proposed project.
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 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

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: An environmental assessment was submitted that identifies 3 acres of upland habitat on-site. The owner intends to pay mitigation fees for the loss of upland habitat.

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 applicant has selected to contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds.

Related Projects

P21-151 - SLW 460 Peacock Center Variance Application

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.