



4 Acre Commerce Center Drive

Major Site Plan
(P23-200)

City Council – June 10, 2024
Daniel Robinson Planner III

Proposed Project

- The proposed major site plan is for the development of two buildings totaling 28,600 square feet. The proposed project will have its access from Commerce Center Drive. The use will consist of a one-story daycare facility of 10,000 square feet and an 18,600 square foot two story building with office and/or retail uses.

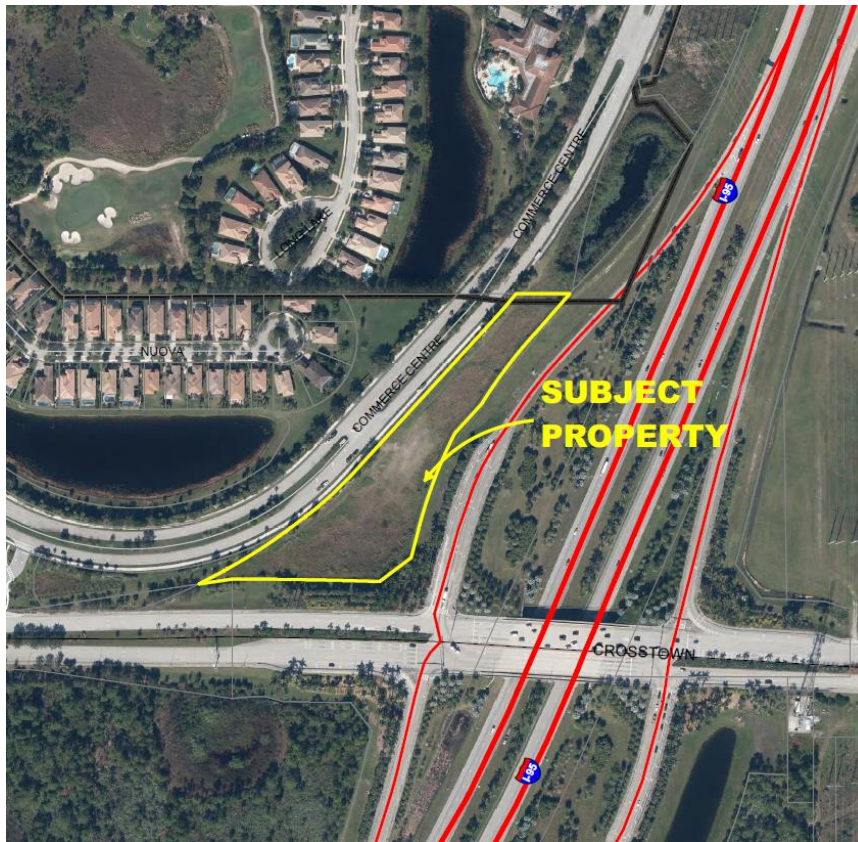
Applicant and Owner

- **Owner** – PSL Commercial Holdings II, LLC
- **Applicant** – Redtail Design Group
- **Location** – The property is generally located east side of Commerce Center Drive and the northwest corner of the I-95 and Crosstown Parkway.
- **Existing Use** – Vacant.

Aerial



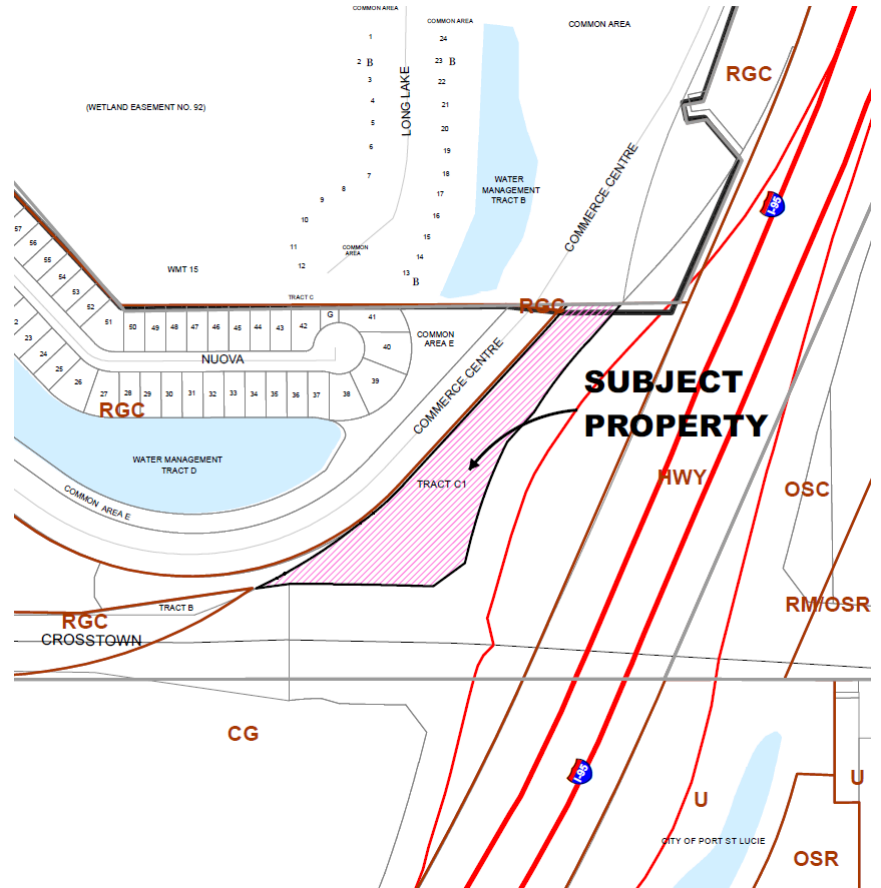
Direction	Existing Use
North	Vacant
South	Vacant / Crosstown Parkway
East	Vacant / I-95
West	Verano Development



Future Land Use

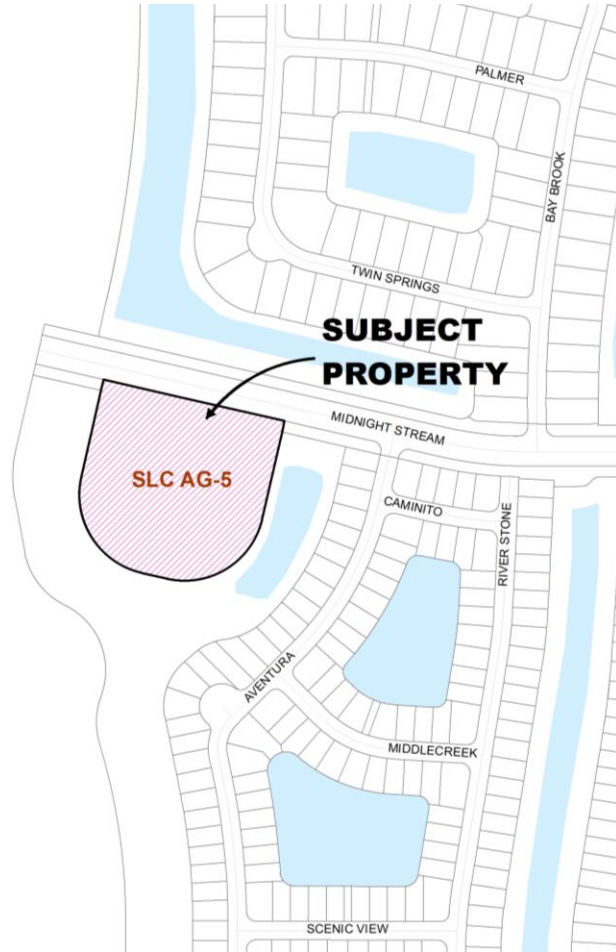
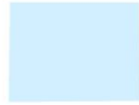


Direction	Future Land Use
North	RGC – Residential Golf Course
South	CG – General Commercial
East	CG – General Commercial
West	RGC – Residential Golf Course



Zoning

Direction	Zoning
North	PUD – Planned Unit Development
South	PUD – Planned Unit Development
East	PUD – Planned Unit Development
West	PUD – Planned Unit Development



Site Plan

mains and approximate location of proposed on-site and off-site mains
R3 - Labeled valley gutters

Outdoor Plastic
Stainless Steel
(its Company)

in the 4.06 AC commercial

daily trips with 157 AM Peak
x Hour

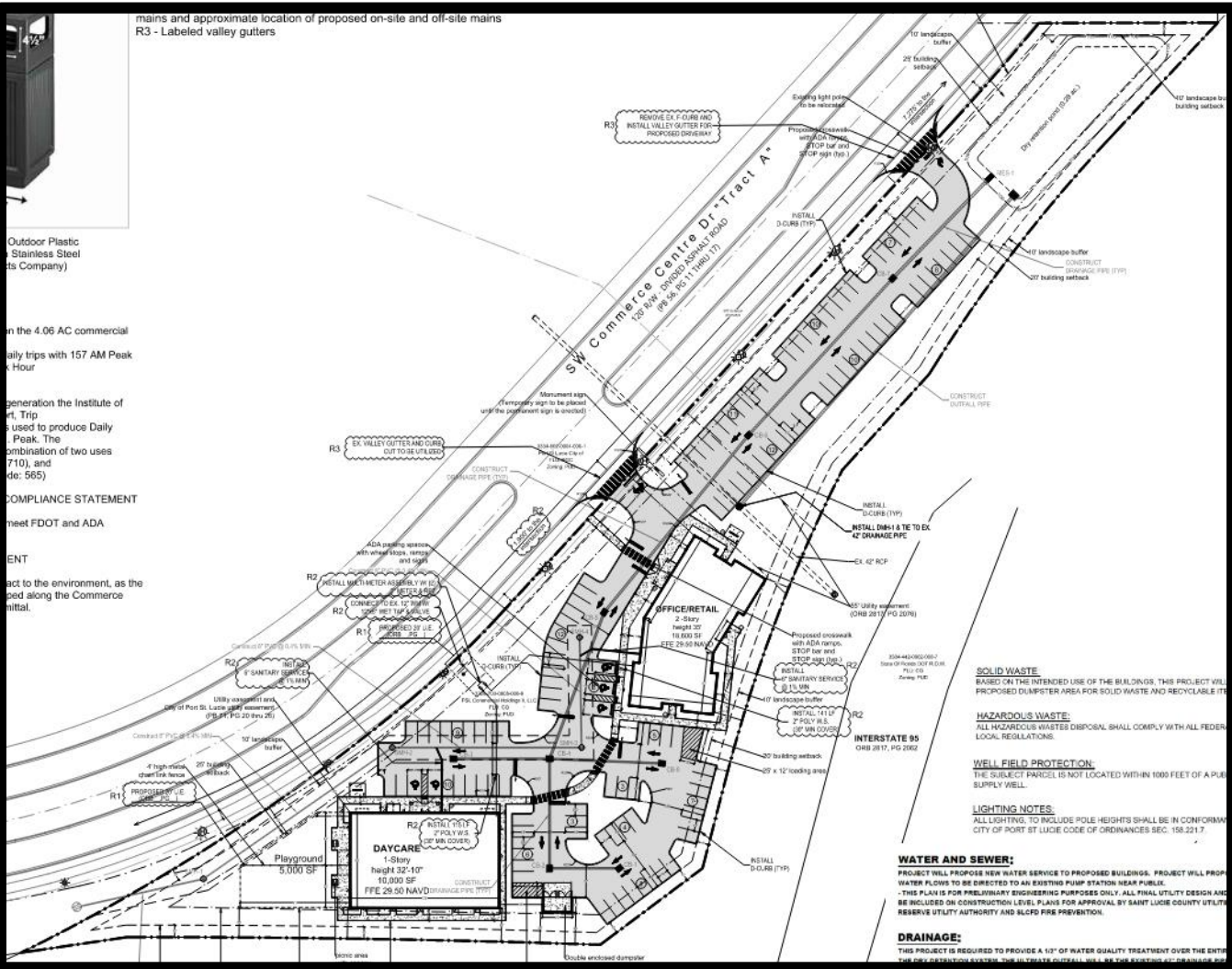
generation the Institute of
rt. Trip
used to produce Daily
Peak. The
ombination of two uses
710), and
(code: 565)

COMPLIANCE STATEMENT

meet FDOT and ADA

ENT

act to the environment, as the
ped along the Commerce
initial.



SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDINGS, THIS PROJECT WILL PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLES.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, LOCAL REGULATIONS.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC SUPPLY WELL.

LIGHTING NOTES:
ALL LIGHTING TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH CITY OF PORT ST. LUCIE CODE OF ORDINANCES SEC. 158.221.7.

WATER AND SEWER:
PROJECT WILL PROPOSE NEW WATER SERVICE TO PROPOSED BUILDINGS. PROJECT WILL PROPOSE WATER MAINS TO BE DIRECTED TO AN EXISTING PUMP STATION NEAR PUBLIC.
- THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND BE INCLUDED ON CONSTRUCTION LEVEL PLANS FOR APPROVAL BY SAINT LUCIE COUNTY UTILITIES RESERVE UTILITY AUTHORITY AND SLOPS FIRE PREVENTION.

DRAINAGE:
THIS PROJECT IS REQUIRED TO PROVIDE A 10' OF WATER QUALITY TREATMENT OVER THE ENTIRE SITE. THE EXISTING DRAINAGE SYSTEM SHALL BE MAINTAINED AND IMPROVED AS NECESSARY TO MEET THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES SEC. 158.221.7.



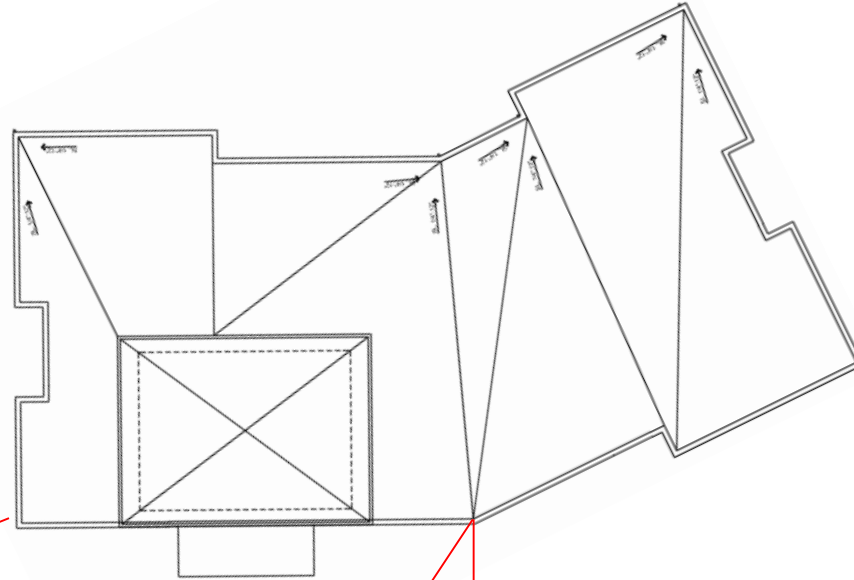
Elevation Rendering

10,000 SF
Daycare



Elevation Rendering

18,600 SF
Office/Retail
Building



Zoning Review

- The proposed office, retail, and daycare uses are consistent with the permitted uses of the PUD zoning district.
- The proposed building elevations comply with the Citywide Design Standards
- Building setback lines depicted on site plan are consistent with the PUD requirements.

Traffic Impact Statement

This development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this development predicts 159 PM Peak Hour trips to be generated. These trips will be distributed over two proposed driveways.

No improvements to the existing roadways are needed as a result of the proposed site plan.

Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	The property has been cleared and includes no native upland, wetlands, or wildlife habitat.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Public Art is required for this site. The applicant has submitted the initial application stating that they plan to contribute to the art fund.

Recommendation

The Site Plan Review Committee recommended approval at their regular meeting of June 14, 2023.