

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: August 22, 2011

ORDINANCE RESOLUTION MOTION X PUBLIC HEARING

ITEM: P11-085 MAGNOLIA LAKES AT ST. LUCIE WEST
 PUMP STATION
 SITE PLAN APPLICATION

RECOMMENDED ACTION: The Site Plan Review Committee reviewed the request at their meeting on July 27, 2011 and unanimously recommended approval.

EXHIBITS:

- A. Staff Report
 - B. Support Materials
-

SUMMARY EXPLANATION/BACKGROUND INFORMATION: The proposed project consists of an irrigation well and pump contained in a 24' x 14' prefabricated enclosure that is 8' high.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING **DATE:** August 9, 2011



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL – MEETING OF AUGUST 22, 2011

FROM: KATHERINE H. HUNTRESS, PLANNER *KHA*

RE: SITE PLAN APPLICATION
PROJECT NO. P11-085
MAGNOLIA LAKES AT ST. LUCIE WEST PUMP STATION

DATE: AUGUST 9, 2011

APPLICANT: Landscape Design Associates

OWNER: St. Lucie West Services District

LOCATION: The property is located south and west of Cashmere Boulevard, north of Magnolia Lakes Boulevard, and east of Old Inlet Drive within Magnolia Lakes Subdivision.

LEGAL DESCRIPTION: The property is legally described as Water Management Tract 3C, St. Lucie West Plat No. 161, Plat Book 42, Pages 12, 12A, and 12B.

SIZE: 8.64 acres (374,358 square feet).

EXISTING ZONING: Magnolia Lakes PUD (Planned Unit Development).

EXISTING USE: Water retention and vacant land.

SURROUNDING USES: South and east = Magnolia Lakes PUD (Planned Unit Development) zoning, existing single family residences and water retention. North = CG (General Commercial) zoning, existing vacant land. West = Magnolia Lakes PUD (Planned Unit Development) and CG (General Commercial) zoning, existing vacant land single family residences, and water retention.

FUTURE LAND USE: RM (Residential Medium Density).

PROPOSED PROJECT: The proposed project consists of an irrigation well and pump contained in a 24' x 14' prefabricated enclosure that is 8' high.

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

Sewer/Water Service: The St. Lucie West Services District is the service provider.

Transportation: The use of this site as a pump station is not a land use that is included in the ITE Trip Generation Manual. The facility is not accessible for the benefit of the general public and there will be no employees at this location with normal operation being controlled remotely from the District plant site. Therefore, it is anticipated that visits to the site will be limited to routine maintenance and service vehicles on a monthly basis. It is not expected to adversely impact the level of services of the adjacent road.

Parks/Open Space: This is not applicable.

Stormwater: The site plan is in compliance with the adopted level of service standard.

Solid Waste: There will be no solid waste impacts.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

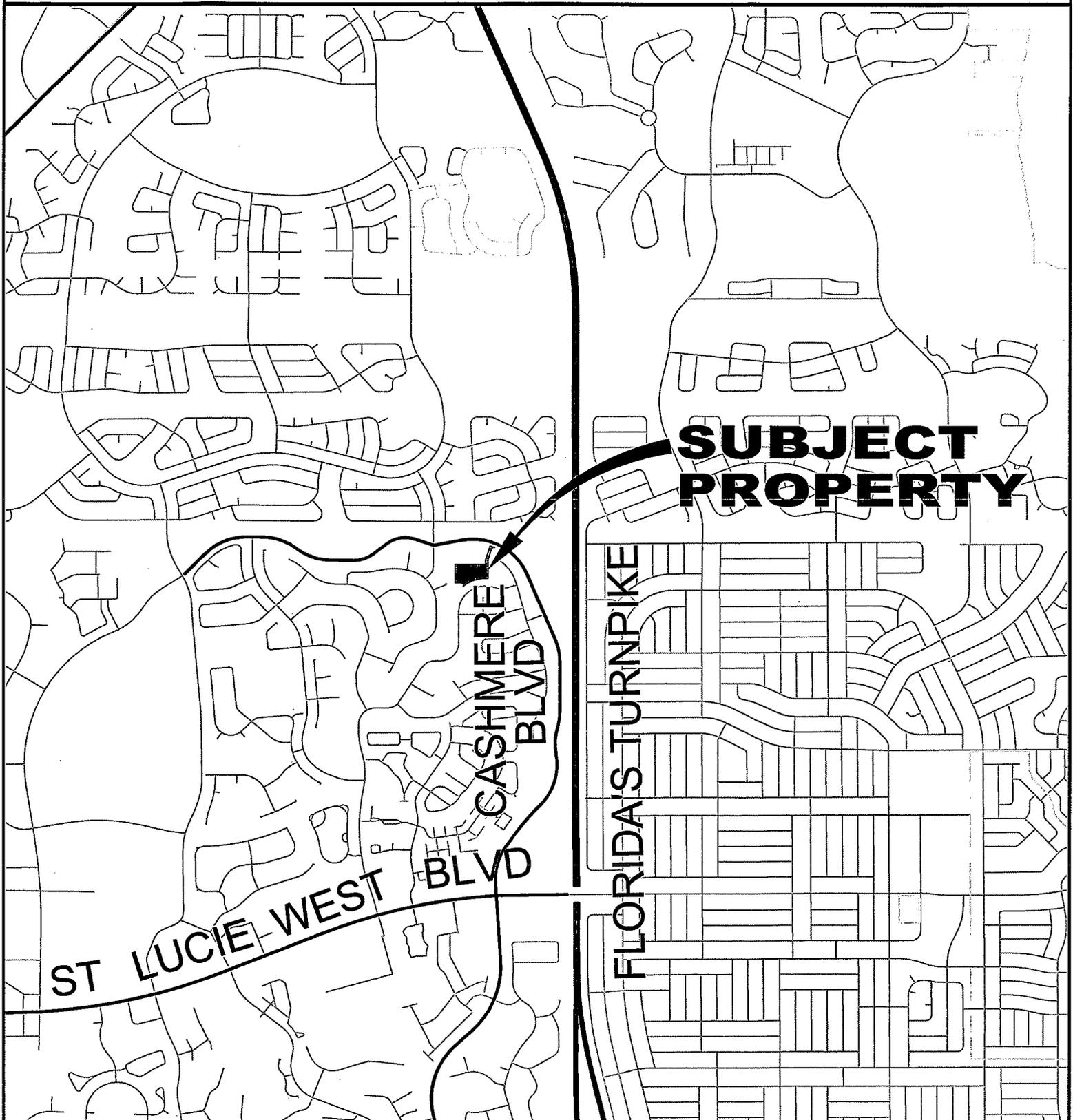
Environmental: The location of the pump on the site has previously been cleared.

Architectural Design Standards: This is not applicable.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request at their meeting on July 27, 2011, and unanimously recommended approval. 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.

SITE LOCATION



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW

WATER MANAGEMENT TRACT 3C
ST LUCIE WEST PLAT NO. 161

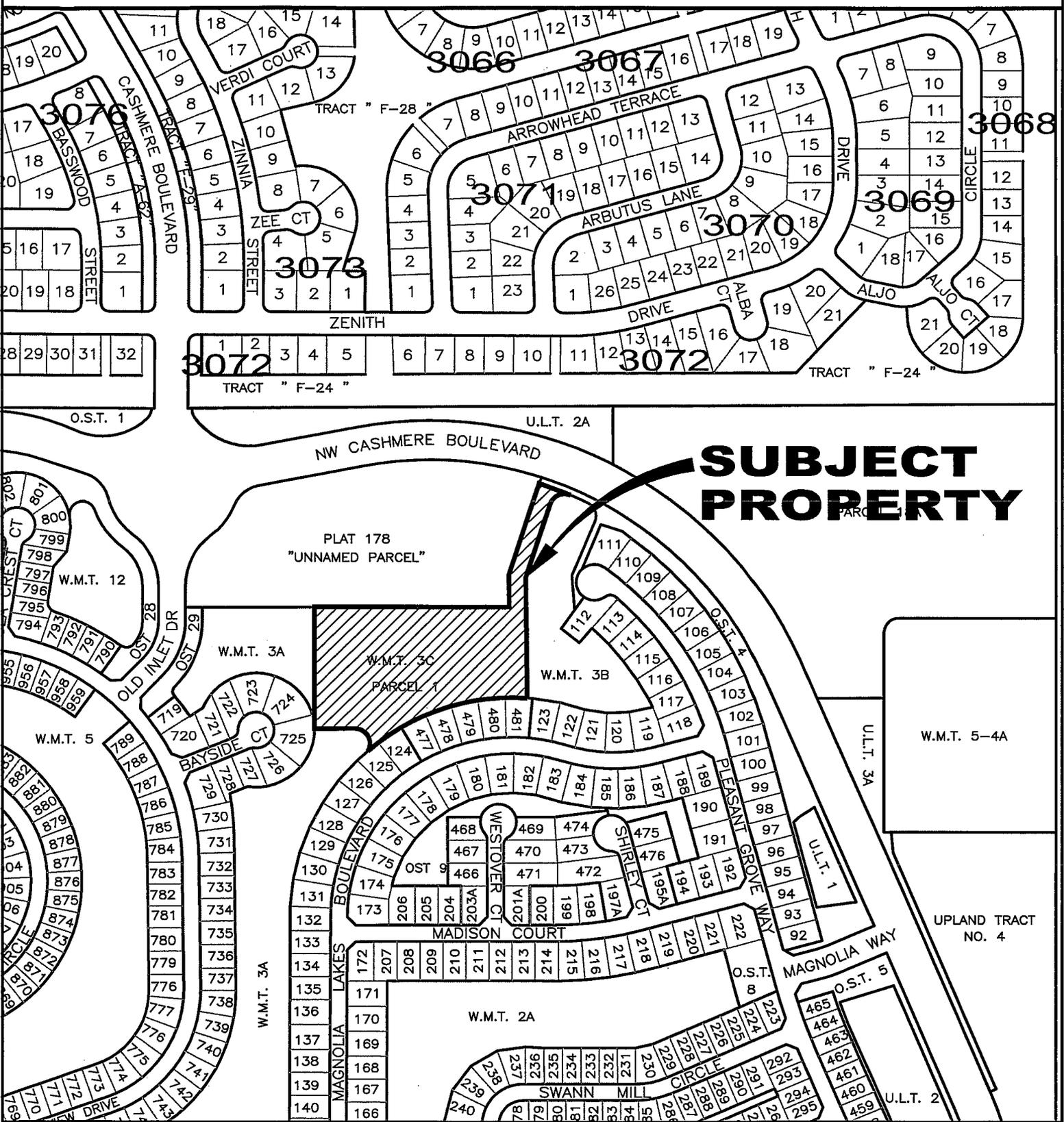
DATE: 8/9/2011

APPLICATION NUMBER:
P11-085

CADD FILE NAME:
P11-085L

SCALE: 1" = .5 MI

SITE LOCATION



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZZ011.DWG

SITE PLAN REVIEW
WATER MANAGEMENT TRACT 3C
ST LUCIE WEST PLAT NO. 161

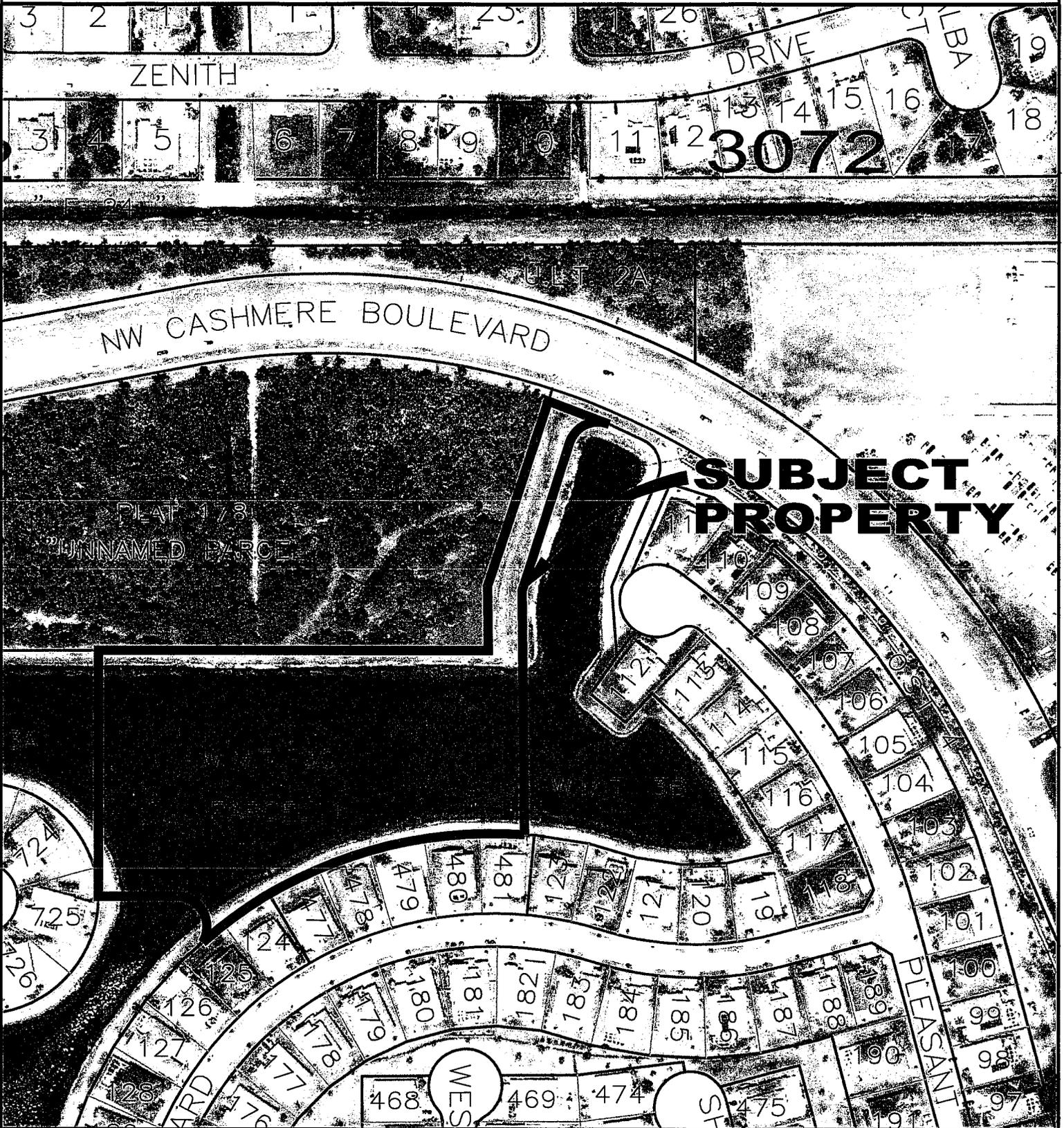
DATE: 8/9/2011

APPLICATION NUMBER:
P11-085

CADD FILE NAME:
P11-085M

SCALE: 1" = 400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
WATER MANAGEMENT TRACT 3C
ST LUCIE WEST PLAT NO. 161
AERIAL JAN 2009

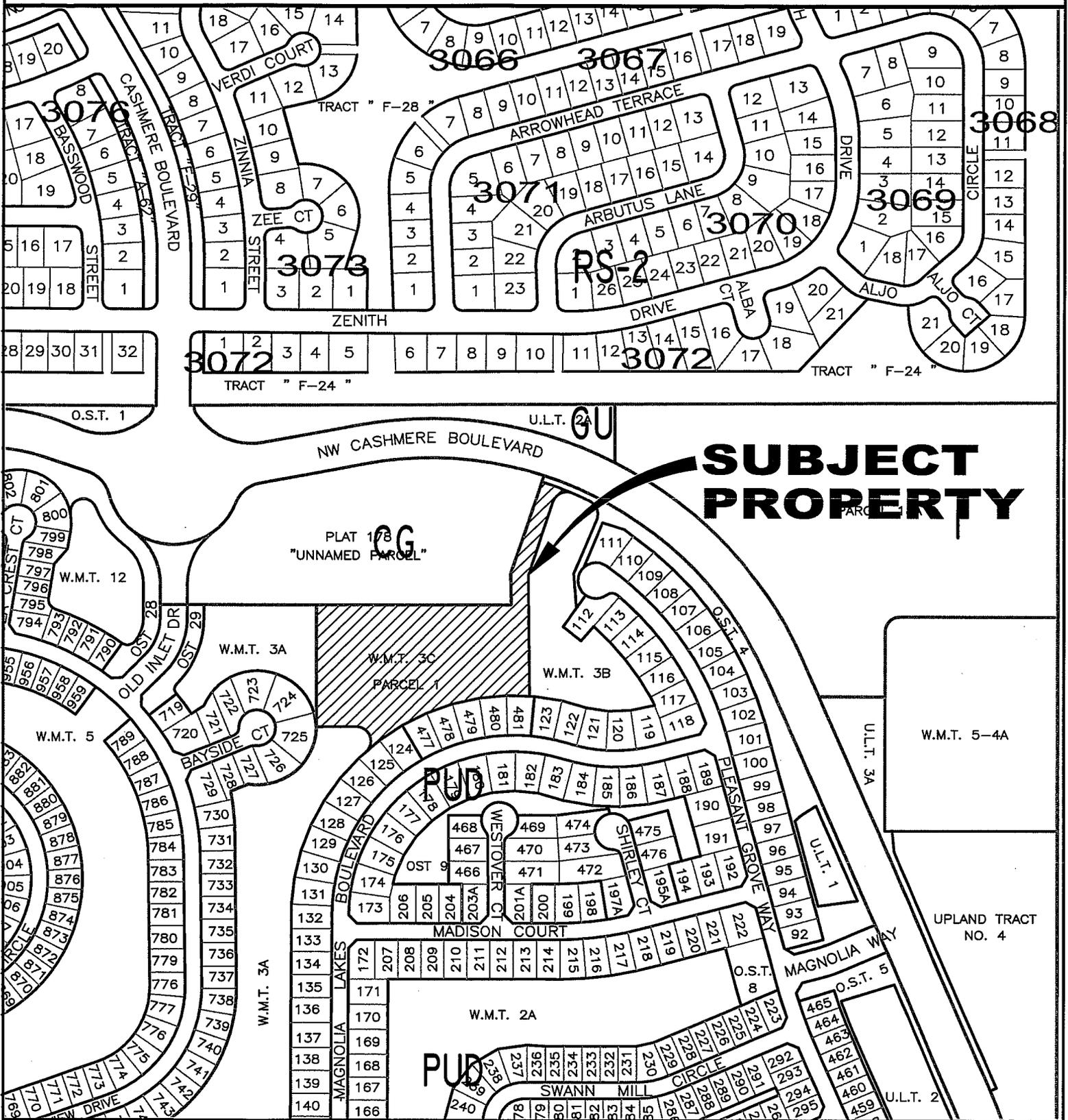
DATE: 8/9/2011

APPLICATION NUMBER:
P11-085

CADD FILE NAME:
P11-085A

SCALE: 1"=200'

EXISTING ZONING



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZZ2011.DWG

SITE PLAN REVIEW
WATER MANAGEMENT TRACT 3C
ST LUCIE WEST PLAT NO. 161

DATE: 8/9/2011

APPLICATION NUMBER:
P11-085

CADD FILE NAME:
P11-085M

SCALE: 1" = 400'

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. P11-085
Fee (Nonrefundable) \$ 4,890.00
Receipt # 11164

PROJECT NAME: Magnolia Lakes Pump Station

LEGAL DESCRIPTION: Water Management Tract 3C, St. Lucie West Plat No. 161, Plat Book 42, Pages 12, 12A and 12B

LOCATION OF PROJECT SITE: South of Cashmere Blvd within Magnolia Lakes Subdivision

PROPERTY TAX I.D. NUMBER: 332450200030006

STATEMENT DESCRIBING IN DETAIL THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Construction of new irrigation well and pump house

RECEIVED

GROSS SQ. FT. OF STRUCTURE (S): 336 sf

JUL - 6 2011

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: N/A

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

UTILITIES & SUPPLIER: St. Lucie West Services District

GROSS ACREAGE & SQ. FT. OF SITE: 8.64 ac, 376,358 sf **ESTIMATED NO. EMPLOYEES: 0

FUTURE LAND USE DESIGNATION: RM ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: St. Lucie West Services District
Name, Address, Telephone & Fax No.: 450 SW Utility Drive, Port St. Lucie, FL 34986
(772) 340-0220 ph (772) 871-5771 fax

APPLICANT OR AGENT OF OWNER: Landscape Design Associates
Name, Address, Telephone & Fax No.: 702 SW Port St. Lucie Blvd, Port St. Lucie, FL 34953
(772) 871-5816 ph (772) 405-1006 fax

PROJECT ARCHITECT/ENGINEER: Arcadis-US
(Firm, Engineer Of Record, Bob Lawson P.E. No. 26640
Florida Registration No., Contact 2081 Vista Parkway West Palm Beach, FL 33411
Person, Address, Phone & Fax No.) (561) 697-7000 (ph). (561) 697-7751 (fax)

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.

- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

Sabine Marks
OWNER'S SIGNATURE

Sabine Marks
HAND PRINT NAME

Agent
TITLE

7.6.11
DATE



Landscape Design Associates
Landscape Architecture, Land Planning
License No: LC26000247

July 6, 2011

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

**Re: St. Lucie West Services District Magnolia Lakes Pump Station – Minor
Site Plan Application
Our Project No. 11-001**

Dear Mr. Holbrook;

We are pleased to submit a minor site plan application for Water Management Tract 3c within the Magnolia Lakes Subdivision. The St. Lucie West Services District owns this parcel of land and proposes to install a 8" well to augment the existing IQ water system within St. Lucie West. The utilities on site are owned and operated by the St. Lucie West Services District. The parcel itself was dedicated to the CDD through St. Lucie West Plat No. 161, so no warranty deed exists for this parcel.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely

Landscape Design Associates

Sabine Marcks, RLA
President

Cc: Bob Lawson, Arcadis-US

C:\Users\main PC\Documents\LDA\Projects 2011\11-001\wdoc\11-001 Cover Letter.doc

Parcel Identification No:
This Instrument Prepared by
and Return to:
Barbara Gurico
Levitt and Sons, LLC
7777 Glades Road, Suite 214
Boca Raton, Florida 33434

Grantee S.S.
Name:

QUITCLAIM DEED

This Quitclaim Deed, made this 23rd day of September, 2005, by first party, Grantor(s), **MAGNOLIA LAKES BY LEVITT AND SONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, with offices at **7777 GLADES ROAD SUITE 410, BOCA RATON, FLORIDA 33434** to second party, Grantee(s) **ST. LUCIE WEST SERVICE DISTRICT** whose post office address is **450 SW UTILITY DRIVE, PORT ST. LUCIE, FLORIDA 34986**.

Witnesseth, that the said first party, for good consideration and for the sum of -----**TEN AND NO/100 (\$10.00) DOLLARS**----- paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of St. Lucie, State of Florida, to-wit:

ST. LUCIE WEST PLAT NO. 154 MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO WATER MANAGEMENT TRACTS 2A, 3A, 3B AND 4 AS RECORDED IN PLAT BOOK 41, PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

In Witness Whereof, the said first party(s) has signed and sealed these presents the day and year first above written. .

Signed, sealed and delivered in our presence:

MAGNOLIA LAKES BY LEVITT AND SONS, LLC
A FLORIDA LIMITED LIABILITY COMPANY.

Dawn Applebee

Witness:
Dawn Applebee

Vanessa Carillo

Witness:
Vanessa Carillo

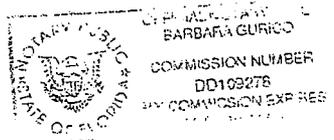
Harry T. Sleek

Harry T. Sleek, Sr. Vice President.
7777 Glades Road, Ste 410
Boca Raton, Florida
33434

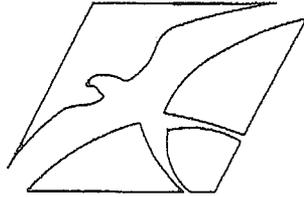
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 23rd day of September, 2005, by Harry T. Sleek, Sr. Vice President, Magnolia Lakes by Levitt and Sons, LLC, A Florida Limited Liability Company, who is personally known to me or who have produced driver's licenses as identification.

(Seal)



Barbara Gurico
NOTARY
Barbara Gurico
Printed Notary Signature
My Commission Expires:



**ST. LUCIE WEST
SERVICES DISTRICT**

Mr. Daniel Holbrook, Planning Director
City of Port St, Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

July 5, 2011

Re: Magnolia Lakes Pump Station Minor Site Plan Application

Dear Mr. Holbrook

Please accept this letter as authorization for Sabine Marcks, Landscape Design Associates, to represent St. Lucie West Services District in all matters related to site planning and construction detail plans for the Magnolia Lakes Pump Station Minor Site Plan application.

Please contact me directly should you have any questions regarding this correspondence.

Sincerely,

Bill Hayden, Assistant District Manager
St Lucie West Services District

Drainage Statement

The project is located on the south side of N.W. Cashmere Boulevard within Water Management Tract No. 3C, St. Lucie West Plat No. 161, in the City of Port St. Lucie. The site is bounded on the west by an unimproved commercially zoned property and on the east by a lake adjacent to the Magnolia Lakes subdivision.

The St. Lucie West Services District operates the master surface water management system within the St. Lucie West community under SFWMD ERP Permit No. 56-00673-S. Drainage from the project site will be directed into the adjacent lake having a control water elevation of 17.00 NAVD (18.50 NGVD).

This project is located within Basin 5 of the master system and as such, the finished floor for the building will be set at elevation 22.00 NAVD (23.50 NGVD) which exceeds the minimum finished floor elevation established by the SFWMD permit.

Traffic Statement

The project is located on the south side of N.W. Cashmere Boulevard within Water Management Tract No. 3C, St. Lucie West Plat No. 161, in the City of Port St. Lucie. The site is bounded on the west by an unimproved commercially zoned property and on the east by a lake adjacent to the Magnolia Lakes subdivision.

The site is currently undeveloped and this project proposes to construct an irrigation pump station enclosed within a pre-engineered 366 square foot building.

There are no employees at this location with normal operation being controlled remotely from the District plant site. Therefore, it is anticipated that visits to the site will be limited to routine maintenance and service vehicles on a monthly basis.

Legal Description:

WATER MANAGEMENT TRACT 3C
ST. LUCIE WEST PLAT NO. 161
MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO
(THE PLANTATION P.U.D.)
PLAT BOOK 42, PAGES 12, 12A AND 12B

PARCEL 7
ST. LUCIE WEST PLAT NO. 81
P.B. 36, PGS. 25, 25A-25F

See Sheet 2 of 2
for Detail of this
Area

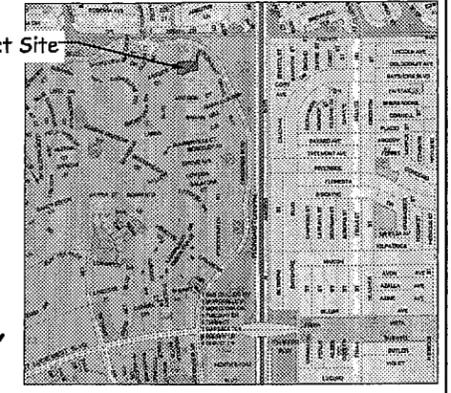
PARCEL 7
ST. LUCIE WEST PLAT NO. 81
P.B. 36, PGS. 25, 25A-25F

PARCEL 1

W.M.T. NO. 3B

ST. LUCIE WEST PLAT NO. 154
MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO
(THE PLANTATION P.U.D.)
P.B. 41, PGS. 9, 9A-9Q

Project Site



Location Map

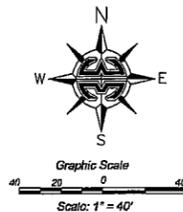
COUNCIL ITEM 7C.
DATE 8/22/11

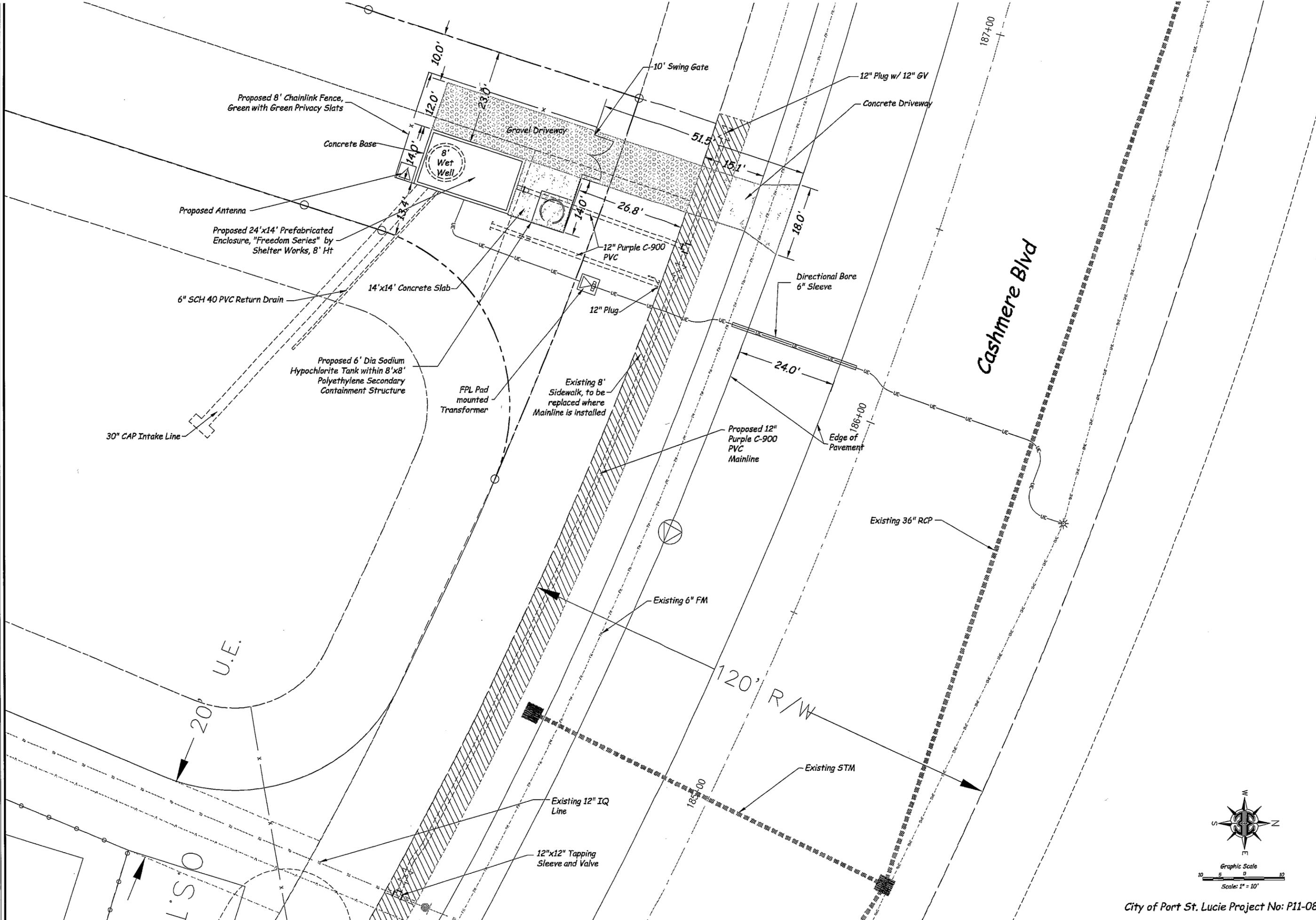
Landscape Design Associates
702 SW Port St. Lucie Blvd
Port St. Lucie, FL 34953
772-874-5816 ph, 772-405-1006 fax

Scale:	1" = 40'
Drawn by:	SM
Checked by:	SM
CADD No.:	11-001 site.dwg
Date:	7.6.11
Revisions:	
Comments:	
Date:	7/27/11
By:	SM

Site Data:

Existing Zoning	PUD
Land Use Designation	RM
Total Area	5.43 ac (236,448 sf)
Total Utility Use	4,010 sf
Total Parking Required	1 space
Total Parking Provided	1 space
Total Impervious Area	532 sf (0.01 ac) (0.22%)
Total Pervious Area	235,916sf (5.42 ac) (99.78%)





Proposed 8' Chainlink Fence,
Green with Green Privacy Slats

Concrete Base

Proposed Antenna

Proposed 24'x14' Prefabricated
Enclosure, "Freedom Series" by
Shelter Works, 8' Ht

6" SCH 40 PVC Return Drain

14'x14' Concrete Slab

Proposed 6' Dia Sodium
Hypochlorite Tank within 8'x8'
Polyethylene Secondary
Containment Structure

FPL Pad
mounted
Transformer

30" CAP Intake Line

Existing 8'
Sidewalk, to be
replaced where
Mainline is installed

Proposed 12"
Purple C-900
PVC
Mainline

Existing 36" RCP

Existing 6" FM

120' R/W

Existing STM

Existing 12" IQ
Line

12"x12" Tapping
Sleeve and Valve

10' Swing Gate

12" Plug w/ 12" GV

Concrete Driveway

Directional Bore
6" Sleeve

24.0'

Edge of
Pavement

Cashmere Blvd

187+00

186+00

185+00



Graphic Scale
0 5 10
Scale: 1" = 10'

City of Port St. Lucie Project No: P11-085

Landscape Design Associates
702 SW Port St. Lucie Blvd
Port St. Lucie, FL 34953
772-871-5616 ph, 772-405-1096 fax

Scale:	1" = 10'
Drawn By:	SM
Checked By:	SM
CADD No.:	11-001 site.dwg
Date:	7.8.11
REVISIONS	
Date	Comments
7/27/11	Per SBOC & ARB Comments

© 2011 LINDSEY
LANDSCAPE DESIGN ASSOCIATES
ALL RIGHTS RESERVED
THIS DRAWING IS THE PROPERTY OF
LINDSEY LANDSCAPE DESIGN ASSOCIATES
AND IS NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM.

Magnolia Lakes Pump Station
City of Port St. Lucie
Detail Site Plan