

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

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MEETING:                   REGULAR   X                     SPECIAL     

DATE:                      February 27, 2012

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ORDINANCE        RESOLUTION        MOTION   X     PUBLIC HEARING     

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ITEM:                   P11-106 CITY OF PORT ST. LUCIE TRANSIT FACILITY  
                          MINOR SITE PLAN APPLICATION

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**RECOMMENDED ACTION:** The Site Plan Review Committee reviewed the request on January 25, 2012 and unanimously recommended approval.

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**EXHIBITS:**

- A. Staff Report
  - B. Support Materials
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**SUMMARY EXPLANATION/BACKGROUND INFORMATION:** The proposed project consists of a local bus transfer facility consisting of 4 open bus bays, a 20' x 148' open platform for passengers to embark and disembark the buses, a parking lot with 24 parking spaces, and an existing 1,250 square foot open pavilion to be used as a bus shelter. This phase of the development will also include sidewalks connecting the transit facility to the community center, bicycle racks, a kiosk, and a drinking water fountain. It is anticipated that future development will include a covered colonnade, additional sidewalks, and a building to house ticketing, a waiting area, and restrooms.

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

None.

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**SUBMITTING DEPARTMENT:** PLANNING and ZONING   **DATE:** February 14, 2012



# City of Port St. Lucie

## Planning and Zoning Department Memorandum

**TO:** CITY COUNCIL – MEETING OF FEBRUARY 27, 2012

**FROM:** KATHERINE H. HUNTRESS, PLANNER *KHH*

**RE:** MINOR SITE PLAN APPLICATION  
PROJECT NO. P11-106  
CITY OF PORT ST. LUCIE TRANSIT FACILITY

**DATE:** FEBRUARY 14, 2012

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**APPLICANT:** Stephan K. Matthes, P.E. of Culpepper and Terpening

**OWNER:** City of Port St. Lucie

**LOCATION:** The property is located on the north side of Deacon Avenue, south of Thanksgiving Avenue, west of Belvedere Street, and east of Port St. Lucie Boulevard.

**LEGAL DESCRIPTION:** The property is legally described as Tract D, Block 690, Port St. Lucie Section 18.

**SIZE:** 1.89 acres (82,110 square feet)

**EXISTING ZONING:** I (Institutional)

**EXISTING USE:** The existing use is overflow parking for the community center, a covered pavilion constructed for use by the Parks and Recreation Department, and vacant land.

**SURROUNDING USES:** North and east = RS-2 (Single Family Residential) zoning, existing single family residences and vacant land. West = I (Institutional) zoning, existing church. South = CG/SEU (General Commercial/Special Exception Use) and RS-2 (Single Family Residential) zoning, existing community center and a single family house.

**FUTURE LAND USE:** RH (Residential High Density)

**PROPOSED PROJECT:** The proposed project consists of a local bus transfer facility consisting of 4 open bus bays, a 20' x 148' open platform for passengers to embark and disembark the buses, a parking lot with 24 parking spaces, and an existing 1,250 square foot open pavilion to be used as a bus shelter. This phase of the development will also include sidewalks connecting the transit facility to the community center, bicycle racks, a kiosk, and a drinking water fountain. It is anticipated that future development will include a covered colonnade, additional sidewalks, and a building to house ticketing, a waiting area, and restrooms.

**History:** During the review of the St. James Orthodox Church Site Plan, staff observed the existing conditions of the bus transfer location for Port St. Lucie on Deacon Avenue. Three different routes meet to provide transfers for passengers needing to utilize another bus to get to their destination. The buses stop on the west bound lane of Deacon Avenue every hour on the hour from 7:00 am to 6:00 pm conflicting with local traffic and causing pedestrian and transit concerns.

The Planning and Zoning Department staff organized a meeting of concerned agencies in August 2010 to discuss the existing conflicts and in September 2010 the City Manager authorized staff to form a working group to evaluate and resolve these concerns. The working group was established and included the Planning and Zoning Department; Engineering Department; Parks and Recreation Department; Utilities Department; Florida Department of Transportation; St. Lucie County Council on Ageing; St. Lucie County TPO; St. Lucie County School Board; St. Lucie County Housing and Community Services; the Law Firm of Weiss, Handler, Angelos, and Cornwell; and St. James Orthodox Church.

The working group met monthly and observed the site and existing conditions, evaluated the situation, and created alternative solutions to the pedestrian and transit problems. Several different locations and designs were considered for the transit facility. The city then retained pro-bono design services from Culpepper and Terpening to complete the design of the facility and on October 17, 2011 the City Council approved the concept of the Port St. Lucie Transit Facility. A Public Information meeting was held on October 27, 2011 at the Community Center.

The primary project funding source is an inter-modal grant from the Florida Department of Transportation. A donation in the amount of \$13,125.00 was also received from St. James Orthodox Church to be used in the construction of this project. The Church has also committed to providing several parking spaces for park and ride use.

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**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 City of Port St. Lucie Utility Department is the service provider.

**Transportation:** The applicant has indicated that according to section 90 of the ITE Trip Generation Manual, based on 24 parking spaces this project will generate 215 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:** This is not applicable.

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

**Solid Waste:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

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

**Environmental:** The site has been partially cleared and developed. An environmental study will be conducted once funding is secured.

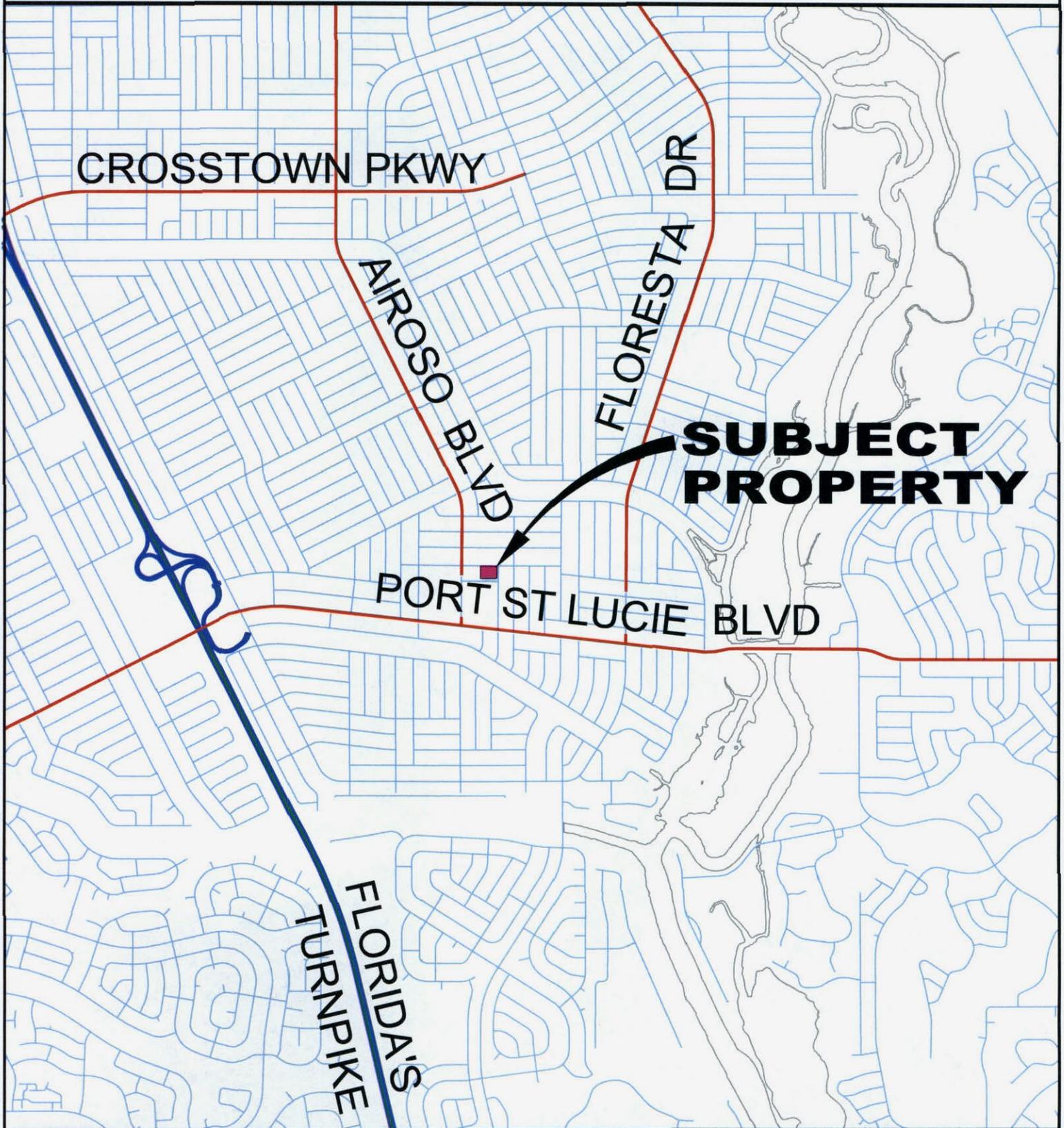
**Architectural Design Standards:** This is not applicable at this time; however, the proposed structure will need to comply with these standards.

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**STAFF RECOMMENDATION:**

The Planning and Zoning Board reviewed the request on January 25, 2012 and 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



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
TRACT "D"  
PORT ST LUCIE SECTION 18

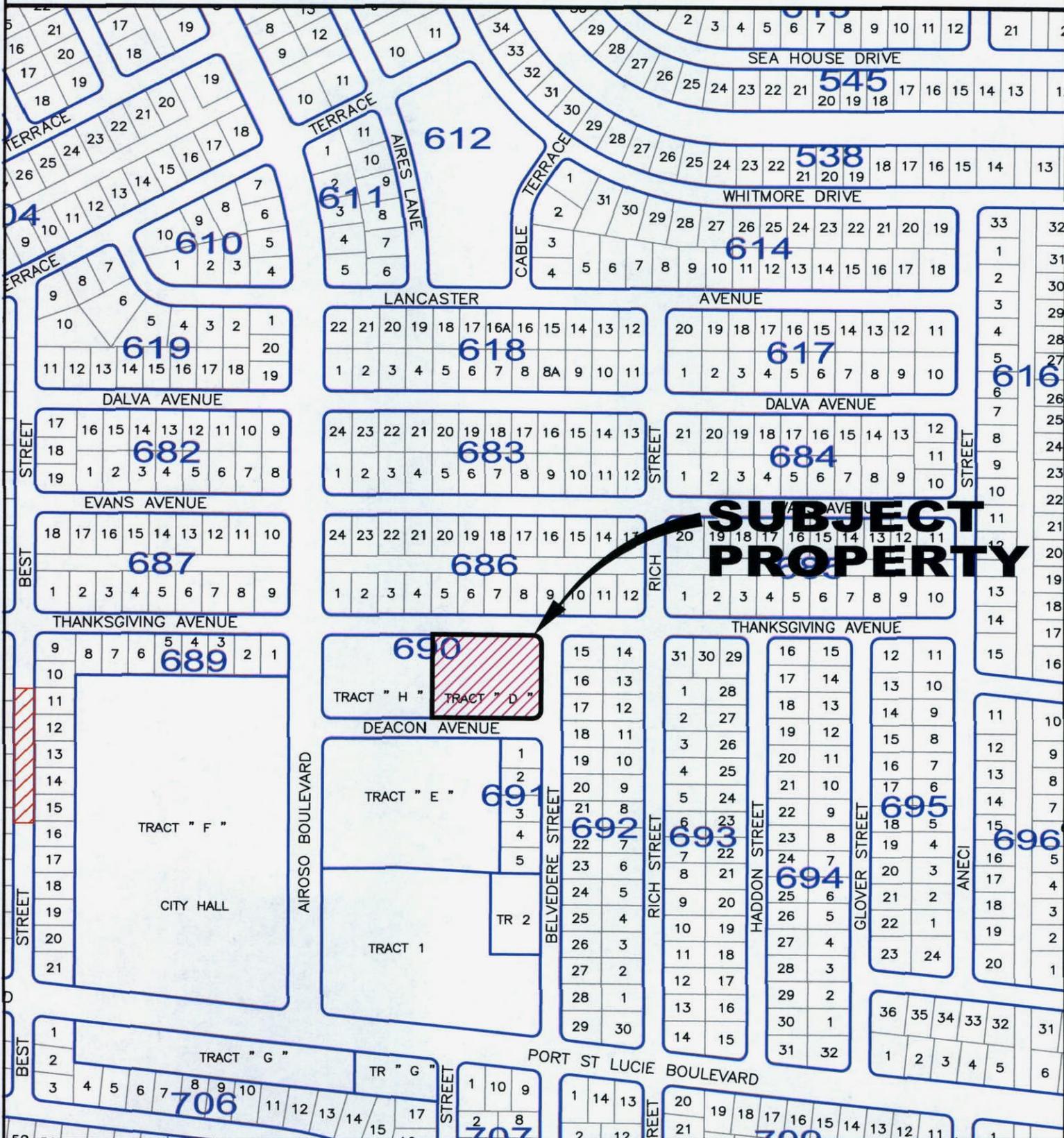
DATE: 1/23/2012

APPLICATION NUMBER:  
P11-106

CADD FILE NAME:  
P11-106L

SCALE: 1" = .5 MI

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
TRACT "D"  
PORT ST LUCIE SECTION 18

DATE: 1/23/2012

APPLICATION NUMBER:  
P11-106

CADD FILE NAME:  
P11-106M

SCALE: 1" = 400'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
TRACT "D"  
PORT ST LUCIE SECTION 18  
AERIAL DEC 2010

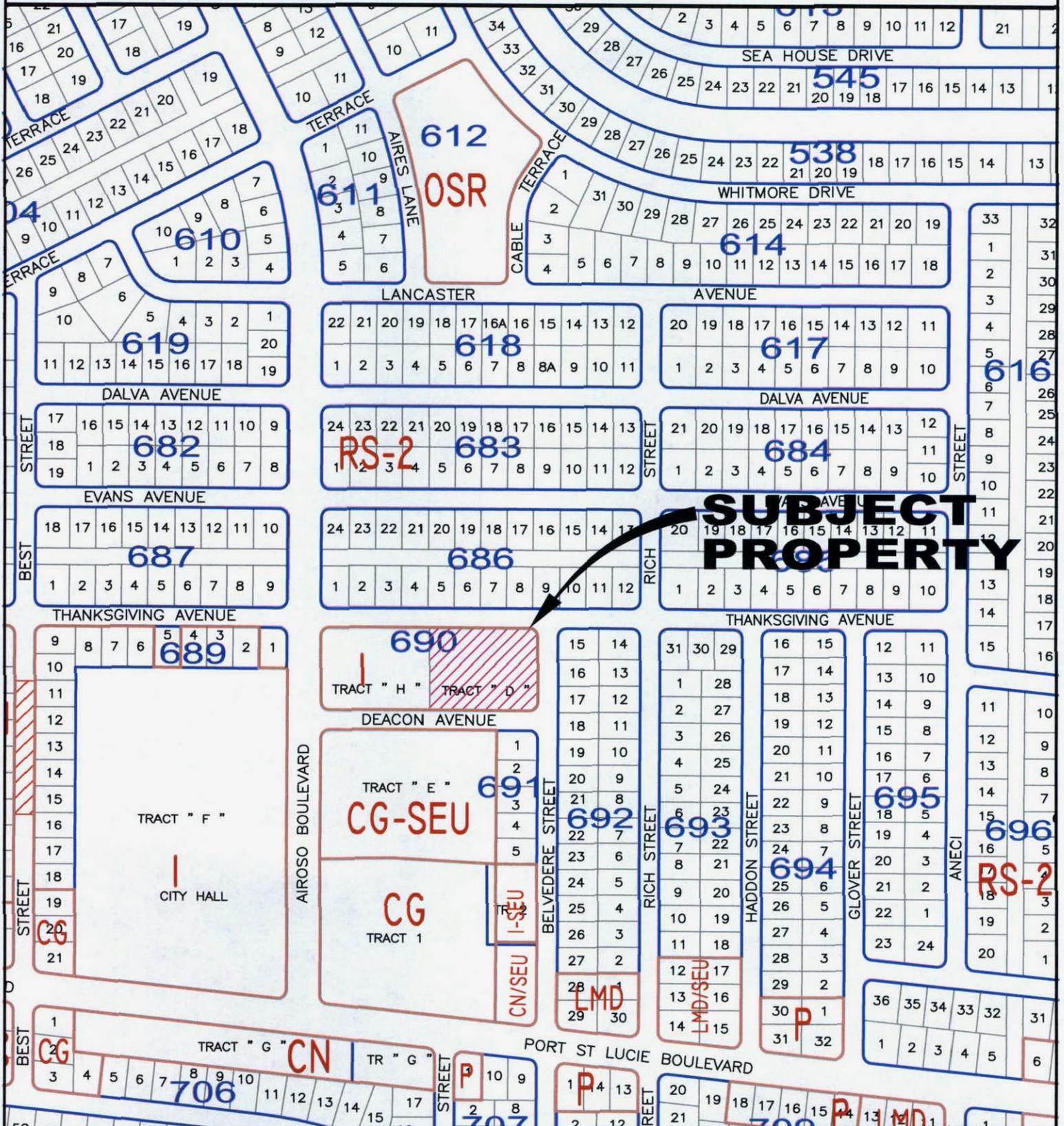
DATE: 1/23/2012

APPLICATION NUMBER:  
P11-106

CADD FILE NAME:  
P11-106A

SCALE: 1"=200'

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

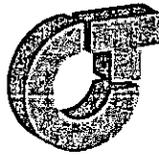
SITE PLAN REVIEW  
TRACT "D"  
PORT ST LUCIE SECTION 18

DATE: 1/23/2012

APPLICATION NUMBER:  
P11-106

CADD FILE NAME:  
P11-106M

SCALE: 1" = 400'



CULPEPPER & TERPENING, INC  
CONSULTING ENGINEERS | LAND SURVEYORS

Project 11-221  
File: PSL Eng  
Sender's Email: nwillbur@ct-eng.com

January 17, 2012

Via: Hand Delivery

Mr. Clyde Cuffy, Project Coordinator  
City of Port St. Lucie Engineering Department  
121 SW Port Saint Lucie Blvd.  
Port Saint Lucie, Florida 34984

**RE: City of Port St. Lucie Transfer Facility  
Construction Plans**

Dear Mr. Cuffy,

On behalf of the firm of Culpepper & Terpening, Inc., we are pleased to provide (14) signed and sealed sets of the Site Plan and Construction Plans for submittal to the Site Plan Review Committee.

We are happy to work on this multi modal project with you, as a way to contribute to the community and the environment and look forward to a successful completion of the Project.

As always, should you have any questions or require additional materials, please feel free to contact me at (772) 464-3537 ext. 133.

Sincerely,

**CULPEPPER & TERPENING, INC.**

  
Nathaniel R. Willbur, P.E.  
Project Engineer

Enclosures

JAN 17 2012

APPLICATION FOR SITE PLAN REVIEW

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE

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. P11-106  
Fees (Nonrefundable) \$ NA Arch.: \$ NA  
Receipt #'s: \_\_\_\_\_

PRIMARY CONTACT EMAIL ADDRESS: \_\_\_\_\_

PROJECT NAME: Port St Lucie Transfer Facility

LEGAL DESCRIPTION: Tract D, PSL Sec 18

LOCATION OF PROJECT SITE: NW corner of Deacon Ave and Belvedere St

PROPERTY TAX I.D. NUMBER: 3420-585-0003-000-8

STATEMENT DESCRIBING IN DETAIL Construction of a bus transfer facility

THE CHARACTER AND INTENDED USE  
OF THE DEVELOPMENT: \_\_\_\_\_

GROSS SQ. FT. OF STRUCTURE (S): 2960 S.F.  
NUMBER OF DWELLING UNITS & DENSITY  
FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: City of Port St. Lucie Utilities Systems

GROSS ACREAGE & SQ. FT. OF SITE: 1.89 AC / 82,110 S.F \*\*ESTIMATED NO. EMPLOYEES: N/A

FUTURE LAND USE DESIGNATION: RH ZONING DISTRICT: 1

OWNER(S) OF PROPERTY: City of Port St. Lucie  
Name, Address, Telephone & Fax No.: 121 SW Port St Lucie Blvd  
Port St Lucie, FL 34984

APPLICANT OR AGENT OF OWNER: Stefan K. Matthes, P.E.  
Name, Address, Telephone & Fax No.: Culpepper & Terpening  
2980 S 25th St. Ft. Pierce, FL 34981

PROJECT ARCHITECT/ENGINEER: Stefan K. Matthes, P.E.  
(Firm, Engineer Of Record, Culpepper & Terpening  
Florida Registration No., Contact 2980 S 25th St, Ft. Pierce, FL 34981  
Person, Address, Phone & Fax No.) Ph: 772-464-3537 Fx: 772-464-9497

- 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.  
**\*When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.  
**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.

Jerry A. Bentrott  
OWNER'S SIGNATURE

Jerry A. Bentrott  
HAND PRINT NAME

City Manager  
TITLE

01/17/2012  
DATE

Return to Courthouse Box # 11  
Community Land Title Corporation

This Instrument Prepared by and Return to  
Monica L. Cook  
Community Land Title Corporation  
2400 S.E. Midport Road, Suite 214  
Port St. Lucie, FL 34952  
3410132C  
Property Appraisers Parcel Identification (Folio) Numbers:  
3420-585-0003-000/8

\* DOC ASSUMP: \$ 0.00  
\* DOC Tax : \$ 3,458.00  
\* Int Tax : \$ 0.00

# Warranty Deed

3,458.00 \$ 10.00 SPACE ABOVE THIS LINE FOR RECORDING DATA REC 10/19/2004

THIS WARRANTY DEED, made and executed the 8th day of October, 2004 by St. James Orthodox Church, a Parish of the Diocese of the South of the Orthodox Church in America, Inc., a Florida non profit corporation, whose post office address is: c/o 1712 SW Garnet Street, Port St. Lucie, FL 34953, herein called the grantor, to City of Port St. Lucie, a Florida municipal corporation, whose post office address is: 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL 34984, hereinafter called the Grantee:  
*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. LUCIE County, State of Florida, viz:

Tract D, Block 690, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof, as recorded in Plat Book 13, at Pages 17, 17A through 17K, of the Public Records of St. Lucie County, Florida.

The Purchaser acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the plat or otherwise common to the subdivision affecting the property. Purchaser's acceptance of title to the property subject to such matters shall not be construed as a waiver of purchaser's claim of exemption, as a government purchaser, from any cloud or encumbrance created by such matters pursuant to Ryan v. Manalapan, 414 So.2d 193 (Fla. 1982).

Subject to easement, restrictions, and reservations of record and to taxes for the year 2003 and thereafter, TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all parties whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

St. James Orthodox Church, a Parish of the Diocese of the South of the Orthodox Church in America, Inc., a Florida non profit corporation

*Monica L. Cook*  
Witness #1 Signature  
Monica L. Cook

By: *Ernesto S. Rios*  
Ernesto S. Rios, President

Printed Witness #1

*Patricia A. Passero*  
Witness #2 Signature  
Patricia A. Passero

Printed Witness #2

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 8th day of October, 2004, by Ernesto S. Rios, President of St. James Orthodox Church, a Parish of the Diocese of the South of the Orthodox Church in America, Inc., a Florida non profit corporation on behalf of the corporation who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.



*Monica L. Cook*  
Notary Signature  
Monica L. Cook

Printed Notary Name  
10/13/07  
My Commission Expires:

Kate

RECEIVED

JAN 18 2012

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

MEMORANDUM

TO: CITY COUNCIL  
FROM: JERRY A. BENTROTT, CITY MANAGER   
SUBJECT: PORT ST. LUCIE TRANSIT FACILITY  
DATE: JANUARY 17, 2012

Please find attached a memorandum from Daniel Holbrook, Planning & Zoning Director regarding the Port St. Lucie Transit Facility. Staff is requesting that all applicable city review fees for processing the site plan be waived. City Council has approved this concept at their October 17, 2011 meeting. As can be seen in Mr. Holbrook's memorandum, the City has retained pro-bono design services from Culpepper & Terpening to complete the design of the facility.

Staff will be available to answer any questions that you may have. Thank you.

JAB/mv  
Attachment

