

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL _____

DATE: OCTOBER 8, 2012

ORDINANCE _____ RESOLUTION _____ MOTION X PUBLIC HEARING _____

ITEM: (P12-100) Minor Site Plan Application
Prima Vista Commercial Center

RECOMMENDED ACTION:

The Site Plan Review Committee unanimously recommended approval of this project on September 12, 2012.

EXHIBITS:

- A. Staff Report
 - B. Support Materials
-

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The proposed project is for the construction of a 8,320 square foot single-story retail building (Family Dollar).

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 09/19/2012



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL MEETING OF OCTOBER 8, 2012

FROM: THRESIAMMA KURUVILLA, PLANNER *TK*

RE: MINOR SITE PLAN APPLICATION (PROJECT NO. P12-100)
PRIMA VISTA COMMERCIAL CENTER

DATE: SEPTEMBER 26, 2012

APPLICANT: Joseph T. Friscia, P.E., of Friscia Engineering. Authorization letter is attached.

OWNER: The Shoppes at Prima Vista, LLC. Proof of ownership is attached.

LOCATION: The property is located at the northeast corner of Prima Vista Blvd. and Friar Street.

LEGAL DESCRIPTION: Lot 1, Prima Vista Commercial replat

SIZE: 1.143 acres (49,775 sq. ft.)

EXISTING ZONING: Prima Vista Commercial PUD (Planned Unit Development) zoning.

EXISTING USE: Vacant land.

SURROUNDING USES: North = RS-2 (Single Family Residential) zoning, houses; South = RS-2 (Single Family Residential) zoning, vacant lots and Prima Vista Blvd.; East = RS-2 (Single Family Residential) zoning, house and vacant lot; West = RS-2 (Single Family Residential) zoning, vacant lots.

PROPOSED PROJECT: The proposed project is for the construction of a 8,320 square foot single-story retail building (Family Dollar).

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: City of Port St. Lucie is the sewer and water service provider.

Transportation: The staff review indicates that this project will generate 369 weekday average daily trips, with 87 a.m. peak hour trips, and 42 p.m. peak hour trips as per the Institute of Transportation Engineers Trip Generation 7th Edition. It will not adversely affect the transportation level of service for the adjacent roads.

Parks/Open Space: As per the Citywide Design Standards, 576 sq. ft. of useable open space is shown in the site plan.

Stormwater: A paving and drainage plan that is in compliance with the adopted level of service standard is required prior to issuance of a building permit.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. The site plan includes a dumpster enclosure for both general and recyclable waste.

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

Environmental: The applicant has to obtain a tree removal permit prior to construction of the building.

Architectural Design Standards: This project has been reviewed and found in compliance with the City's Design Standards.

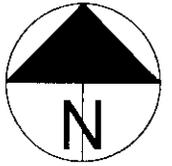
Other: The Site Plan Review Committee recommended approval for the project on September 12, 2012. The City Council approved the preliminary and final plat (P12-099) on 9/24/12, and the unity of title was released. A 6' high masonry wall is proposed along the north property line of Lot 1 and 2, and a 6' high fence is proposed on the east side of Lot 2. A cross access, and a 26' ingress/egress easement is shown in the site plan. A 5' concrete side walk is proposed on Friar Street and Billiar Avenue for Lot 1 and 2.

Public Art Requirement: Per the direction of the City Council on September 24, 2012, projects less than 10,000 square feet that comply with the Citywide Design Standards are exempt from the public art requirement, therefore this is not applicable.

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 and recommends approval.

SITE LOCATION



FLORIDA'S TURNPIKE

**SUBJECT
PROPERTY**

PRIMA VISTA BLVD

CROSSTOWN PKWY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW
PRIMA VISTA COMMERCIAL CENTER
LOT 1

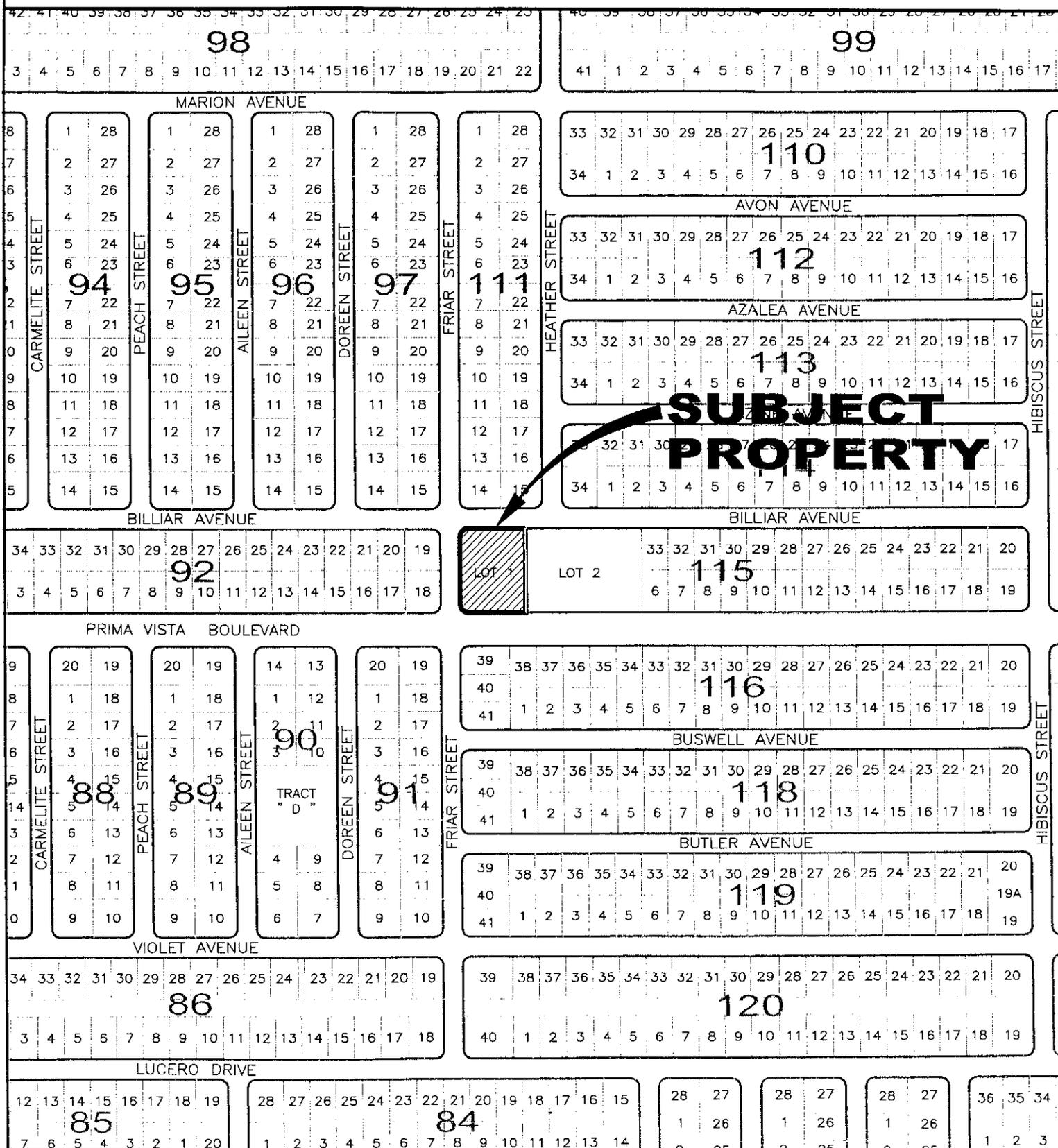
DATE: 8/9/2012

APPLICATION NUMBER:
P12-100

CADD FILE NAME:
P12-100L

SCALE: 1" = .5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW
PRIMA VISTA COMMERCIAL CENTER
LOT 1

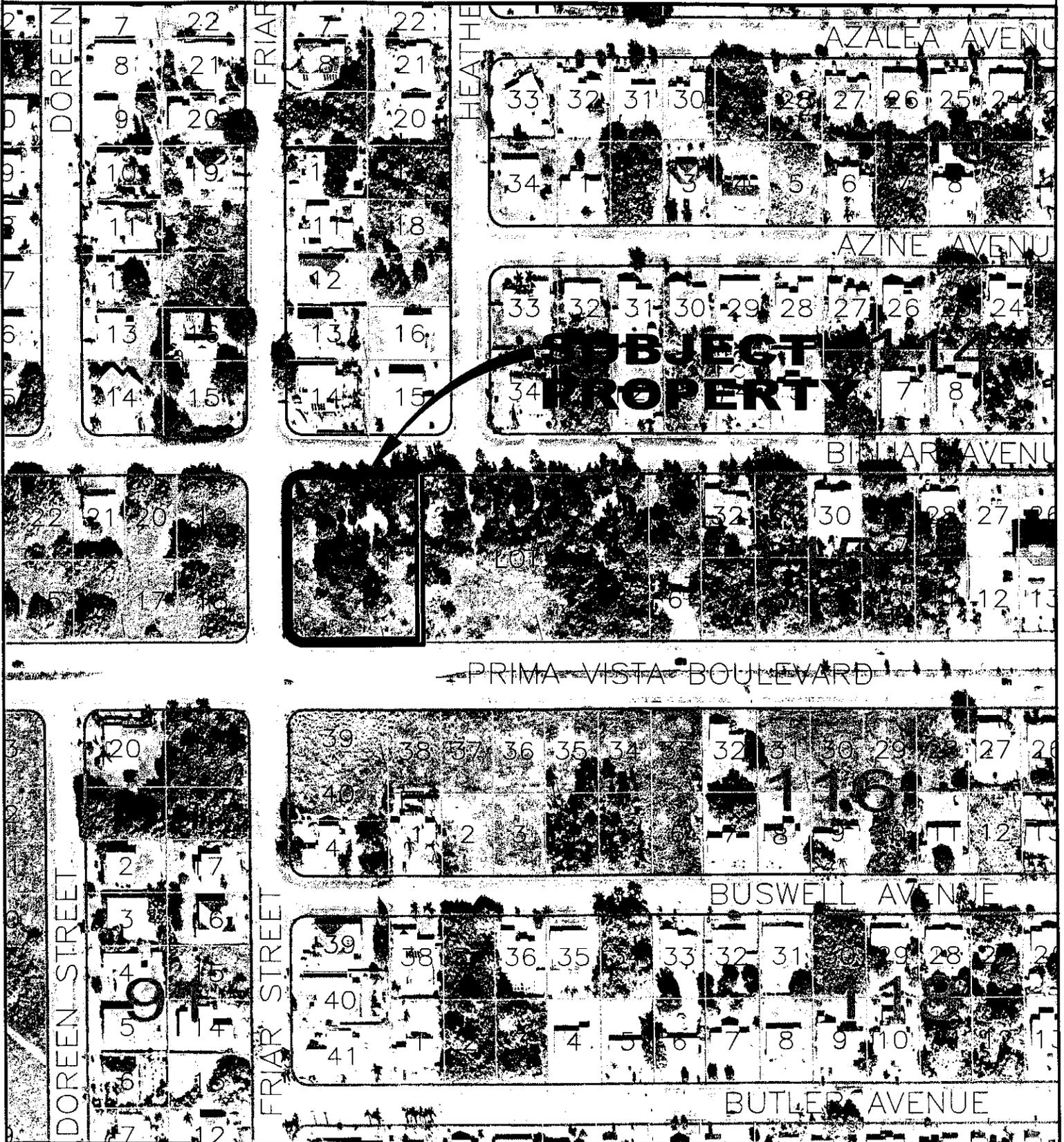
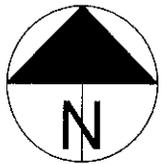
DATE: 8/9/2012

APPLICATION NUMBER:
P12-100

CADD FILE NAME:
P12-100M

SCALE: 1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW
PRIMA VISTA COMMERCIAL CENTER
LOT 1
AERIAL DEC 2010

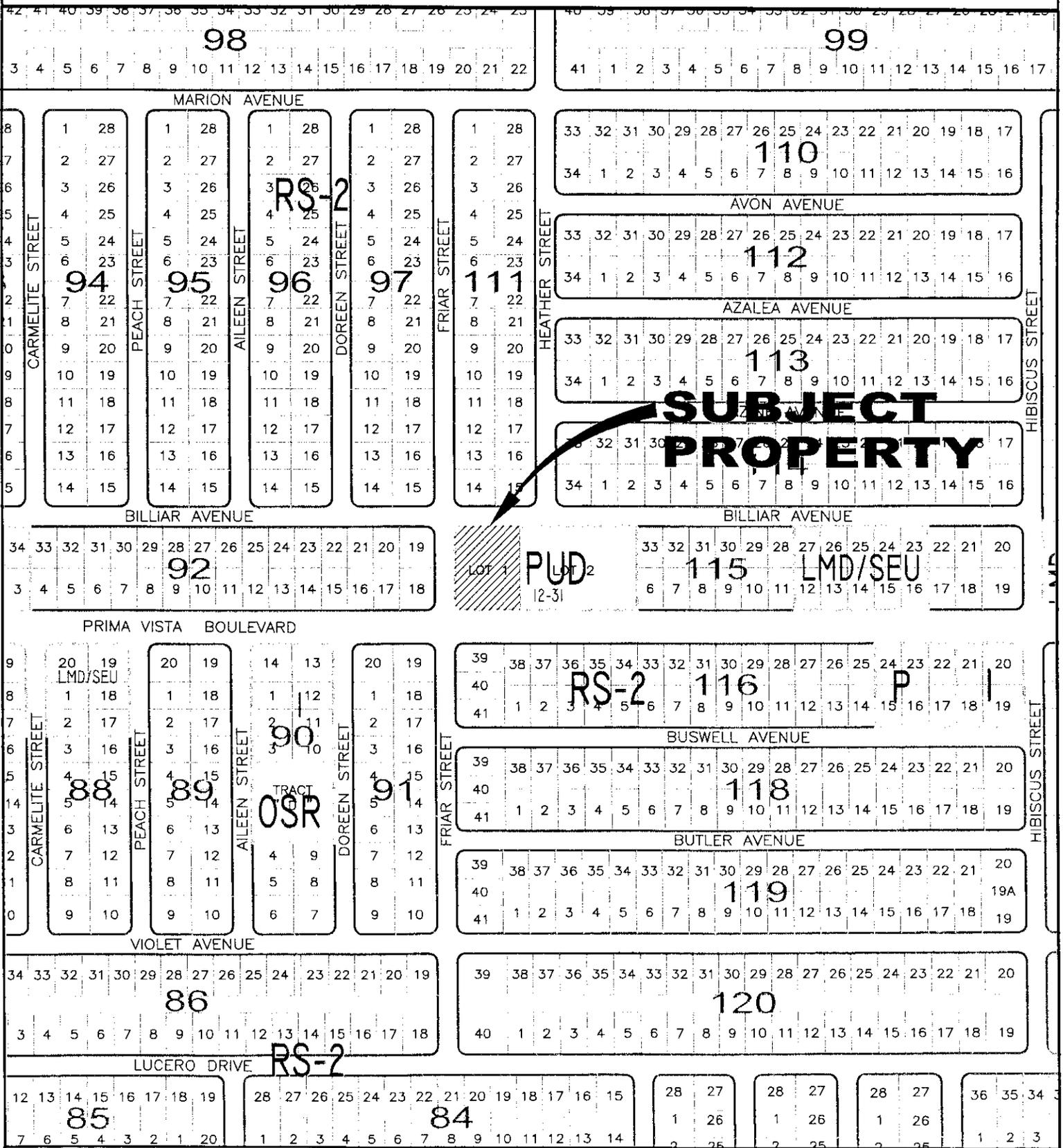
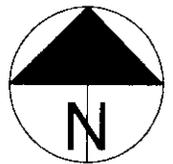
DATE: 8/9/2012

APPLICATION NUMBER:
P12-100

CADD FILE NAME:
P12-100A

SCALE: 1"=200'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

SITE PLAN REVIEW
PRIMA VISTA COMMERCIAL CENTER
LOT 1

DATE: 8/9/2012
APPLICATION NUMBER:
P12-100
CADD FILE NAME:
P12-100M
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. P12-100
Fees (Nonrefundable) \$ 2,680.00 Arch.: \$ _____
Receipt #'s: 11884

~~\$ 11,285.00, # 11885~~

PRIMARY CONTACT EMAIL ADDRESS: frisciaeng@comcast.net

PROJECT NAME: Prima Vista Commercial Center Lot 1

LEGAL DESCRIPTION: LOT 1, PRIMA VISTA COMMERCIAL CENTER, PLAT BOOK _____, PAGE _____

LOCATION OF PROJECT SITE: NE Corner of Prima Vista Blvd. & Friar Street

PROPERTY TAX I.D. NUMBER: Later

STATEMENT DESCRIBING IN DETAIL _____

THE CHARACTER AND INTENDED USE Construction of a retail store
OF THE DEVELOPMENT: _____

GROSS SQ. FT. OF STRUCTURE (S): 8,320 s.f.

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

UTILITIES & SUPPLIER: Port St. Lucie Utility Systems Department

GROSS ACREAGE & SQ. FT. OF SITE: 1.143 Acres, 49,775 S.F. **ESTIMATED NO. EMPLOYEES: 6

FUTURE LAND USE DESIGNATION: CG ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: Leonard Meyers, (Manager)
Name, Address, Telephone & Fax No.: The Shoppes at Prima Vista, LLC
7485 Bondsberry CT., Boca Raton, FL 33434, (561) 483-6705

APPLICANT OR AGENT OF OWNER: Friscia Engineering, Joseph T. Friscia, P.E.
Name, Address, Telephone & Fax No.: 459 NW Prima Vista Blvd., Port St. Lucie, FL 34983
772-340-4990 / 772-340-7996 Fax

PROJECT ARCHITECT/ENGINEER: Joseph T. Friscia, P.E., #31443
(Firm, Engineer Of Record, Friscia Engineering
Florida Registration No., Contact 459 NW Prima Vista Blvd., Port St. Lucie, FL 34983
Person, Address, Phone & Fax No.) 772-340-4990 / 772-340-7996 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.

***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.

Leonard Meyers
OWNER'S SIGNATURE

Leonard Meyers
HAND PRINT NAME

Manager
TITLE

7/27/12
DATE

The Shoppes at Prima Vista, LLC
Page 1 of 7

The Shoppes at Prima Vista, LLC
7485 Bondsberry Court
Boca Raton, FL 33434

Letter of Authorization

To Whom It May Concern:

This letter authorizes Friscia Engineering, to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described below:

LOTS 1, 2, 3, 4, 5, 34, 35, 36, 37, 38, 39, 40, & 41, BLOCK 115, PORT ST. LUCIE SECTION TWENTY-SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 5, 5A-5I, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

If you have any questions, please call me at (561) 483-6705.

Sincerely,



Leonard R. Meyers, Member

State of: FLORIDA
County of: St. Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 3rd day of April, 2012, by Leonard R. Meyers who is (-) personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name Printed: _____
State of _____ at-large
My Commission expires: _____

cc: File 121293aut.doc



This Document Prepared By and Return to:
Stephen Navaretta, Esq.
Navaretta & Navaretta, P.A.
1100 SW St. Lucie West Blvd., Ste. 203
Port St. Lucie, FL 34986

Parcel ID Number: 3420-630-1105-000/7

Warranty Deed

This Indenture, Made this 27th day of August, 2004 A.D. Between
Larry W. Hice also known as Larry Hice and Helen G. Hice, husband and
wife
of the County of Alachua, State of Florida, grantors, and
The Shoppes at Prima Vista, LLC, a Florida limited liability company
whose address is: 7485 Bondsberry Court, Boca Raton, FL, Boca Raton, FL 33434
of the County of Palm Beach, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of ST. LUCIE State of Florida to wit:

LOTS 1, 2, 3, 4, 5, 36, 37, 38, 39, 40 AND 41, Block 115, Port St. Lucie
Section Twenty Seven, according to the Plat thereof, recorded in Plat
Book 14, page 5, Public Records of St. Lucie County, Florida.

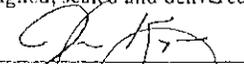
Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to December 31, 2003.

* DOC Assump: \$ 0.00
* DOC Tax : \$ 6,034.00
* Int Tax : \$ 0.00

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

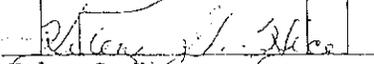
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: JACK KRIEGER
Witness

 (Seal)
Larry W. Hice also known as Larry
Hice
P.O. Address: 7910 SW 103 Avenue, Gainesville, FL 32608


Printed Name: S. NAVARETTA
Witness

 (Seal)
Helen G. Hice
P.O. Address: 7910 SW 103 Avenue, Gainesville, FL 32608

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 27th day of August, 2004 by
Larry W. Hice also known as Larry Hice and Helen G. Hice, husband and
wife
who are personally known to me or who have produced their Florida driver's license as identification.

 S. Navaretta
My Commission DD224076
Expires July 21 2007

Printed Name: _____
Notary Public
My Commission Expires: _____

This Document Prepared By and Return to:
Stephen Navaretta, Esq.
Navaretta & Navaretta, P.A.
1100 SW St. Lucie West Blvd., Ste. 203
Port St. Lucie, FL 34986

Parcel ID Number:

Warranty Deed

This Indenture, Made this 27th day of August, 2004 A.D. Between
Prima Vista Properties, LLC, a Connecticut limited liability company
of the County of New Haven, State of Connecticut, grantor, and
The Shoppes at Prima Vista, LLC, a Florida limited liability company
whose address is: 7485 Bondsberry Court, Boca Raton, FL 33434
of the County of Palm Beach, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of State of Florida to wit:

Lots 34 and 35, Block 115, Port St. Lucie Section Twenty-Seven
according to the Plat thereof, recorded in Plat Book 14, page 05 of
the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to December 31, 2003.

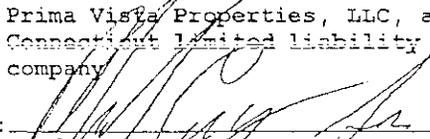
* Doc Assump: \$ 0.00
* Doc Tax : \$ 764.40
* Int Tax : \$ 0.00

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Prima Vista Properties, LLC, a
Connecticut limited liability
company

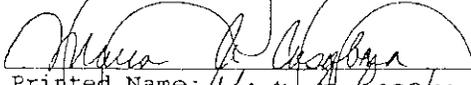
By:  (Seal)

Printed Name: S. NAVARETTA
Witness

Mark Engengro, Sr.

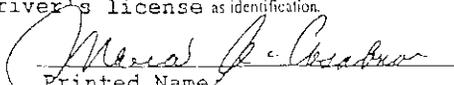
Member Manager

P.O. Address: 3074 Whitney Avenue, Bldg 4, Ste. 1
Hamden, CT 06518


Printed Name: Maria A. Casabona
Witness

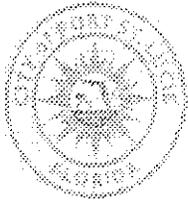
STATE OF Connecticut
COUNTY OF New Haven

The foregoing instrument was acknowledged before me this 27th day of August, 2004 by
Mark Engengro, Sr., Member Manager of Prima Vista Properties, LLC, a
Connecticut limited liability company
he is personally known to me or he has produced his Florida driver's license as identification.


Printed Name:
Notary Public

My Comm. OFFICIAL NOTARY SEAL
MARIA A. CASABONA
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD107517
MY COMMISSION EXP. APR. 9, 2006

Sept.



PUBLIC ART REQUIREMENT CHECKLIST

January 4, 2011

Project Name: Prima Vista Commercial Center

Project Number: P12-100 New Submittal: Re-submittal: (check one)

Applicant is required to submit the public art requirement package to the Planning & Zoning Department with the site plan package. The package will be distributed to the Public Art Advisory Board (PAAB) and scheduled for their next meeting. PAAB meetings are the first Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: (Twelve copies of all items collated into sets)

✓	Completed Public Art Requirement Checklist: One original, completed and signed by applicant.
✓	Copy of Site Plan Application and Proposed Site Plan
✓	Cover Letter: Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible.
	Written Response to Comments: For resubmittals only.
✓	Calculation of Public Art Requirement Value: Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline.
→	Proposed Public Art Requirement Method: Identify which method you are choosing to meet the requirement by placing the number in the box to the left. 1. Artwork On Site 2. Art Donated to the City of Port St. Lucie 3. Payment of Fee in Lieu of Artwork On Site
	Public Art Requirement Proposal: Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art. <u>ART ON SITE:</u> Complete "Artwork Proposal and Specifications" Section of Application. <u>ENHANCED ARCHITECTURE:</u> Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements. <u>ENHANCED LANDSCAPE:</u> Provide proposed plan and elevation views clearly showing 'enhanced elements' above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements.

RECEIVED

AUG 01 2012

CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

Building Costs (Vertical construction estimate)	\$440,000.00
Civil Costs (Paving, Drainage, Parking)	\$280,000.00
Landscape Costs	\$20,000.00
Site Lighting Costs	\$16,500.00
TOTAL ESTIMATED COSTS:	\$756,500.00
Public Art Requirement Value: (1% of Total Estimated Costs)	\$7,565.00

(Maximum Public Art Requirement Value is \$50,000.00.)

ARTWORK PROPOSAL AND SPECIFICATIONS:

1. Artwork & Artist Information:

Artwork Title: _____
 Artwork Site: _____
 Artwork Material: _____
 Artwork Dimensions: _____
 Artist Name: _____
 Address: _____
 City, State Zip: _____
 Telephone: _____
 Website: _____

2. Artwork Description: _____

3. Siting: _____

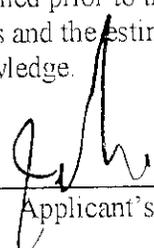
4. Materials with Specifications: _____

5. Fabrication and Installation Procedures: _____

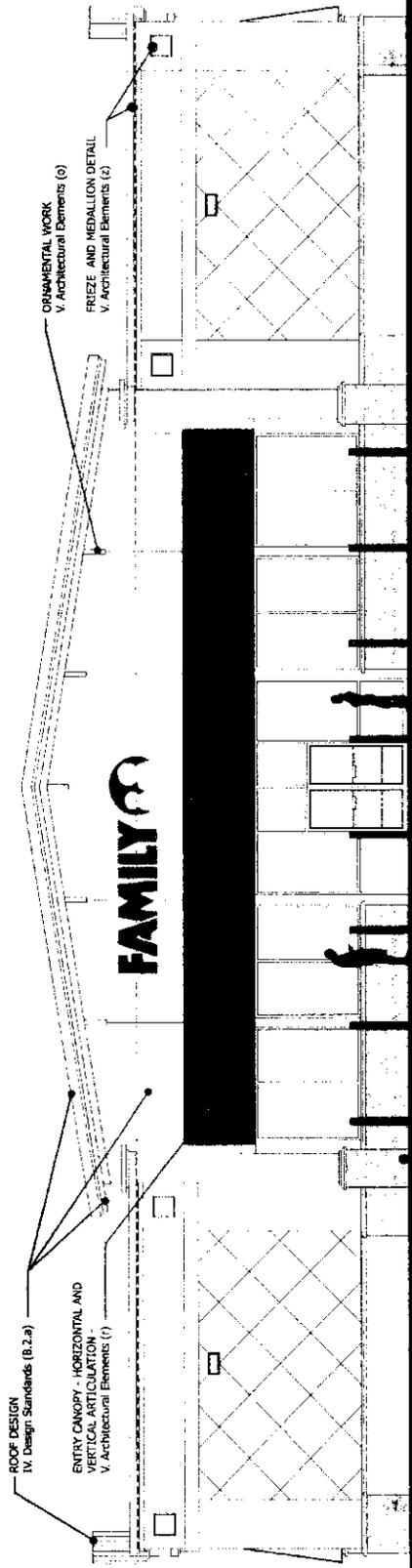
6. Yearly Maintenance and Conservation Plan: _____

7. Examples of artist's work or related pieces: _____

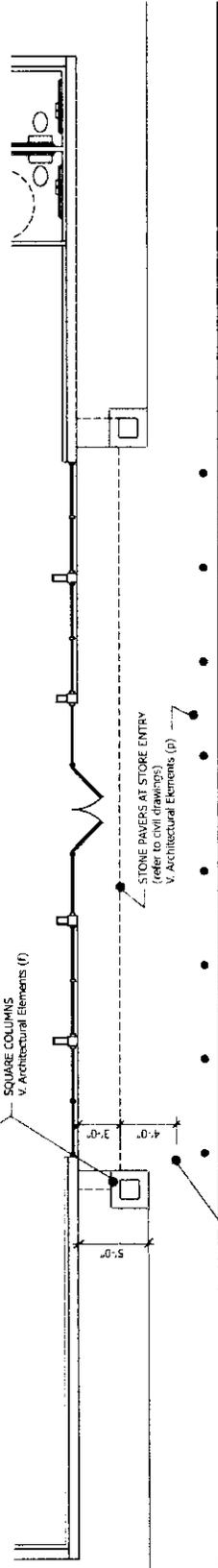
I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.


 Applicant's Signature

Joseph T. Friscia, P.E. 7/30/12
 Printed Applicant Name Date
 Agent



FRONT ELEVATION - Prima Vista Blvd



PARTIAL FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

STEEL BOLLARDS,
METAL CANOPY & SHUTTERS
SW 6608 "PAVE RED"

METAL CANOPY ROOF
TRIM BAND
SW 6112 "BISCUIT"

STUCCO FINISH
COLUMNS
SW 6148 "WOOL SKEIN"

STUCCO FINISH
SPLIT FACE CMU
SW 6122 "CAMELBACK"

PAINT COLOR SCHEDULE



Prima Vista Blvd
Port St. Lucie, Florida

ROOF DESIGN
IV. Design Standards (B.2.a)

ENTRY CANOPY - HORIZONTAL AND
VERTICAL ARTICULATION
V. Architectural Elements (c)

FAMILY

ORNAMENTAL WORK
V. Architectural Elements (c)

FRIEZE AND MEDALLION DETAIL
V. Architectural Elements (c)

SQUARE COLUMNS
V. Architectural Elements (f)

STONE PAVERS AT STORE ENTRY
(refer to civil drawings)
V. Architectural Elements (p)

ENTRY CANOPY - HORIZONTAL AND
VERTICAL ARTICULATION
V. Architectural Elements (c)

ROOF DESIGN
IV. Design Standards (B.2.a)

BAHAMA SHUTTERS
V. Architectural Elements (e)