

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

COUNCIL ITEM 7B  
DATE 9/26/11

AGENDA ITEM REQUEST

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MEETING:                    REGULAR   X                      SPECIAL     

DATE:                        SEPTEMBER 26, 2011

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ORDINANCE      RESOLUTION      MOTION   X   PUBLIC HEARING     

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ITEM:                    P10-161 Shoppes of Bougainvillea  
                             Major Site Plan Application

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**RECOMMENDED ACTION:**

On September 6, 2011, the Planning and Zoning Board unanimously voted to recommend approval of this site plan application.

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**EXHIBITS:**

- A. Staff Report
  - B. Support Materials
- 

**SUMMARY EXPLANATION/BACKGROUND INFORMATION:**

This project will consist of a one-story multi-tenant retail/office building with a total of 11,040 square feet.

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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: 09/12/2011**



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF SEPTEMBER 6, 2011
FROM: JOHN FINIZIO, PLANNER
RE: MAJOR SITE PLAN APPLICATION (PROJECT NO. P10-161)
SHOPPES OF BOUGAINVILLEA
DATE: AUGUST 24, 2011

APPLICANT: Jeff H. Iravani.

OWNER: Shoppes of Bougainvillea, LLC.

LOCATION: North side of Gatlin Boulevard, between Savona Boulevard and Bougainvillea Avenue.

LEGAL DESCRIPTION: Port St. Lucie Section 23, Block 1615, Lots 16 through 18 and 28 through 30.

SIZE: 60,000 square feet, or 1.38 acres. This site has 240 feet of frontage on Gatlin Boulevard.

EXISTING ZONING: CG (General Commercial).

EXISTING USE: Currently vacant land.

SURROUNDING USES: North = RS-2 (Single Family Residential) zoning, with existing residential lots. South = Gatlin Blvd., beyond is RS-2 zoning residential, currently used for transportation improvements on Gatlin Boulevard (sidewalk). East = CG (General Commercial) zoning, currently with an existing commercial building. West = CG (General Commercial) zoning, currently vacant.

PROPOSED PROJECT: This project will consist of a one-story multi-tenant retail/office building with a total of 11,040 square feet.

**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:** Sewer/water will be provided by the City of Port St. Lucie Utilities. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

**Transportation:** Staff review indicates that this project will generate approximately 2,471 daily vehicle trips (ITE Trip Generation Manual, 8<sup>th</sup> Edition; Land Use Codes 820 (Specialty Retail Center)), on the roadways adjacent to this project (Gatlin Blvd.). The last traffic count performed on this section of roadway was in 2007, at which time the LOS of "B" was calculated for Gatlin Boulevard west of Port St. Lucie Boulevard.

Staff finds that this project should not have an adverse effect on transportation level of service for the adjacent roadways. It is also important to note that this development includes an access point directly onto Bougainvillea Avenue, which gives direct access to Savona Boulevard. Using Bougainvillea Avenue to get to and from Savona Boulevard will help alleviate some of the traffic from needing to use Gatlin Boulevard.

**Parks/Open Space:** Not applicable as this is a commercial project.

**Stormwater:** The project includes a paving and drainage plan that 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. The site plan includes a dumpster (12' x 25') enclosure allowing for both general and recyclable refuse.

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

**Environmental:** The site is less than two (2) acres in size and is not subject to the city's 25 percent upland habitat preservation/mitigation requirement. A clearing plan is required prior to issuance of a building permit.

A gopher tortoise survey conducted for this site found the presence of an active gopher tortoise burrow located on this property. Prior to the issuance of a clearing permit, it is imperative that the applicant provide the required documentation that any and all gopher tortoises on this site have been safely relocated to a designated facility.

**Architectural Design Standards:** This project has been reviewed and found in compliance with the City's design standards, elevations are attached to the staff report.

**Other:** Approval of this project is conditioned upon payment of all applicable impact fees, as provided in the Port St. Lucie Road, Park and Recreation, Public Buildings and Law Enforcement Impact Fee Ordinances. Please note that additional impact fees may be due to St. Lucie County.

**Related Projects:**

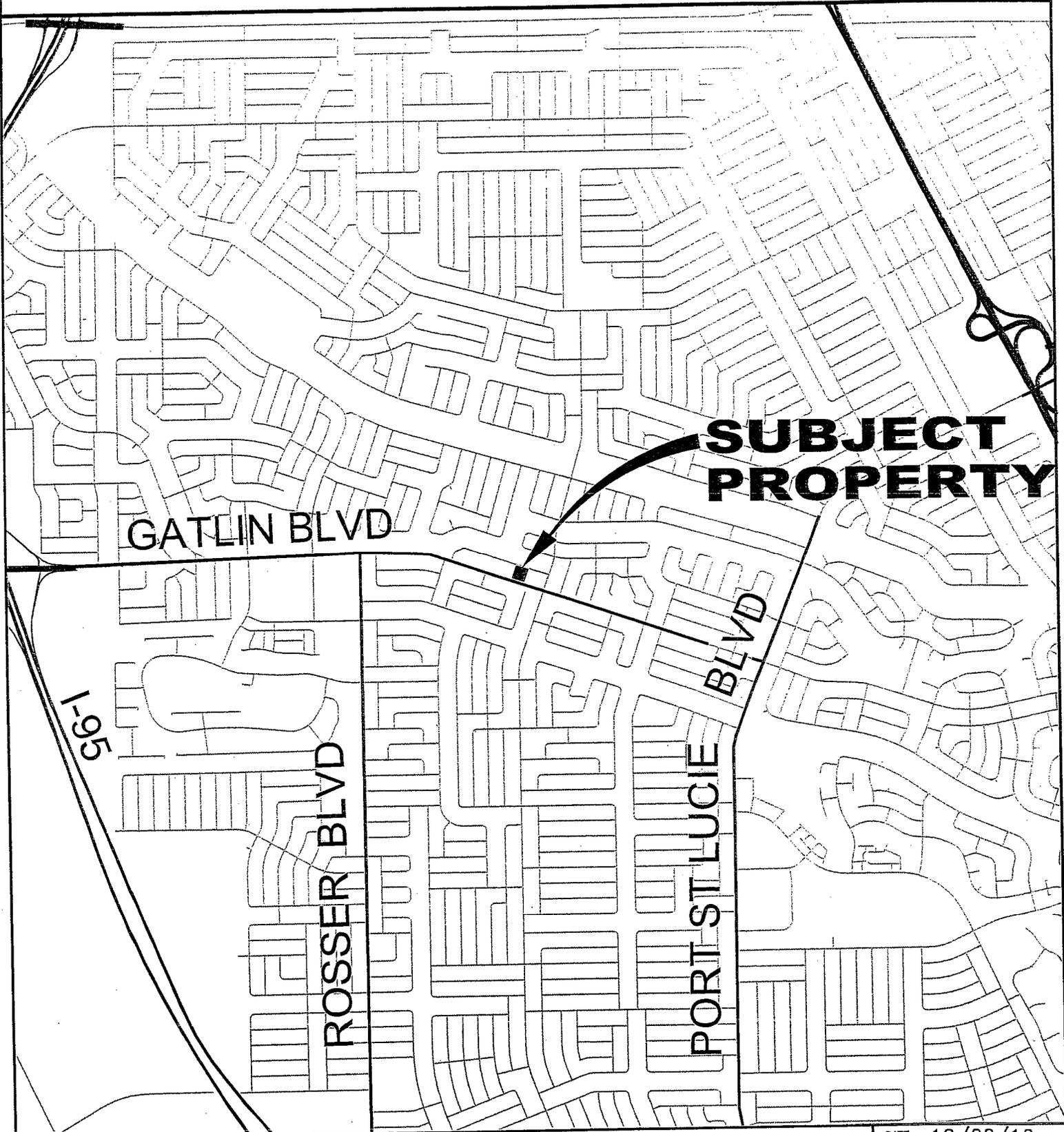
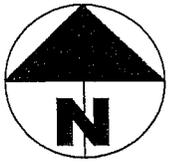
P08-097 – McIntyre, Daniel S. Rezoning Application. This application rezoned these 6 lots (Port St. Lucie Section 23, Block 1615, Lots 16 through 18 and 28 through 30) from RS-2 (Single Family Residential) to CG (General Commercial). This application was approved by City Council on July 14, 2008.

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**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 reviewed the request and recommended approval.

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
GIS, Division of M.I.S.

PZ2008.DWG

SITE PLAN REVIEW

LOTS 16-18 & 28-30 BLOCK 1615  
PORT ST LUCIE SECTION 23

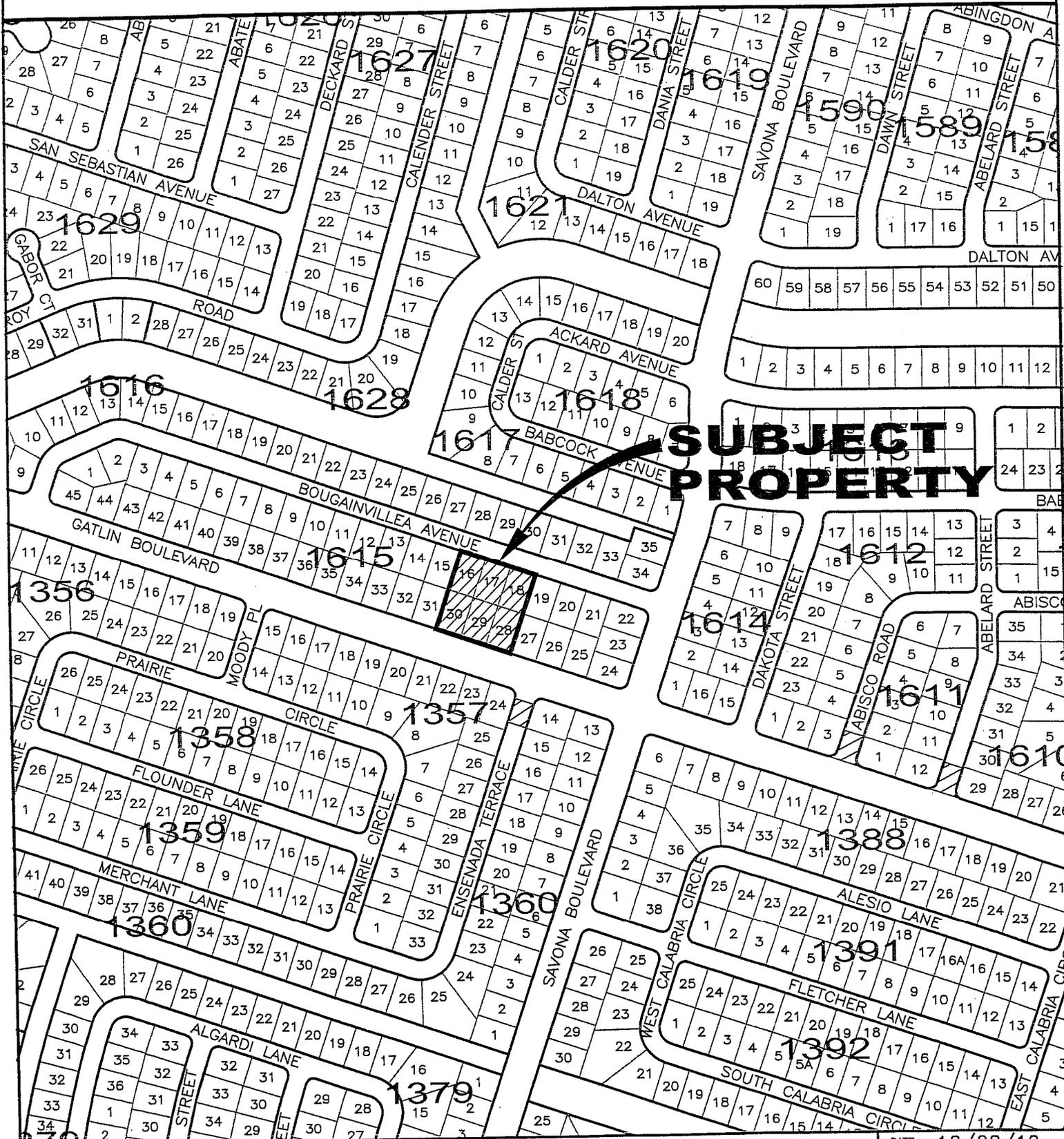
DATE: 12/22/10

APPLICATION NUMBER:  
P10-161

CADD FILE NAME:  
P10-161L

SCALE: 1" = .5 MI

# SITE LOCATION



**SUBJECT  
PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
GIS, Division of M.I.S.

PZ2008.DWG

SITE PLAN REVIEW

LOTS 16-18 & 28-30 BLOCK 1615  
PORT ST LUCIE SECTION 23

DATE: 12/22/10

APPLICATION NUMBER:  
P10-161

CADD FILE NAME:  
P10-161M

SCALE: 1" = 400'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
GIS, Division of M.I.S.

PZ2008.DWG

SITE PLAN REVIEW

LOTS 16-18 & 28-30 BLOCK 1615

PORT ST LUCIE SECTION 23

AERIAL JAN 2009

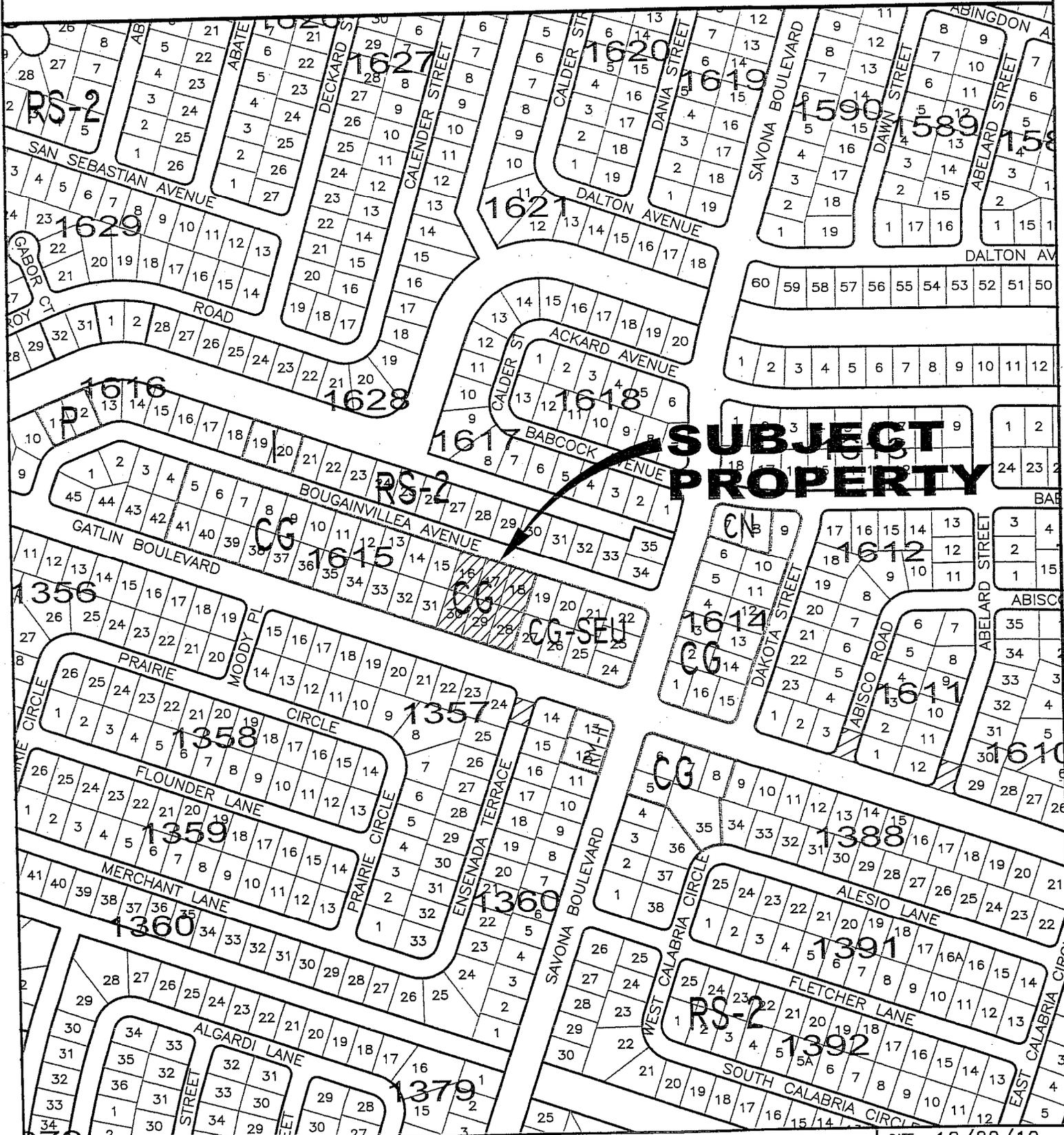
DATE: 12/22/10

APPLICATION NUMBER:  
P10-161

CADD FILE NAME:  
P10-161A

SCALE: 1"=200'

# EXISTING ZONING



**SUBJECT PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
GIS, Division of M.I.S.

PZ2008.DWG

SITE PLAN REVIEW  
LOTS 16-18 & 28-30 BLOCK 1615  
PORT ST LUCIE SECTION 23

DATE: 12/22/10

APPLICATION NUMBER:  
P10-161

CADD FILE NAME:  
P10-161M

SCALE: 1"=400'

APPLICATION FOR SITE PLAN [ VIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE

PLANNING & ZONING DEPARTMENT Fees (Nonrefundable) \$ (772) 871-5212 FAX: (772) 871-5124

P&Z File No. P10-161

Receipt #s: 3 755.00

(Arch.: \$

PROJECT NAME: Shoppes of Bougainvillea

LEGAL DESCRIPTION: Please see Exhibit A

LOCATION OF PROJECT SITE: 1362 SW Bougainvillea

PROPERTY TAX I.D. NUMBER: 3420-610-0680-000-2

STATEMENT DESCRIBING IN DETAIL THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: A commercial development with 11,040 sf of commercial use is proposed.

GROSS SQ. FT. OF STRUCTURE (S): 11,040 sf

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: \_\_\_\_\_

UTILITIES & SUPPLIER: Port St Lucie - Utilities

GROSS ACREAGE & SQ. FT. OF SITE: 1.38 ac. / 60,000 sf \*\*ESTIMATED NO. EMPLOYEES: \_\_\_\_\_

FUTURE LAND USE DESIGNATION: CG ZONING DISTRICT: CG

OWNER(S) OF PROPERTY: Shoppes of Bougainvillea, LLC.  
Name, Address, Telephone & Fax No.: 2410 SW Island Creek Trail, Palm City FL 34990

APPLICANT OR AGENT OF OWNER: Jeff H. Iravani - Authorized Agent  
Name, Address, Telephone & Fax No.: 1934 Commerce Lane, Suite 5, Jupiter FL 33458  
Tel: 561-575-6030, Fax: 561-575-6088

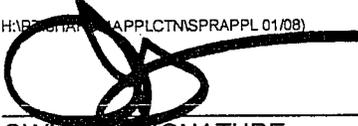
PROJECT ARCHITECT/ENGINEER: Jeff H. Iravani, P.E. # 33155  
(Firm, Engineer Of Record, Florida Registration No., Contact Person, Address, Phone & Fax No.) same as above

RECEIVED  
DEC 15 2010  
PLANNING DEPARTMENT

- 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.

H:\P\SPR\APPLCTNS\PRAPPL 01\08)

  
OWNER'S SIGNATURE

Jeff H. Iravani  
HAND PRINT NAME

Auth Agent  
TITLE

12/14/10  
DATE

Shoppes of Bougainvillea, LLC.  
2410 SW Island Creek Trail  
Palm City, FL 34990

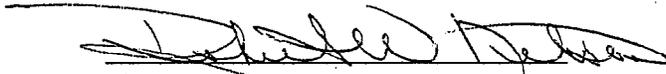
August 5, 2010

Re: Shoppes of Bougainvillea

To Whom It May Concern:

We, Shoppes of Bougainvillea, LLC., hereby authorize Jeff H. Iravani to act as my authorized agent to obtain all applicable civil permits and approvals for the above referenced project.

Sincerely,

  
Name: \_\_\_\_\_  
Title: General Manager

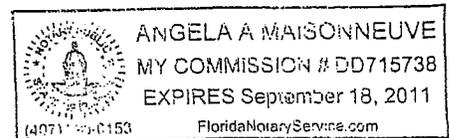
State of Florida  
County of Palm Beach

The foregoing was acknowledged before me this 9 day of August, 2010.

Notary Signature: 

Notary Name: Angela Maisonneuve

Commission Expires: Sept. 18, 2011



**FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS**



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Entity Name Search

No Events

No Name History

## Detail by Entity Name

### Florida Limited Liability Company

SHOPPES OF BOUGAINVILLEA,LLC

### Filing Information

Document Number L10000021032  
FEI/EIN Number 272135657  
Date Filed 02/24/2010  
State FL  
Status ACTIVE  
Effective Date 02/24/2010

### Principal Address

2410 SW ISLAND CREEK TRAIL  
PALM CITY FL 34990

### Mailing Address

2410 SW ISLAND CREEK TRAIL  
PALM CITY FL 34990

### Registered Agent Name & Address

NELSON, ROBERT W TRUSTEE  
2410 SW ISLAND CREEK TRAIL  
PALM CITY FL 34990 US

Name Changed: 01/06/2011

### Manager/Member Detail

#### Name & Address

Title MGRM

ROBERT W. NELSON AS TRUSTEE OF THE ROBERT  
2410 SW ISLAND CREEK TRAIL  
PALM CITY FL 34990

Title MGRM

DARCI A. NELSON AS TRUSTEE OF THE DARCI A.  
2410 SW ISLAND CREEK TRAIL  
PALM CITY FL 34990

Title MGRM

ANDREW S. NELSON AS TRUSTEE OF THE ANDREW  
9870 SW EASTBROOK CIRCLE  
PORT ST. LUCIE FL 34987

Title MGRM

KELLI A. NELSON AS TRUSTEE OF THE KELLI A.  
7969 NW 127TH LANE  
PARKLAND FL 33076

Title MGRM

MARC W. NELSON AS TRUSTEE OF THE MARC W. N  
2410 SW ISLAND CREEK TRAIL  
PALM CITY FL 34990

**Annual Reports**

Report Year Filed Date

2011 01/06/2011

**Document Images**

01/06/2011 -- ANNUAL REPORT

[View image in PDF format](#)

02/24/2010 -- Florida Limited Liability

[View image in PDF format](#)

**Note: This is not official record. See documents if question or conflict.**

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State of Florida, Department of State

Prepared by and return to:  
George W. Mathews, III  
Vice President  
First Priority Title Company  
1325 South Congress Avenue Suite 104  
Boynton Beach, FL 33426  
561-738-1370  
File Number: 10-0218-NJ  
Will Call No.

Parcel Identification No. 3420-610-0680-0007

[Space Above This Line For Recording Data]

COPY

**Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 26<sup>th</sup> day of March, 2010 between Daniel S. McIntyre, Individually and as Trustee, whose post office address is 3143 NE Ivy Lane, Jensen Beach, FL 34957 of the County of Martin, State of Florida, grantor\*, and Shoppes of Bougainvillea, LLC, a Florida limited liability company whose post office address is 2410 SW Island Creek Trail, Palm City, FL 34990 of the County of Martin, State of Florida, grantee\*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

Lots 16, 17, 18, 28, 29 and 30, Block 1615, PORT ST. LUCIE SECTION TWENTY-THREE, according to the Plat thereof, as recorded in Plat Book 13, Page 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

Daniel S. McIntyre, the grantor, does hereby certify that he currently resides at 3143 NE Ivy Lane, Jensen Beach, FL 34957, that neither he nor any member of his family has ever resided upon the above described property nor any property contiguous thereto and that the above described property does not now and has never in the past constituted his homestead.

THE ABOVE DESCRIBED PROPERTY IS VACANT LAND.

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

COPY

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

COPY

DoubleTime

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

Signed, sealed and delivered in our presence:

Jeane Bayar  
Witness Name: Jeane Bayar

George L. Bayar  
Witness Name: George L. Bayar

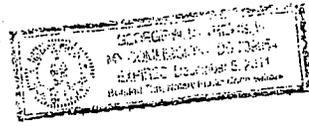
State of Florida  
County of Palm Beach

Daniel S. McIntyre (Seal)  
Daniel S. McIntyre, Individually and as Trustee

COPY

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2010 by Daniel S. McIntyre, Individually and as Trustee, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

COPY

COPY

This instrument was prepared by:  
Pam Booker Hakim, Senior Assistant City Attorney  
City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984  
3420-610-0680-000/2; 3420-610-0681-000/9; 3420-610-0692-000/9;  
3420-610-0693-000/6 and 3420-610-0694-000/3  
P08-097

UNITY OF TITLE

In consideration of the issuance of a Permit to DANIEL S. McINTYRE, as Trustee, as "Owner" in Port St. Lucie, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described as follows, to-wit:

Lots 16, 17, 18, 28, 29 and 30, Block 1615, Port St. Lucie Section Twenty-Three, according to the plat thereof, as recorded in Plat Book 13, pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs, successors and/or assigns until such time as the same may be released in writing by the City Council.

3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County.

Signed, sealed, and acknowledged on the 27 day of May, 2008, in St. Lucie County, Florida.

Carol A. Bishop

Witness

(Print Name): CAROL A. BISHOP

Charlene A. Furtado

Witness

(Print Name): Charlene A. Furtado

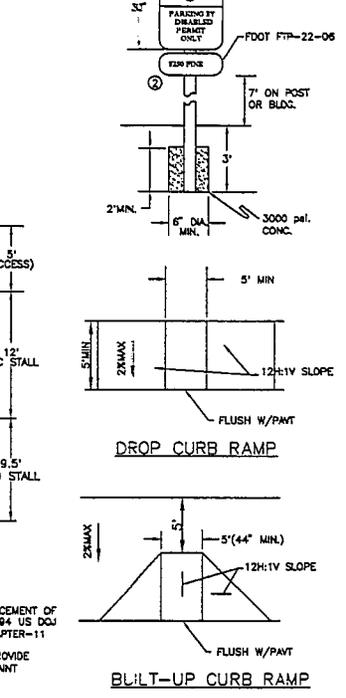
STATE OF FLORIDA  
COUNTY OF St. Lucie

By: [Signature]  
DANIEL S. McINTYRE, TRUSTEE

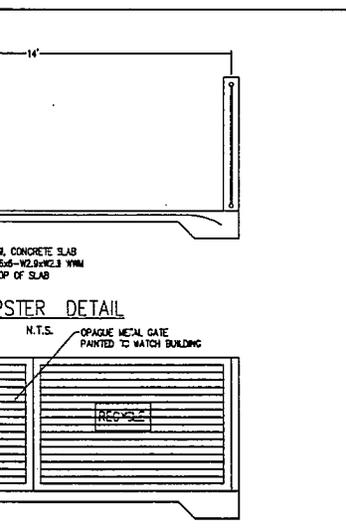
The foregoing instrument was acknowledged before me this 27th day of May, 2008, by Daniel S. McIntyre, Trustee, who  is personally known to me, or [Signature] as identification.

Charlene A. Furtado  
Notary Public  
COMMISSION EXPIRES September 24, 2009  
#DD473106 Bonded Through  
Notary Public, State of Florida

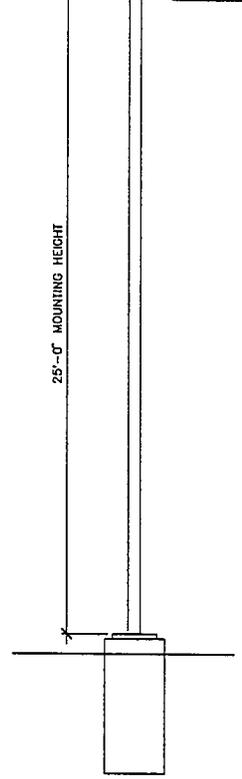




PARKING STALLS DETAILS



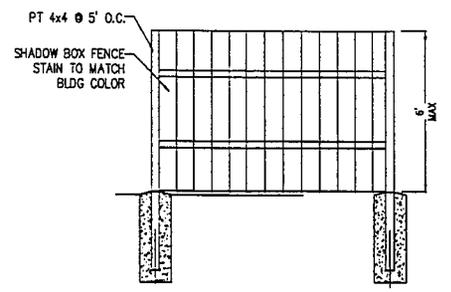
POSTER ENCLOSURE  
N.T.S.



LENS: CLEAR FLAT TEMPERED GLASS

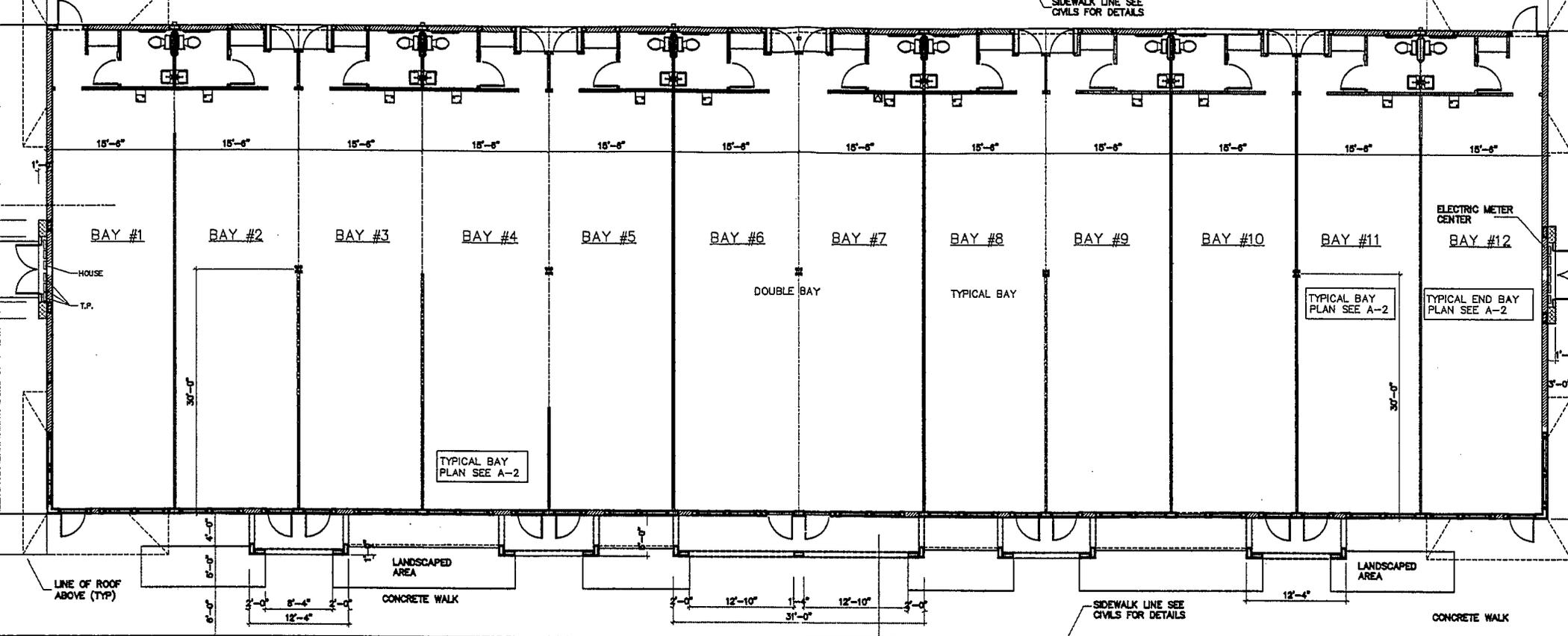
YARDLIGHT DETAIL

N.T.S.

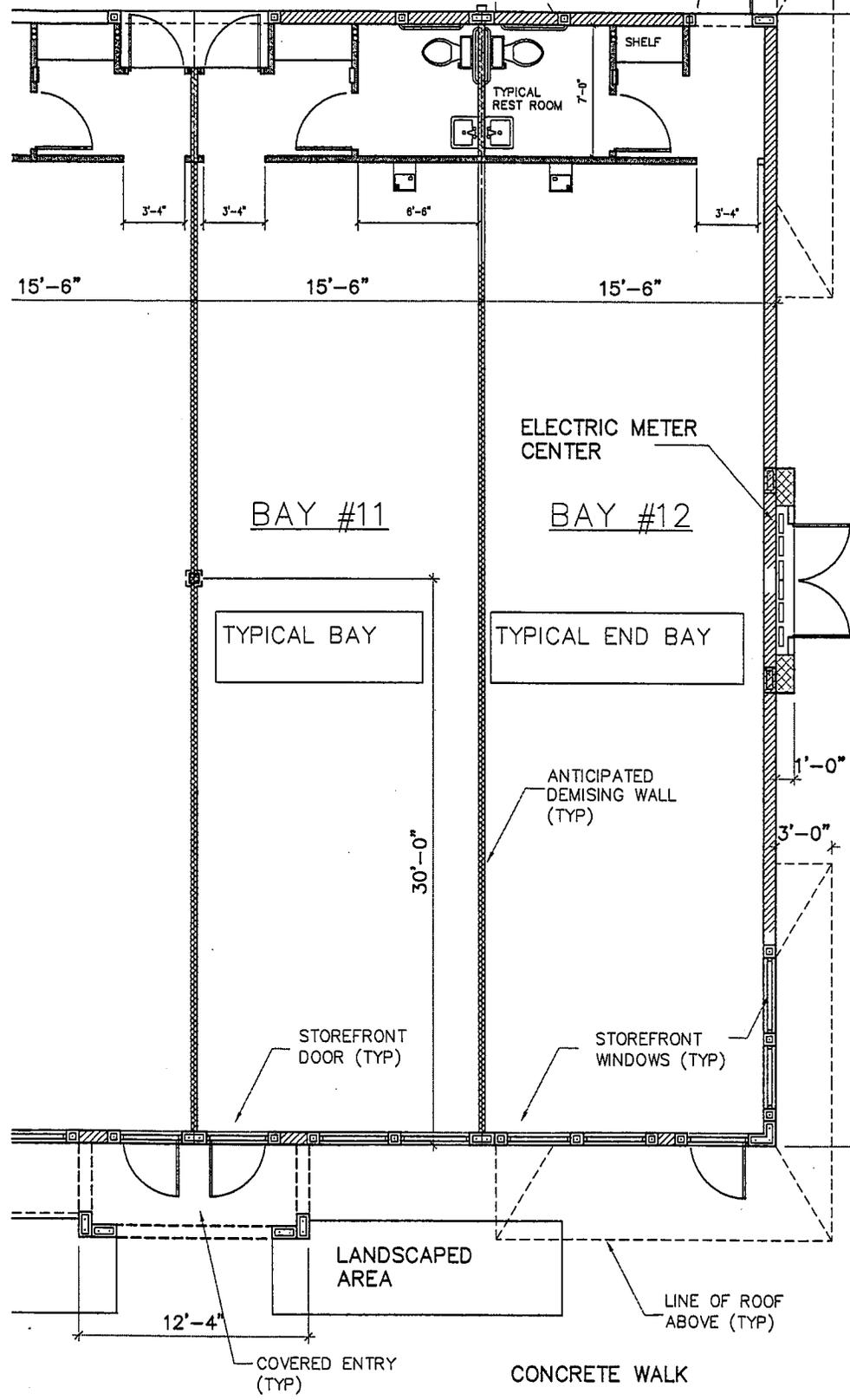


OPAQUE FENCE DETAIL

N.T.S.



**BUILDING FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



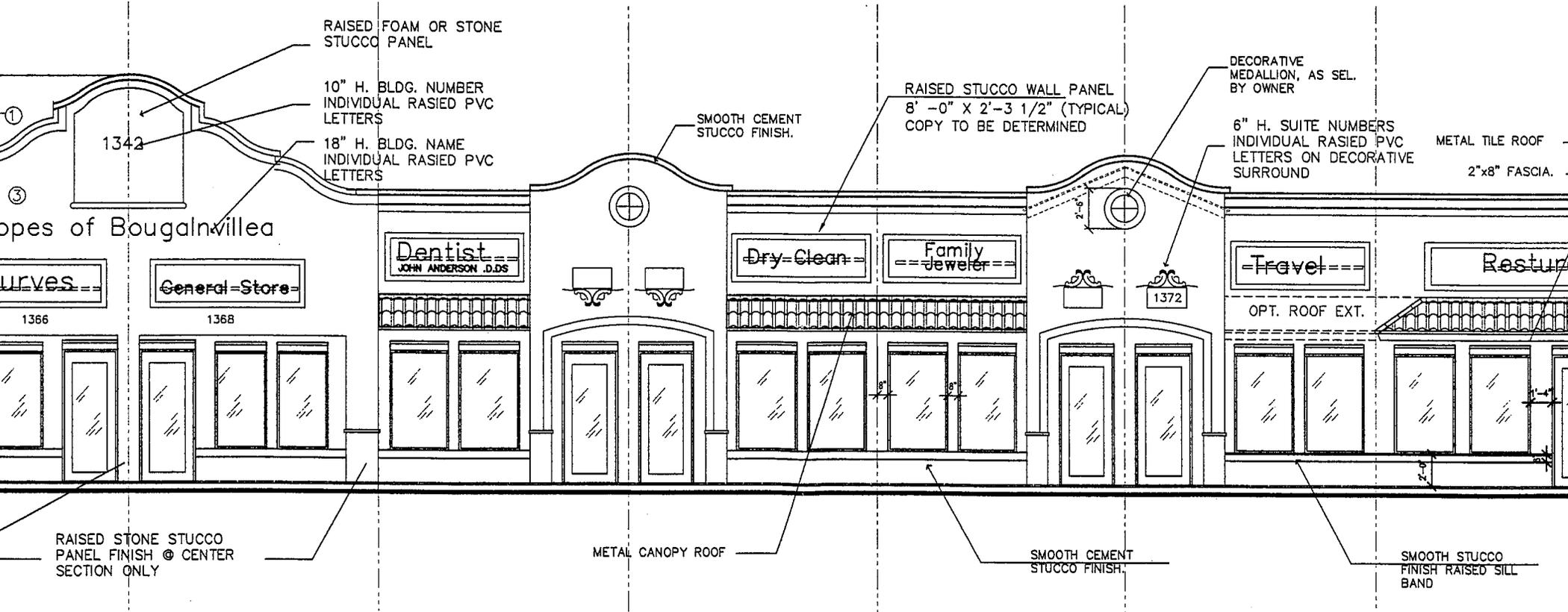


IGN ELEMENTS

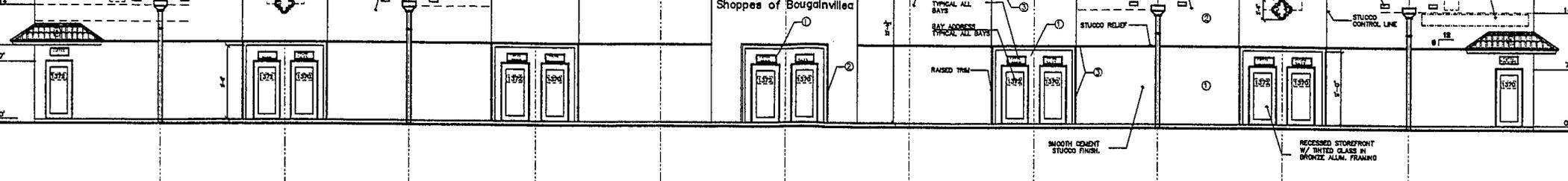
SOUTH FRONT ELEVATION SCALE 1/8" = 1'-0"

STANDARDS (B) COMMERCIAL GENERAL  
 ROOF REQUIREMENTS 2 REQ'D  
 VERTICAL CHANGE IN ROOF HEIGHT  
 OVERHANG A MIN OF 24" WITH A MIN 8" FASCIA  
 ELEMENT  
 SELECTIONS (5 REQ'D +  
 FINISHING IN FRONT+ 2 REQ'D FOR FLAT ROOF)  
 FINISHES  
 FINISHES

- ① RAISED CORNICE OVER DOORS AND WINDOWS
  - ② VERTICAL RECTANGULAR WINDOWS
  - ③ FRIEZE, MEDALLIONS
- FLAT ROOF ELEMENTS
- ① PEAKED ROOF OVER 50% OF FACADE  
 CORNICE (MIN. 12" W/ 3 RELIEFS), FOR 25%
  - ② PORCH ENTRY ELEMENT AT MAIN ENTRY
  - ③ PEAKED OR PITCHED ROOF ELEMENTS TO COVER 25% OF SIDES



DETAILED ELEVATION



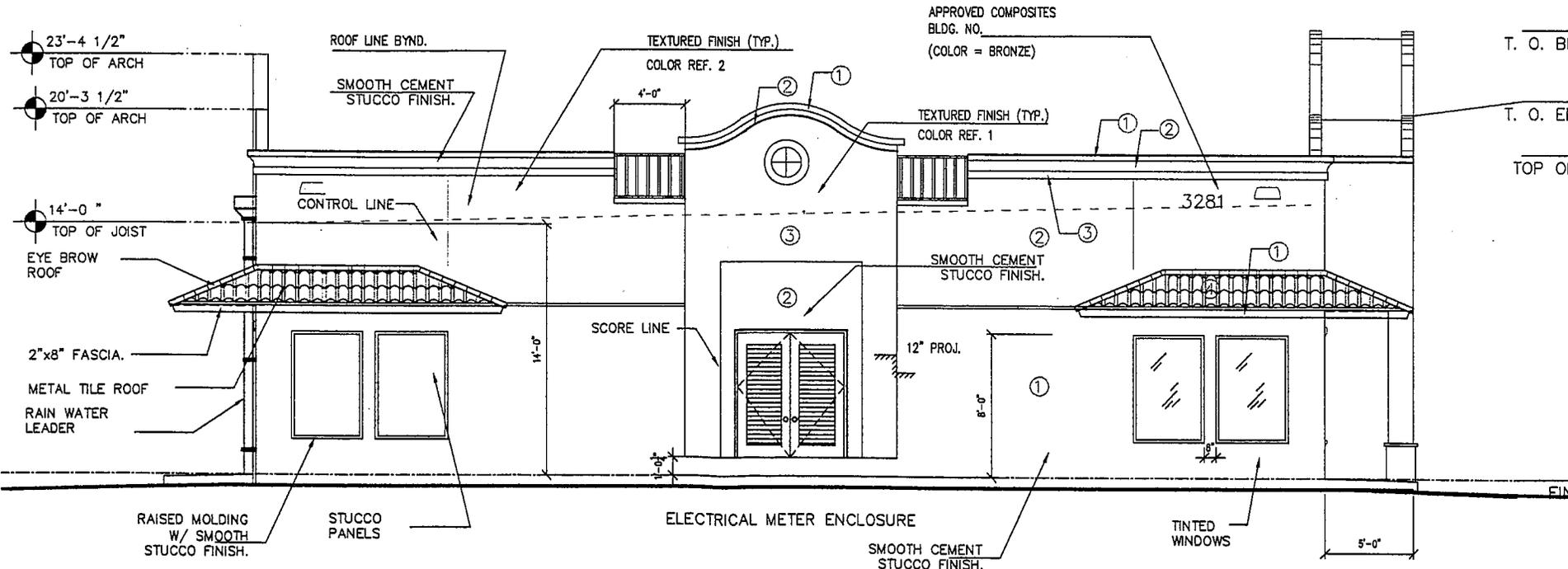
REAR ELEVATION

NORTH

SCALE 1/8"

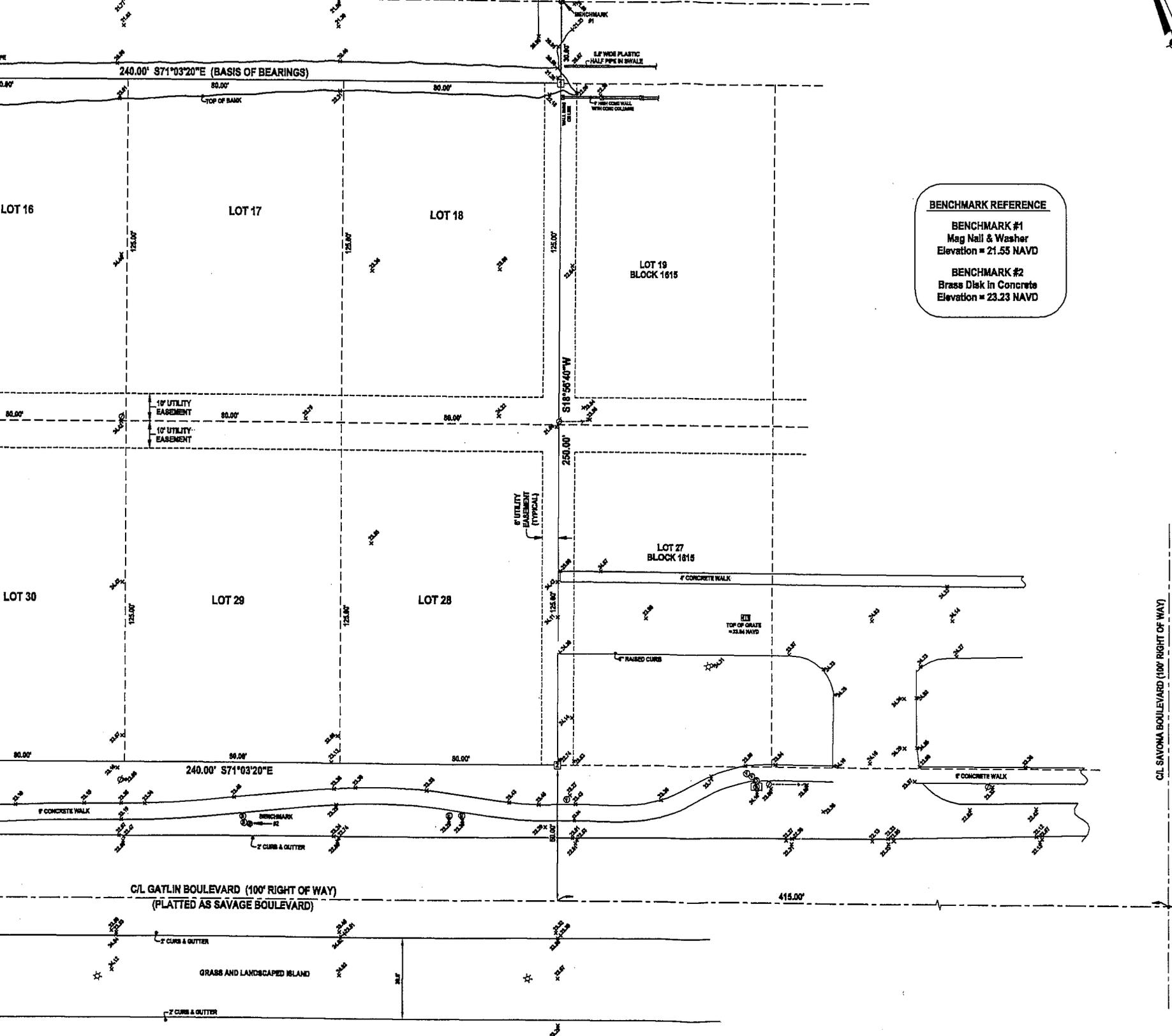
COLOR AND MATERIAL SELECTIONS		
1	COLOR #1 - SW 6105 - DIVINE WHITE	* NOTE: OWNER RESERVES THE RIGHT TO VARY SHADE OF SELECTED COLORS AFTER SAMPLES ARE APPLIED PRIOR TO FINAL PAINTING. FINAL COLORS WILL NEED TO BE APPROVED WITH THE PLANNING AND ZONING DEPT. PRIOR TO PAINTING
2	COLOR #2 - SW 6115 - TOTALLY TAN	
3	COLOR #3 - SW 6340 - BAKED CLAY	
4	COLOR #4 - ROOF METAL - TERRA-COTTA	
5	STOREFRONT ALUMINUM - BRONZE	
6	STOREFRONT GLASS - CLEAR AND BRONZE TINT	

\*ALL PAINT REFERENCES ARE "SHERWIN WILLIAMS"



SIDE ELEVATION

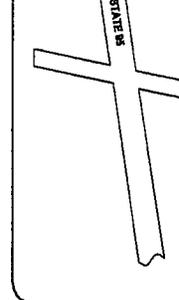
EAST-WEST



**BENCHMARK REFERENCE**

**BENCHMARK #1**  
Mag Nail & Washer  
Elevation = 21.55 NAVD

**BENCHMARK #2**  
Brass Disk in Concrete  
Elevation = 23.23 NAVD



**LEGAL DESCRIPTION**

Lots 16, 17, 18, 28, 29 and according to the plat then 29D, of the Public Record

- SURVEYOR'S NOTES**
1. The expected use of the property is for residential purposes.
  2. The overall Property boundaries are shown.
  3. Foundations, Footers and other structures are shown otherwise shown.
  4. Encroachments as shown on the plat are shown otherwise shown.
  5. Existing easements are shown otherwise shown.
  - 5A. The Utility Easements Assumption Agreement is in Official Records Book 100, Page 100.
  6. No search of the Public Records was made.
  7. Distances and angles are as surveyed.
  8. Bearing Base: The North is as shown on the plat otherwise bearings are relative to the North.
  9. Property lies in Flood Hazard Zone as shown on the Flood Hazard Map, Community Development Department, dated 10/1/03.
  10. Benchmark Reference Station # 21.903 NAVD 88 per the plat.
  11. This survey cannot be used for any other purpose than that from Donald D. Danley, Surveyor.
  12. Not valid without the signature of the licensed surveyor and seal.

- LEGEND AND ABBREVIATIONS**
- L.B. = Licensed Boundary Surveyor
  - C/L = Centerline
  - CONC = Concrete
  - ORB = Official Record Book
  - NAVD = North American Vertical Datum
  - FEMA = Federal Emergency Management Agency
  - ⊙ = Wood Power
  - ⊕ = Guy Anchor
  - ⊗ = Bell South Vertical
  - ⊖ = Electric Pull
  - ⊙ = Fire Hydrant
  - ⊙ = Fiber Optic Receiver
  - ⊙ = Sanitary Gate
  - ⊙ = Water Gate Valve
  - ⊙ = Catch Basin
  - ⊙ = Topographic

SURVEY CERTIFIED TO:  
SHOPPES OF BOUGAINVILLEA, LLC  
FIRST PRIORITY TITLE COMPANY  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
ATTORNEYS' TITLE FUND SERVICES, LLC