

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL _____

DATE: OCTOBER 24, 2011

ORDINANCE _____ RESOLUTION _____ MOTION X PUBLIC HEARING _____

ITEM: (P11-110) Major Site Plan Application
Goodwill Center

RECOMMENDED ACTION:

The Planning and Zoning Board with a vote of 6-1 recommended approval of this project on October 4, 2011.

EXHIBITS:

- A. Staff Report
- B. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The proposed project is for the construction of a new 13,600 square foot retail building, on the southeast corner of Gatlin Boulevard and Dinner Street and another building with 12,716 square foot multi-tenant retail building. The total area of both buildings is 26,316 square feet.

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 10/12/2011



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING - MEETING OF OCTOBER 4, 2011

FROM: THRESIAMMA KURUVILLA, PLANNER *[Signature]*

RE: MAJOR SITE PLAN APPLICATION (PROJECT NO. P11-110)
GOODWILL CENTER

DATE: ~~SEPTEMBER 26, 2011~~

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

OWNER: Accent Shoppes, LLC

LOCATION: The site is located on the south side of Gatlin Boulevard, between Dinner Street and Adventure Lane.

LEGAL DESCRIPTION: Port St. Lucie Section 16, Block 1497, Lots 1 through 28.

SIZE: The total area encompasses 6.48 acres; the site plan for Goodwill and retail store will only cover 3.24 acres (Lots 1-7 and 22-28).

EXISTING ZONING: LMD (Limited Mixed District) zoning.

EXISTING USE: Vacant land.

SURROUNDING USES: North = Gatlin Boulevard, beyond is RS-2 (Single Family Residential) zoning with residential lots; South = RS-2 (Single Family Residential) zoning with residential lots; East and West = P (Professional).

PROPOSED PROJECT: The proposed project is for the construction of a new 13,600 square foot retail building, on the southeast corner of Gatlin Boulevard and Dinner Street and another building with 12,716 square foot multi-tenant retail building. The total area of both buildings is 26,316 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: City of Port St. Lucie is the sewer and water service provider.

ITEM#6B

Transportation: The staff review indicates that this project will generate 1,166 weekday average daily trips, with 180 a.m. peak hour trips and 71 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, 709 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 two dumpster enclosures 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 site plan shows a 20' wide upland preserve along Gatlin Blvd. Some of the lots had been fully cleared, and hence the applicant agrees to replant trees in a portion of the 20' wide strip along Gatlin Blvd. The note on the site plan indicates that the remaining required upland preserve area (0.61 acres) will be mitigated by payment into the City's Conservation Trust Fund. Clearing plan approval is required prior to issuance of clearing permit and building permit.

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

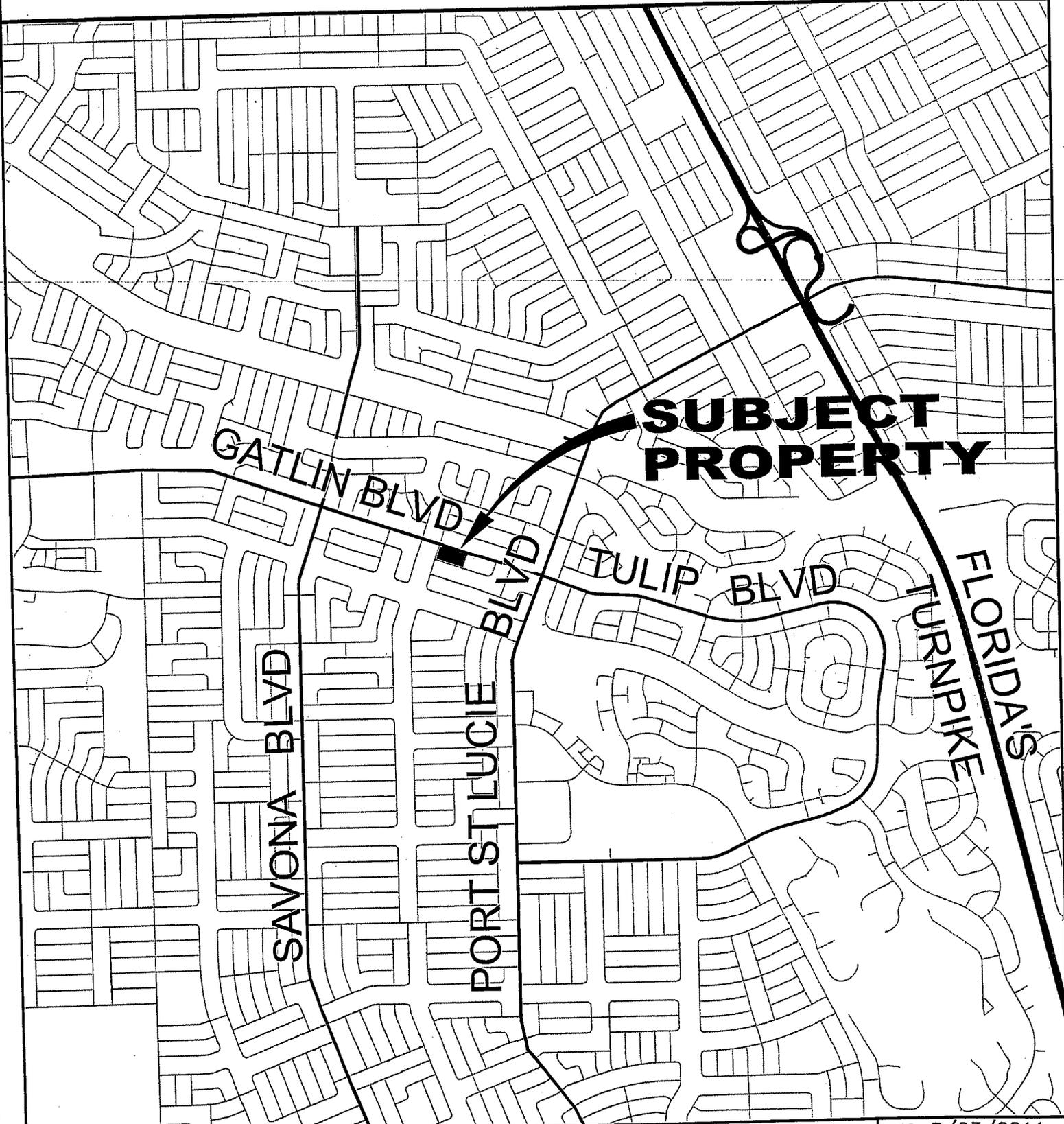
Other: The Site Plan Review Committee recommended approval for the project on September 14, 2011. As per Resolution No. 011-R49 two special exception uses were approved to allow retail use to exceed 50% of the building's gross floor area and to allow a use to exceed 5,000 sq. ft. (P11-074). Unity of title for lots 1-7, 22-28, Block 1497, PSL Section 16 for the project site has been recorded and submitted with the application.

Public Art Advisory Board: The Public Art Advisory Board reviewed this project on 10/11/11. Motion passed unanimously to recommend to the Council that the developer of the Goodwill site be allowed to pay the fee in lieu of for the 1% of public art until a plan is presented to the Board.

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



**SUBJECT
PROPERTY**

GATLIN BLVD

SAVONA BLVD

PORT ST LUCIE BLVD

TULIP BLVD

FLORIDA'S
TURNPIKE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

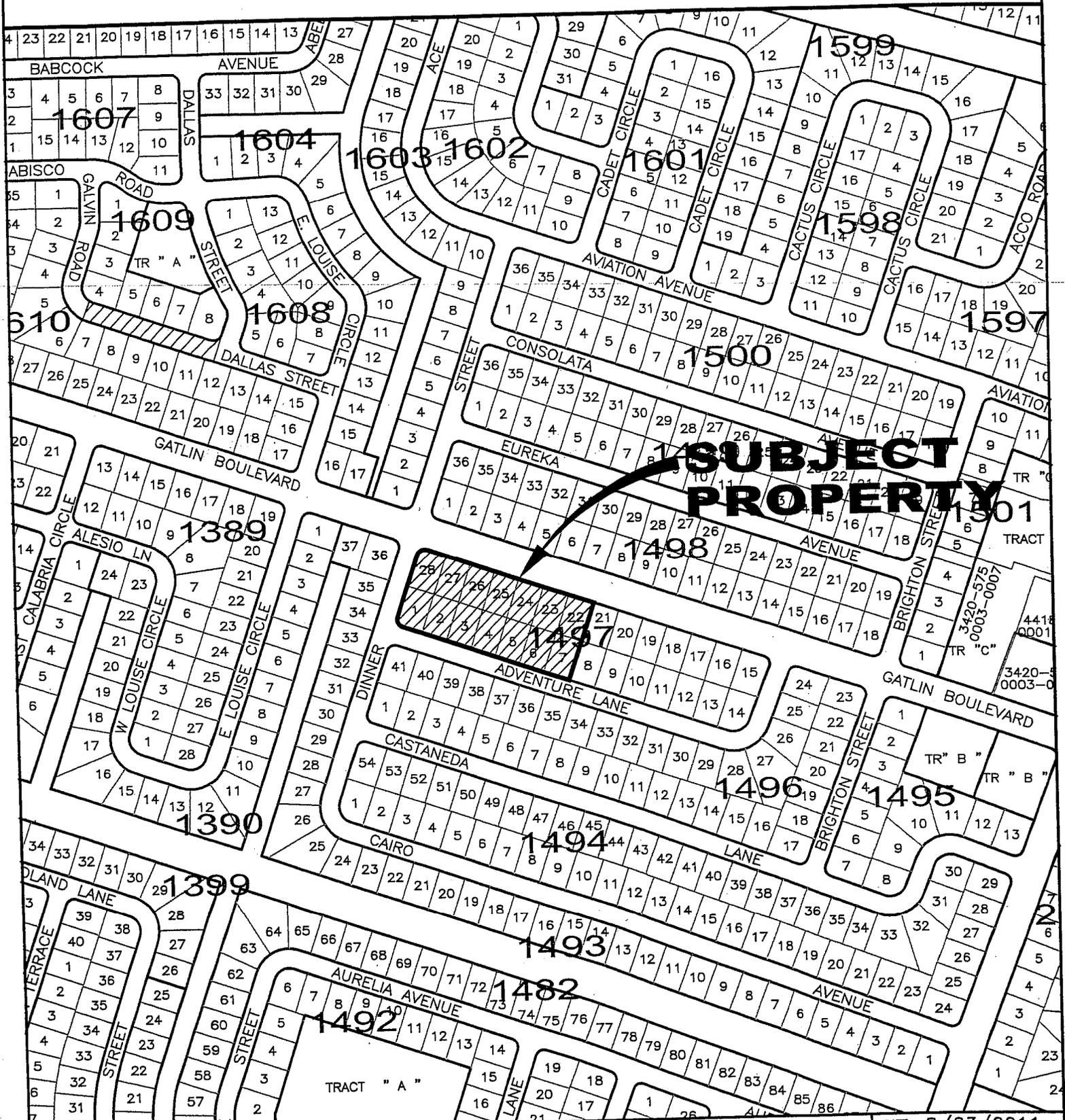
PZ2011.DWG

SITE PLAN REVIEW

LOTS 1-7 AND 22-28 BLOCK 1497
PORT ST LUCIE SECTION 16

| | |
|---------------------|-----------|
| DATE: | 8/23/2011 |
| APPLICATION NUMBER: | P11-110 |
| CADD FILE NAME: | P11-110L |
| 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
LOTS 1-7 AND 22-28 BLOCK 1497
PORT ST LUCIE SECTION 16

| |
|--------------------------------|
| DATE: 8/23/2011 |
| APPLICATION NUMBER: P11-110 |
| CADD FILE NAME: P11-110M |
| SCALE: 1" = 400' |

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW

LOTS 1-7 AND 22-28 BLOCK 1497

PORT ST LUCIE SECTION 16

AERIAL JAN 2009

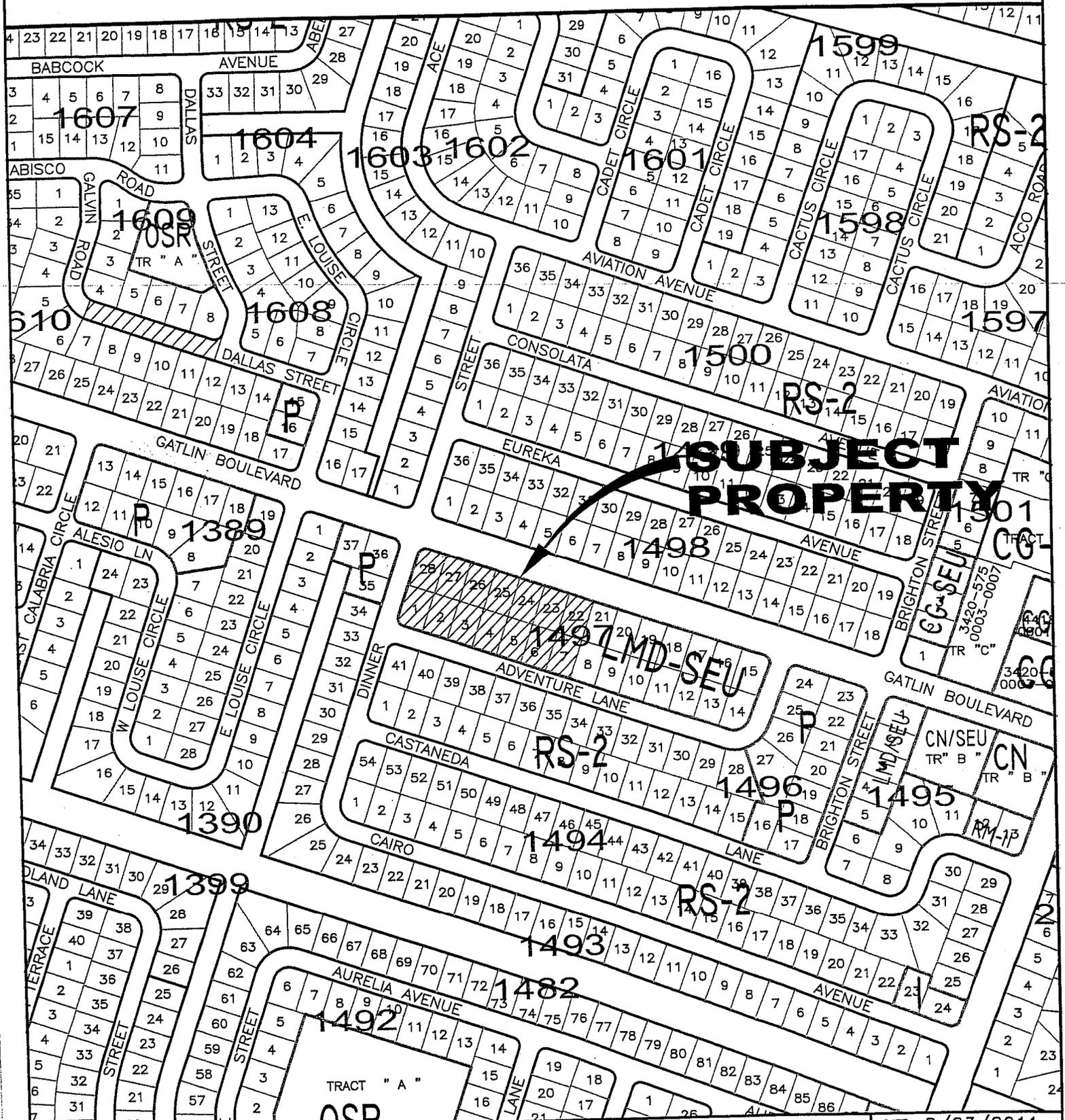
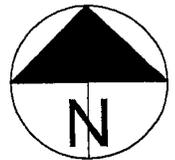
DATE: 8/23/2011

APPLICATION NUMBER:
P11-110

CADD FILE NAME:
P11-110A

SCALE: 1"=200'

EXISTING ZONING



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 1-7 AND 22-28 BLOCK 1497
PORT ST LUCIE SECTION 16

DATE: 8/23/2011
APPLICATION NUMBER:
P11-110
CADD FILE NAME:
P11-110M
SCALE: 1"=400'

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE

PLANNING & ZONING DEPARTMENT Fees (Nonrefundable) \$ 3,755.00
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. P11-110

Arch.: \$ 515.00

Receipt #'s: 11241 + 11242

PROJECT NAME: Goodwill Center

LEGAL DESCRIPTION: Lots 1-7, & 22-28

LOCATION OF PROJECT SITE: Gatlin Blvd. Between Dinner Street & Adventure Lane

PROPERTY TAX I.D. NUMBER: 3420-575-0616-000-7

RECEIVED

AUG 17 2011

STATEMENT DESCRIBING IN DETAIL THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Construction of two one - story retail stores.

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

GROSS SQ. FT. OF STRUCTURE (S): 13,600 sq. ft. & 12,716 sq. ft., Total 26,316 sq. ft.

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: 3.237 Acres/140,982 sq. ft. **ESTIMATED NO. EMPLOYEES: 25

FUTURE LAND USE DESIGNATION: ROI ZONING DISTRICT: LMD

OWNER(S) OF PROPERTY: Accent Shoppes, LLC
Name, Address, Telephone & Fax No.: 1617 SE Port St. Lucie Blvd., Port St. Lucie, FL 34952
772-879-2616, 772-878-5734

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

RECEIVED

AUG 17 2011

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

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

- 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:\PZ\SHARED\APPLCT\NSPRAPPL 01/08)

[Signature]
OWNER'S SIGNATURE

Agent for: Joseph T. Friscia, P.E. Accent Shoppes, LLC August 17, 2011
HAND PRINT NAME TITLE DATE

ACCENT SHOPPES, LLC
10850 KIMBERFYLD LANE
PORT ST. LUCIE FL 34986

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 1-7, 22-28, BLOCK 1497, PORT ST. LUCIE SECTION 16, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 7, 7A-7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

If you have any questions, please call me at (772) 370-7573.

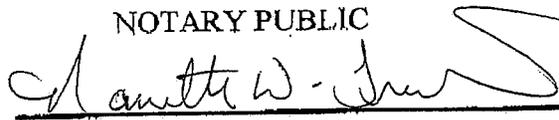
Sincerely,


Arif Parupia, Member

Date: 6/10/2011

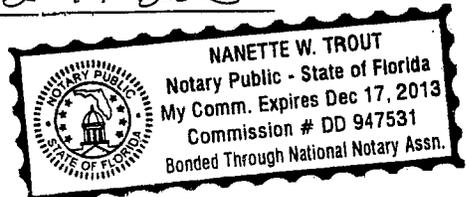
State of: Florida
County of: St. Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 10 day of June, 2011.
By: Arif Parupia is personally known to me, or () has produced _____ as identification.

NOTARY PUBLIC


Name Printed: Nanette W. Trout
State of Florida at-large
My Commission expires: 12-17-2013

cc: file 11-1254aut.doc



Prepared by and Return to:
Arif Parupia
c/o 439 S.E. Port St. Lucie Blvd. Suite 109
Port St. Lucie, Florida 34984
Parcel ID No: 3420-575-0616-000/7

Quit Claim Deed

Made this 19th day of August, 2004 A.D. by Arif Parupia, individually and as Trustee of the Friendship Asset Services Trust, hereinafter called the grantor, to Accent Shoppes, LLC, a Florida Limited Liability Company whose post office address is: c/o 439 SE Port St. Lucie Blvd., Suite 109, Port St. Lucie, Florida 34984 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives 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 NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in St. Lucie County, Florida, viz:

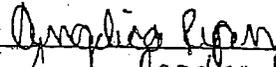
Lots 1 through 28, inclusive, Block 1497, PORT ST. LUCIE SECTION SIXTEEN, according to the Plat thereof, as recorded in Plat Book 13, Pages 7, 7A through 7C of the Public Records of St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

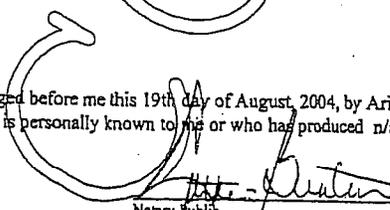
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

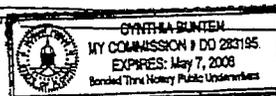
| | |
|--|---|
|  _____ Witness/Printed Name Angelica Ryan | FRIENDSHIP ASSET SERVICES TRUST BY: Arif Parupia as Trustee Address: c/o 439 SE Port St. Lucie Blvd., Suite 109, Port St. Lucie, Florida 34984 _____ Arif Parupia Individually Address: c/o 439 SE Port St. Lucie Blvd., Suite 109, Port St. Lucie, Florida 34984 _____ _____ Witness Printed Name: _____ Address: _____ _____ Witness Printed Name: _____ Address: _____ |
|--|---|

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 19th day of August, 2004, by Arif Parupia, individually and as Trustee of the Friendship Asset Services Trust, who is personally known to me or who has produced n/a as identification.



Notary Public
Print Name:
My Commission Expires:



RECEIVED

SEP 08 2011

MEMORANDUM

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

TO: JERRY A. BENTROTT, CITY MANAGER

FROM: PAM E. BOOKER HAKIM, SENIOR ASSISTANT CITY ATTORNEY 

DATE: SEPTEMBER 7, 2011

SUBJECT: UNITY OF TITLE / ACCENT SHOPPES, LLC - P06-171

Attached please find a request for a Unity of Title given by Accent Shoppes, LLC, for Lots 1 through 7 and Lots 22 through 28, Block 1497, Port St. Lucie Section Sixteen. This Unity of Title is being placed on the property so that the parcels may be combined as one parcel for rezoning and future development.

Please place this item on the next available City Council agenda. Should you have any questions, or need any additional information, please do not hesitate to contact me at 873.6525.

PBH/dmf

c: John Finizio, Planner, Planning and Zoning Department

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- 575-0616-000-7
P06-171

UNITY OF TITLE

In consideration of the issuance of a Permit to ACCENT SHOPPES, LLC 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 1, 2, 3, 4, 5, 6, 7, 22, 23, 24, 25, 26, 27, and 28, Block 1497, Port St. Lucie Section 16, according to the plat thereof, as recorded in Plat Book 13, Page 7, 7A through 7C, 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 6 day of September, 2011, in St. Lucie County, Florida.

[Signature]
Witness

(Print Name): Denise M French

[Signature]
Witness

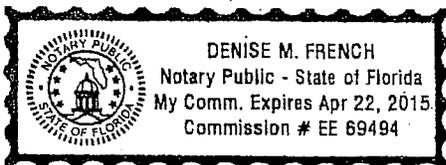
(Print Name): Betty Bollinger

By: [Signature]
Arif Parupia
Accent Shoppes, LLC, Manager

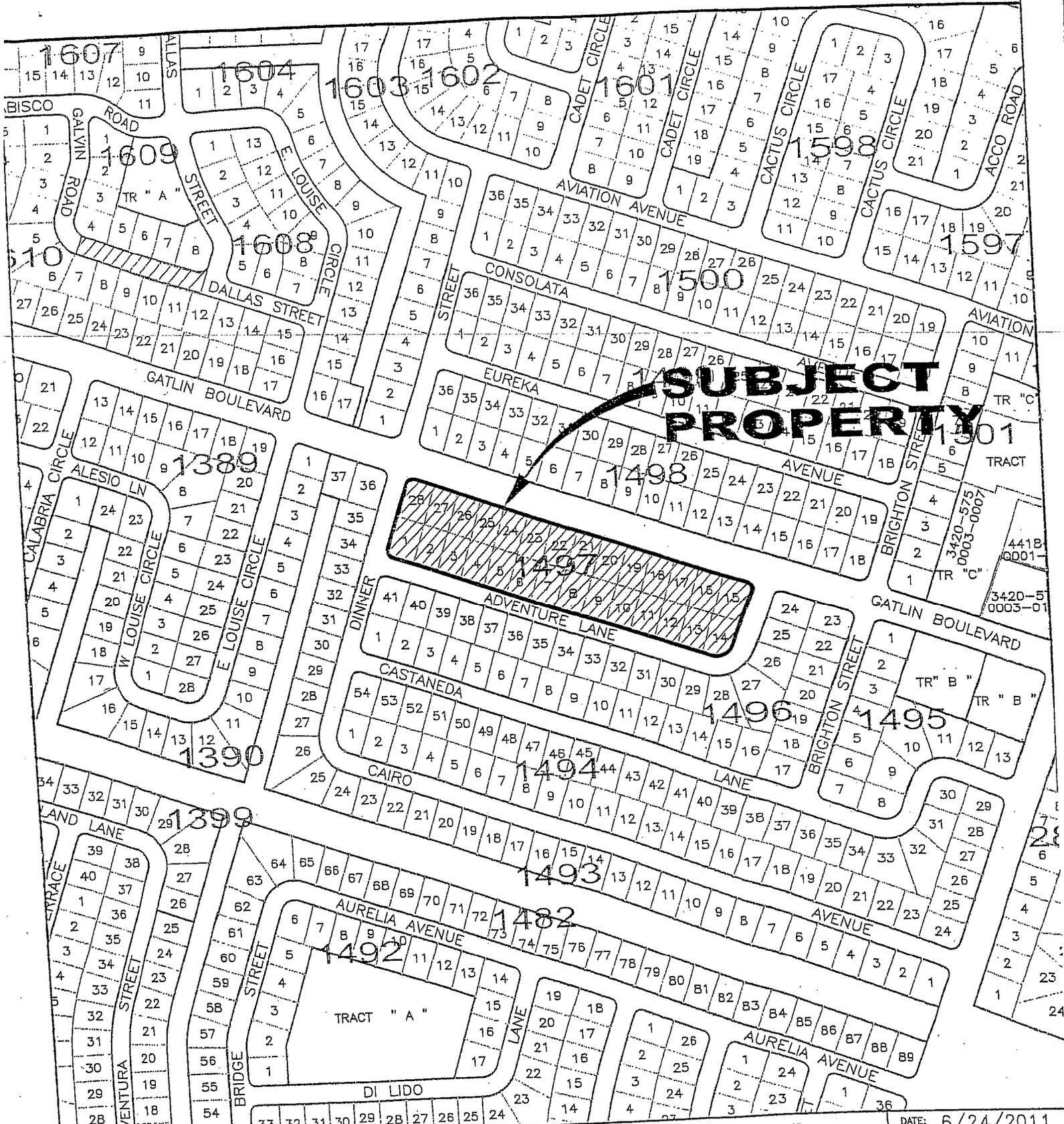
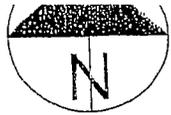
STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 6 day of Sept, 2011, by Arif Parupia, who is personally known to me, or produced _____ as identification.

[Signature]
Notary Public



SITE LOCATION



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

P22011.DWG

SPECIAL EXCEPTION USE
LOTS 1-28 BLOCK 1497
PORT ST LUCIE SECTION 16

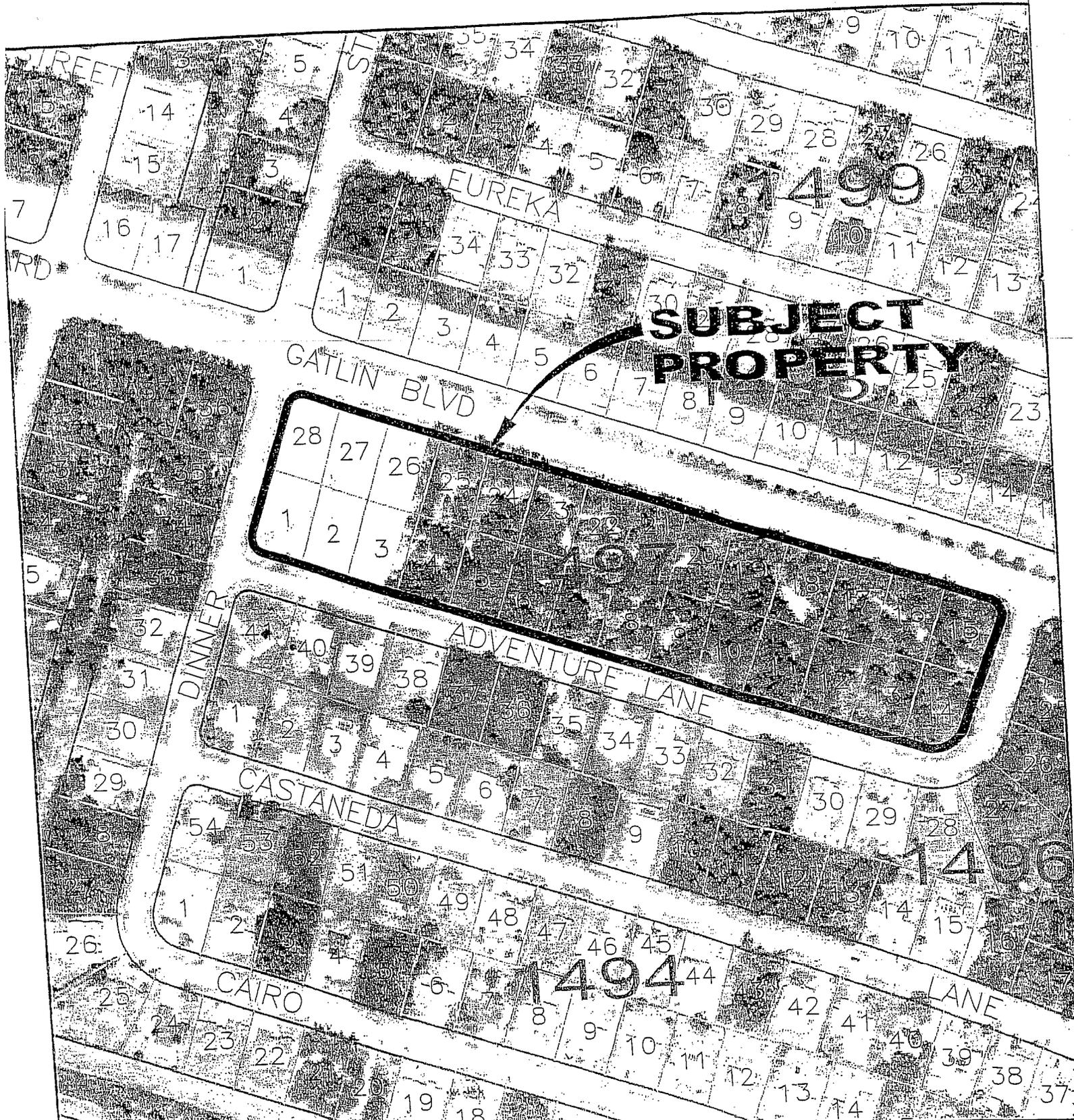
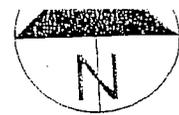
DATE: 6/24/2011

APPLICATION NUMBER:
P11-074

CADD FILE NAME:
P11-074M

SCALE: 1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ2011.DWG

SPECIAL EXCEPTION USE
LOTS 1-28 BLOCK 1497
PORT ST LUCIE SECTION 16
AERIAL JAN 2009

DATE: 6/24/2011
APPLICATION NUMBER:
P11-074
CADD FILE NAME:
P11-074A
SCALE: 1"=200'

Thresiamma Kuruvilla

From: Carol Heintz
Sent: Monday, October 17, 2011 9:24 AM
To: Thresiamma Kuruvilla
Subject: RE: Public Art

Motion passed unanimously to recommend to the Council that the developer of the Goodwill site be allowed to pay the fee in lieu of for the 1% of public art until a plan is presented to the Board.

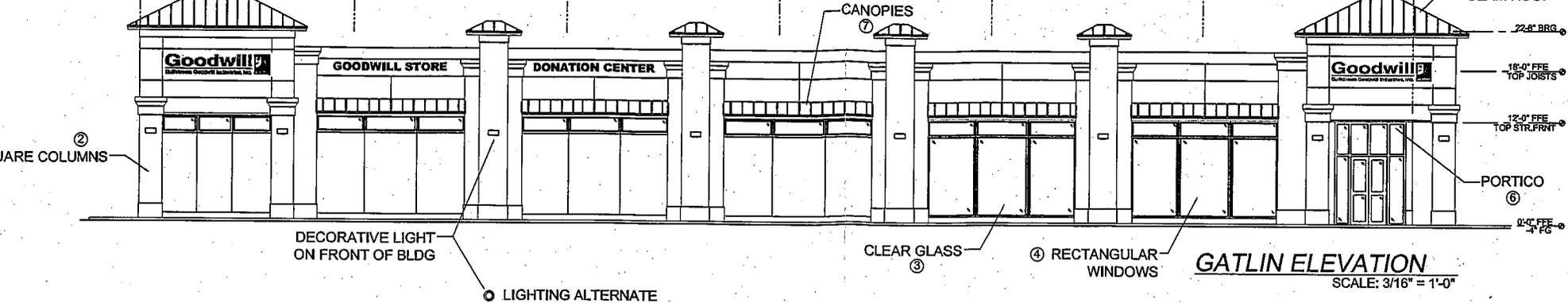
Carol M. Heintz, CMC
Deputy Clerk Supervisor
City of Port St. Lucie

From: Thresiamma Kuruvilla
Sent: Monday, October 17, 2011 8:35 AM
To: Carol Heintz
Subject: FW: Public Art

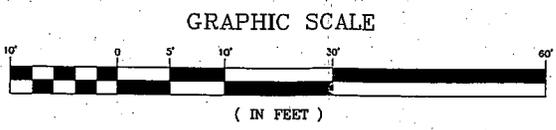
Just a reminder. I just need the motion, not the minutes. Daniel said I have to include this with the staff report for Oct 24 City Council.
Thanks, Thres

From: Thresiamma Kuruvilla
Sent: Wednesday, October 12, 2011 4:28 PM
To: Carol Heintz
Subject: Public Art

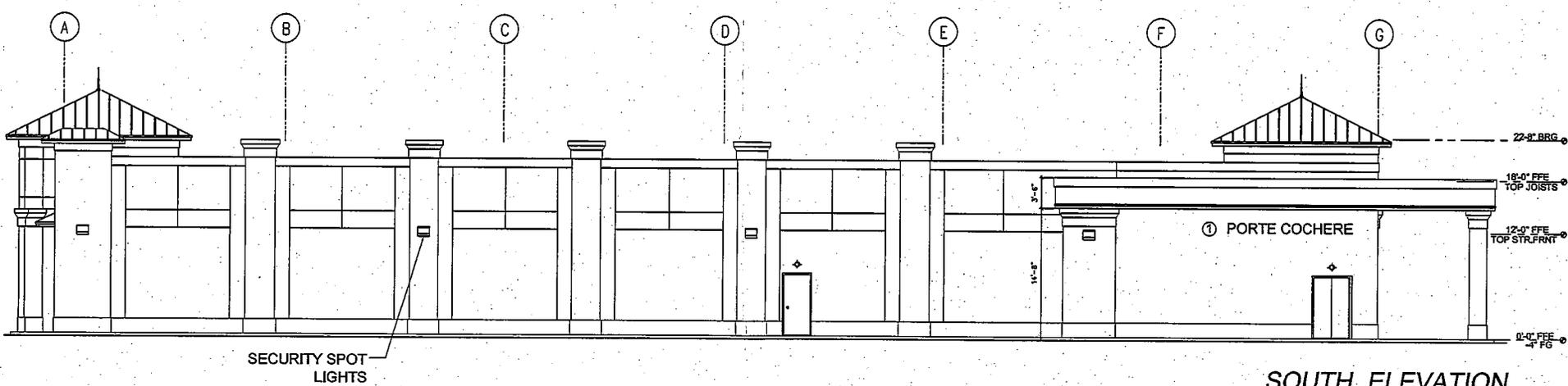
Good will Center (P11-110) was reviewed yesterday by the Public Art Advisory Board. What was the exact motion?
Thanks, Thres



GATLIN ELEVATION
SCALE: 3/16" = 1'-0"



NOTE:
ALL GOODWILL STORE PLACES TO HAVE



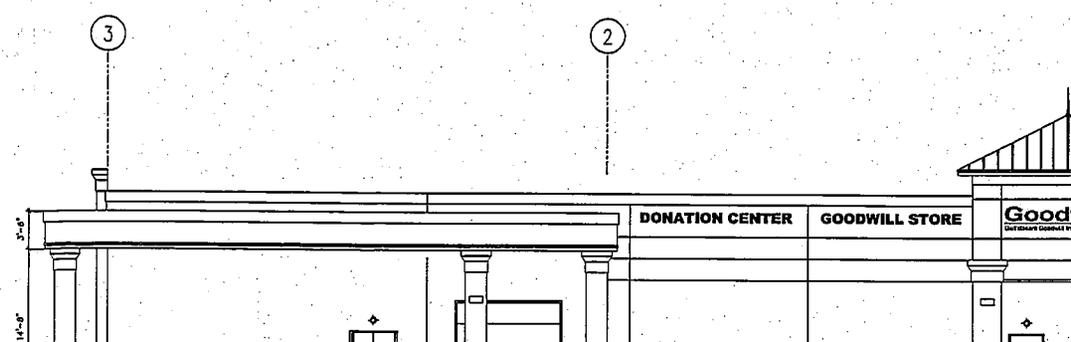
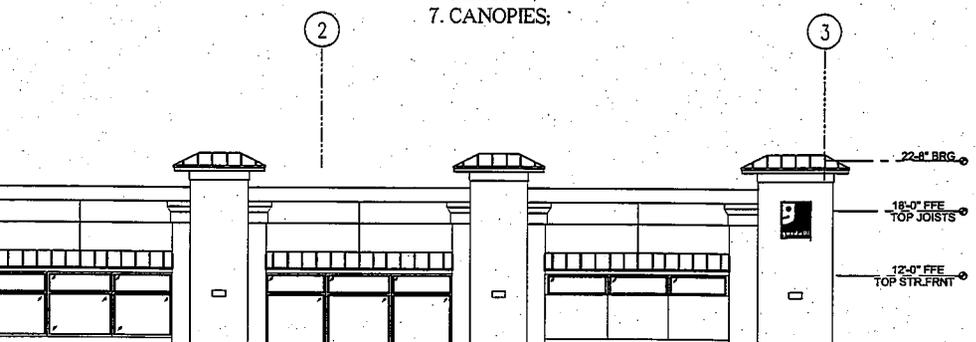
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

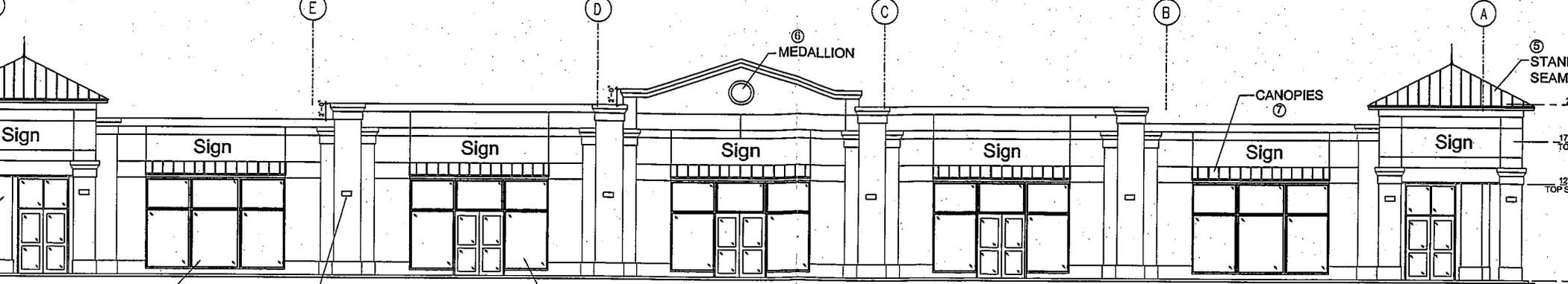
ARCHITECTURAL ELEMENTS:

1. PORTE COCHERE;
2. SQUARE COLUMNS;
3. CLEAR GLASS;
4. PREDOM. RECTANGULAR WINDOWS;
5. STANDING METAL SEAM ROOF;
6. PORTICO;
7. CANOPIES;

EXTERIOR COLORS:

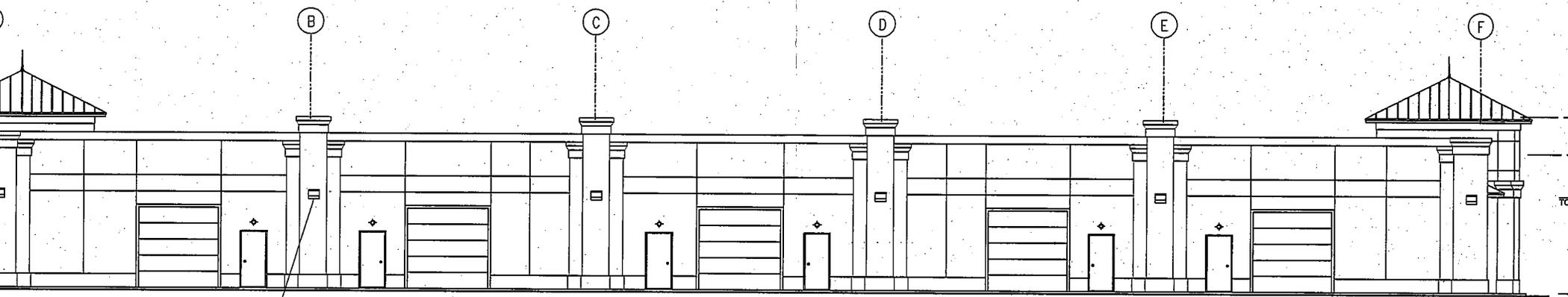
1. BUILDING BODY: SW 6901 - DAFFODIL;
2. COLUMN BASE & CAPITALS: SW 6900 OPTIMISTIC YELLOW;
3. PILASTERS: SW 6682 - JUNE DAY;
4. METAL ROOF: ROYAL BLUE;





④ RECTANGULAR WINDOWS
 DECORATIVE LIGHT ON FRONT OF BLDG
 LIGHTING ALTERNATE
 CLEAR GLASS
 ③

GATLIN ELEVATION
 SCALE: 1/8" = 1'-0"



SECURITY SPOT LIGHTS

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

GRAPHIC SCALE



(IN FEET)

ARCHITECTURAL ELEMENTS:

1. PORTICO;
2. SQUARE COLUMNS;
3. CLEAR GLASS;
4. PREDOM. RECTANGULAR WINDOWS;
5. STANDING METAL SEAM ROOF;
6. MEDALLION;
7. CANOPIES;

EXTERIOR COLORS:

1. BUILDING BODY: SW 6901 - DAFFODIL;
2. COLUMN BASE & CAPITALS: SW 6900 OPTIMISTIC YELLOW;
3. PILASTERS: SW 6682 - JUNE DAY;
4. METAL ROOF: ROYAL BLUE;

