

328

**COMMUNITY DEVELOPMENT CODE
&
LAND USE STANDARD**



St. Lucie West

**DESIGN & DEVELOPMENT GUIDELINES
for
ST. LUCIE WEST INDUSTRIAL
ASSOCIATION, INC.**

12/31/95

INDEX

PURPOSE	2
APPLICATION AND REVIEW PROCEDURES	3
CONSTRUCTION	5
EXTERIOR APPEARANCE	6
LANDSCAPE PLANS	8
SIGNAGE	12
UTILITIES	14
SPECIAL PROVISIONS	15

PURPOSE

The Community Development Code and Land Use Standards ("CDC-LUS") for St. Lucie West Industrial Association, inc. is intended to supplement existing zoning regulations as listed in "The Zoning Resolution of the City of Port St. Lucie" and other state environmental regulations that may govern development within the properties.

The CDC-LUS establishes guidelines and minimum standards for development of the properties, which are subject to further definition and restriction by the Architectural Review Committee (ARC). It is intended that the ARC will exercise on a case by case basis in approving and disapproving particular user and designs within the parameters established by the CDC-LUS. Every consideration will be given to the particular needs of the owner involved.

APPLICATION AND REVIEW PROCEDURES

1. General

No construction shall be commenced on any unit until plans and specifications for construction are approved by the ARC.

2. Plans and Specifications

Plans for approval shall be submitted to:

Architectural Review Committee
St. Lucie West
590 NW Peacock Blvd., Suite 1
Port St. Lucie, FL 34986
(407) 340-3500

and shall consist of the following:

- (a) Site plan showing location of all buildings and other structures, parking areas, driveways, pedestrian walkways, service areas, loading docks, drainage systems and dumpster locations.
- (b) exterior elevations and building sections showing the design including all elevations, a description of materials and colors must be included.
- (c) complete landscape plan must be submitted at this time.
- (d) All signage, graphics and exterior lighting plans must be included.

3. Review Period

The ARC shall, within thirty (30) days after receipt of the plans, advise the submitting party of its approval or disapproval .

4. Required Fees/Deposit

A proposed architectural plan, landscape plan, application and a non-refundable application fee shall be submitted to the ARC. The fee for most commercial/industrial buildings is \$350.00.

In addition, on new construction, a \$1,500.00 deposit is required at the time of major review of architectural plans. The deposit is required for any project and is held by the developer until construction is complete and the ARC does a final inspection. If necessary, all or part of the deposit will be used to cover the cost to repair damage to the property and improvements caused by the owner/builder or his subcontractors and for trash removal and routine maintenance of sites under construction.

The fee for minor signage is \$50.00. A \$250.00 deposit is required, refundable upon inspection. For major signage, the fee is \$200.00 with a required deposit of \$500.00, refundable after final inspection is completed. There is a \$25.00 review fee for temporary signs.

5. Compliance with Law

The ARC shall not be liable to any person under any theory or under any circumstances in connection with the approval or disapproval of the Plans, including, without limitation, any liability based on soundness of construction, adequacy of drawings and specifications, or otherwise.

CONSTRUCTION

After approval by the Architectural Review Committee (A.R.C.) the owner/builder must then acquire the proper governmental permits. In no event shall the owner allow any clearing or grading or tree removal until final approval by the ARC and other government agencies is obtained.

A construction trailer may be located on site. It's location and size must be approved by the ARC. All construction employees and equipment parking must be restricted as to not interfere with the free passage of traffic.

SITE CONDITIONS

Construction materials and storage shall be contained strictly within the site. Dumpster(s) are mandatory and must be emptied on a regular basis. No dogs, cats or other domesticated animals or wild life will be permitted on the work site. Any radio or tape player in use on the construction site, must have the volume adjusted as to not disrupt neighboring operations or peace within St. Lucie West.

FINAL INSPECTION

Upon completion of the improvements the owner/builder will furnish the ARC a copy of the Certificate of Occupancy. There upon, the ARC will have to refund the construction deposit or a portion thereof within fourteen (14) working days.

EXTERIOR APPEARANCE

COMMERCE PARK

Architectural Guidelines

1. Properties fronting on N.W. Peacock Boulevard:
 - a. No pre-engineered metal buildings shall be allowed.
 - b. CBS, fluted block, precast or other material acceptable to the ARC shall be employed.
 - c. Color tones shall be muted and coordinated.
 - d. No exterior storage application requiring opaque fencing by code will be allowed. Decorative fencing shall be block wall, brick, (or materials other than chain link, or metal) or combination of materials the design and placement of which shall be subject to prior written approval of the ARC.
 - e. Buildings shall be designed and situated so that overhead doors and loading docks are in the rear of the building or screened from view from N.W. Peacock Boulevard or from the stadium.
 - f. Frontal elevations and landscaping shall be upgraded in architectural style and relief. Corner lots are considered to have two (2) frontal elevations.
2. Properties fronting on N.W. Enterprise Drive and interior cul-de-sacs:
 - a. Quality pre-engineered metal buildings (Butler type or equivalent) shall be allowed. No steep gable roof pitches shall be accepted nor directed to street view.
 - b. Front elevation and wrap around entry portions shall be upgraded in architectural style and relief and quality of materials.
 - c. Generally, CBS/stucco, brick or similar materials are preferred to ribbed metal front, although each building submittal shall be reviewed by the ARC based upon its own design merit. If ribbed metals used, the front elevation must be constructed with a masonry material.

- d. Buildings shall be oriented such that overhead doors and loading docks are on the sides or rear of the building and screened, from street view by the building, fencing (if applicable) or landscaping in so far as practical within prudent site planning and economic limitations.
- e. Building design shall include reasonable consideration of horizontal design elements or variations in relief along the sides, particularly those on buildings which set such that long side exposures are readily visible from front or side streets and/or contain multiple overhead doors or loading docks. No gable ends facing street.
- f. All material colors shall be muted and coordinated.
- g. Landscaping shall be professionally designed and upgraded, particularly along the building frontage and street fronts, to conform to ARC standards. (See Landscape, page 8).
- h. Outside storage shall be site planned and fenced in accordance with applicable city building codes; opaque fencing materials, design and colors shall be subject to ARC review and approval.

LANDSCAPE PLANS

All landscape plans must be submitted to the Architectural Review Committee (ARC) at the time of site and architectural review. The plans shall be drawn to scale and shall include dimensions and distances, clearly delineate existing or proposed structures, pavements, set backs, easements and other site features.

Building and paved vehicular coverage (including parking structures) may not exceed eighty (80) percent of the gross buildable area of the site. A minimum of twenty (20) percent must be devoted to landscaping and open areas.

1. NATURAL VEGETATION

The owner must make every effort to preserve natural vegetation on each site.

2. GRASSING

The front elevation not devoted to paving or special landscape features shall be sodded with a variety of St. Augustine. the side and rear elevations may use Bahia.

3. BERMS

Berms cannot exceed five (5) feet in height and no greater than 3:1 slope. All berms must be sodded and landscaped.

4. IRRIGATION

Irrigation installation shall be performed by an irrigation contractor. The owner shall be responsible for the design, installation, maintenance and proper utilization.

5. **INTERIOR LANDSCAPED AREA**

a) **Front**

The front facade of the building shall have a minimum of fifteen (15') of planting area between the building and parking lot. Trees shall be incorporated into the landscape design of front areas to provide shade accent and to frame the main entry of the building at a minimum ratio of one (1) tree per eight hundred (800) square feet.

b) **Side Areas**

Mixed shrubs, ground covers and sod shall be used as foundation plantings across the entire facades. Trees shall be provided at a ratio of one (1) tree per eight hundred (800) square feet of landscaped area and proportionately distributed with available green area.

c) **Rear**

Any service areas and drives shall be adequately screened with appropriate plant material surrounding these facilities.

6. **PARKING LOT LANDSCAPING**

Medians between bays shall be landscaped with one (1) approved tree per thirty (30) lineal foot. Medians and islands shall be planted with shrubs, trees, sod and appropriate ground cover.

7. **ENTRIES**

Entry drives into parking areas shall be landscaped and shall incorporate the design of landscaping in adjoining buffer areas. The design shall utilize only approved trees and shrubs in a manner that emphasizes the area.

8. **LANDSCAPING ADJACENT TO PUBLIC RIGHTS OF WAY AND PERIMETERS**

A strip of land ten (10) feet in depth located adjacent to the abutting public right-of-way shall be landscaped in an approved manner.

9. **LANDSCAPE SCREENING OF UTILITIES AND STORAGE AREAS**

Any outdoor utility bins, storage areas or trash receptacles shall be screened with plant material that will obtain six (6) feet in height at maturity and provide 80% opaque screen.

10. **VIOLATIONS**

Failure to properly maintain all landscape material and to promptly remove and replace any dead landscape material shall constitute a violation of the terms and conditions of sale. The Owner shall not change or modify the plan or site landscaping without prior written approval of the Architectural Review Committee.

11. **GENERAL PLANT MATERIAL**

The quality of all plant materials shall equal or exceed the Florida #1 or better. No plant material shall be used which is not capable of growing in East Central Florida climate and soil conditions.

12. **PLANT MATERIAL/PALETTE**

A. All plant material must be approved by the Architectural Review Committee.

B. Some general recommendations are:

- * Relate the number of different plants used to the size of the lot and building.
- * Use large grouping and masses of the same plants.
- * Consider the ultimate size of each plant and it's mature scale.

C. **Recommended Plant Material**

- * All major trees used in the project (except right of ways) shall be 3" caliper.

- * Palms - 50% of the required trees shall be other than palm trees. Three palms shall equal one tree and must be grouped in planting of no more than 15' on center with at least 3 palms per grouping.
- * Shrubs and Hedges - All plant material used for shrubs and hedges shall be planted to create a 50% opaque screen at 24" of height at planting and within one (1) year to 36" in height.

SIGNAGE

No major signage shall be allowed directly on any building facade except for corporate names and logos of firms that are major building tenants. The location, size and treatment of signage are subject to review and approval of the ARC.

All signs must conform to standards set forth in the St. Lucie West Master Sign Program and this document. Signs must be approved by the ARC and must be accurately located on the site plans submitted to the ARC.

Identification and/or directional signs must not be in conflict with any traffic codes or traffic control signs, or be located so as to be misleading, confusing, or hazardous to the safety of the public.

General Requirements - Permanent Signs

1. One (1) sign will be allowed as project entrances located in a landscaped island or buffer area, no closer than five (5) feet to the street right-of-way.
2. On building signage, shall be in proportion to the building size. Signs may be illuminated either internally or by ground-mounted flood lights, concealed by landscaping.
3. Principal signage and identification for single user or multiple tenants shall be pedestal mounted at the street front. The size must be in proportion to the building and setting. The architecture materials and colors must be compatible with the building(s). Pole signs are not permitted.
4. No flashing, moving, movable or neon signage is permitted. General advertising and free standing roof signs will not be permitted.
5. All signage must be reviewed by the Architectural Review Committee of the ARC prior to installation.

General Requirements - Temporary Signs (Refer to the Master Sign Program)

1. Leasing Signs - Each project is limited to one (1) leasing sign, to be removed once occupancy exceeds ninety (90) percent. The sign must be located on the project site. Header copy ("St. Lucie West") shall be shown on all leasing signs, and information on leasing signs shall be limited to the following:

PROJECT NAME
SQUARE FOOT AVAILABLE/OPENING DATE
LEASING AGENT (Name and Phone Number)
OWNERS NAME

2. Construction Sign - Each project is limited to one (1) construction sign, to be removed once a Certificate of Occupancy has been provided. The sign must be located on the project site. Individual contractor signs will not be permitted. Header copy ("St. Lucie West") shall be shown on all construction signs and information on construction signs and information shall be limited to the following:

PROJECT NAME
OWNER/DEVELOPER
DESIGNERS (Architect, landscape architect, civil engineers,
mechanical engineer, structure engineers, interior
designers)
LENDERS
GENERAL CONTRACTOR

3. All temporary signs must be approved by the ARC prior to installation.
4. All signs either permanent or temporary must comply with the St. Lucie West Master Sign Program and the City of Port St. Lucie regulations.

UTILITIES

1. UTILITY SCREENING

All electrical, telephone, television, radio transmission equipment, meters, junction boxes and other utility auxiliary equipment which cannot be reasonably located underground shall be adequately screened from view from any public street or adjacent property as prescribed elsewhere in these Guidelines.

2. SOLID WASTE AND REFUSE REMOVAL

The disposal of solid waste and refuse must be in conformance with the system of disposal used in the City of Port St. Lucie and must comply with the State Board of Health requirements.

Collection areas and equipment used in connection with solid waste and refuse shall be adequately screened and shall not be located any closer than ten (10) feet from any side or rear property line and shall not be located forward of the front building setback line.

All disposal areas shall have available a hose bib for the use of cleaning the disposal area on a regular basis. Uncleaned disposal areas will be cause for action to be taken by the ARC or the Association and appropriate charges made to the violating party.

SPECIAL PROVISIONS

1. Set Backs

Port St. Lucie City Building and Zoning Codes apply in St. Lucie West. However, in Commerce Park (Industrial) the front set back shall be 50 feet to the property line.

On corner lots, buildings, fences and signs are not allowed in the triangular area within fifty (50) feet from the corner (measured along property lines), except where an applicant can demonstrate that the structure would not interfere with visibility from vehicles on adjacent roads.

2. Satellite Dishes are not permitted in St. Lucie West.

3. Trash and garbage receptacles shall be screened with an opaque enclosure constructed from material durable enough to withstand the abuse resulting from periodic servicing.