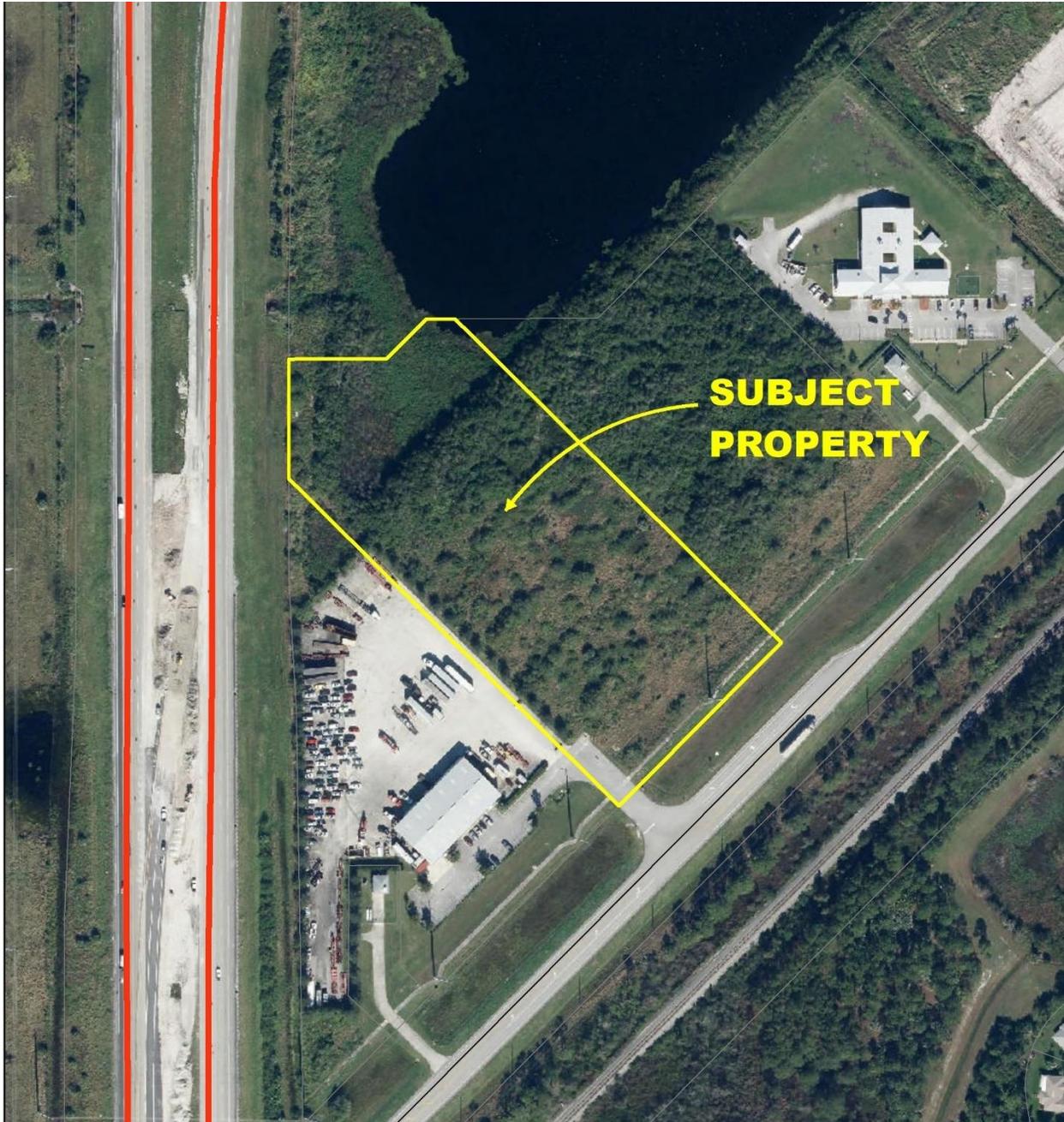




**LTC Ranch Total Truck Parts
Major Site Plan
P20-168**



Project Location Map

SUMMARY

Applicant's Request:	Approval of two-story building for the wholesale of truck parts and truck repair in the heavy industrial section of the LTC Ranch PUD
Applicant:	Bradley Currie, EDC
Property Owner:	Ronald White, White Aluminum Fabrication, Inc.
Location:	East of I-95 and north of Glades Cut Off Road
Address:	8910 NW Glades Cut Off Road
Project Planner:	Isai Chavez, Planner I

Project Description

The proposed project consists of a two-story building for the wholesale of truck parts and truck repair in the HI/LI/ROI/U (Heavy/Light Industrial/Residential, Office, Institutional/Utility) section of the LTC Ranch PUD. The 51,780 square foot building consists of 26,815 square feet of warehouse area, 5,225 square feet of office area, 14,400 square feet for a repair shop, 4,980 square feet for a mezzanine, and 360 square feet for front porches.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan at their meeting of September 23, 2020.

Location and Site Information

Parcel Number:	3301-700-0021-000-5
Property Size:	6.10 acres
Legal Description:	LTC Ranch PUD #1 Parcel 2
Future Land Use:	HI/LI/ROI/U (Heavy Industrial)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	HI/LI/ROI/U	PUD	Lake
South	HI/LI/ROI/U	PUD	Transport/Towing Business
East	HI/LI/ROI/U	PUD	Vacant land
West	HWY	RS-2	I-95

HI=Heavy Industrial

LI=Light Industrial

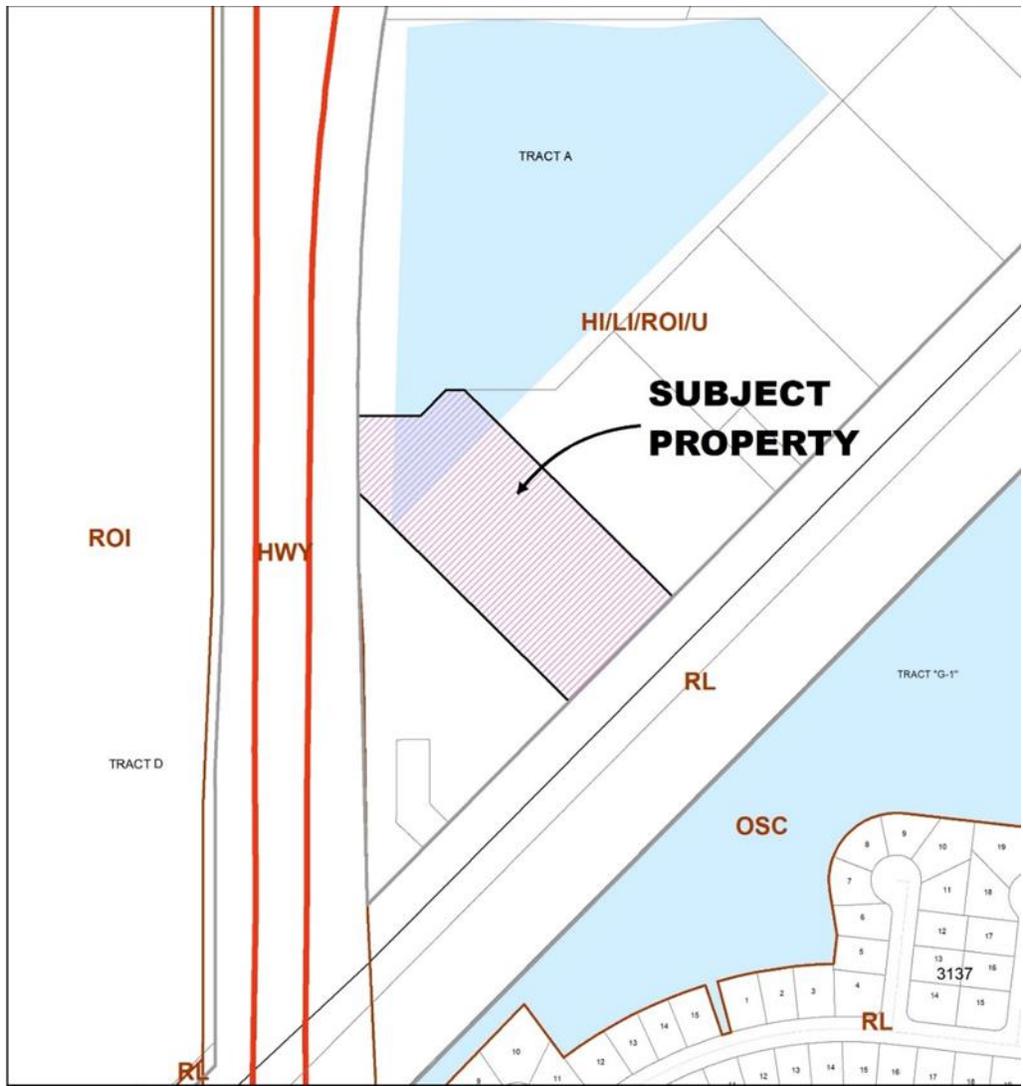
ROI=Residential-Office-Institutional

U=Utility

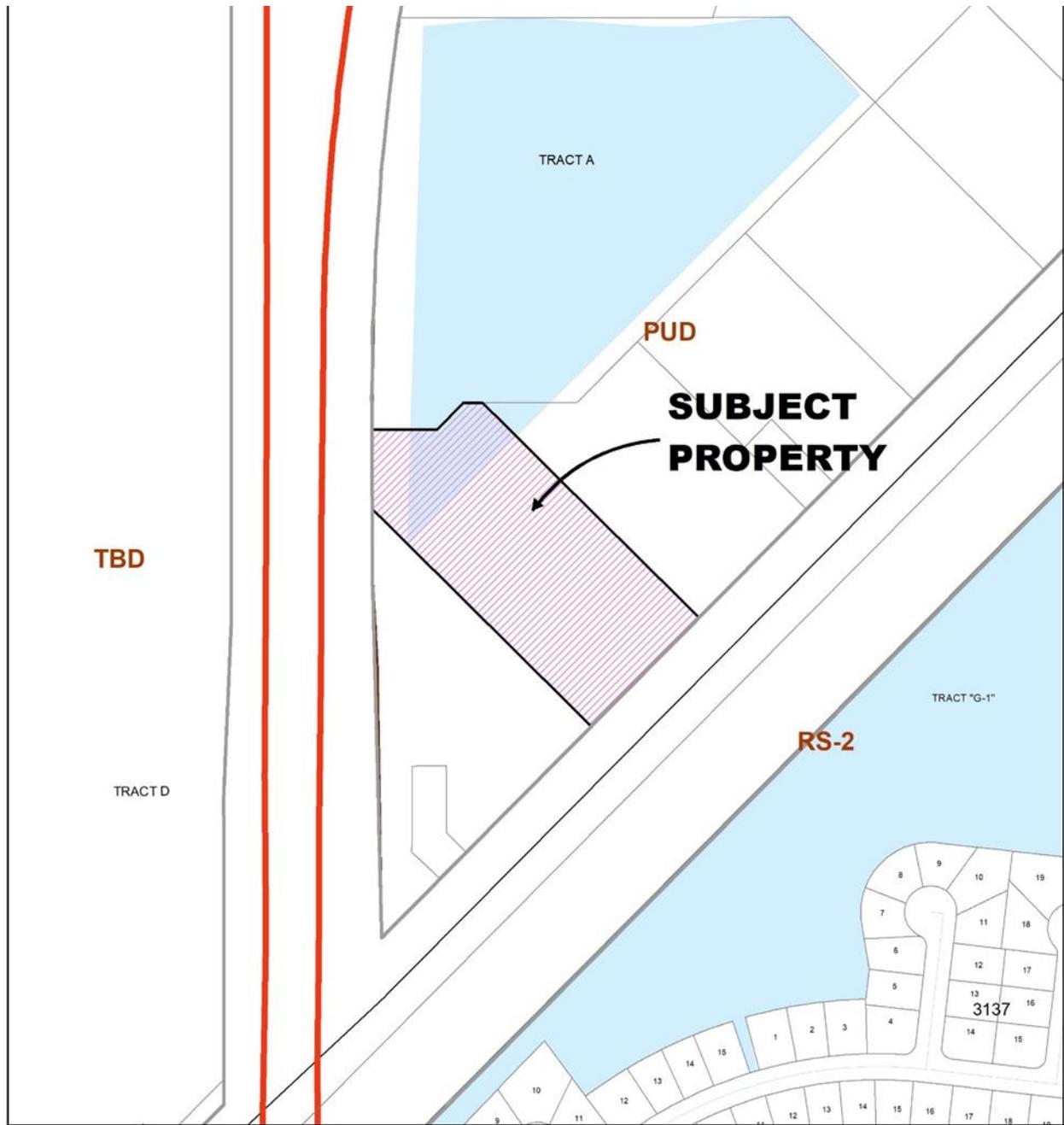
PUD=Planned Unit Development

HWY=Highway

RS-2=Single Family Residential



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the LTC Ranch PUD and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed use of wholesale of truck parts is compatible with the permitted uses under the LTC Ranch PUD. An application for a special exception use to allow truck repair (P20-169) has been submitted concurrently with this application.
DUMPSTER ENCLOSURE	Site plan depicts a 24'X 12' foot dumpster enclosure for general refuse and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	Elevation plans have been reviewed for consistency with the Citywide Design Standards.
PARKING REQUIREMENTS	102 parking spaces are required and 108 are proposed. Five (5) handicap spaces are required and 5 are proposed.
BUILDING HEIGHT	Maximum building height allowed is 75 feet and the height of proposed building is 26 feet.
SETBACKS	Proposed building meets setback requirements under LTC Ranch PUD.
BUFFER	The site plan depicts the required ten-foot perimeter landscape buffers.

CONCURRENCY REVIEW: The project is subject to the conditions of the LTC Ranch DRI development order regarding the provision of adequate public facilities and documented below:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	Port St. Lucie will be the provider of utilities for the proposed project. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to the issuance of building permits.
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. See attached Public Works Traffic Memo.
PARKS AND OPEN SPACE	N/A
STORMWATER	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

PUBLIC SCHOOL CONCURRENCY	N/A
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NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: Per the Environmental Assessment submitted with this application, there was no native upland habitat, wetlands, or gopher tortoises found on site.

OTHER

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

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

Related Projects

P20-169 LTC Ranch Total Truck Parts SEU

P13-022 LTC Ranch Industrial Park PUD Amendment

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 recommended approval of the site plan at their meeting of September 23, 2020.