

# **LTC Ranch - KR Real Estate**

**Major Site Plan Application**

**Project No. P23-070**

City Council

August 28, 2023

Marissa Da Breo-Latchman, Environmental Planner II



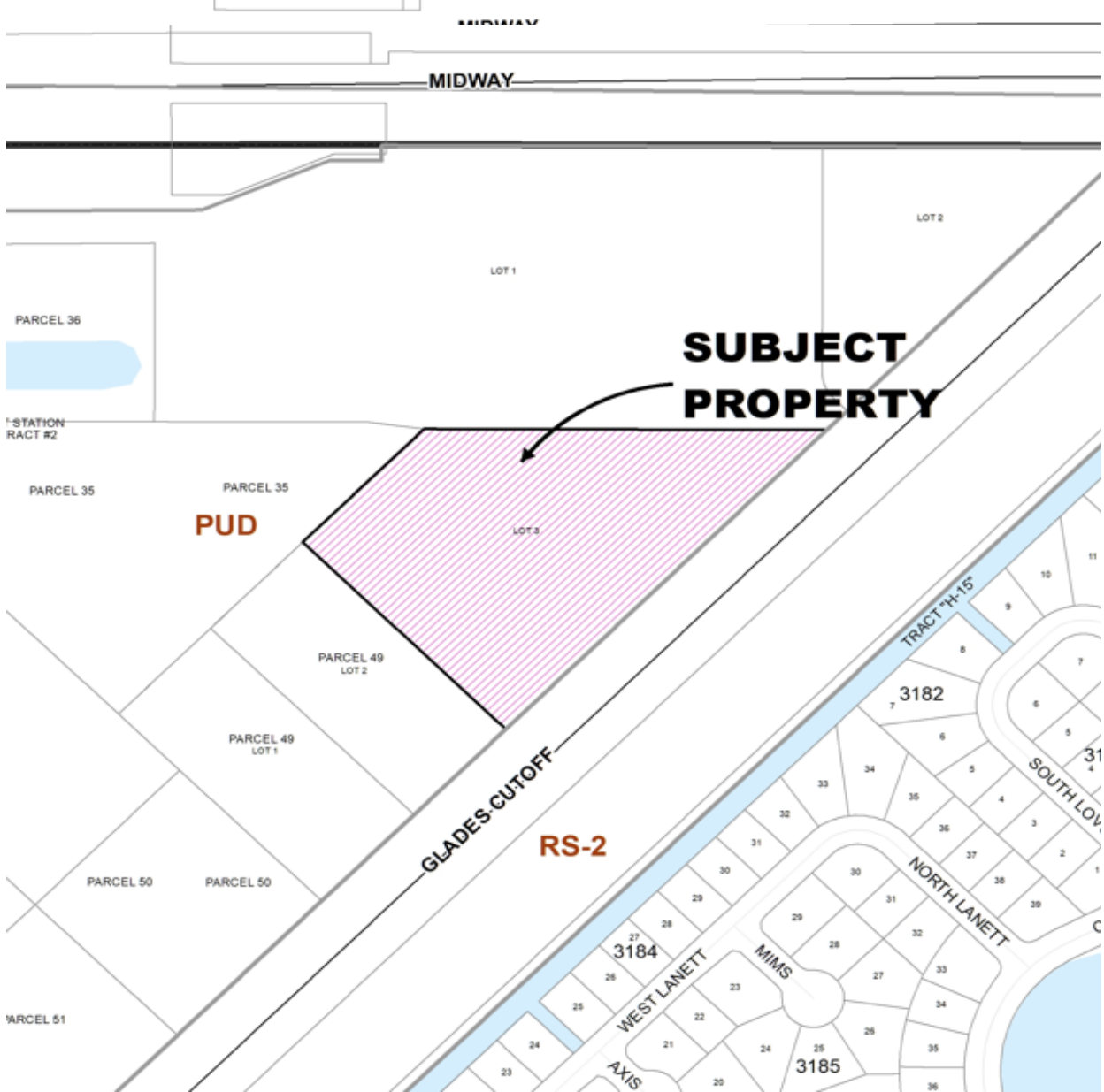
# Request Summary

Applicant's Request:	An application for site plan approval for a major site plan to construct a 121,622 square foot warehouse and office building.
Applicant:	Deanna Foriere, Engineering Design and Construction, Inc.
Owner:	Jansteel USA, Inc.
Location:	West of Glades Cut Off Road and south of Midway Road.

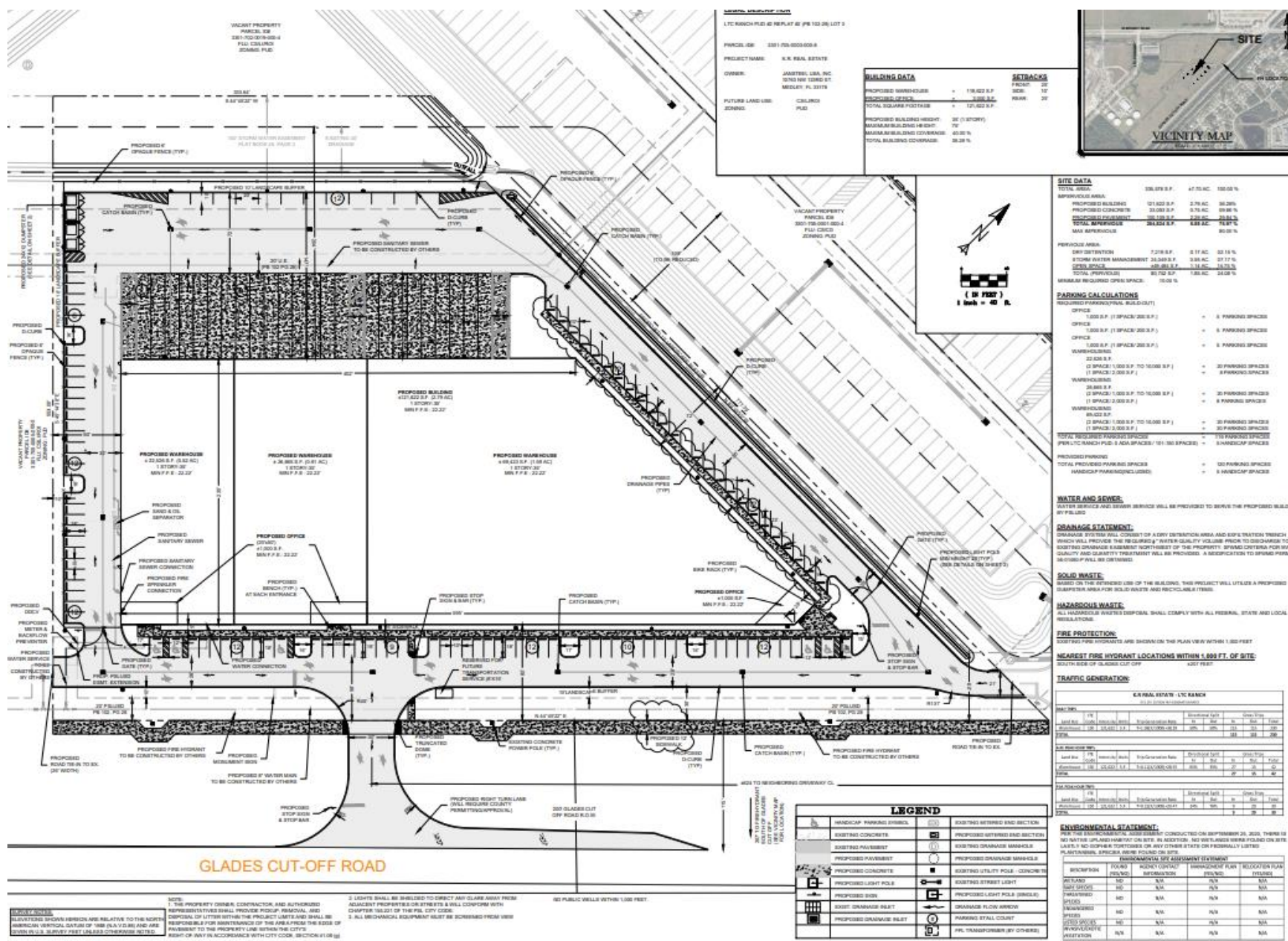


# Surrounding Areas

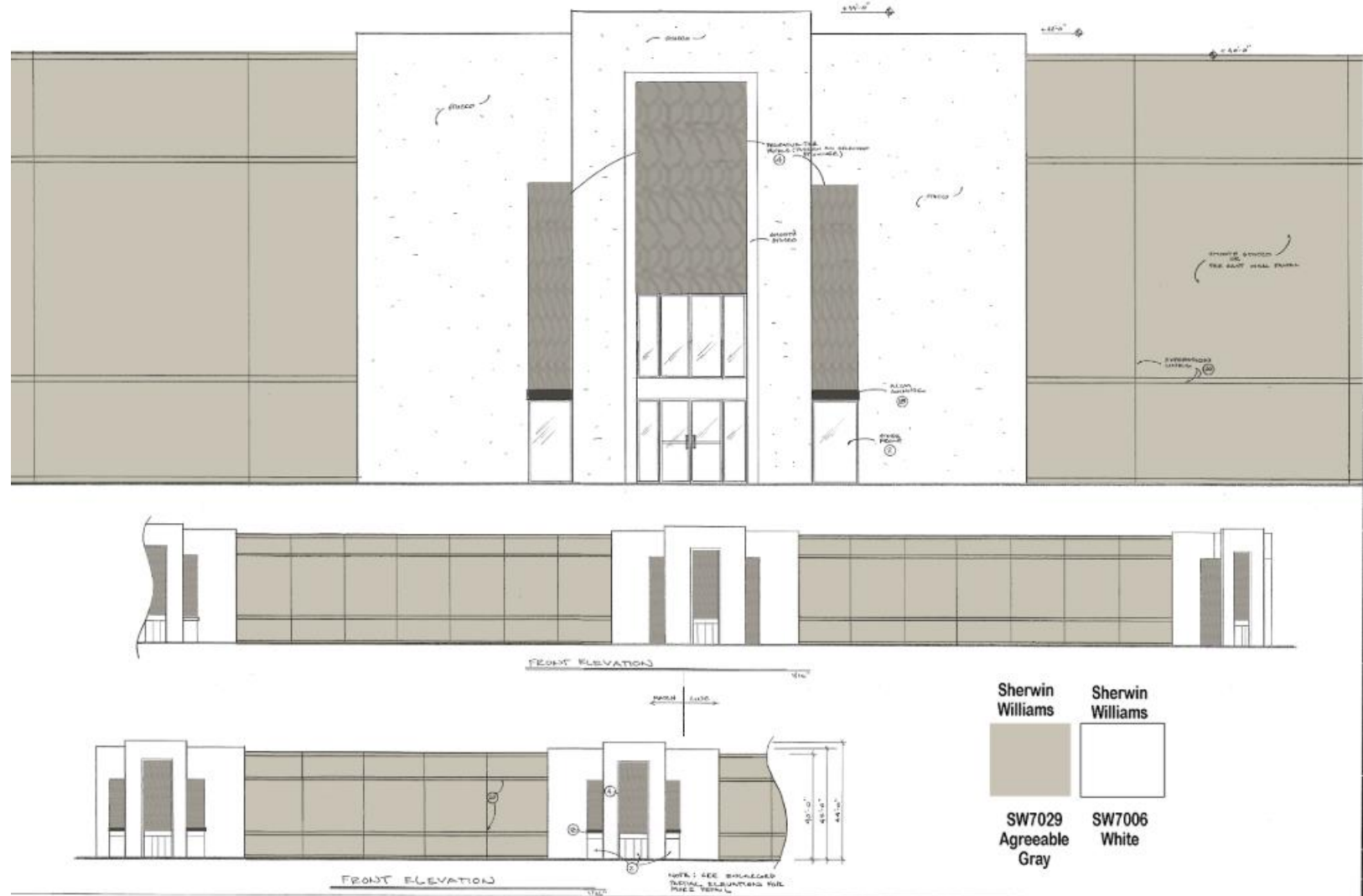
Direction	Future Land Use	Zoning	Existing Use
North	CS/CG	PUD	Warehouse (Under Construction)
South	CS/LI/ROI	PUD	Warehouse
East	RL	RS-2	Glades Cut Off Rd, Railroad, Residential
West	CS/LI/ROI	PUD	Warehouse (Under Construction)



# Site Plan



# Elevations



# Zoning Review

<b>CRITERIA</b>	<b>FINDINGS</b>
<b>USE</b>	Permitted in the LTC Ranch East PUD and DRI.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for two (2) dumpster enclosures to accommodate refuse and recycling collection.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards and the standards prescribed within the PUD.
<b>PARKING REQUIREMENTS</b>	The development is required to have 119 parking spaces. The development provides 116 standard spaces and 5 accessible spaces, for a total of 121 parking spaces; therefore, meeting the minimum parking requirement.
<b>BUILDING HEIGHT</b>	The proposed building height is 35 feet. The maximum building height allowed for the development is 75 feet.
<b>SETBACKS</b>	The proposed buildings meet the setback requirements per the approved PUD document.
<b>BUFFER</b>	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer.



# Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer. 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	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under a separate heading.
PARKS AND OPEN SPACE	The LTC Ranch DRI East Side does not propose residential development and therein has no obligations to provide for parks and recreational facilities, as permitted within the LTC Ranch East PUD and DRI.
STORMWATER	Paving and drainage plans that are 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	Not applicable to non-residential development.



# Public Works Traffic Review

This application and Traffic Statement provided by Engineering, Design & Construction, Inc. dated May 16, 2023 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.





# 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 April 26, 2023.

