



**Reserve Park Warehouse  
 Major Site Plan  
 P22-254**



**Project Location Map**

**SUMMARY**

Applicant's Request:	An application for site plan approval for a major site plan to construct a 14,000 square foot warehouse and office building.
Agent:	Abraham Chabab, P.E.
Applicant / Property Owner:	A Great Homes, LLC
Location:	NW Reserve Park Trace, south of Commerce Centre Parkway
Project Planner:	Bethany L. Grubbs, Planner III

**Project Description**

A Great Home, LLC has applied for major site plan approval for a project known as Reserve Park Warehouse. The project is to construct a 14,000 warehouse and office building. The 1.34-acre subject property is currently a vacant undeveloped industrial property and is located within the Reserve DRI.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee reviewed the proposed site plan at their meeting on September 14, 2022, and recommended approval.

**Location and Site Information**

Parcel Numbers:	3315-705-0002-000-4
Property Size:	1.34 acres
Legal Description:	Lot 2, Packard Subdivision, According to the plat thereof, as recorded in plat book 56, page 3 of the public records of St. Lucie County, Florida.
Future Land Use:	HI (Heavy Industrial)
Existing Zoning:	IN (Industrial)
Existing Use:	Vacant land

**Surrounding Uses**

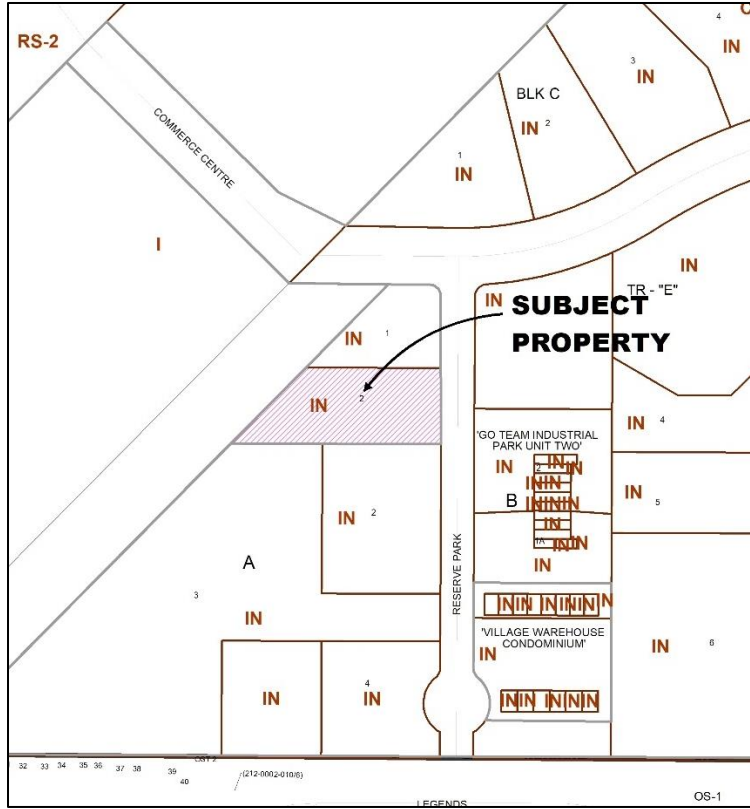
Direction	Future Land Use	Zoning	Existing Use
North	HI	IN	Roofing Contractor Office
South	HI	IN	Warehouse
East	HI	IN	Warehouse
West	U	I	Florida Power & Light Right-of-Way

HI, Heavy Industrial

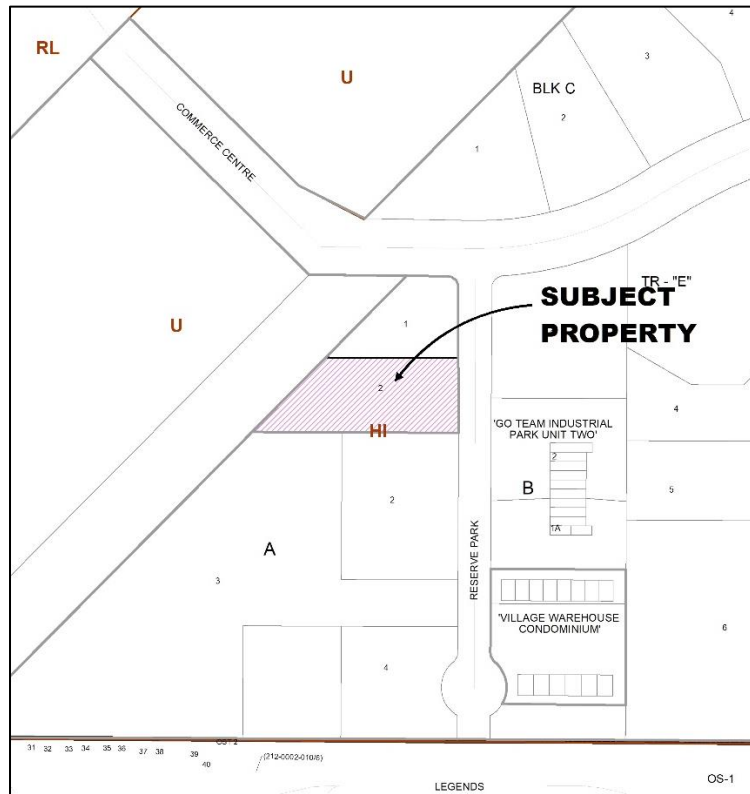
IN, Industrial

U, Utility

I, Institutional



Zoning Map



Land Use Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code regarding provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>	
<b>USE</b>	The subject property is zoned IN and a major site plan to construct a 14,000 square foot warehouse /office building is a permitted use.	
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for a 13' by 24' dumpster enclosure to accommodate refuse and recycling collection.	
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.	
<b>STACKING REQUIREMENTS</b>	Not applicable.	
<b>BUILDING HEIGHT</b>	The proposed building height is 20.20 feet. The maximum building height allowed for the development is 35 feet.	
<b>SETBACKS</b>	The proposed buildings meet the setback requirements per the approved IN Zoning District.	
	Required	Provided
	Front: 25' Rear: 25' Sides: 15'	Front: 64' Rear: 70.6' Sides: 15'/73.1'
<b>PARKING</b>	The development is required to have 31 parking spaces. The development provides 29 standard spaces and 2 accessible spaces, for a total of 31 parking spaces; therefore, meeting the minimum parking requirement.	
<b>BUFFER</b>	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer.	

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

An environmental assessment report was provided that identified the entire site as native upland habitat. There are no wetlands on site. Per the City's Natural Resources Code and the requirements of the Reserve DRI, development activities on parcels with native upland habitat shall preserve a minimum of 25% of native upland habitat. An environmental assessment report was provided that identified 1.34 acres of native upland habitat within the subject property; therefore, to meet the 25% upland preservation requirement approximately 0.33-acres will require preservation. The site is best classified as pine flatwoods. The proposed development proposes to offset mitigation by remitting payment into the Conservation Trust Fund.

The 100 % pedestrian gopher tortoise survey of the project area resulted finding no gopher tortoise activity observed on site, nor any other State or Federally listed species were observed on the property; however, a gopher tortoise survey and documentation of coordination with all applicable regulatory agencies will be required prior to the issuance of a clearing permit.

**CONCURRENCY REVIEW (CHAPTER 160)**

The project is subject to the provision of adequate public facilities and documented below.

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The St. Lucie West Services District is the provider of services or this property.
<b><i>Traffic Circulation</i></b>	Per the ITE Manual, 11 <sup>th</sup> Edition, the development is anticipating a total of 31 AM Peak Hour trips. No significant traffic impact is anticipated by this site on the surrounding roadways.
<b><i>Parks and Recreation Facilities</i></b>	N/A
<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans that are in compliance with the adopted level of service standard and have been reviewed with detail plan submittal.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	Not applicable to non-residential development.

**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.

**STAFF RECOMMENDATION**

The Site Plan Review Committee reviewed the request at their meeting of September 14, 2022, and recommended approval. 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.