



**JAF Tractor & Bobcat Service
Major Site Plan
P22-119**



Project Location Map

SUMMARY

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| Applicant's Request: | An application for site plan approval for a major site plan to construct a 3,800 square foot, one-story office and maintenance building, with a commercial storage yard. |
| Agent: | Abraham Chabab, Abraham Chabab, Inc. |
| Applicant(s): | Annie & Juan Arias |
| Property Owner: | JAF Tractor and Bobcat Service Corp |
| Location: | Not Assigned - East side of NW Commerce Lakes Drive in G.O. Team Industrial Park |
| Project Planner: | Bethany L. Grubbs, Planner II |

Project Description

The applicant(s) Annie & Juan Arias, with JAF Tractor and Bobcat Service Corp., have submitted an application for major site plan approval to construct a 3,800 square foot, one-story office, and maintenance building, with a commercial storage yard. The project is planned in two phases. Phase I consists of the construction of the storage yard and the parking lot, which will provide 11 parking spaces. The storage yard will be gated and secured by an 8-foot-high opaque fence. No storage of material shall be permitted to be visible beyond the height of the fence. Phase II will provide for the construction of the 3,800 square foot office and maintenance building.

The 2.24-acre subject property is currently a vacant undeveloped commercial property and is located in the G.O. Team Industrial Park and within the Reserve DRI. The subject property is bordered by vacant commercial properties to the north, south, and west, and a lake to the east.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed site plan at their meeting on June 22, 2022, and recommended approval.

Location and Site Information

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|--------------------|---|
| Parcel Numbers: | 3315-703-0008-000-0 |
| Property Size: | 2.24 acres |
| Legal Description: | Lot 19, Block B, G.O. Team Industrial Park Unit Three. According to the plat thereof, as recorded in plat book 26, pages 2 and 2A of the public records of St. Lucie County, Florida. |
| Future Land Use: | CS (Service Commercial) |
| Existing Zoning: | CS (Service Commercial) |
| Existing Use: | Vacant land |

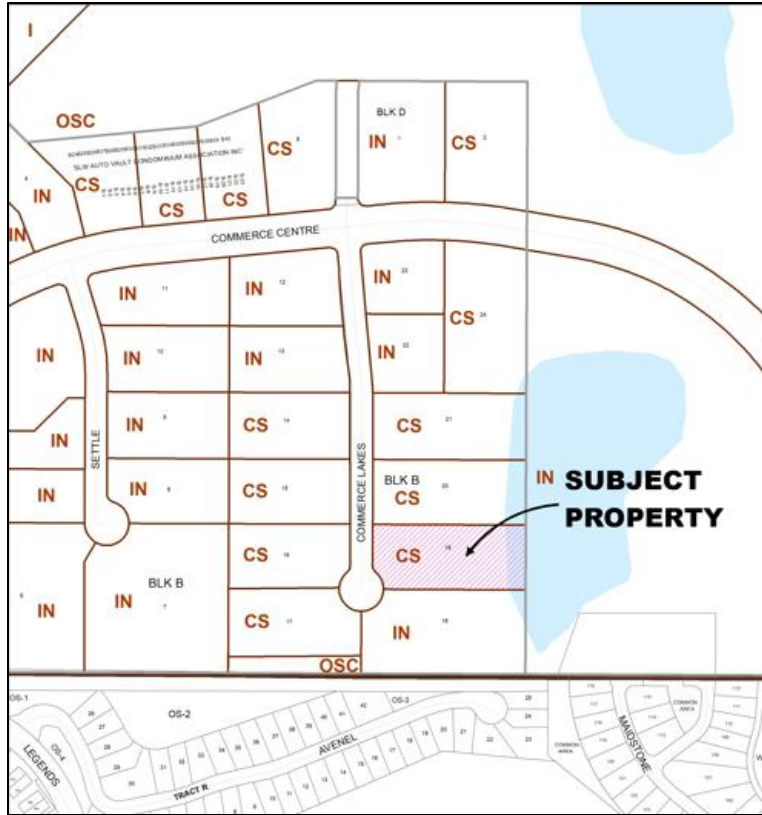
Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|--------|--------------------|
| North | CS | CS | Vacant Land |
| South | IN | CS | Vacant Land |
| East | IN | OSR | Lake/Preserve Area |
| West | CS | CS | Vacant Land |

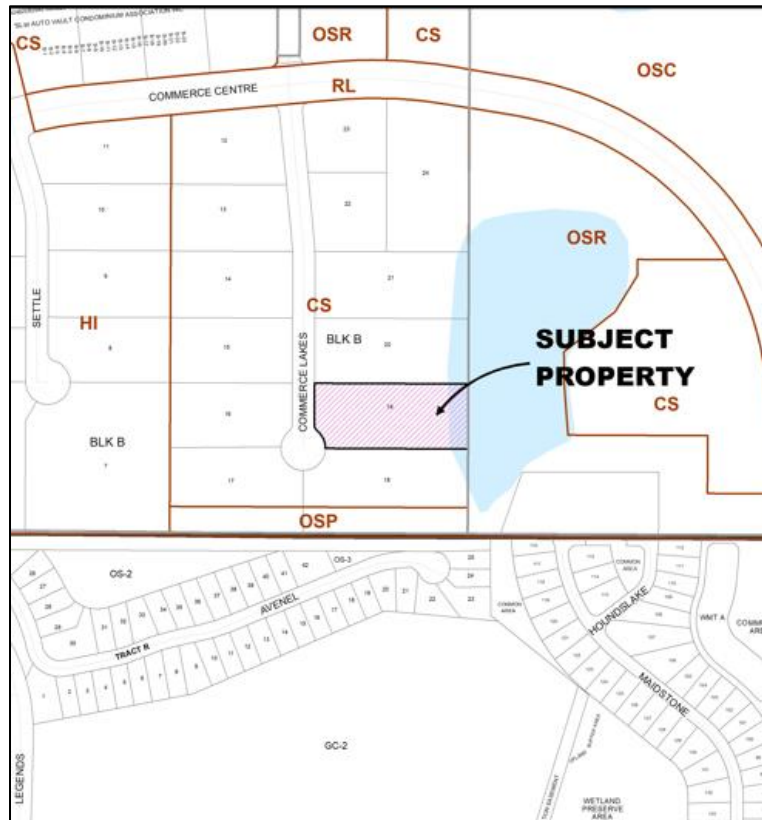
CS, Service Commercial

IN, Industrial

OSR, Open Space Recreation



Zoning Map



Land Use Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, and LTC Ranch Development of Regional Impact Development Order regarding provision of adequate public facilities and documented as follows:

| <u>CRITERIA</u> | <u>FINDINGS</u> | |
|--------------------------------|---|---|
| USE | An application for site plan approval for a major site plan to construct a 3,800 square foot, one-story office, and maintenance building, with a commercial storage yard. | |
| DUMPSTER ENCLOSURE | The site plan provides for a 13' by 24' dumpster enclosure to accommodate refuse and recycling collection. | |
| ARCHITECTURAL DESIGN STANDARDS | The applicant has provided elevations demonstrating compliance with the Citywide Design Standards. | |
| STACKING REQUIREMENTS | Not applicable. | |
| BUILDING HEIGHT | The proposed building height is 20.20 feet. The maximum building height allowed for the development is 35 feet. | |
| SETBACKS | The proposed buildings meet the setback requirements per the approved CS Zoning District. | |
| | Required | Provided |
| | Front: 25' Rear: 10' Sides: 10' | Front: 54.50' Rear: 339.53' Sides: 15'/140' |
| PARKING | The development is required to have 10 parking spaces. The development provides 10 spaces and 1 accessible space, for a total of 11 parking spaces; therefore, meeting the minimum parking requirement. | |
| BUFFER | The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer. | |

NATURAL RESOURCE PROTECTION (CHAPTER 157)

Per the City's Natural Resources Code and the requirements of the Reserve DRI, development activities on parcels with native upland habitat shall preserve at least 25% of native upland habitat. An environmental assessment report was provided that identified 2.07 acres of native upland habitat within the subject property; therefore, to meet the 25% upland preservation requirement approximately 0.50-acres will require preservation. The site is best classified as pine flatwoods. The proposed development proposes to preserve approximately 0.25 acres of the upland habitat adjacent to the water body along the east boundary of the subject property and offset 0.25 acres by monetary payment into the Conservation Trust Fund. There are no wetlands on site.

The 100 % pedestrian gopher tortoise survey of the project area resulted in three (3) potentially active burrows. 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.

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| <i>Sanitary Sewer and Potable Water Facilities</i> | The Reserve Utility Corporation is the provider of services in the G.O. Team Industrial Park. |
| <i>Traffic Circulation</i> | A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under a separate heading. |
| <i>Parks and Recreation Facilities</i> | N/A |
| <i>Stormwater Management Facilities</i> | Paving and drainage plans that are in compliance with the adopted level of service standard and have been reviewed with detail plan submittal. |
| <i>Solid Waste</i> | Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. |
| <i>Public School Concurrency Analysis</i> | 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 June 22, 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.