



**LTC Ranch-KR Real Estate
 Major Site Plan
 P23-070**



Project Location Map

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.
Agent:	Engineering Design and Construction, Inc.
Applicant / Property Owner:	Jansteel USA, Inc.
Location:	West of Glades Cut Off Road and south of Midway Road
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

Jansteel USA, Inc., has applied for major site plan approval for a project known as LTC Ranch-KR Real Estate - Flex Space Building. The project is to construct a 121,622 SF warehouse and office building. The 7.70-acre subject property is currently a vacant, undeveloped parcel in the LTC Ranch industrial area.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed site plan at their meeting on April 26th, 2023, and recommended approval.

Location and Site Information

Parcel Numbers:	3301-705-0003-000-8
Property Size:	7.70 acres
Legal Description:	LTC RANCH PUD #2 Replat #2 (PB 102-28) Lot 3.
Future Land Use:	CS/LI/ROI (Service Commercial/Light Industrial/Residential Office Institutional)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

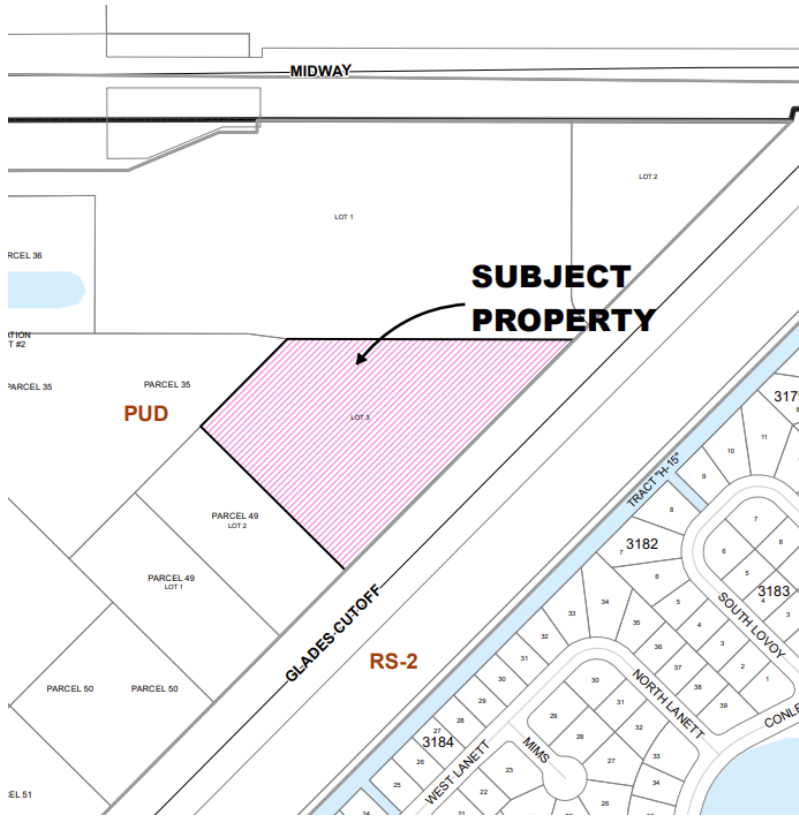
Direction	Future Land Use	Zoning	Existing Use
North	CS/CG	PUD	Warehouse (Under Construction)
South	CS/LI/ROI	PUD	Warehouse
East	RL	RS-2	Glades Cut Off Rd, Railroad, Residential
West	CS/LI/ROI	PUD	Warehouse (Under Construction)

CS/LI/ROI- Service Commercial/Light Industrial/Residential Office Institutional

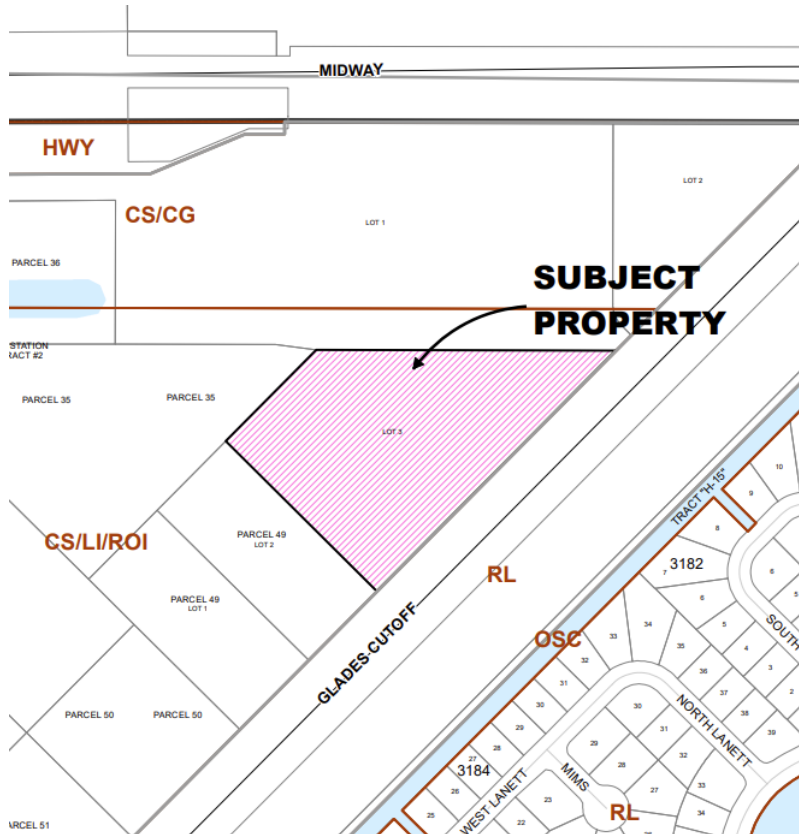
RL- Low Density Residential

PUD- Planned Unit Development

RS-2- Single Family Residential



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:

<u>CRITERIA</u>	<u>FINDINGS</u>	
USE	The subject property is zoned PUD and a major site plan to construct a 121,622 square foot warehouse /office building is a permitted use.	
DUMPSTER ENCLOSURE	The site plan provides for two (2) 12' by 24' dumpster enclosures to accommodate refuse and recycling collection.	
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards and the standards prescribed within the PUD.	
STACKING REQUIREMENTS	Not applicable.	
BUILDING HEIGHT	The proposed building height is 35 feet. The maximum building height allowed for the development is 75 feet.	
SETBACKS	The proposed building meets the setback requirements per the approved PUD.	
	Required	Provided
	Front: 25' Rear: 25' Sides: 10'	Front: 85' Rear: 204 Sides: 60'/72'
PARKING	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.	
BUFFER	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 for the LTC Ranch DRI identified no wetlands or native upland habitat in the area of the subject property. The Developer is required to preserve a minimum of 25% of open space within the DRI East Side. Open space shall include upland habitat and wetland preservation areas. Pursuant to LTC Ranch DRI development order and existing conservation easements, the DRI East Side (inclusive of the subject property) has already preserved the wetlands and uplands it is required to preserve; therefore, no further habitat preservation is required within the DRI East Side.

CONCURRENCY REVIEW (CHAPTER 160)

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

<i>Sanitary Sewer and Potable Water Facilities</i>	The St. Lucie West Services District is the provider of services or this property.
<i>Traffic Circulation</i>	Per the ITE Manual, 11 th Edition, the development is anticipating a total of 39 AM Peak Hour trips. No significant traffic impact is anticipated by this site on the surrounding roadways.
<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 April 26, 2023, 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.