

LTC Ranch Midway Distribution Center

Site Plan Application
Project No. P20-249

City Council meeting of April 26, 2021
Isai Chavez, Planner I



Requested Application:

This 109.8 acres site is proposed to create:

- A 1-story, 1,077,195 sq. ft. distribution building in the LTC Ranch Industrial Park PUD, that consists of:
 - i. 1,041,390 sq. ft. of warehouse area
 - ii. 35,805 sq. ft. of office area
 - iii. 98 loading bays for trucks
 - iv. 390 drop-trailer parking spaces
 - v. 1,000 parking spaces for employees

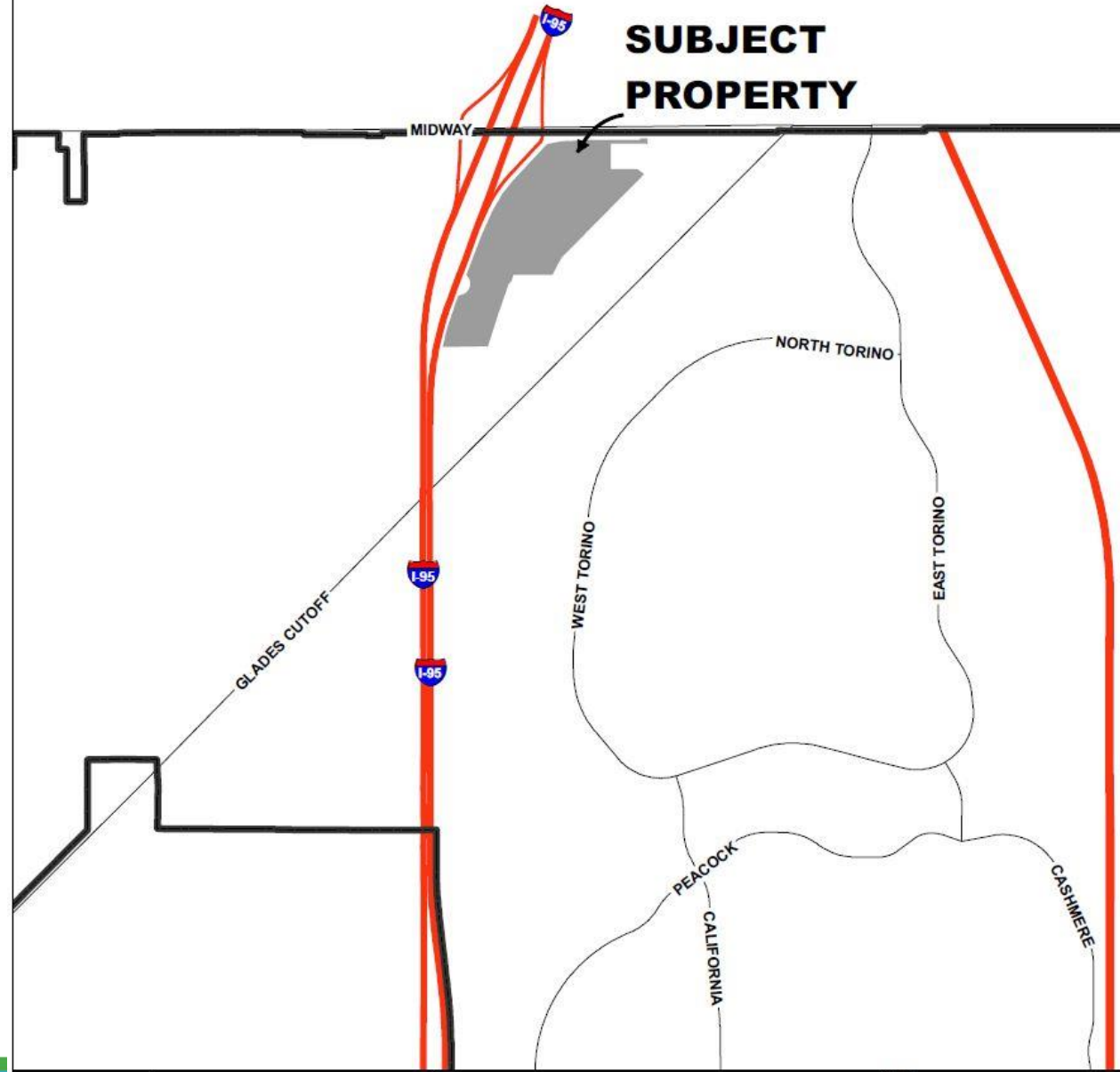


Applicant and Owner

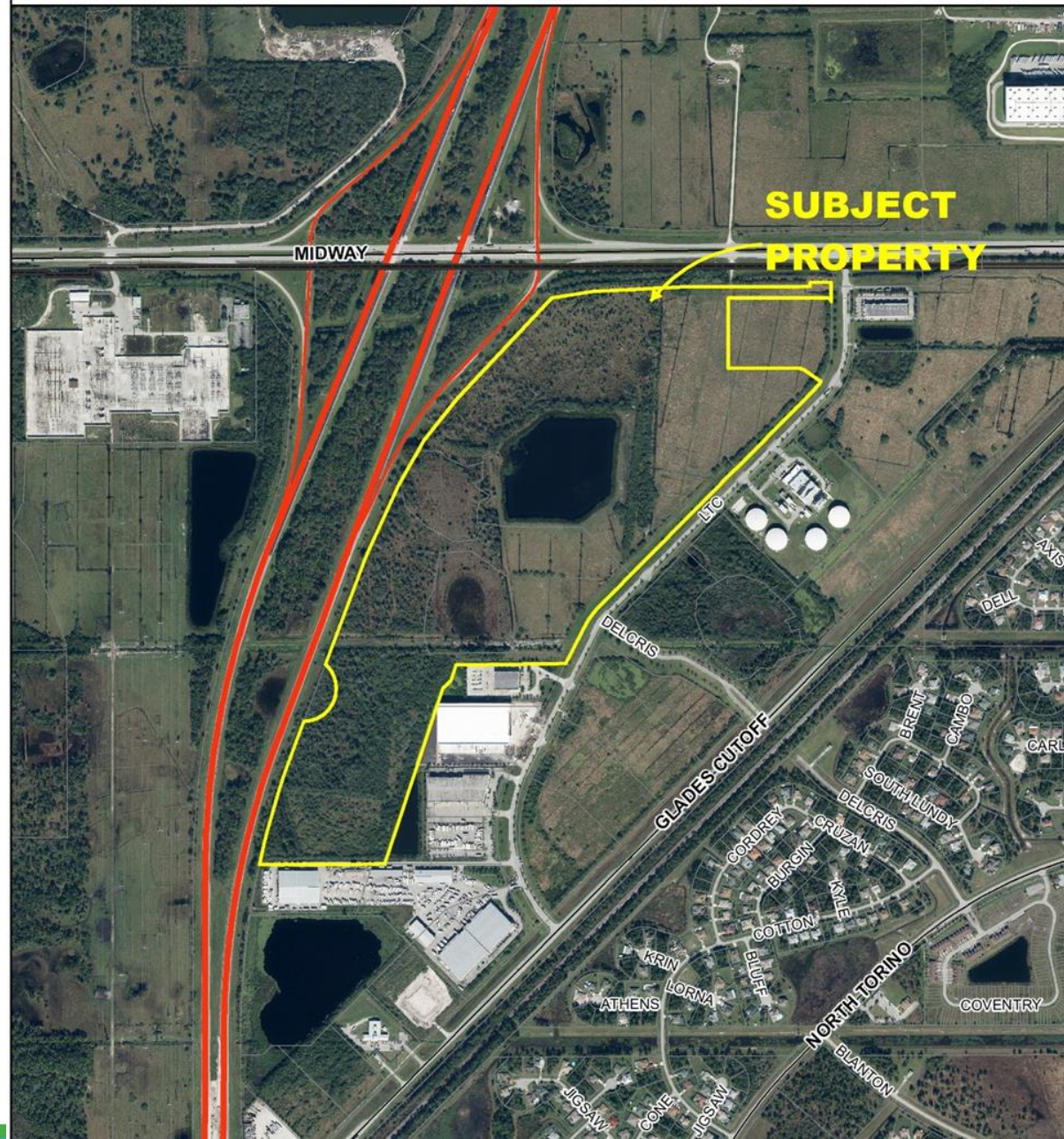
Jordan Haggerty, Kimley Horn is acting as the agent for the owner,
James Kern, LTC Ranch Joint Venture



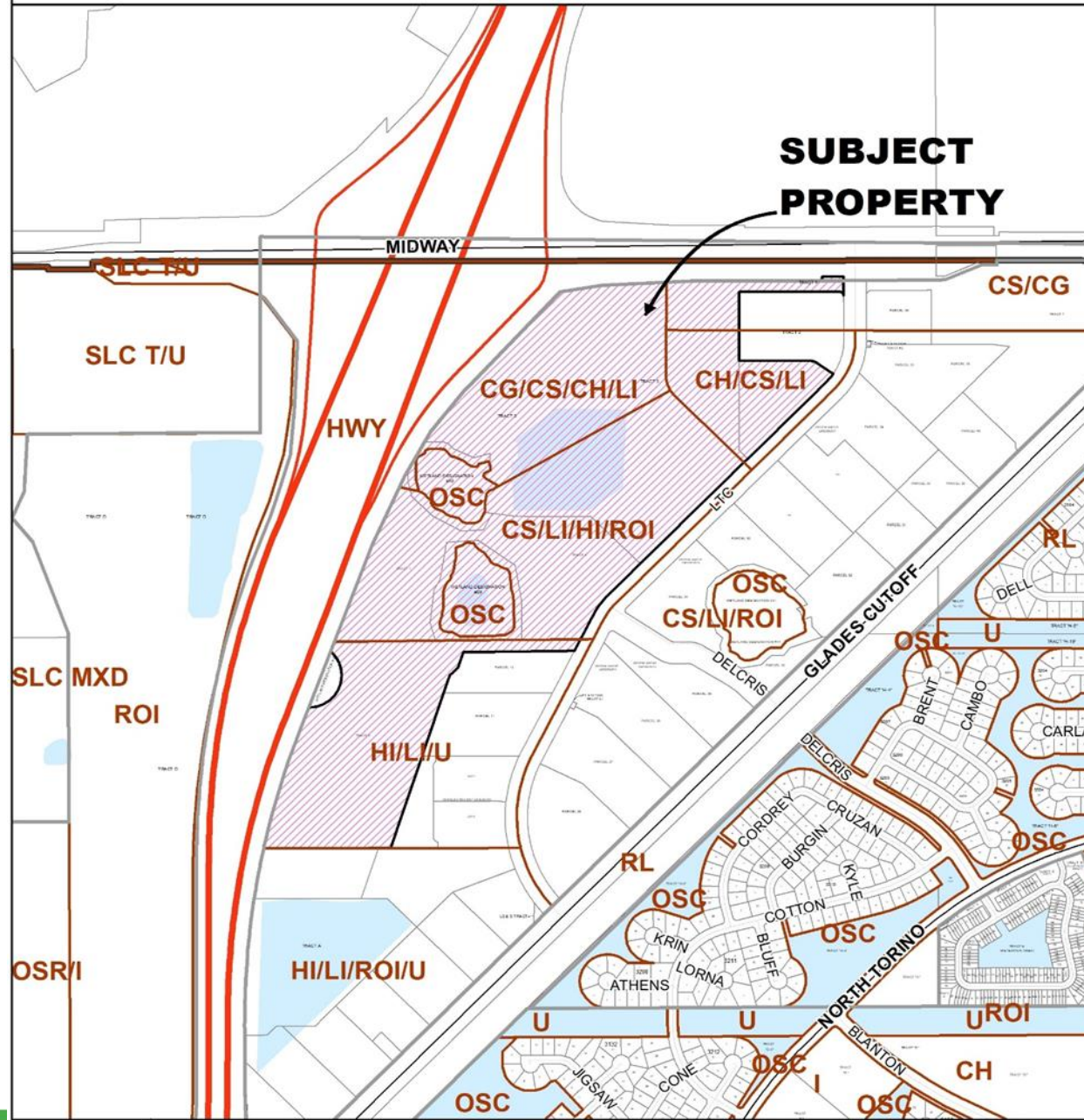
Subject property



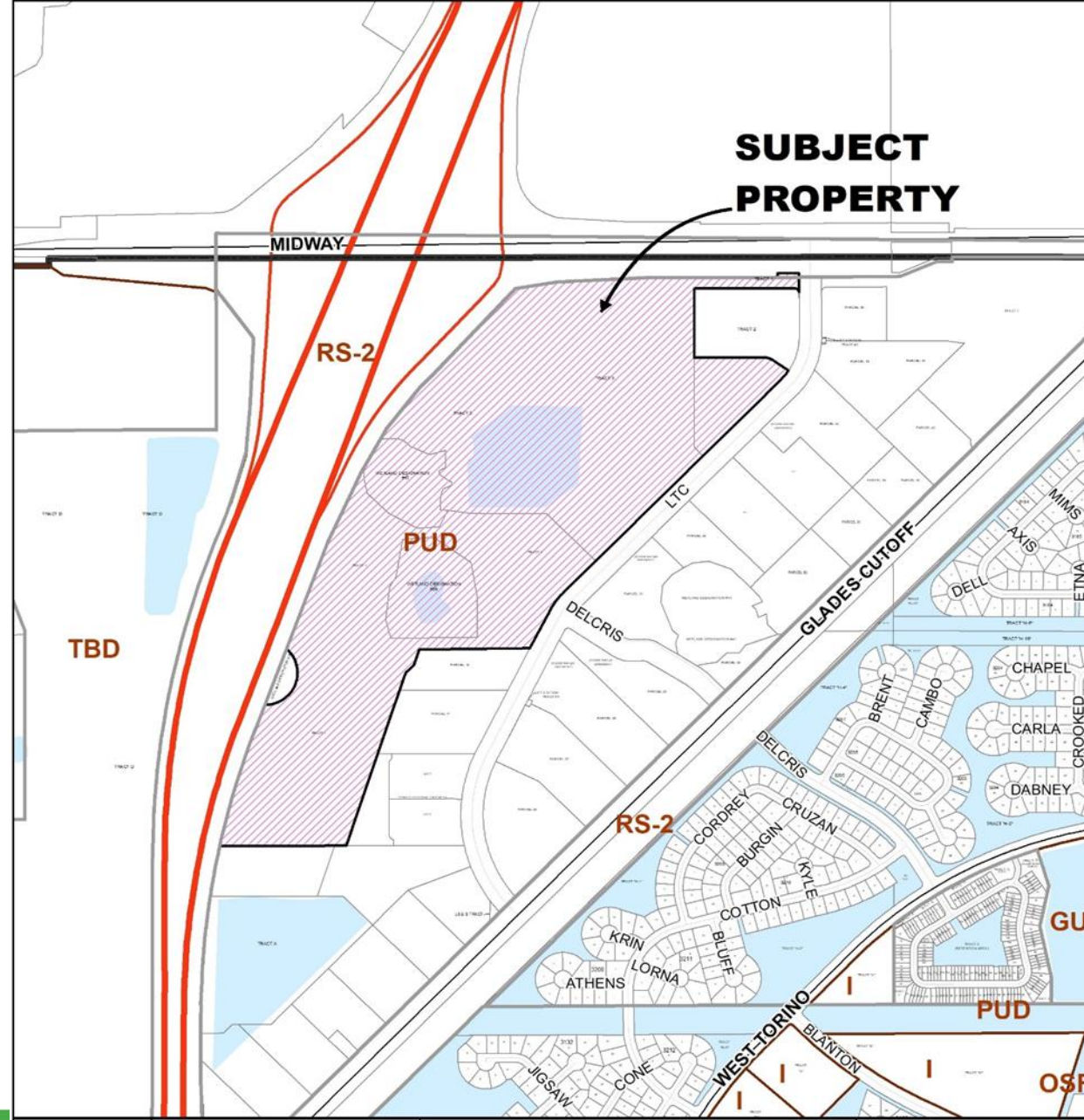
Aerial



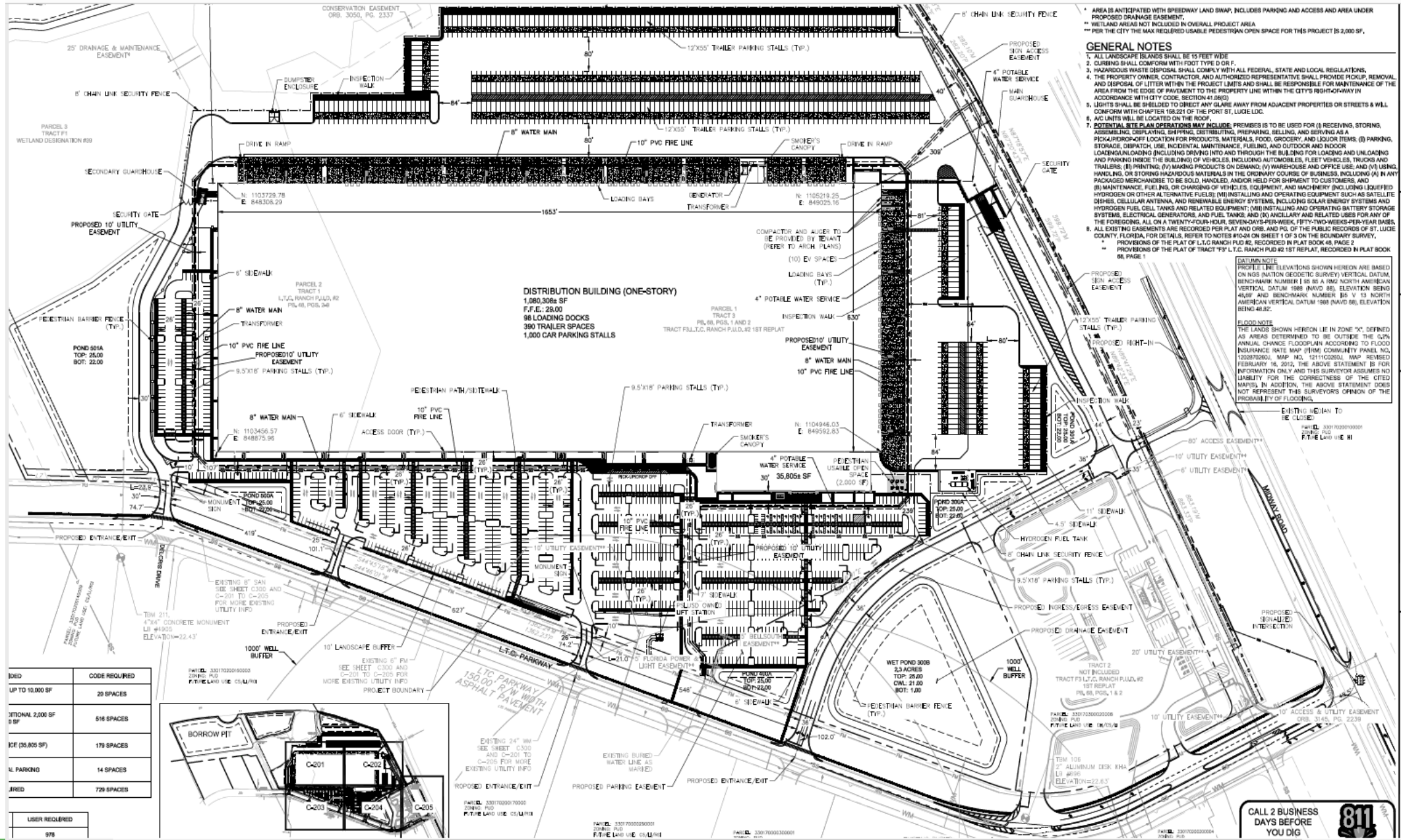
Land Use



Zoning



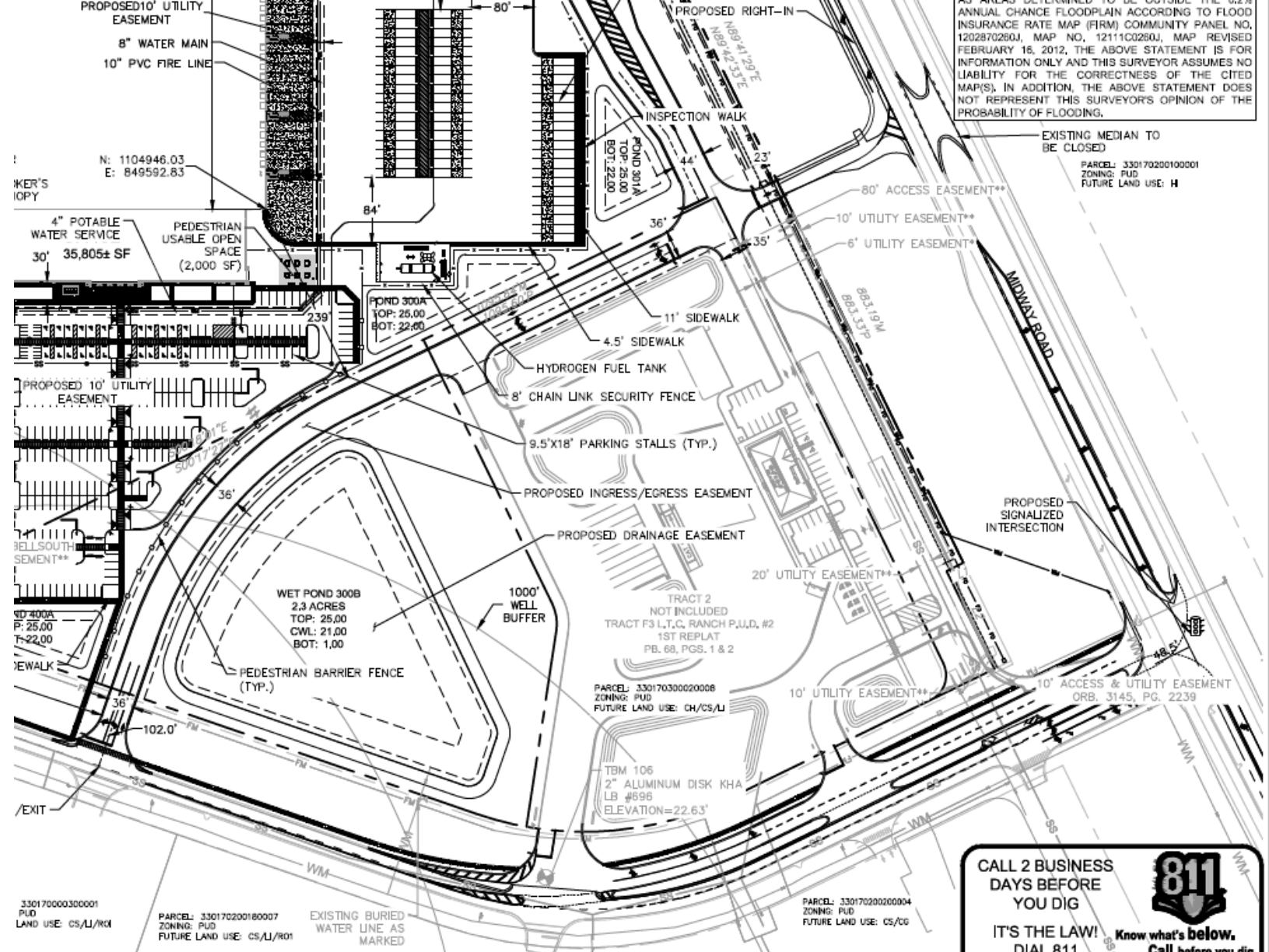
Proposed Site Plan



CALL 2 BUSINESS DAYS BEFORE YOU DIG **811**



Off-site Improvements



CALL 2 BUSINESS DAYS BEFORE YOU DIG

811

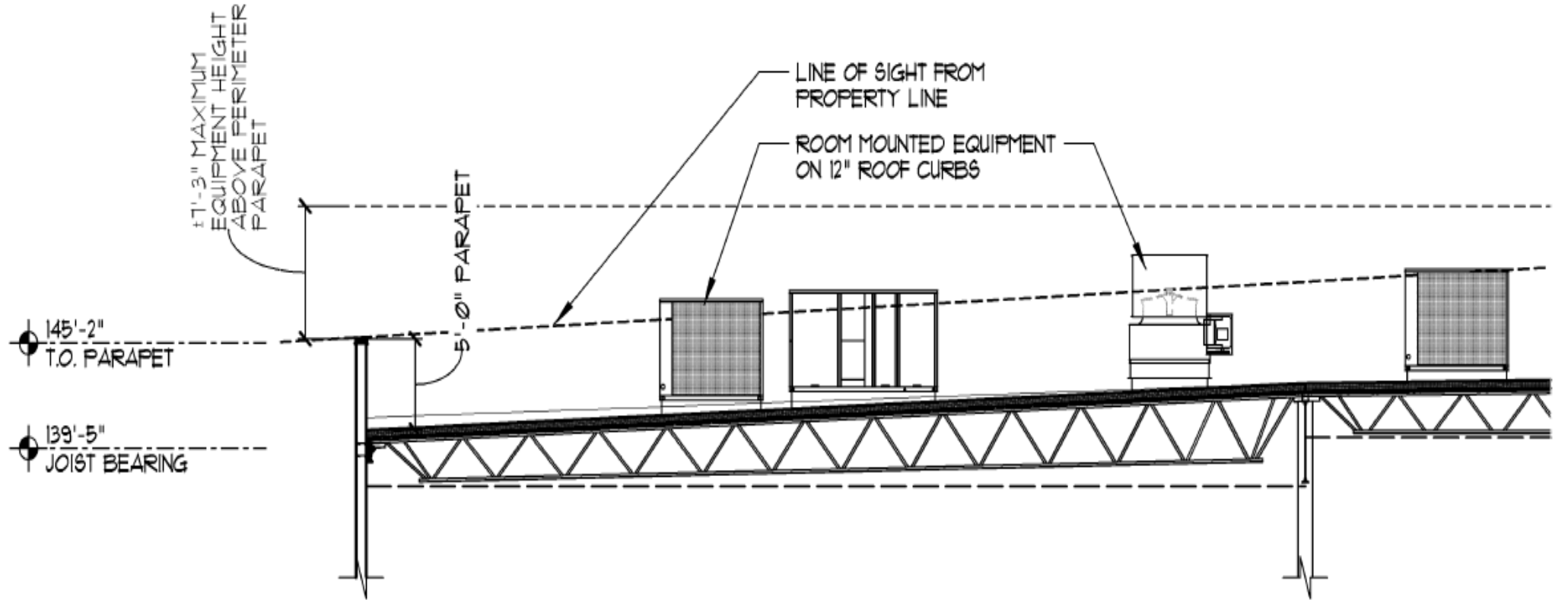
IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



Proposed Variance



III ENLARGED SIGHT LINE PARAPET VIEW
SCALE 1" = 10'-0"

Zoning Review

- Complies with parking minimum requirements.
- Complies with building height maximum requirements.
- Complies with setback requirements.



Natural Resource & Public Art

Native Habitat/Tree Protection:

- Per the Environmental Assessment submitted with this application, the on-site wetlands have been permitted or mitigated for. A gopher tortoise survey will be required.

Public Art:

- The applicant has indicated they will pay the fee in lieu of providing public art onsite.



Recommendation

The Site Plan Review Committee reviewed the request on February 24, 2021, and recommended approval of the site plan. Staff is recommending approval based on the recommendation of the Site Plan Review Committee and with the following conditions to be met prior to issuance of building permits:

1. Preparation and recording of Unity of Title for parcels to be purchased by developer.
2. Submittal and review of temporary easement agreements for shared access, parking, and drainage easements.
3. Review of variance application by the Planning and Zoning Board for A/C units extending above the parapet wall on the roof of the proposed building, also known as P21-078 LTC Ranch-Midway Distribution Center-Roof Screening Variance.
4. Address traffic comments provided by third-party consultant upon 1st review.