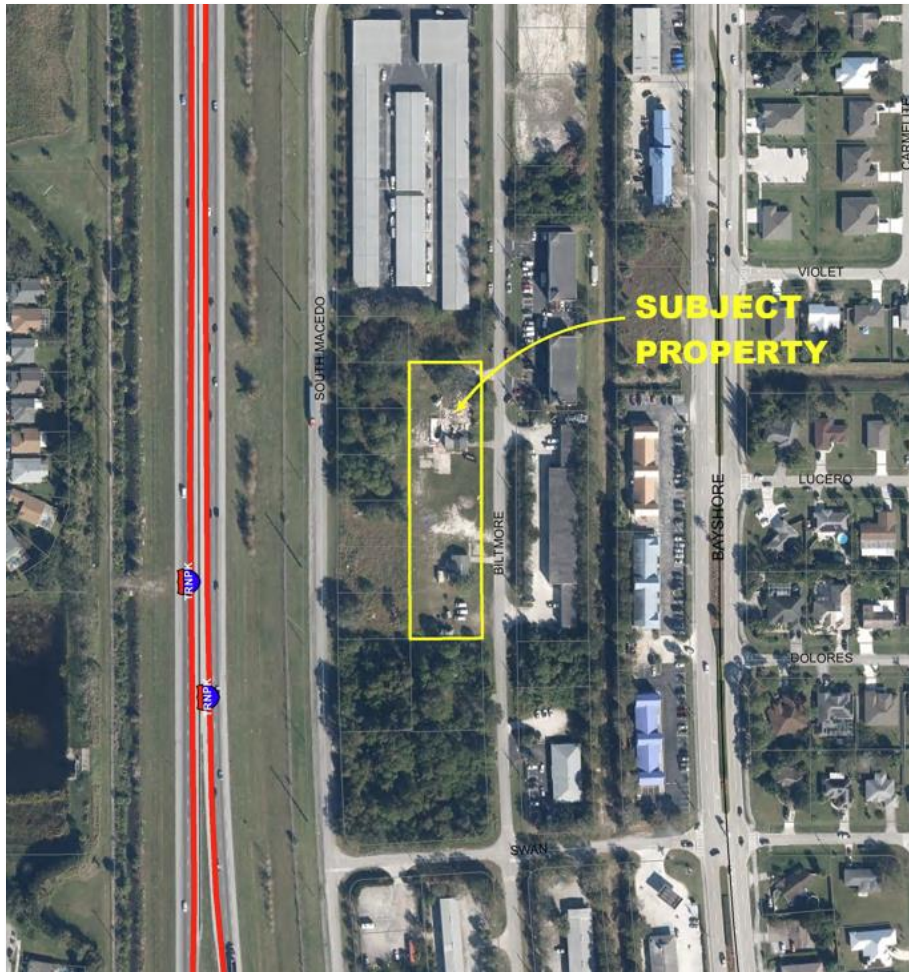


**Biltmore Properties  
Major Site Plan  
P24-007**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for a major site plan for Biltmore Properties
Applicant:	Alejandro Toro, Engineering Design & Construction, Inc.
Property Owner:	Frank Andrade
Location:	West side of Biltmore St between SW Swan Avenue and SW South Macedo Boulevard
Address:	638 and 650 SW Biltmore Street
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

**Project Description**

The applicant, Engineering Design & Construction, Inc., has submitted a Major Site Plan for Biltmore Properties. The proposed development consists of a 10,800 SF warehouse/office building.

The property has a zoning designation of Warehouse Industrial (WI) which is compatible with the future land use classification of Light Industrial/Service Commercial (LI/CS) of the site.

**Background**

The subject property was initially developed as residential in the 80’s. It became the location of Victory Children’s Home in 1993. Lots 23 and 24 were rezoned in 1993 via Ordinance 93-28 from RS-4 Residential to I Institutional (P93-035) to accommodate the children’s home. Ordinance 99-81 approved a Future Land Use Map amendment for Lots 20-22 from LI/CS (Light Industrial/Service Commercial) to CG (General Commercial) P99-152). Ordinance 99-81 approved the Future Land Use Map amendment for lots 20-22 from LI/CS (Light Industrial/Service Commercial) to CG (General Commercial). Ordinance 99-82 approved the rezoning of Lot 20-22 from RS-2 Residential to I (Institutional) (P99-151). A Site Plan Application was submitted in 2000 and approved by the Site Plan Review Committee on January 24, 2001, to expand the facility (P00-204). The property was commercially used after the children’s home vacated the property. Ordinance 22-57 and 22-58 approved a Future Land Use Map Amendment from CG (General Commercial) to LI/CS and a rezoning from I (Institutional) to WI (Warehouse Industrial), respectively.

2024 aerial imagery shows that the northernmost structure and associated accessory structures have been removed for the property.

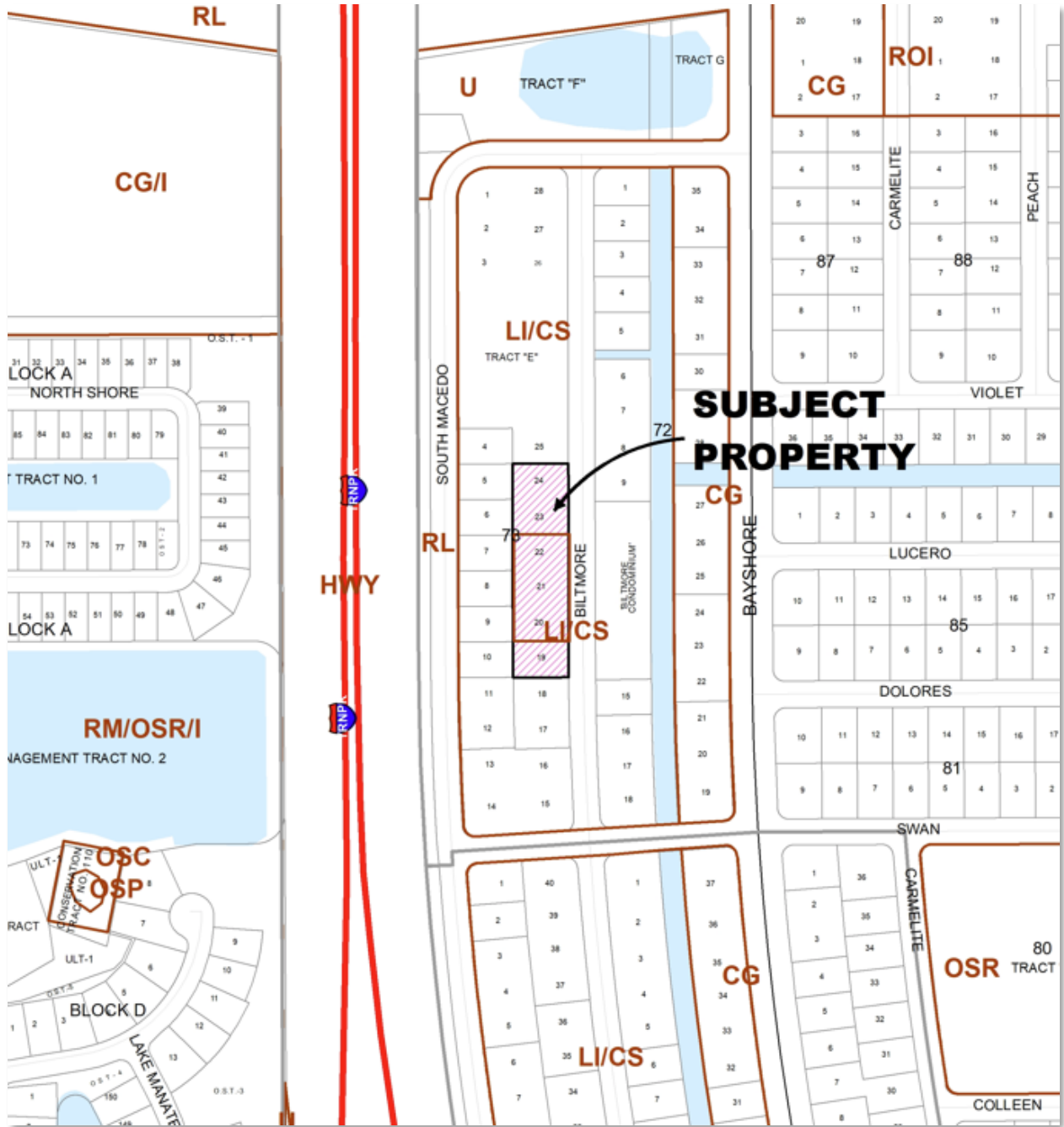
**Location and Site Information**

Parcel Number:	3420-630-0126-000-3, 3420-630-0125-000-6
Property Size:	1.38-acres
Legal Description:	Lots 19, 20, 21, 22, 23 and 24, Block 73, Port St. Lucie Section 27, according to the map or plat thereof, as recoded in Plat Book 14, Pages, 5, 5A through 5I, of the public records of St. Lucie County, Florida.
Future Land Use:	LI/CS-Light Industrial/Service Commercial
Existing Zoning:	WI – Warehouse Industrial
Existing Use:	Developed Land

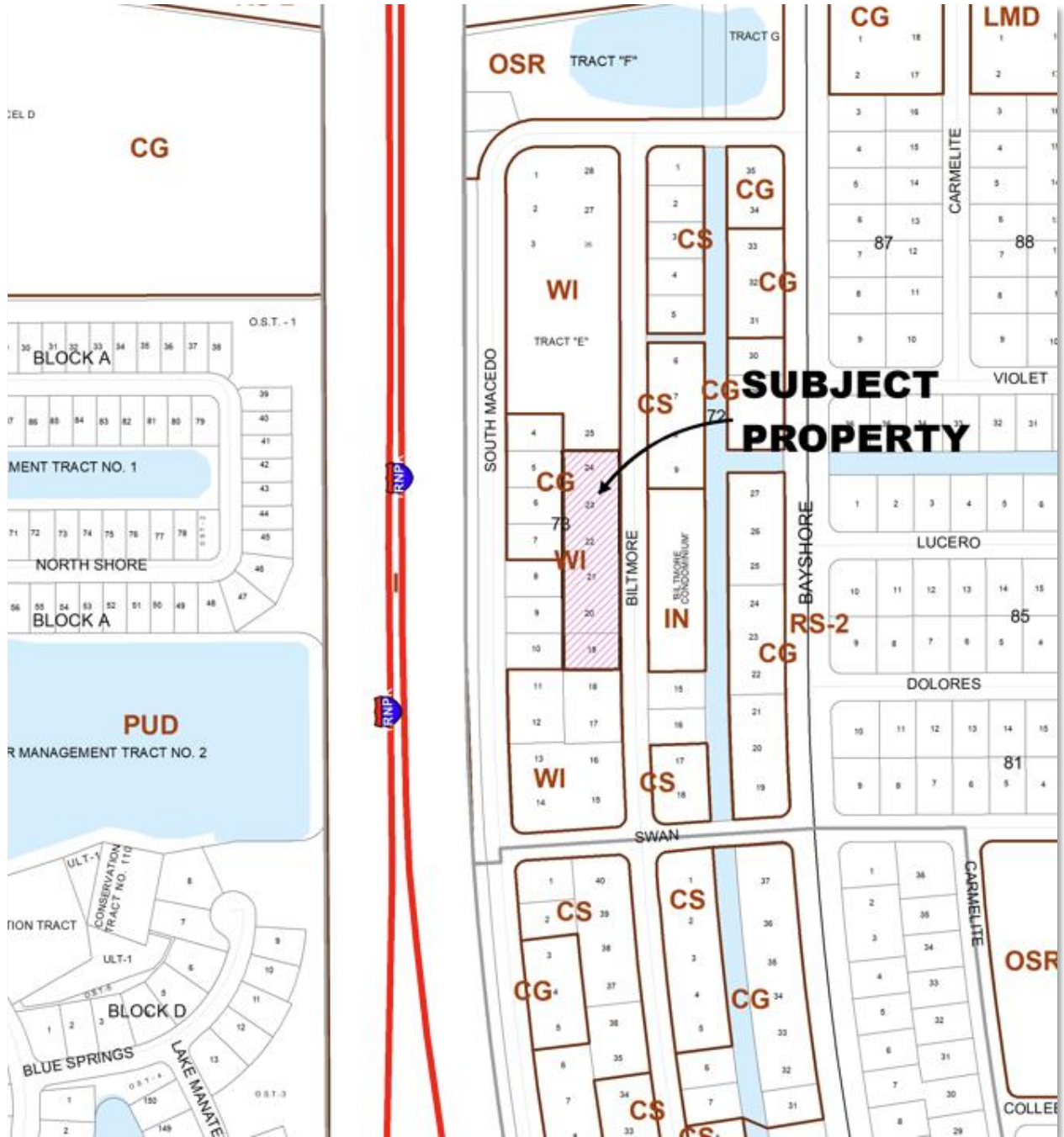
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI	Enclosed Storage Facility
South	LI/CS	WI	Vacant
East	LI/CS	CS, IN	Warehouses
West	LI/CS	RS-2, CG	Vacant

LI/CS – Light Industrial/Service Commercial, WI-Warehouse Industrial, IN-Industrial, CG-General Commercial, RS-2 Single Family Residential



Future Land Use



Zoning District

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>												
<b>USE</b>	The property is located in an area that is comprised of warehouse/office uses, enclosed storage and vacant land. The proposed use of warehouse/office is a permitted use in the WI Zoning District.												
<b>DUMPSTER ENCLOSURE</b>	The site plan provides a 12' X 24' dumpster enclosure.												
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The proposed structure meets the Citywide Design Standards.												
<b>PARKING REQUIREMENTS</b>	The proposed use requires a total of 29 parking spaces; a total of 43 are proposed including 2 handicap spaces.												
<b>BUILDING HEIGHT</b>	Maximum building height for the WI Zoning District is 35 feet. The proposed building is 24 feet high.												
<b>SETBACKS</b>	<p>The proposed building meets the setbacks as specified in the WI Zoning District.</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;"><b>Required</b></th> <th style="text-align: center;"><b>Provided</b></th> </tr> </thead> <tbody> <tr> <td>Front</td> <td style="text-align: center;">25'</td> <td style="text-align: center;">59'</td> </tr> <tr> <td>Rear</td> <td style="text-align: center;">10'</td> <td style="text-align: center;">17.75'</td> </tr> <tr> <td>Side</td> <td style="text-align: center;">10'</td> <td style="text-align: center;">82.33/172.65'</td> </tr> </tbody> </table>		<b>Required</b>	<b>Provided</b>	Front	25'	59'	Rear	10'	17.75'	Side	10'	82.33/172.65'
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Front	25'	59'											
Rear	10'	17.75'											
Side	10'	82.33/172.65'											

**CONCURRENCY 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>SEWER/WATER SERVICES</b>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. 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.
<b>TRANSPORTATION</b>	The Traffic Report prepared by JFO Group, Inc dated January 16, 2024, was 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. The Institute of Transportation Engineers (ITE) Trip Generation manual estimates 35 PM Peak Hour trips which will have an insignificant impact to the surrounding roadway network.
<b>PARKS AND OPEN SPACE</b>	N/A
<b>STORMWATER</b>	Paving and drainage plans that are in compliance with the adopted level of service standard will be reviewed with detail plan submittal.

<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	Not applicable to non-residential development.

**NATURAL RESOURCE PROTECTION (Chapter 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

**Native Habitat/Tree Protection:** This site was previously developed but does contain two large oak trees in the northern portion of the property that will be preserved. There is no other native habitat or environmentally sensitive lands or wetlands on the site.

**Wildlife Protection:** The site was previously developed and contains no habitat for wildlife other than the trees in the northern portion of the site.

**OTHER**

**Fire District:** The access 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 February 14, 2024, 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.