



**Commerce Lakes Warehouse
Major Site Plan
P22-253**



Project Location Map

SUMMARY

Applicant's Request:	An application for Major Site Plan approval to construct a 30,210-square-foot warehouse and office building.
Agent:	Abraham Chabab, P.E.
Applicant / Property Owner:	A Great Home, LLC
Location:	The subject property is located on the east side of NW Commerce Lakes at 2011 NW Commerce Lakes Drive in the Go Team Industrial Park and Reserve DRI.
Project Planner:	Bethany Grubbs, Planner III

Project Description

A Great Home, LLC has applied for Major Site Plan approval for a project known as Commerce Lakes Warehouse. The project is to construct a 30,210-square-foot warehouse and office building. The subject property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive in the Go Team Industrial Park and is located within the Reserve DRI.

Background

The project was approved to forego a 6-foot-high masonry wall within the landscape buffer required along the south side of the site. The applicant proposes the use of landscaping in lieu of the wall requirement. The landscape plan incorporated existing native vegetation within the 50-foot linear open space tract that runs along the south side of the property along with the installation of new landscaping.

Previous Actions and Prior Reviews

- The Site Plan Review Committee reviewed the proposed site plan at their meeting on May 10, 2023, and recommended approval.
- On March 27, 2023, the Board of Zoning Appeals reversed the decision of the Planning and Zoning Board, and the Landscape Modification application was granted (P22-319).
- On February 13, 2023, City Council approved a request to rezone 3.23 acres of property from Industrial (IN) to 2.46 acres of CS (Service Commercial) and 0.77 acres of OSC (Open Space Conservation) (P22-320).
- On December 6, 2022, the Planning and Zoning Board denied the requested Landscape Modification to forego an architectural wall in lieu of landscaping (P22-319).

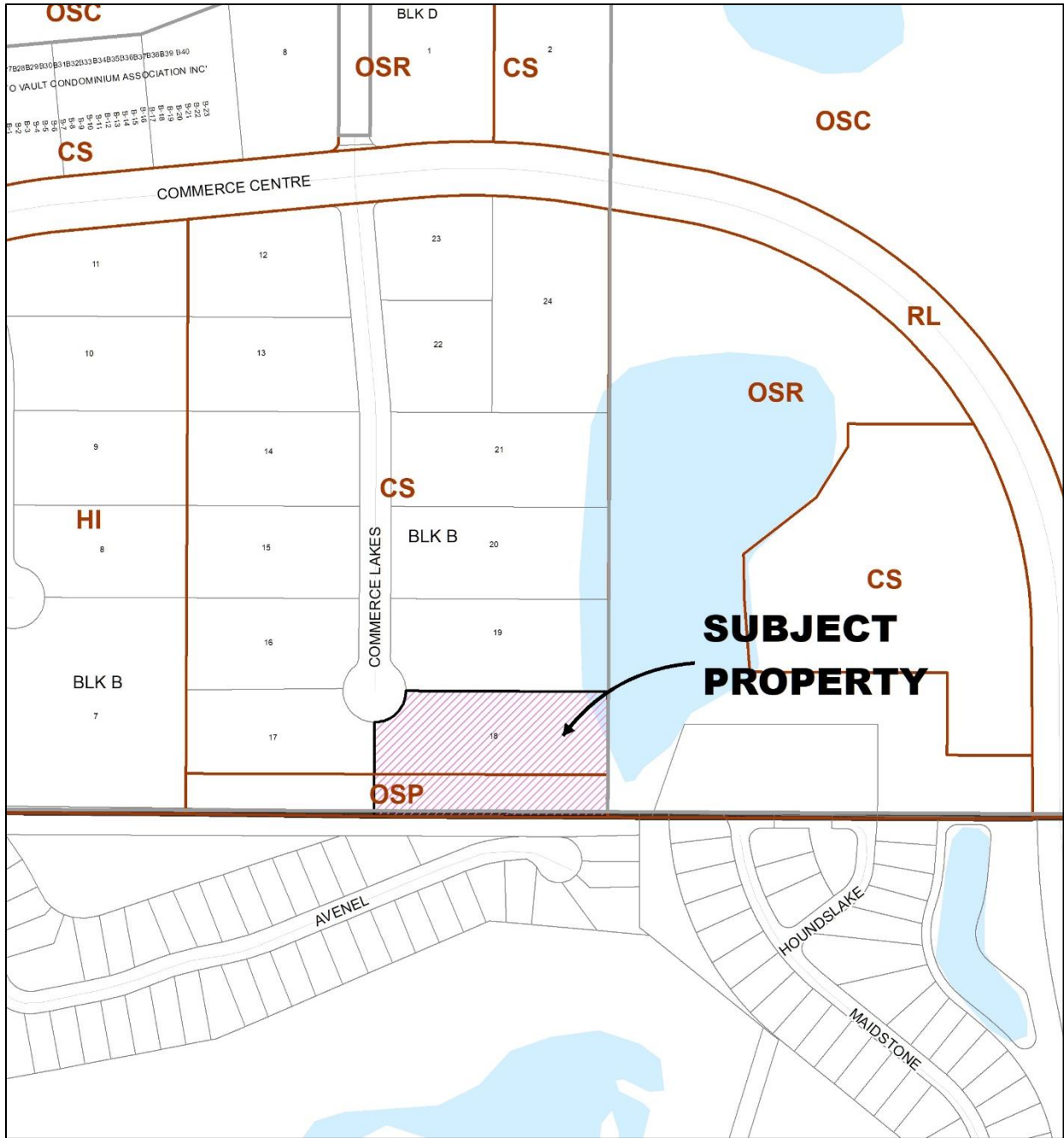
Location and Site Information

Parcel Numbers:	3315-703-0007-000-3
Property Size:	3.23 acres
Legal Description:	Go Team Industrial Park – Unit Three – Block B, Lot 18
Future Land Use:	CS (Service Commercial) and OSP (Open Space Preservation)
Existing Zoning:	CS (Service Commercial) and OSC (Open Space Conservation)
Existing Use:	Vacant land

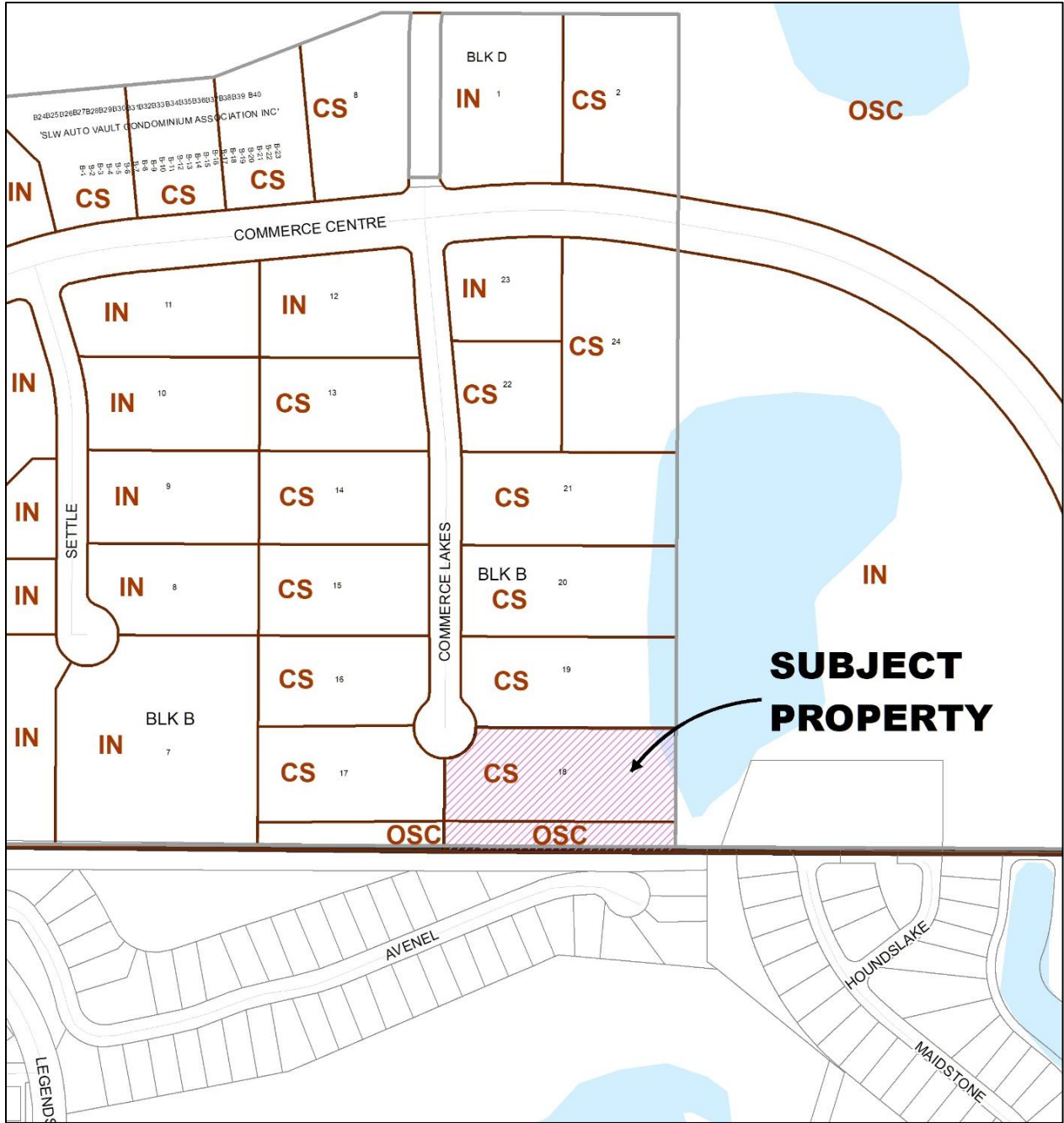
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Vacant (<i>approved bobcat service facility</i>)
South	RS - <i>St. Lucie County</i>	PUD	Single-family residential development (Pines at the Reserve)
East	OSR	IN	Vacant
West	CS/OSP	CS/OSC	Vacant (<i>approved RV storage facility</i>)

CS – Service Commercial, IN – Industrial, RS – St Lucie County Residential, PUD – Planned Unit Development, OSR – Open Space Recreation, OSP – Open Space Preservation, OSC – Open Space Conservation



Land Use Map



Zoning 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:

<i>CRITERIA</i>	<i>FINDINGS</i>	
USE	The subject property is zoned CS (Service Commercial) and OSC (Open Space Conservation). In the CS zoning district, a Major Site Plan to construct a 30,210-square-foot warehouse /office building is a permitted use.	
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: 50' Sides: 15'	Front: 55.5' Rear: 50' Sides: 59.6'/112.6'
PARKING	The development is required to have 67 parking spaces. The development provides 64 standard spaces and 3 accessible spaces, for a total of 67 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. The plan includes one tree every 30 linear feet and one shrub for every two feet of the required buffer. This landscape plan is incorporated existing native vegetation within the 50-foot linear open space area that runs along the south side of the property.	

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was provided that identified the entire site as native upland habitat. The site is best classified as pine flatwoods. 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 the majority of the 3.23-acre property as native upland habitat. The property is comprised of 2.66 acres of native upland habitat, 0.2 acres of water from the lake to the east, and 0.37 acres of drainage ditch.

Therefore, to meet the 25% upland preservation requirement approximately 0.67 acres will require preservation. The proposed development retains 0.44 acres of upland habitat onsite. To offset 0.225 acres of mitigation by remitting payment into the Conservation Trust Fund.

The 100 % pedestrian gopher tortoise survey of the project area resulted in finding no gopher tortoise activity observed on site, nor any other State or Federally listed species 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.

<i>Sanitary Sewer and Potable Water Facilities</i>	The Reserve Community Development District is the provider of services for this property and has provided a letter certifying capacity exists.
<i>Traffic Circulation</i>	Per the ITE Manual, 11 th Edition, the development is anticipating a total of 38 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.

Related Projects

- P22-320 A Great Home, LLC – Rezoning
- P22-319 Commerce Lake Warehouse – Landscape Modification

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting of May 10, 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 with the condition of approval:

1. Prior to the issuance of a building permit, the applicant shall submit to the Planning & Zoning Department, a revised site plan with the accurate mitigation calculation, which results in 0.225 acres of mitigation.