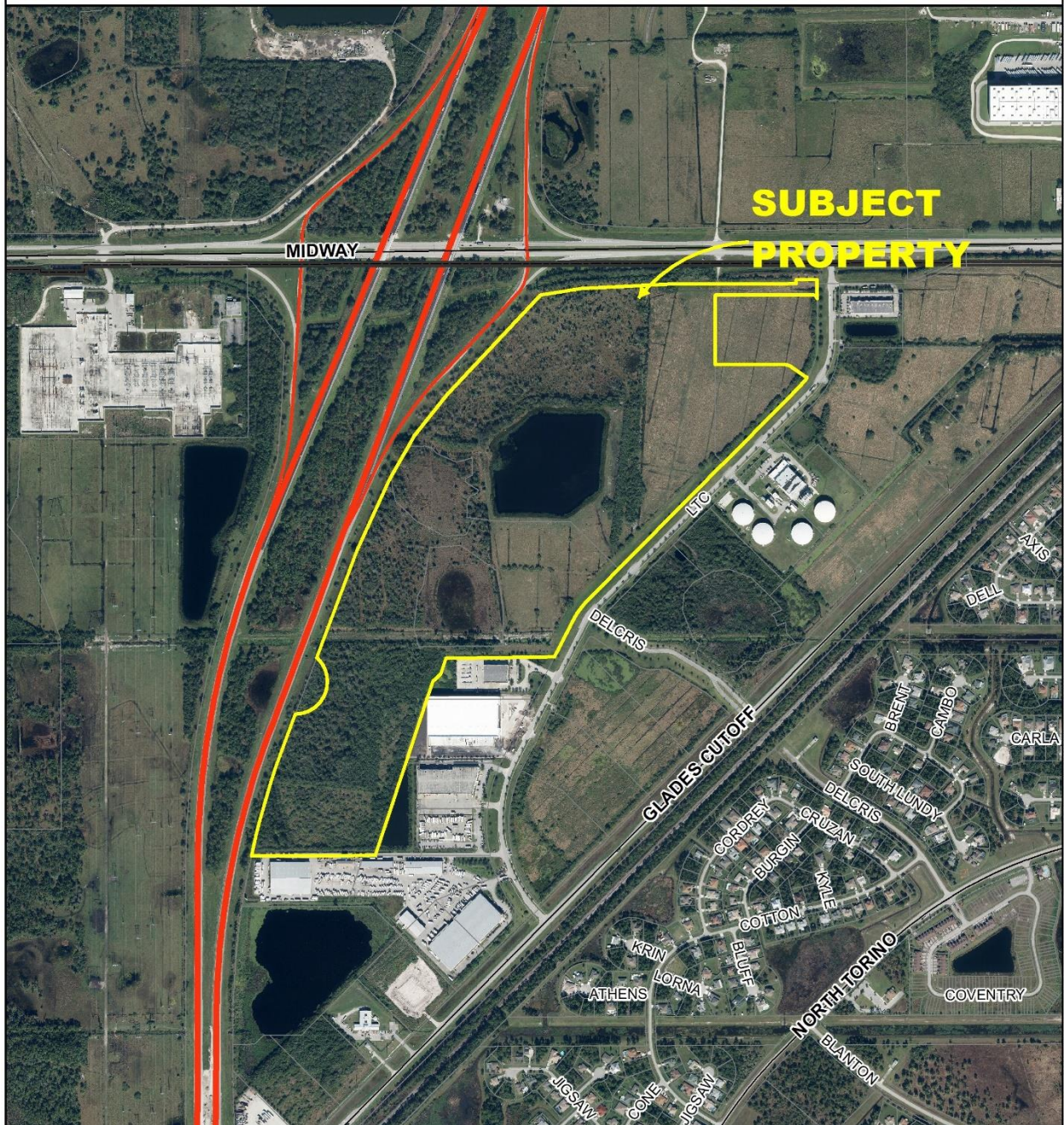




**LTC Ranch Midway Distribution Center
Major Site Plan
P20-249**



Project Location Map

SUMMARY

Applicant's Request:	Approval of a one-story distribution facility in the LTC Ranch Industrial Park PUD
Applicant:	Jordan Haggerty, Kimley-Horn
Property Owner:	James Kern, LTC Ranch Joint Venture
Location:	Southwest corner of W Midway Road and I-95, within the LTC Ranch DRI
Address:	Unknown at this time
Project Planner:	Isai Chavez, Planner I

Project Description

The proposed project consists of a one-story distribution facility in the LTC Ranch Industrial Park PUD. The 1,077,195 square foot building consists of 1,041,390 square feet of warehouse area and 35,805 square feet of office area. It also includes 98 loading bays for trucks, 390 drop-trailer parking spaces, and 1,000 parking spaces for employees.

Off-site improvements include closing the existing median on Midway Road, a proposed right-in access from Midway Road, the realignment and completion of a proposed driveway from Midway Road to LTC Parkway, and a proposed signalized intersection at Midway Road and LTC Parkway.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan at their meeting of February 24, 2021.

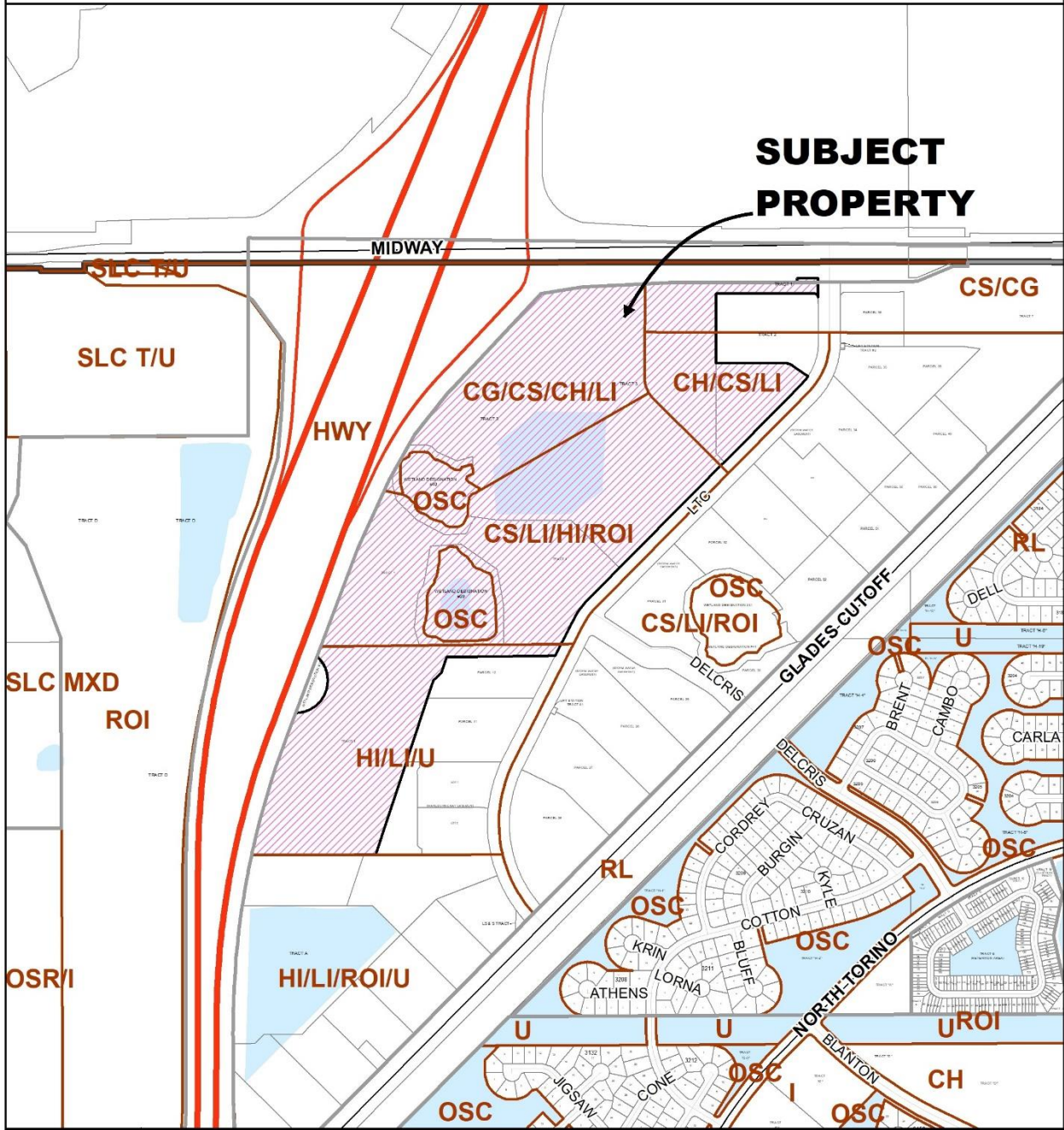
Location and Site Information

Parcel Number:	3302-703-0003-000-5; 3301-702-0005-000-3; 3301-702-0003-000-9; 3301-702-0002-000-2
Property Size:	109.83 acres/4,784,195 SF
Legal Description:	Tract 3, of Tract F3; Tract 1; that portion of Tract F1; Tract F2; of LTC Ranch PUD #2
Future Land Use:	CS/LI/CG/ROI/CH/HI/U (Commercial Service, Light Industrial, General Commercial, Residential-Office-Institutional, Commercial Highway, Heavy Industrial, and Utility)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

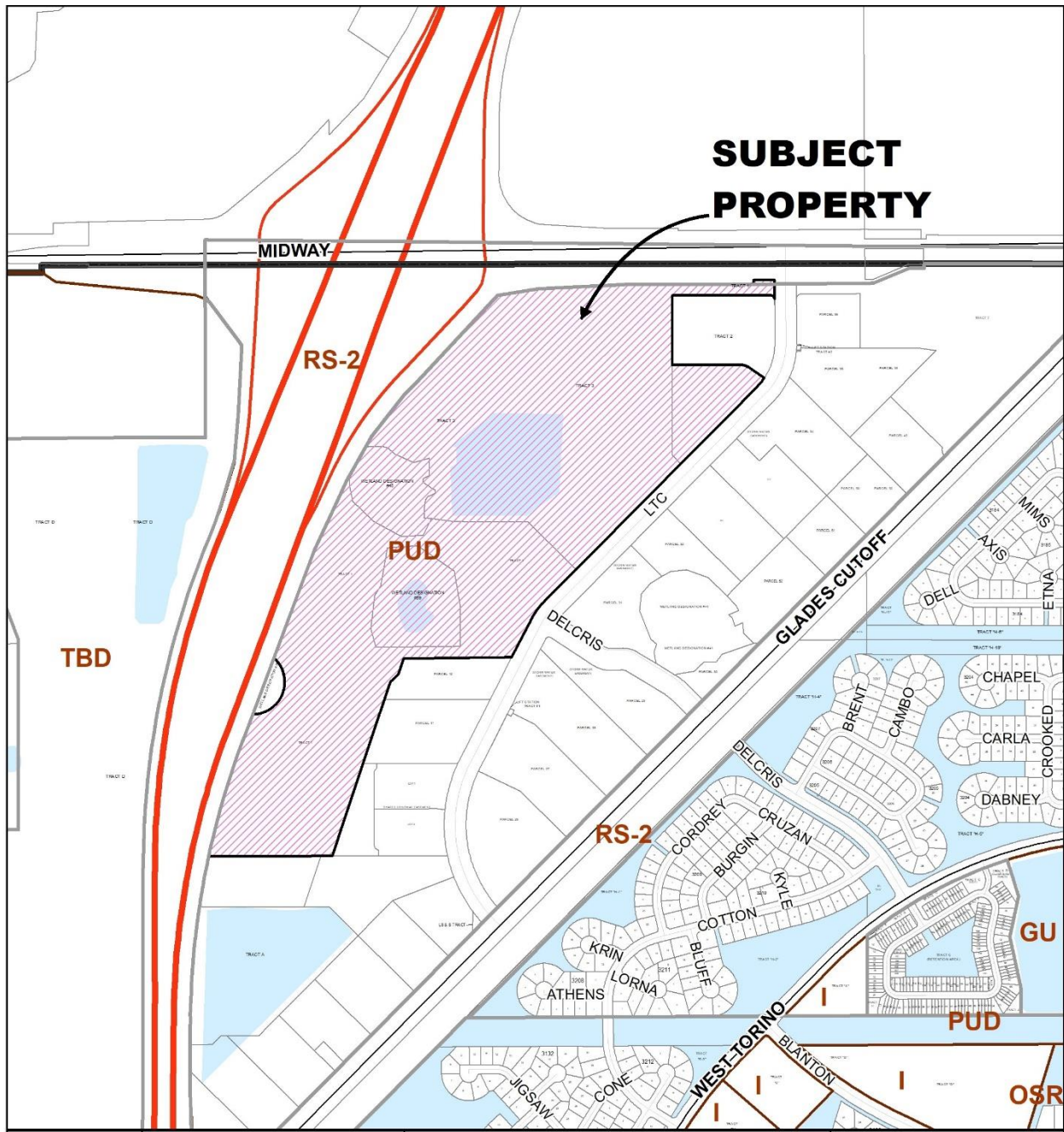
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	IND	RS-2/IL	Midway Road, Vacant County Land
South	CS/LI/ROI	PUD	Existing Wetland, Vacant Land
East	CS/LI/ROI	PUD	James E Anderson Water Treatment Facility, Vacant Land
West	HWY	RS-2	I-95

IND=County Industrial, RS-2=Single Family Residential 2, IL=County Industrial Light, CS=Commercial Service, LI=Light Industrial, ROI=Residential-Office-Institutional, PUD=Planned Unit Development



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the LTC Ranch Industrial Park PUD and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed use of a distribution facility is compatible with the definition of distribution and fulfillment services and facilities being included as a permitted use under P21-028 LTC Ranch Industrial Park PUD Amendment No. 2, which was submitted concurrently with this application.
DUMPSTER ENCLOSURE	Site plan depicts a 24' X 12' foot dumpster enclosure for general refuse and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	Elevation plans have been reviewed for compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	729 parking spaces are required and 978 are proposed. 14 handicap spaces are required and 22 are proposed.
BUILDING HEIGHT	Maximum building height allowed is 75 feet, height of the proposed building is 60 feet.
SETBACKS	Proposed distribution facility meets the setback requirements under the LTC Ranch Industrial Park PUD.
BUFFER	The site plan depicts the required ten-foot perimeter landscape buffers.

CONCURRENCY REVIEW: The project is subject to the conditions of the LTC Ranch DRI development order regarding the provision of adequate public facilities and documented below:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	Port St. Lucie will be the provider of utilities for the proposed project. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to the issuance of building permits.
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. See attached Public Works Traffic Memo. Off-site improvements include closing the existing median on Midway Road, a proposed right-in access from Midway Road, the realignment and completion of a proposed driveway from Midway Road to LTC Parkway, and a proposed

	signalized intersection at Midway Road and LTC Parkway.
PARKS AND OPEN SPACE	The site plan depicts 0.5% of the total site as useable open space.
STORMWATER	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	N/A

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: 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.

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

Related Projects

P21-028 LTC Ranch Industrial Park PUD Amendment No. 2

STAFF RECOMMENDATION

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. The Site Plan Review Committee recommended approval of the site plan at their meeting of February 24, 2021.

Staff is recommending approval based on the recommendation of the Site Plan Review Committee and with the following conditions to be met prior to the 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 3rd party consultant upon 1st review.

City Council Action Options:

- Motion to recommend approval
- Motion to recommend approval with conditions
- Motion to recommend denial