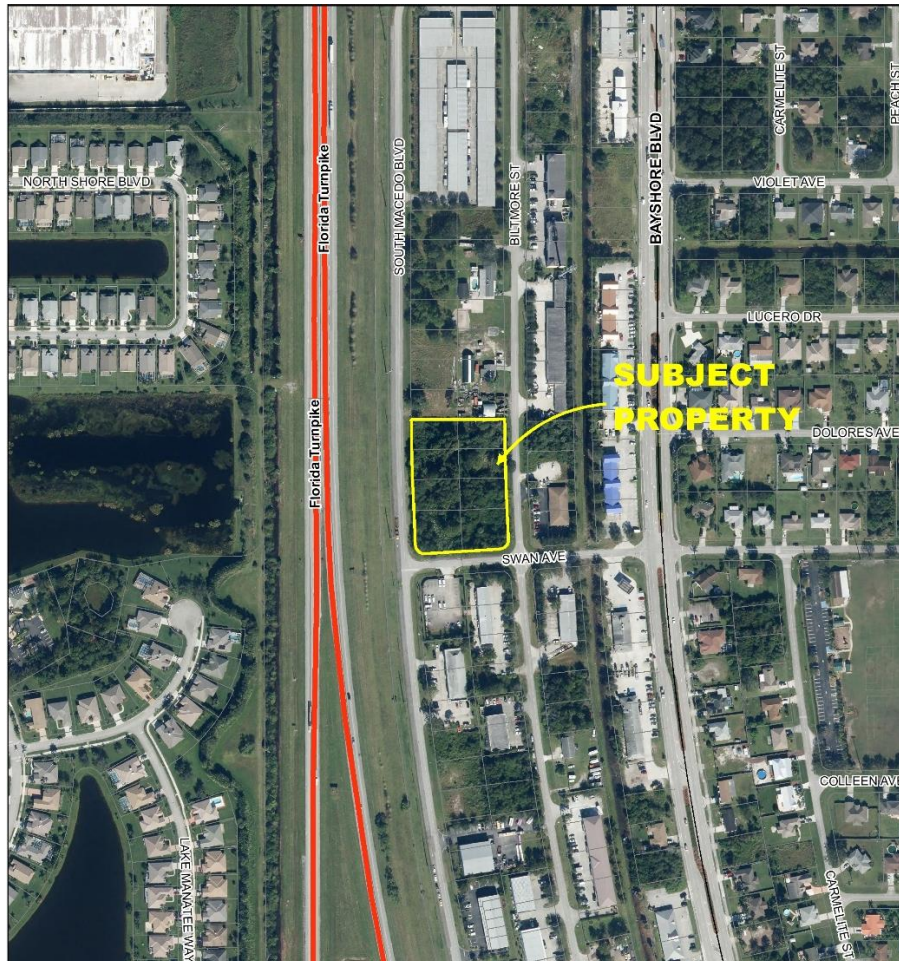




**Romanelli, Rocco & Maria - Warehouse
Major Site Plan
P21-284**



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan for Romanelli, Rocco & Maria - Warehouse.
Property Owner:	Rocco and Maria Romanelli
Location:	The property is located on the northeast corner of SW Swan Avenue and SW South Macedo Boulevard
Address:	685 SW South Macedo Blvd
Project Planner:	Cody Sisk, Planner III

Project Description

The property owners, Maria and Rocco Romanelli, have submitted a Major Site Plan for the Romanelli, Rocco & Maria - Warehouse. The Major Site Plan is for one 20,000 warehouse/office building.

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

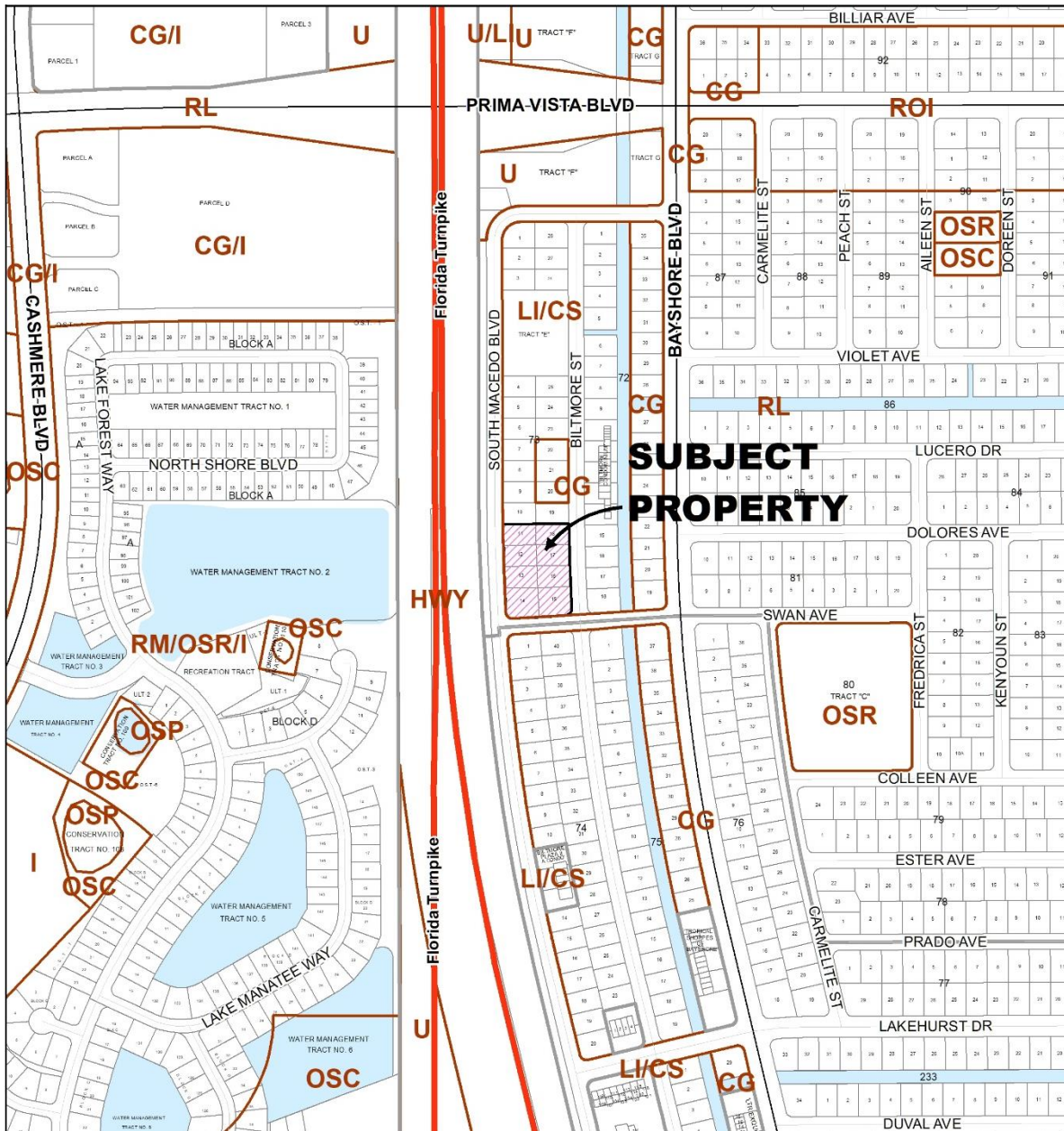
Location and Site Information

Parcel Number:	3420-630-0117-000-7, 3420-630-0119-000-1, 3420-630-0123-000-2
Property Size:	2.02 Acres
Legal Description:	Lots 11 Through 18, Block 73, According to the Plat of Port St. Lucie Section 27, Recorded in Plat Book 14, Page 5, 5A Through 5I
Future Land Use:	Light Industrial/Service Commercial (LI/CS)
Existing Zoning:	Warehouse Industrial (WI)
Existing Use:	Vacant land

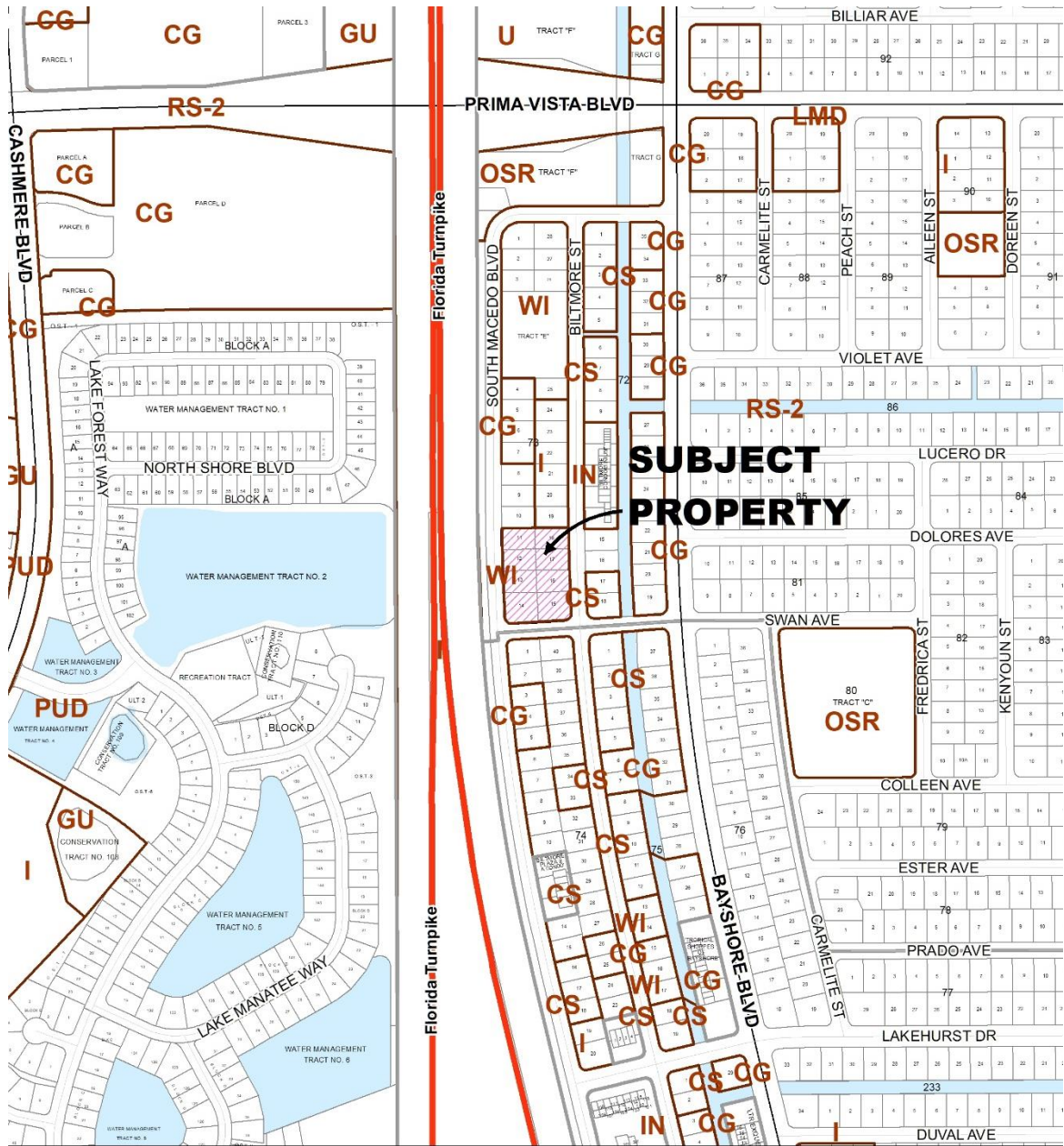
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI and RS-2	Warehouse/Office
South	LI/CS	CS	Warehouse/Office
East	LI/CS	CS	Service Commercial Use
West	Florida's Turnpike	Florida's Turnpike	Florida's Turnpike

CS – Service Commercial, WI – Warehouse Industrial, LI- Light Industrial, 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:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	An application for site plan approval for a major site plan to construct one 20,000 square foot, one-story warehouse/office buildings.
DUMPSTER ENCLOSURE	The site plan provides a 12' x 26' dumpster enclosure for general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	The proposed use requires a total of 51 parking spaces while 51 spaces with 2 handicap spaces are proposed.
BUILDING HEIGHT	Maximum building height permitted in the CS zoning district is 35' and the buildings are proposed to be 22'-8" in height.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY 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>
SEWER/WATER SERVICES	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.
TRANSPORTATION	<p>This application and Traffic Report prepared by Thomas J. Twomey, P.E. dated June 6, 2024 has been 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.</p> <p>The proposed warehouse is anticipated to generate 77 Average Daily, 11 AM Peak Hour and 11 PM Peak Hour driveway trips. The proposed trips are minimal; therefore, no</p>

	additional mitigation will be required for this project.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
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	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 contains 2.02 acres of pine flatwood and oak native habitat. The applicant is not proposing preservation on site; therefore, mitigation will be provided by contributing to the City's Conservation Trust Fund.

Wildlife Protection: A gopher tortoise survey is required prior to the issuance of a site work permit for clearing to prevent the impact on any protected wildlife.

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 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 at their February 28, 2024 meeting.