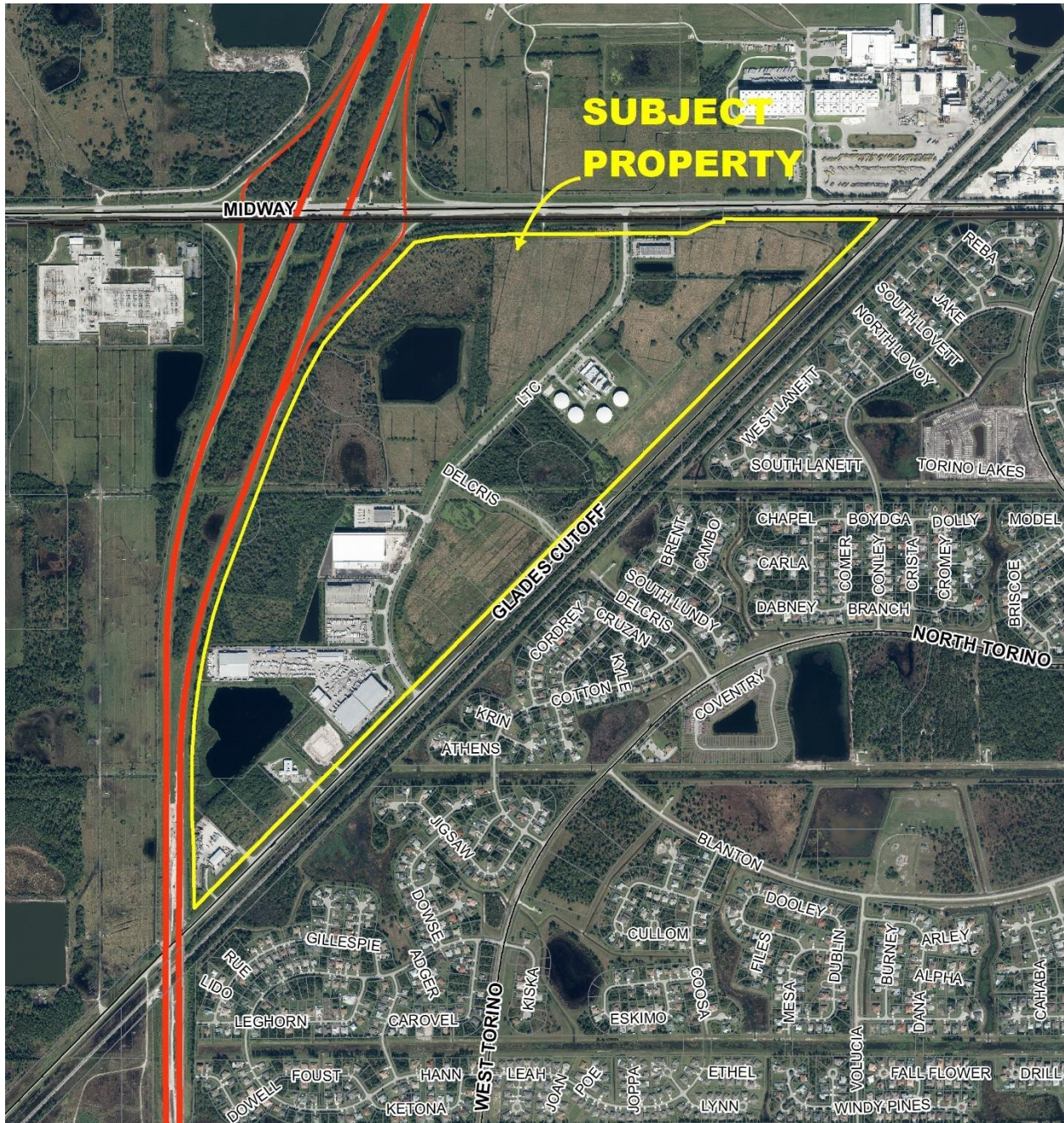




LTC Ranch PUD Amendment No. 2
Planned Unit Development Amendment
P21-028



Project Location Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document and map for the LTC Ranch Industrial Park PUD.
Applicant:	Charles Millar/Kimley-Horn
Property Owner:	James Kern, LTC Ranch Joint Ventures
Location:	This property is located within the LTC Ranch DRI (Development of Regional Impact), and is located at the intersection of W Midway Road, I-95, and Glades Cutoff Road.
Project Planner:	Isai Chavez, Planner I

Project Description

This is the second amendment to the LTC Ranch Industrial Park PUD document and map. The changes included with this amendment are:

- The proposed addition of Distribution and Fulfillment Services and Facilities as a permitted use (see Impacts and Findings section and attached document)
- The proposed deletion of the parallel access road that is south of W Midway Road and west of NW LTC Parkway (see Impacts and Findings section and attached map)
- The proposed realignment of an ingress/egress road connecting W Midway Road and NW LTC Parkway (see attached map)
- The proposed removal of the +/- 6.75 acres mitigation area and existing lake (see Impacts and Findings section and attached map)
- The proposed addition of four lakes for drainage purposes (see attached map)

Other changes are proposed to Section 2-Architectural Standards, Section 3-Landscape Standards, and Section 4-Sign Standards to reference the City's Codes and the master sign program that governs this area.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this PUD amendment on February 24, 2021.

The City Council approved the 1st amendment to this PUD on April 22, 2013 (P13-022)

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

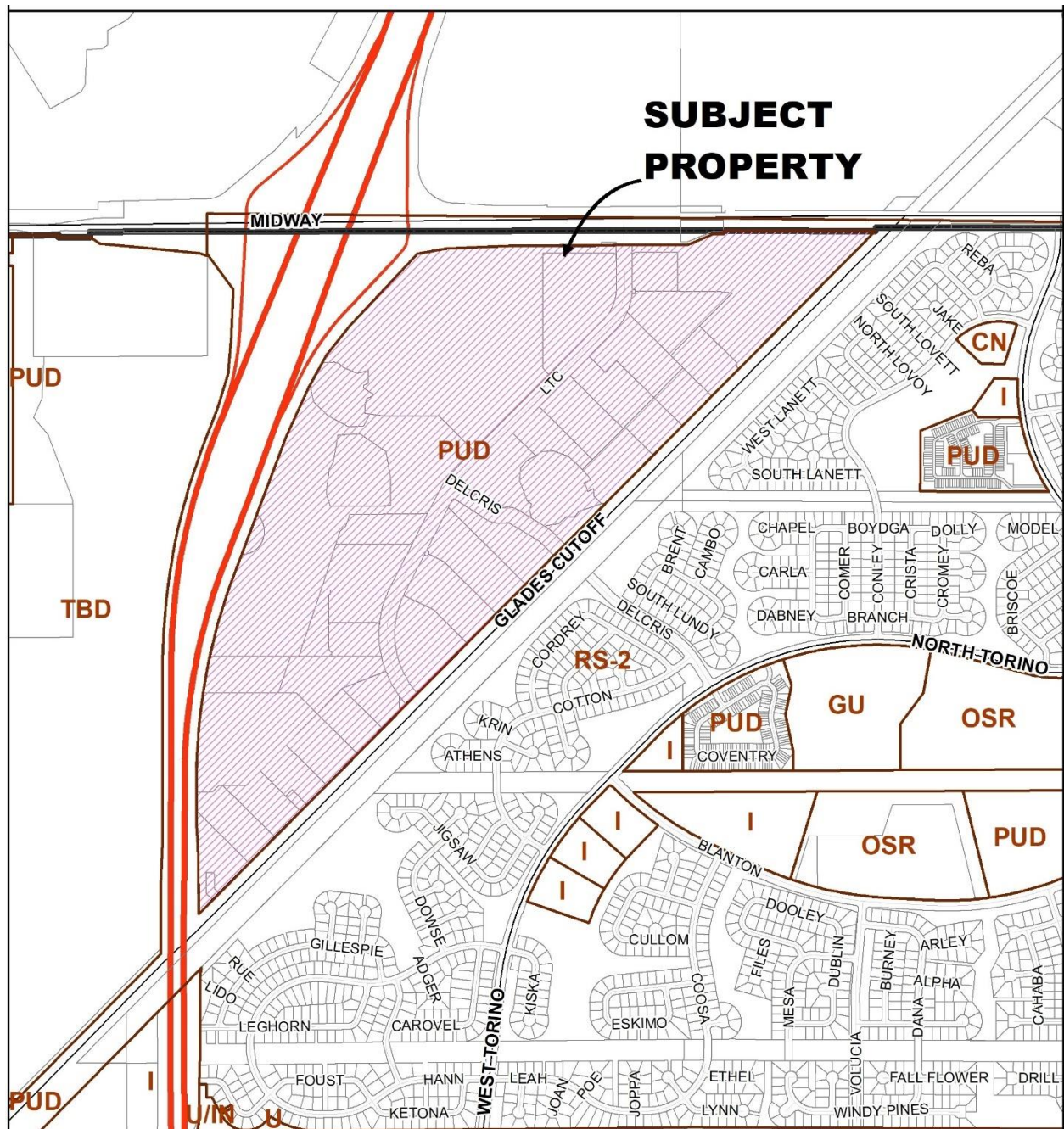
Location and Site Information

Property Size:	132 acres
Legal Description:	Portions of Section 1, 2, and 11 of Township 36 South and Range line 39 East
Future Land Use:	Commercial-Industrial (CG/CS/CH/LI); Industrial (CS/LI/HI/ROI); Industrial-Utility (HI/LI/U); Commercial (CS/CG)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant land
Proposed Use:	Warehouse/Distribution/Fulfillment Center

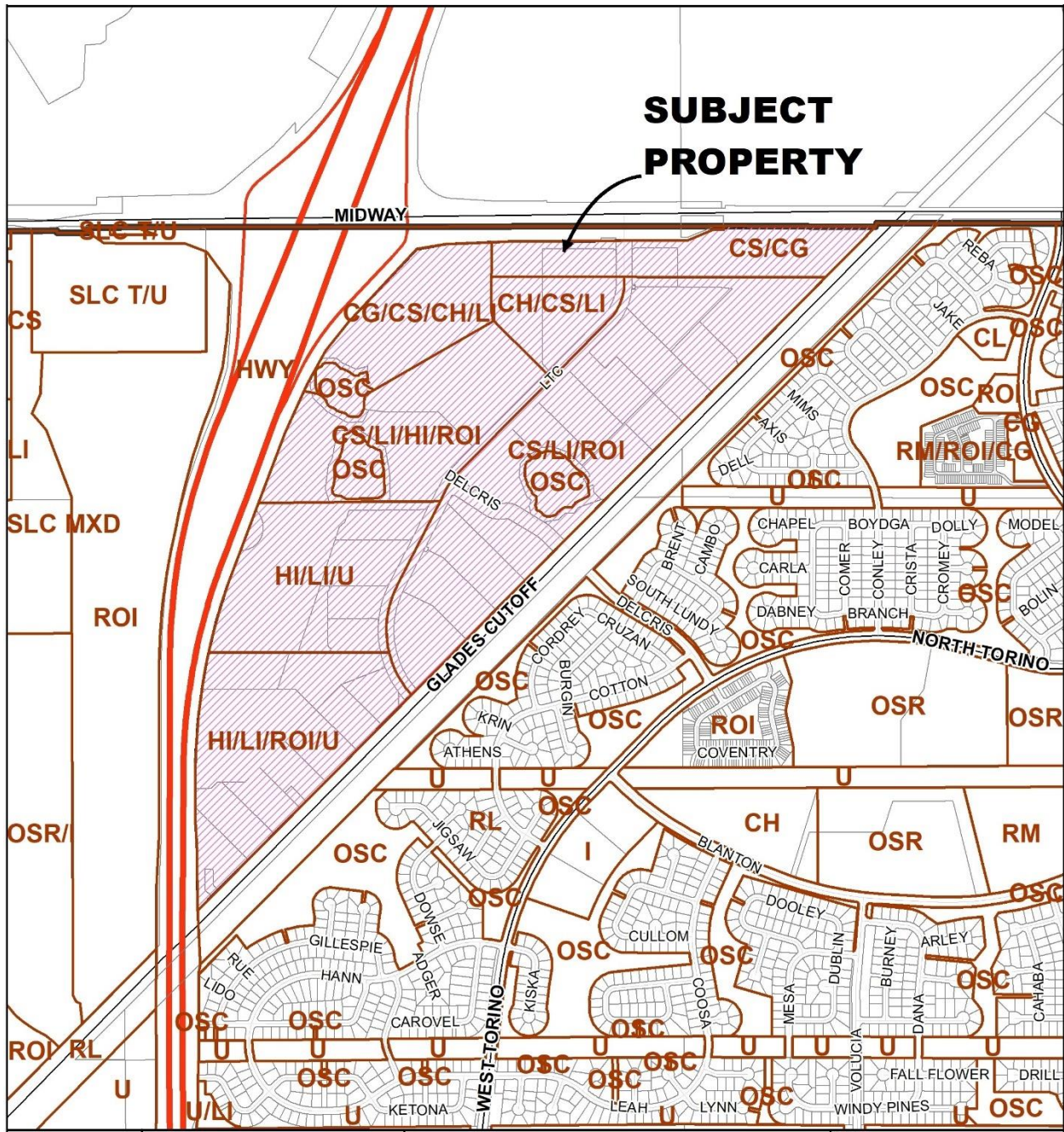
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	IND	RS-2/IL	Midway Road, Vacant County land
South	HWY	RS-2	I-95
East	RL	RS-2	Glades Cutoff Road, Railroad Tracks
West	HWY	RS-2	I-95

CS=Commercial Service, LI=Light Industrial, RL=Low-Density Residential, RS-2=Single Family Residential 2, PUD=Planned Unit Development, IL=County Industrial Light, IND=County Industrial



Zoning Map



Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

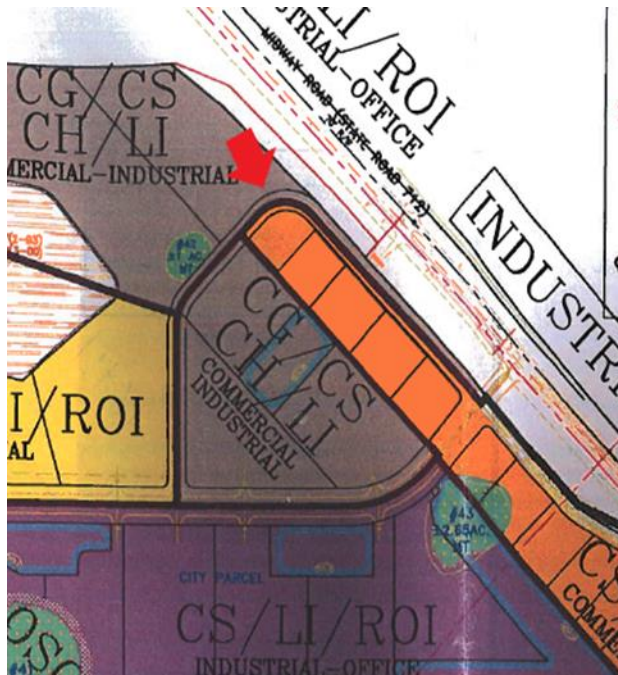
Land Use Consistency

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.12 states: The City may encourage economic development by revising the zoning code to allow for more flexibility in non-residential zoning districts.

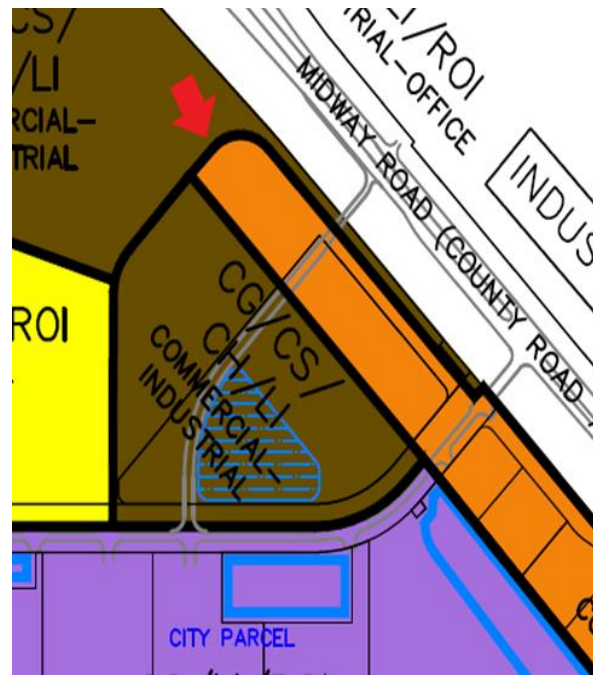
Distribution and Fulfillment Services and Facilities Definition

The proposed distribution and fulfillment services and facilities use would fall under the following predominant future land uses: Heavy industrial (HI), Light industrial (LI), and Commercial Service (CS). Each of these uses, per Policy 1.1.4.2 and Policy 1.1.4.3, accommodate the definition of a distribution and fulfillment services as proposed in the PUD amendment.

Parallel Access Road



Existing PUD Map



Proposed PUD Map

The parallel access road shown in the old PUD map was too close to Midway Road and LTC Parkway. Therefore, by removing it, a safer traffic pattern is created. Policy 2.1.2.3 states: Review access points and driveways associated with development to assure safety and compatibility with the existing and future roadway network.

Wetland Mitigation Area

The wetland mitigation area was originally permitted through South Florida Water Management District (SFWMD) as part of the LTC Ranch stormwater management system’s concept permit. The mitigation area was not constructed but was identified for future wetland mitigation. Subsequently, in 2005, a SFWMD Application modified the conceptual permit to remove/fill wetlands and remove the mitigation area for future commercial development. Mitigation credits were purchased, instead of utilizing the onsite mitigation area. This is consistent with Policy 5.2.5.1, which states: Continue to enforce standards for open space, wildlife, and habitat preservation in conjunction with residential and commercial development.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD amendment on February 24, 2021.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.