



**SLW Lot I-6A and I-6B
Major Site Plan
P20-089**



Project Location Map

SUMMARY

| | |
|----------------------|---|
| Applicant's Request: | Approval of two warehouse buildings in St. Lucie West Commerce Park |
| Applicant: | Michael Houston, HJA Design Studio |
| Property Owner: | Paul E. Brewer, Baab Associates, Inc. |
| Location: | South of Mercantile Place, east of Enterprise Drive, and west of Peacock Blvd |
| Address: | 575 and 595 NW Enterprise Drive |
| Project Planner: | Isai Chavez, Planner I |

Project Description

The proposed project consists of two 2-story industrial warehouse buildings. Building A is 13,544 square feet (includes 1,800 square feet of office space) and has six bays in the front and rear of the building. Building B is 9,416 square feet (includes 1,200 square feet of office space) and has eight bays in the front of the building.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan at their meeting of June 10, 2020.

Location and Site Information

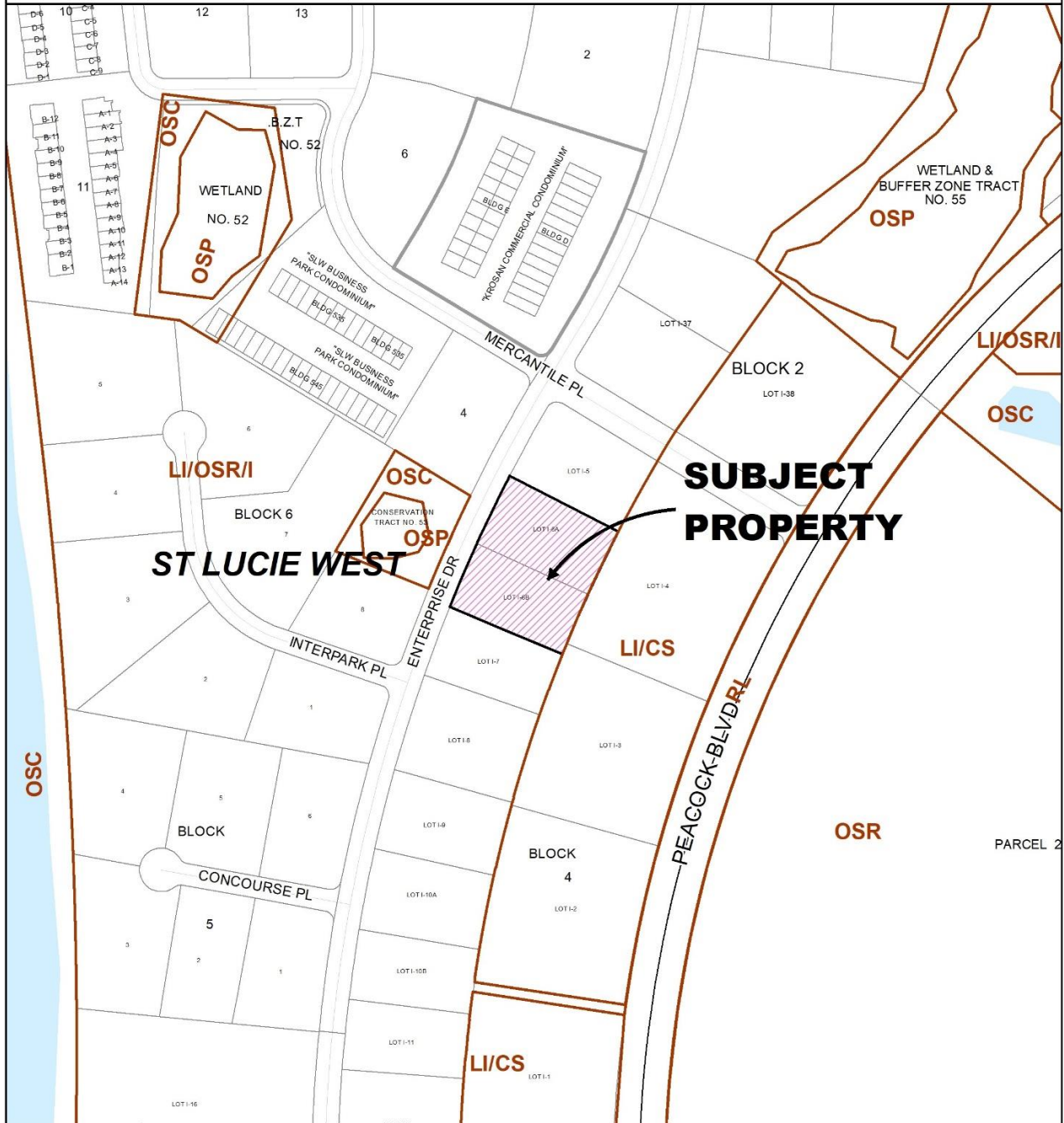
| | |
|--------------------|--|
| Parcel Number: | 3323-610-0003-000-5; 3323-610-0002-000-8 |
| Property Size: | 2.07 acres/90,022 sq. ft. |
| Legal Description: | ST LUCIE WEST PLAT #11 FIRST REPLAT IN COMMERCE PARK BLK 4 LOT I-6B; ST LUCIE WEST PLAT #11 FIRST REPLAT IN COMMERCE PARK BLK 4 LOT I-6A |
| Future Land Use: | Light Industrial (LI) |
| Existing Zoning: | Warehouse-Industrial (WI) |
| Existing Use: | Vacant land |

Surrounding Uses

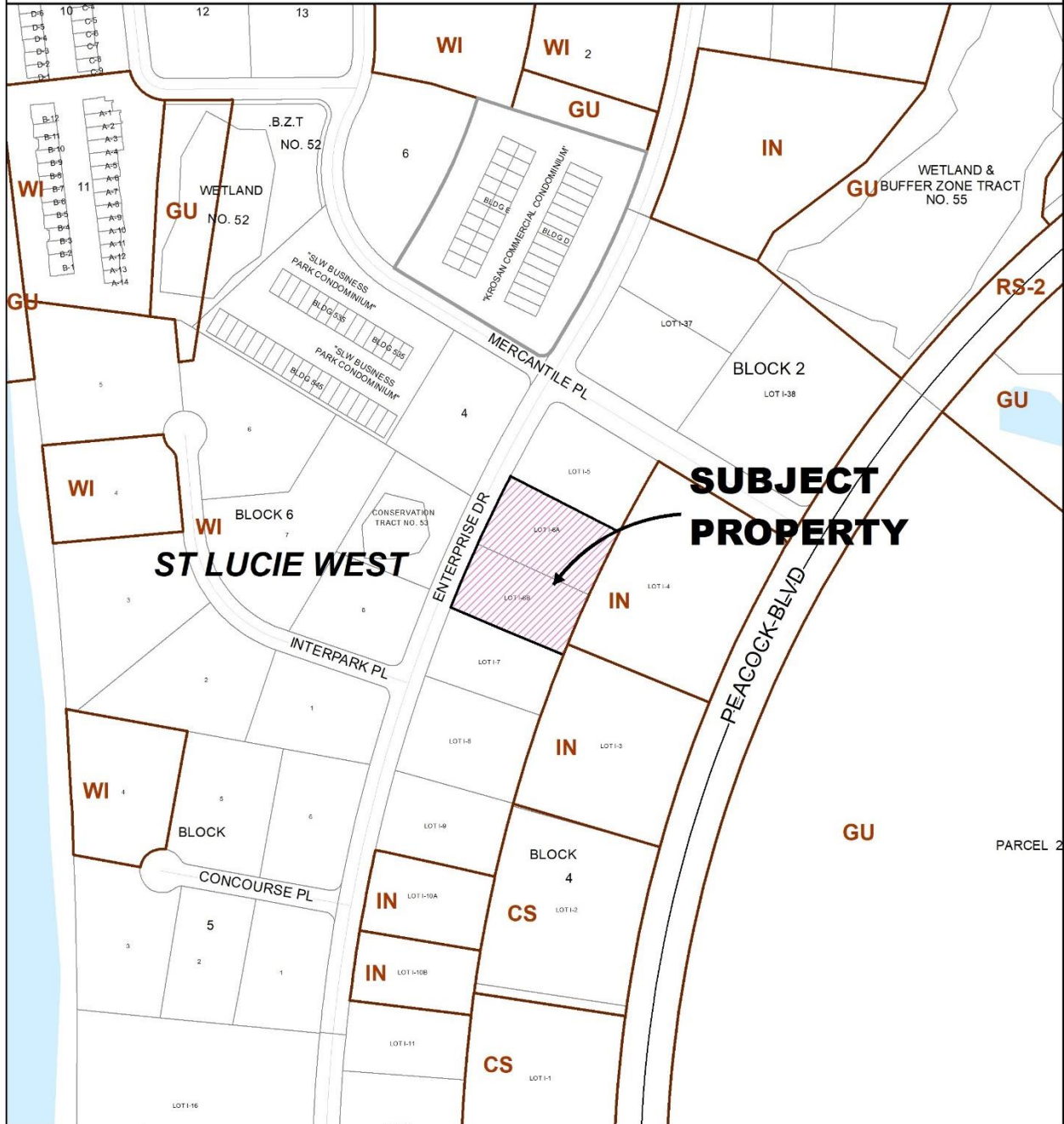
| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|--------|------------------|
| North | LI | WI | PPM Bldg. |
| South | LI | WI | Coast Pump Bldg. |
| East | LI | IN | DEA Bldg. |
| West | OSC | WI | Vacant land |

IN=Industrial Zoning District

OSC=Open Space - Conservation



Future Land Use Map



Zoning Map

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 | The proposed use of warehouse buildings is compatible with the Warehouse-Industrial (WI) zoning designation. |
| DUMPSTER ENCLOSURE | Site plan depicts a 12X12 foot dumpster enclosure for general refuse and a 12X12 foot dumpster enclosure for recyclable refuse. |
| ARCHITECTURAL DESIGN STANDARDS | Applicant provided approval letter from the SLW Industrial Association. |
| PARKING REQUIREMENTS | Fifty-five parking spaces are required and seventy-four are proposed. Three handicap spaces are required and three are proposed. |
| BUILDING HEIGHT | Maximum building height allowed is 35 feet, height of proposed warehouse buildings is 29.8 feet. |
| SETBACKS | Proposed warehouse building meets setback requirements under Warehouse Industrial zoning designation. |
| BUFFER | The site plan depicts the required ten-foot perimeter landscape buffers. The site plan provides for a fifteen-foot perimeter landscape buffer at the front of the property along NW Enterprise Drive. |

CONCURRENCY REVIEW: The project is subject to the conditions of the St. Lucie West DRI development order regarding the provision of adequate public facilities and documented below:

| <i>CRITERIA</i> | <i>FINDINGS</i> |
|----------------------------------|--|
| SEWER/WATER SERVICES | St. Lucie West Services District is the provider of services. The applicant must apply to the services district. |
| TRANSPORTATION | A traffic impact analysis was submitted and approved by the Public Works Department. See attached Public Works Traffic Memo. |
| PARKS AND OPEN SPACE | N/A |
| 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: The tree resources and natural system mitigation fees for the site will require a payment to the City’s natural resources protection fund for removal of the trees and native vegetation totaling \$19,410.13.

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

P88-188 St. Lucie West Plat #11 Commerce Park 1st Replat

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. As a condition for approval, the applicant will be required to provide unity of title prior to the issuance of the first building permit. The Site Plan Review Committee recommended approval of the site plan at their meeting of June 10, 2020.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.