



**TO:** Nicholas Mimms, PE, City Manager

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Kori Benton, Senior Planner

**RE:** **Application for Site Plan & Design Review**  
**Tropic Supply – Expansion**  
**903 South Market Ave**

**DATE:** October 4, 2017

**STAFF REPORT**

**Owner/Applicant:** William L Sax  
 PO Box 3080  
 Boone, NC 28607

**Representative:** Jeff Falkanger, AIA  
 FSMY Architects & Planners  
 888 S. Andrews Avenue, Suite 300  
 Ft. Lauderdale, FL 33316

**Requested Action:** Approval of a Site Plan & associated Design Review to construct a 27,501 sq. ft. addition to an existing warehouse facility.

**Location:** 903 South Market Ave

**Parcel IDs:** 2434-601-0063-000-3

**Current Zoning:** Light Industrial (I-1)

**Future Land Use:** Industrial (I)

**Surrounding Zoning:**

North	East	South	West
IL (SLC)	IL (SLC)	I-1	IL (SLC) / I-1

**Site Size:** 4.37 acres

**Utilities:** Located within the FPUA Water & Wastewater Service Area

## **Staff Analysis:**

### ***Request***

In accordance with Sections 22-22, 22-34, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan & Design Review to complete a 27,501 sq. ft. addition to the existing Tropic Supply warehouse and distribution facility. The subject property is currently zoned Light Industrial (I-1).

### ***Project Summary***

The applicant currently operates an 11,452 sq. ft. facility which provides for stock and distribution of refrigeration equipment and supplies. The presented project seeks a 27,501 sq. ft. expansion to provide for additional warehouse space, showroom, offices, and parts room.

The development plan incorporates expanded vehicular access, parking, loading, lighting, landscaping, and stormwater facilities to support the intended business growth.

The architectural design of the addition reflects a continuation of the building design, with a CBS and stucco wall fabric, parapet, functional access doors, covered entry, and landscape plantings to enhance the streetscapes of the industrial facility.

Seventy-six (76) vehicular parking spaces (3 of which are handicapped-accessible), are provided to support the facility upon. Off-street loading is provided to service the existing and additional warehouse bays. A landscape plan presents infill and addition of landscaping to enhance the parking area, screen mechanical aspects of the site, and augment this industrial complex. The applicant has designed the expansion in a manner which emphasizes preservation of native and well established trees on-site. The provided site lighting plan will be implemented in accordance with City Code requirements. Sidewalk payment in-lieu will be provided to St. Lucie County due to the absence of adjacent sidewalk connections, and the existing swale system along S. Market Avenue.

The site plan further integrates connection of the existing facility, and proposed addition, to the FPUA wastewater system for sewer service.

### ***Access & Traffic Impact***

Vehicular access is provided from S. Market Avenue, with an additional driveway to enhance on-site vehicular flow for employees and deliveries.

The traffic impact statement for the project identifies a net increase of 93 new trips per day, further indicating 6 AM Peak and 8 PM Peak our trips to the established roadway.

### **Technical Review Committee**

All affected departments have reviewed the proposed Development Plan for consistency with established ordinances and requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided.

### **Planning Board**

The Planning Board, at their September 28<sup>th</sup>, 2017 meeting, voted unanimously to recommend approval.

**Staff Recommendation:**

The proposed Site Plan and Design Review present expansion of the existing warehouse facility consistent with the City's land development code and comprehensive plan, therefore Staff recommends **approval** of the requests as presented.