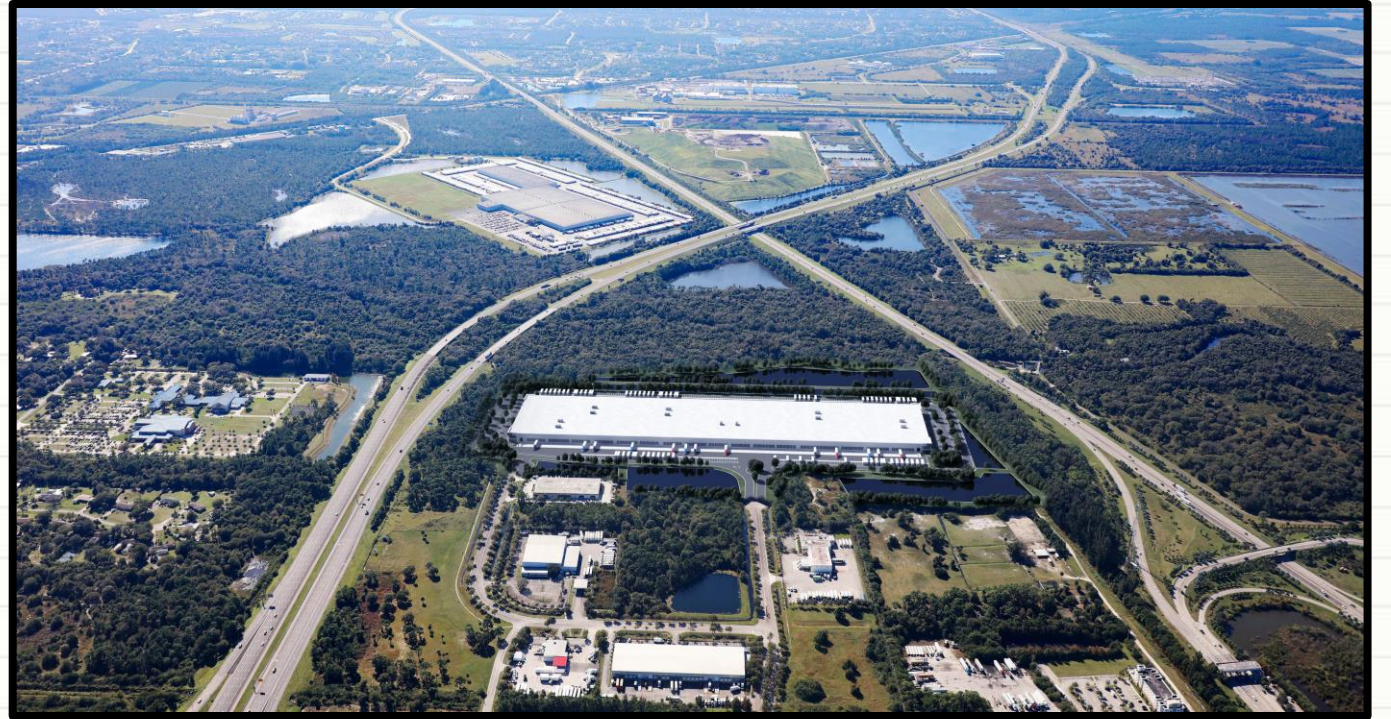


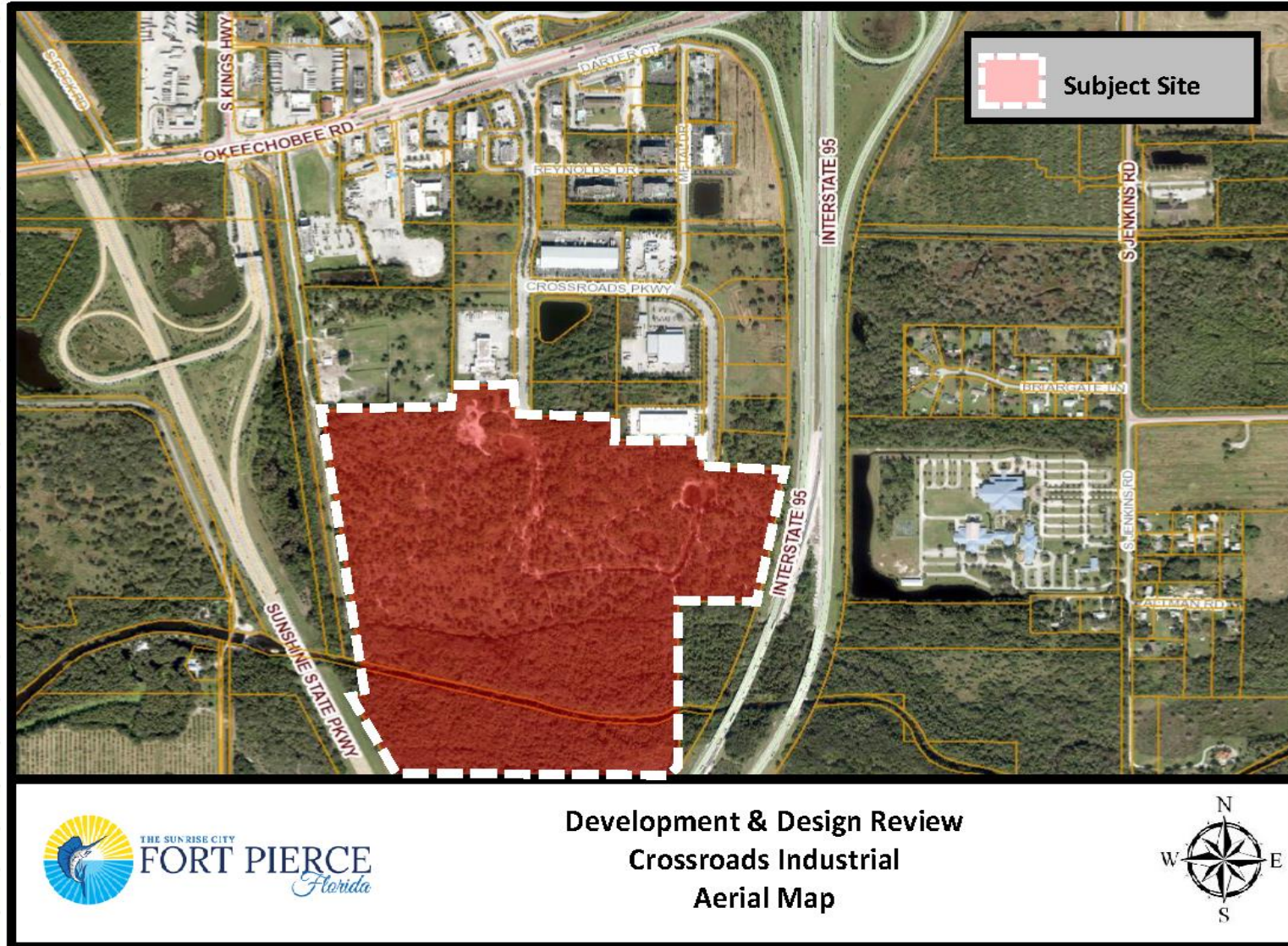
DEVELOPMENT REVIEW DESIGN REVIEW



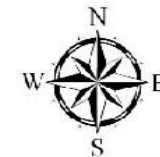
Crossroads Industrial



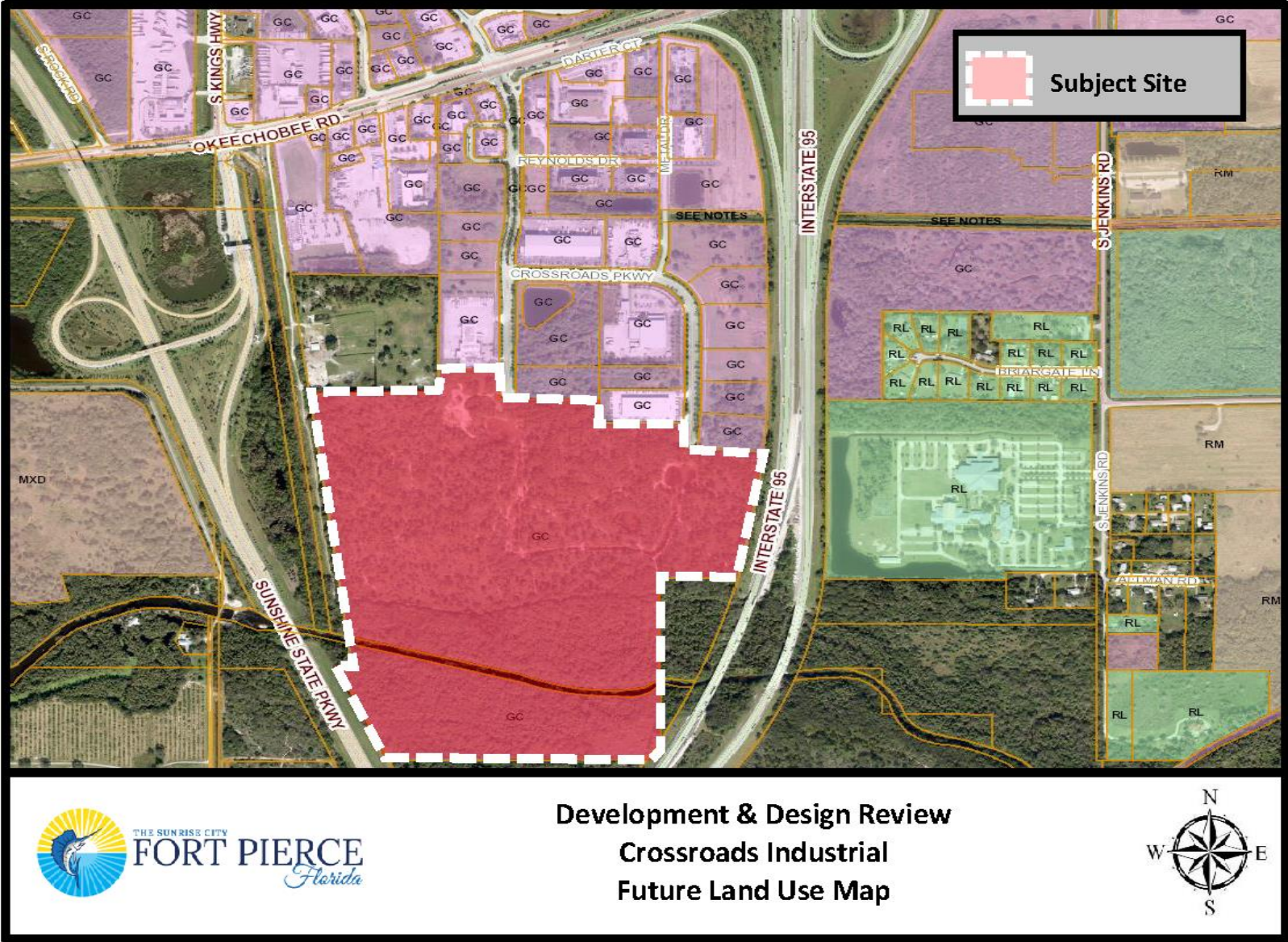
Site Map



Development & Design Review
Crossroads Industrial
Aerial Map



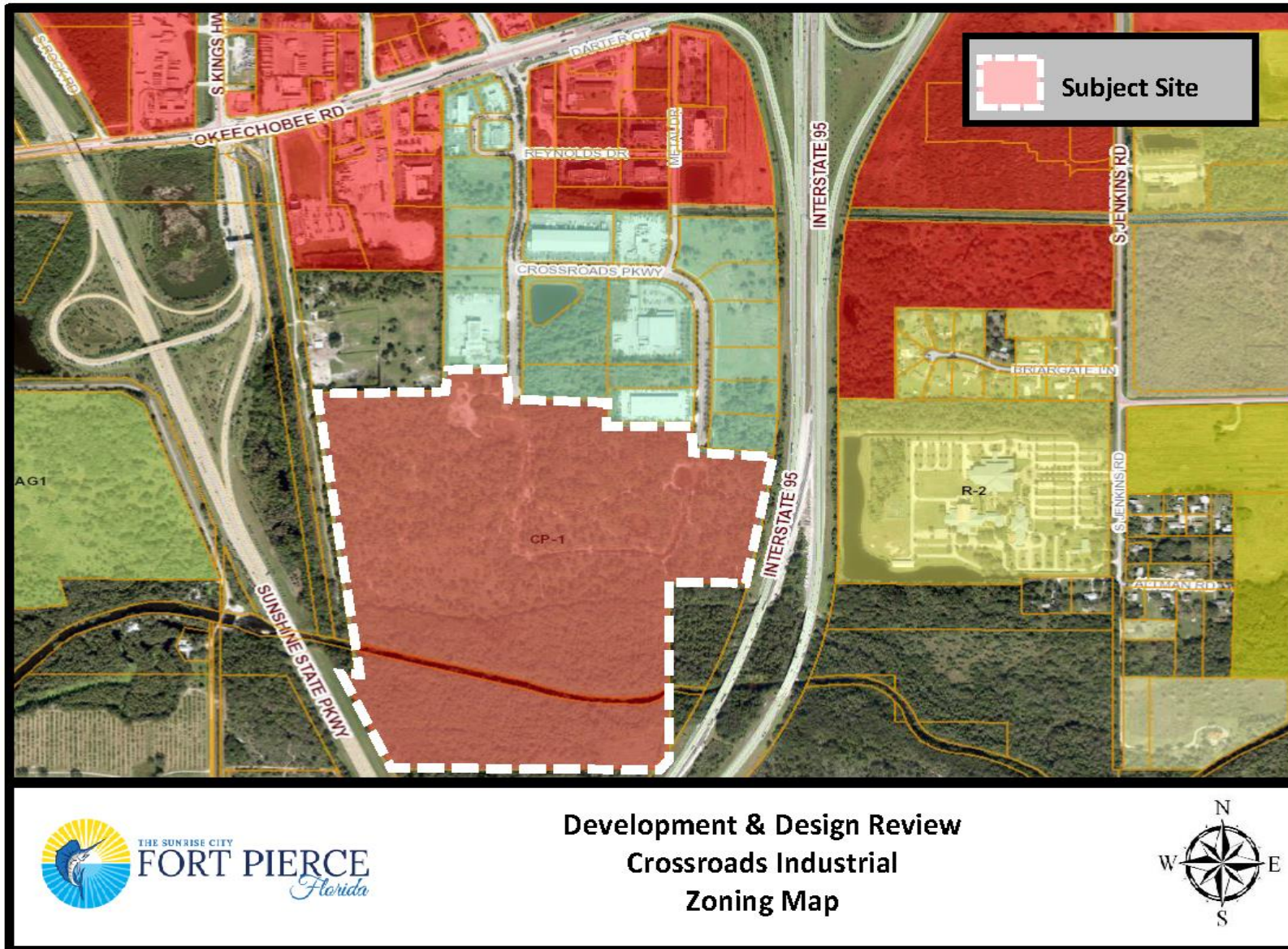
Future Land Use Map



Development & Design Review
Crossroads Industrial
Future Land Use Map



Zoning Map



Development & Design Review
Crossroads Industrial
Zoning Map



Request

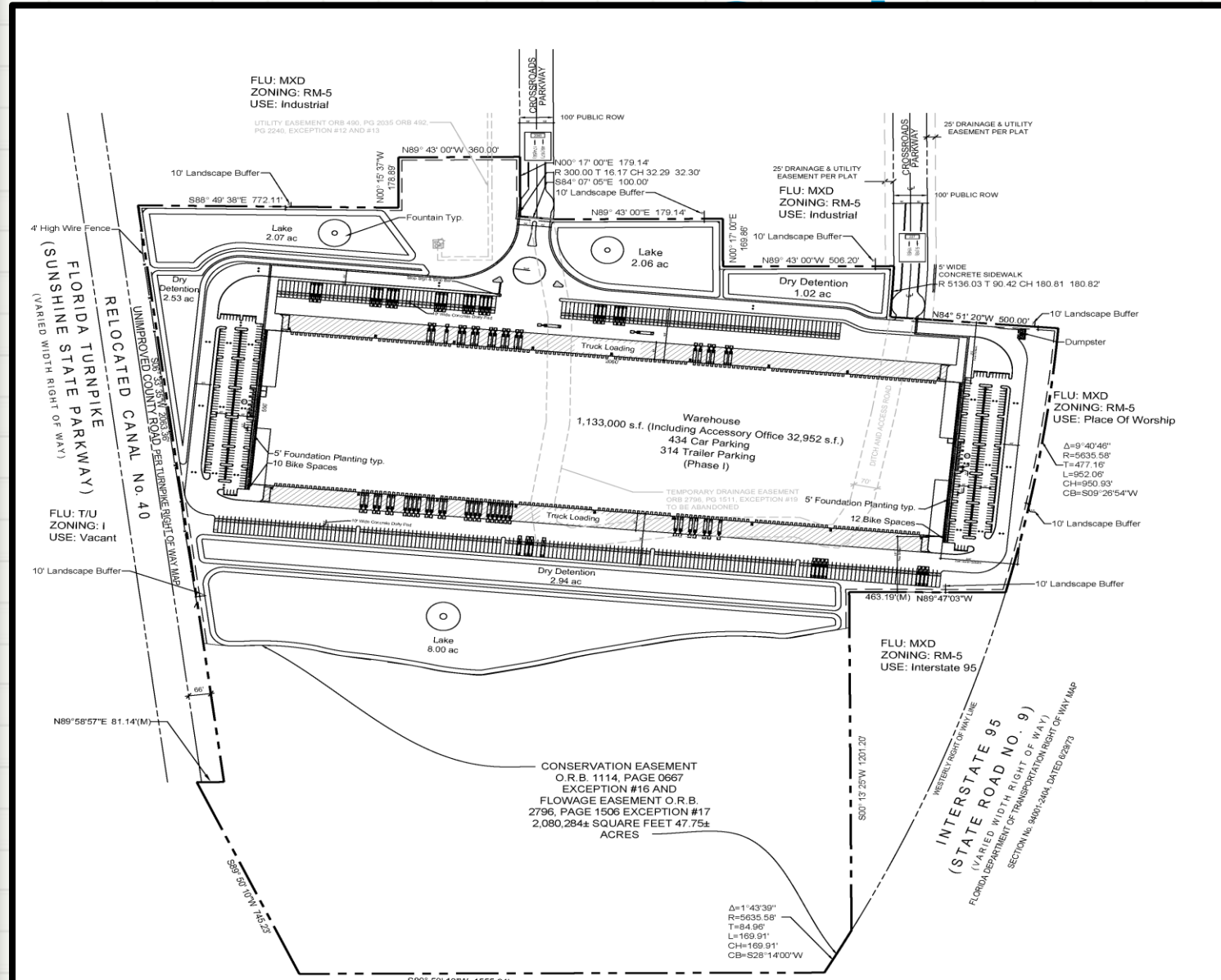
Development & Design Review approval to construct a warehouse development with associated site improvements.

- Staff recommends **Approval** of the request subject to three (3) Conditions
 - Consistent with the surrounding uses and zoning
 - Consistent with Section 125-136 of City Code & the Comprehensive Plan
 - Does not adversely affect the public health, safety, convenience and general welfare
 - The Planning Board voted _ to _ to Recommend _____

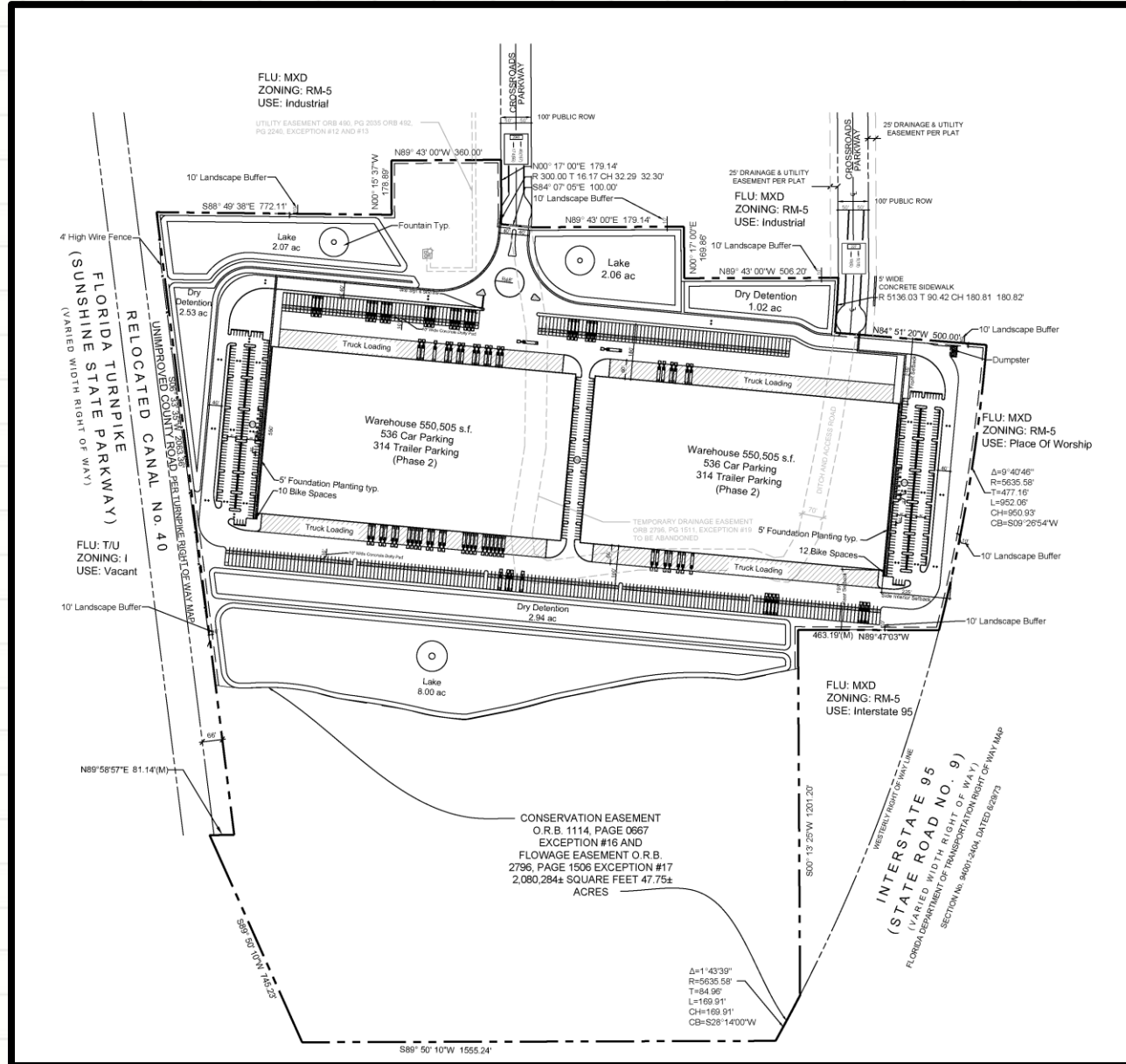
Site Plan 1 - Building

Site Plan Details

- 1,133,000 Square Feet
- 434 Car Parking Spaces
- 314 Spaces for Trailer Parking
- 3 lakes with water features in each
- Up lighting on the outside of the building
- Preservation of Conservation Easement



Site Plan - 2 Buildings Option



Site Plan Details

- Each building will be 550,505 square feet in size
- 536 Car Parking Spaces
- 314 Spaces for Trailer Parking
- 3 lakes with water features in each
- Up lighting on the outside of the building
- Preservation of Conservation Easement

Landscape Plan

587 Trees
96 Palm Trees
3,295 Shrubs



Building Rendering



Planning Board

The Planning Board their meeting on February 9, 2021 voted __-__ to recommend _____ of the Development & Design Review as presented.

Staff Recommendation

Planning Staff recommends **APPROVAL** of the proposed Development Review & Design Review subject to three (3) conditions:

1. The applicant shall provide architectural up lighting along the facades of the building(s) facing I-95 and Florida's Turnpike. The same architectural lighting shall be provided along the north façade of the building(s) in the areas not utilized for bay doors/loading. The applicant shall provide details of the lighting program at the time of building permit review.
2. After a minimum of six (6) months of full operation of this project site, the applicant should update the trip generation, trip distribution and level of service to verify the assumptions provided as part of this traffic study at the time of approval. If discrepancies are detected, the updated study should provide mitigation measures if needed. The updated study should be submitted to St Lucie County for review.
3. The Airborne Mountain Bike Club shall be able to maintain their club and trails within the South Florida Water Management (SFWMD) District Conservation Easement per their existing agreements with either SFWMD and or the property owner.

Development & Design Review

Possible actions of the City Commission:

- **APPROVE** of the proposed Development & Design Review, with no changes
 - Staff recommends approval of the request subject to three (3) Conditions
- **APPROVE** of the proposed Development & Design Review, with changes.
- **DISAPPROVE** of the proposed Development & Design Review

Development Review Design Review



Crossroads Industrial