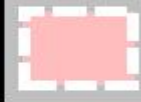


# 2496 S. Kings Highway




## Development Review Design Review

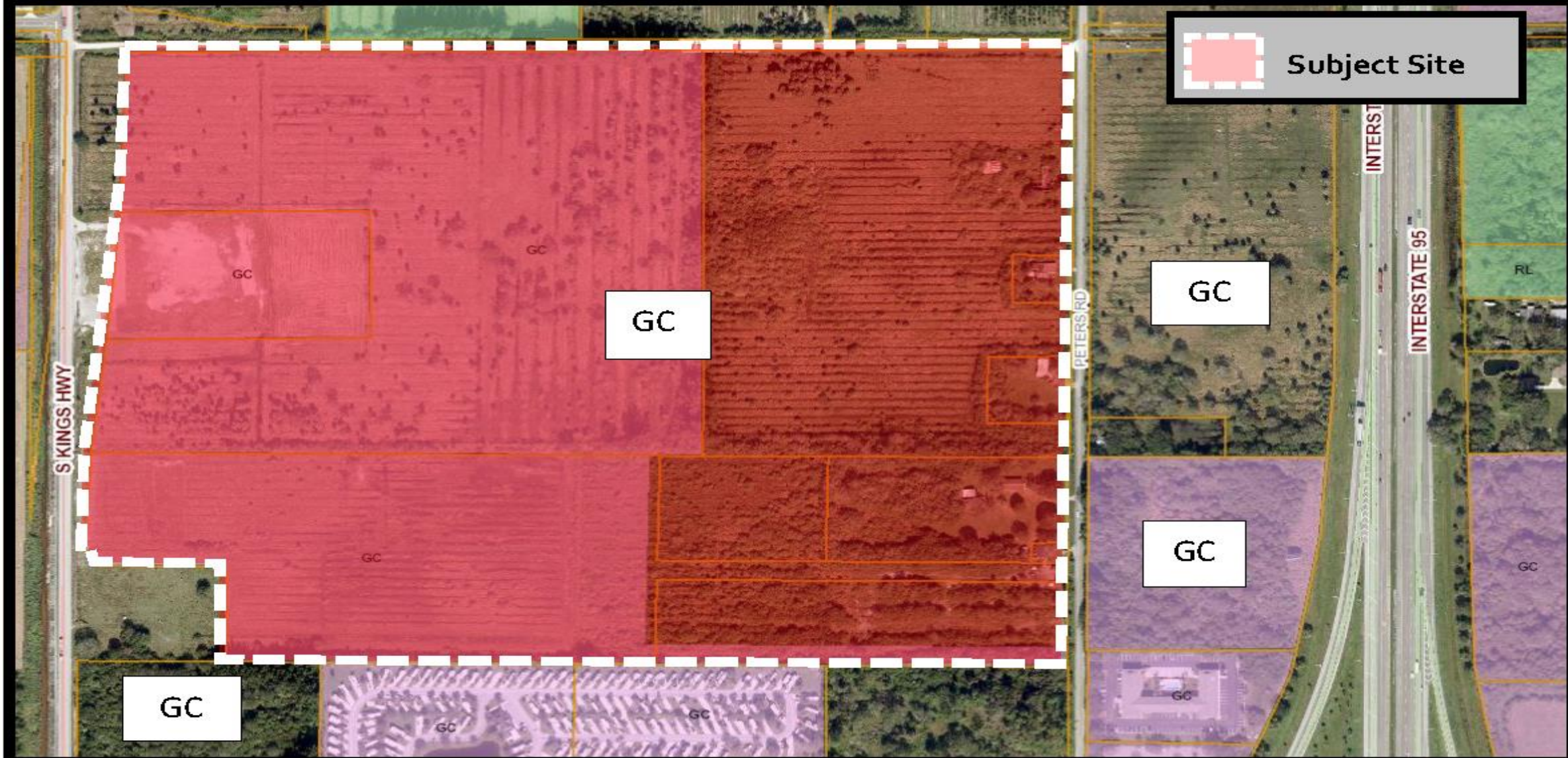
 Subject Site



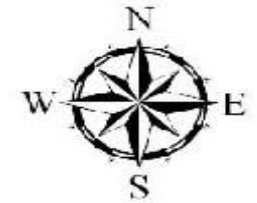
**Development & Design Review (9 Parcels)**  
**Kings Highway Commerce Park**  
**Aerial Map**




 Subject Site



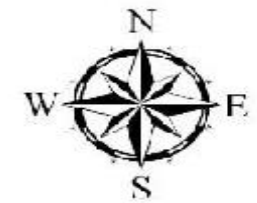
**Development & Design Review (9 Parcels)**  
**Kings Highway Commerce Park**  
**Future Land Use Map**



 Subject Site



**Development & Design Review (9 Parcels)  
Kings Highway Commerce Park  
Zoning Map**



# Request

Approval of a Site Plan (Development and Design Review) to construct two (2) buildings totaling 485,000 square feet of office and warehouse distribution space with associated site improvements

- Staff recommends **Approval** of the request
  - Consistent with the surrounding uses and zoning
  - Consistent with Section 125-237 of the City Code & the Comprehensive Plan
  - Does not adversely affect the public health, safety, convenience and general welfare.
  - Planning Board at their meeting on September 13, 2021, voted to recommend \_\_\_\_\_

# Site Plan

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

KING'S HIGHWAY (SR-713)

PETERS ROAD

DRY DET-4  
0.19 AC  
(BIO-SWALE)

DRY DET-5 0.99 AC (BIO-SWALE)

DRY DET-6 0.85 AC (BIO-SWALE)

DRY DETENTION-7 1.15 AC (BIO-SWALE)

LAKE-1  
5.34 AC

LAKE-2  
1.93 AC

LAKE-3  
2.30 AC

FUTURE PHASES  
BLDG 1,415 KSF  
OFFICE 99 KSF  
WAREHOUSE 1,316 KSF

BLDG-A  
PH-1  
265 KSF  
17 KSF OFFICE  
248 KSF WAREHOUSE  
F.F.EL 20.9 FT, NAVD  
17.0 FT, NAVD MIN

BLDG-B  
PH-1  
220 KSF  
14 KSF OFFICE  
207 KSF WAREHOUSE  
F.F.EL 20.9 FT, NAVD  
17.0 FT, NAVD MIN

DRY DETENTION-8 1.49 AC

FUTURE DWY TO BE CONSTRUCTED  
IN FUTURE PHASES LOCATION TO BE  
DETERMINED PER FUTURE PHASE PLANS  
TYP. 2-REQ



LITTORAL ZONE

LITTORAL ZONE

LITTORAL ZONE

LITTORAL ZONE

43' FOOT  
PUMP CONS EASMT

BENCH W/TRASH BIN  
TYP

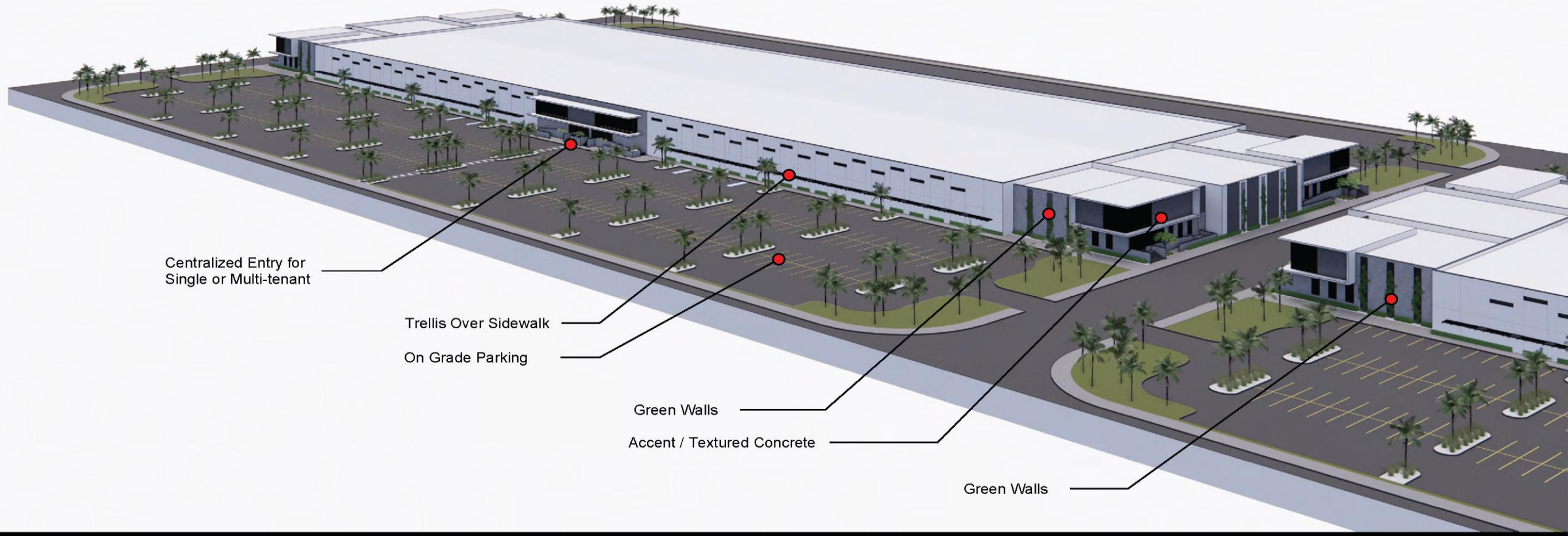
TRELLIS W/BENCH  
TYP

BKE RACK  
6 SPACES

PROP 35 FT/W  
20.0

PROP 60 FT/W  
20.0





Centralized Entry for  
Single or Multi-tenant

Trellis Over Sidewalk

On Grade Parking

Green Walls

Accent / Textured Concrete

Green Walls

# Planning Board Recommendations

The Planning Board at their meeting on September 13, 2021, voted \_\_-\_\_ to recommend \_\_\_\_\_ of the request as presented.

# Staff Recommendation

Planning Staff recommends APPROVAL of the project with the following Conditions:

1. The tree mitigation fee as outlined in the Arboriculture Tree Report that was provided by the applicant shall be paid before the issuance of a Building Permit.
2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
3. Up-lighting shall be provided within landscaped areas and around each building to enhance the security and visibility of this site. This shall be added as part of the Building Permit.

# Development Review (Site Plan) Design Review

## Possible actions of the City Commission:

- **APPROVE** of the proposed Site Plan and Design Review with no changes.
  - Staff recommends approval of the request as proposed subject to three conditions.
  - Planning Board recommended \_\_\_\_\_ of the project as presented.
- **APPROVE** of the proposed Site Plan and Design Review with changes.
- **DISAPPROVE** of the proposed Site Plan and Design Review.

# 2496 S. Kings Highway



## Development Review Design Review