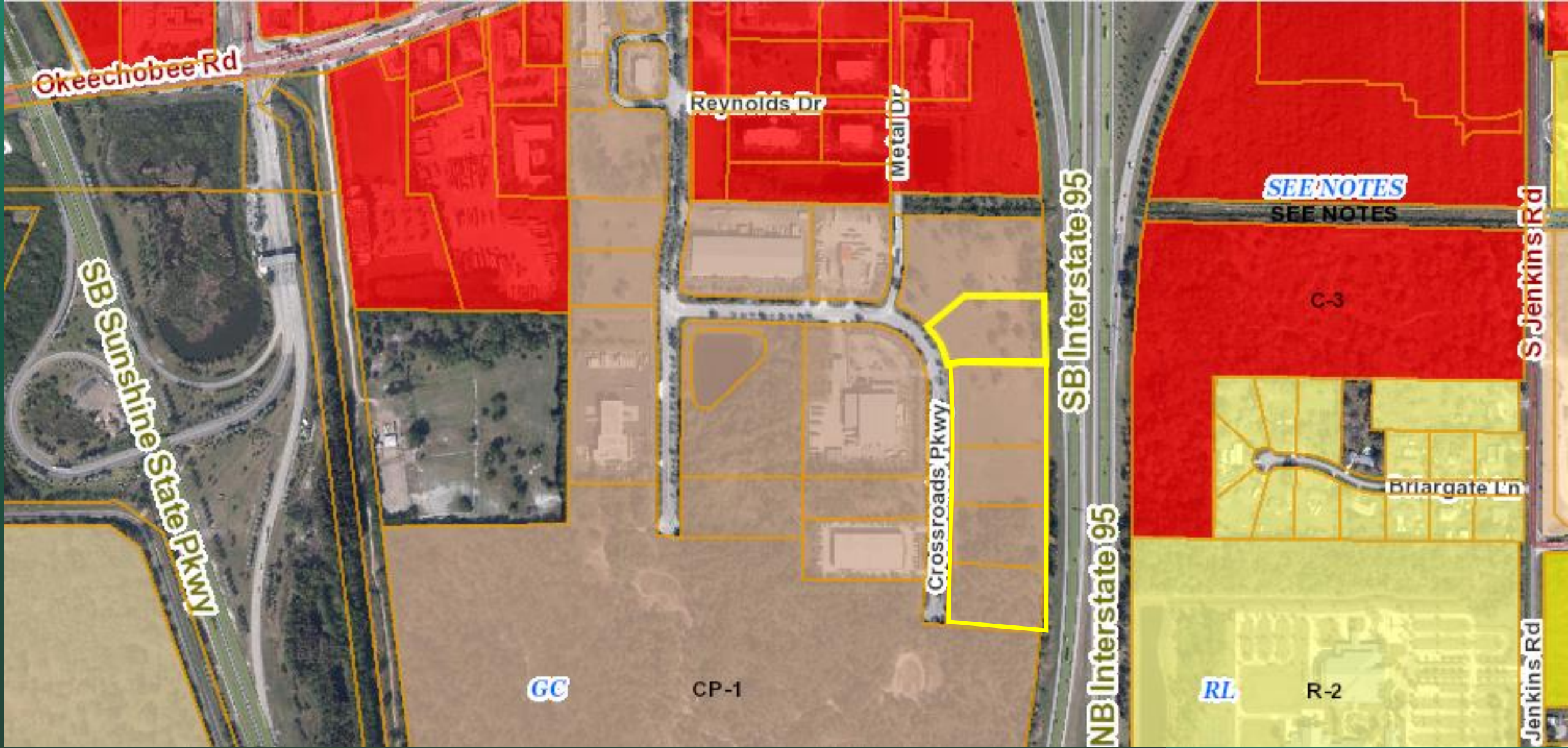


Crossroads Parkway Warehouse Site Plan (Development and Design Review)

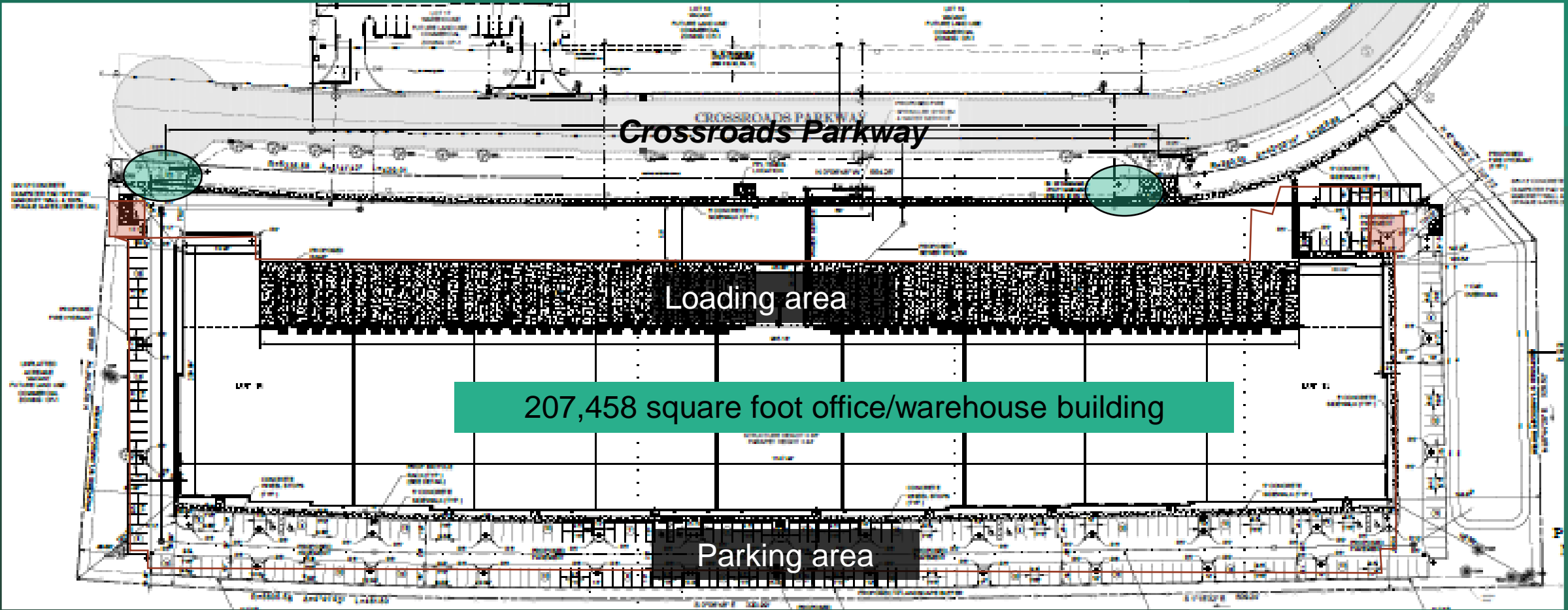
City Commission
February 7, 2022





Future Land Use – General Commercial (GC)
Zoning – Commercial Parkway (CP-1)

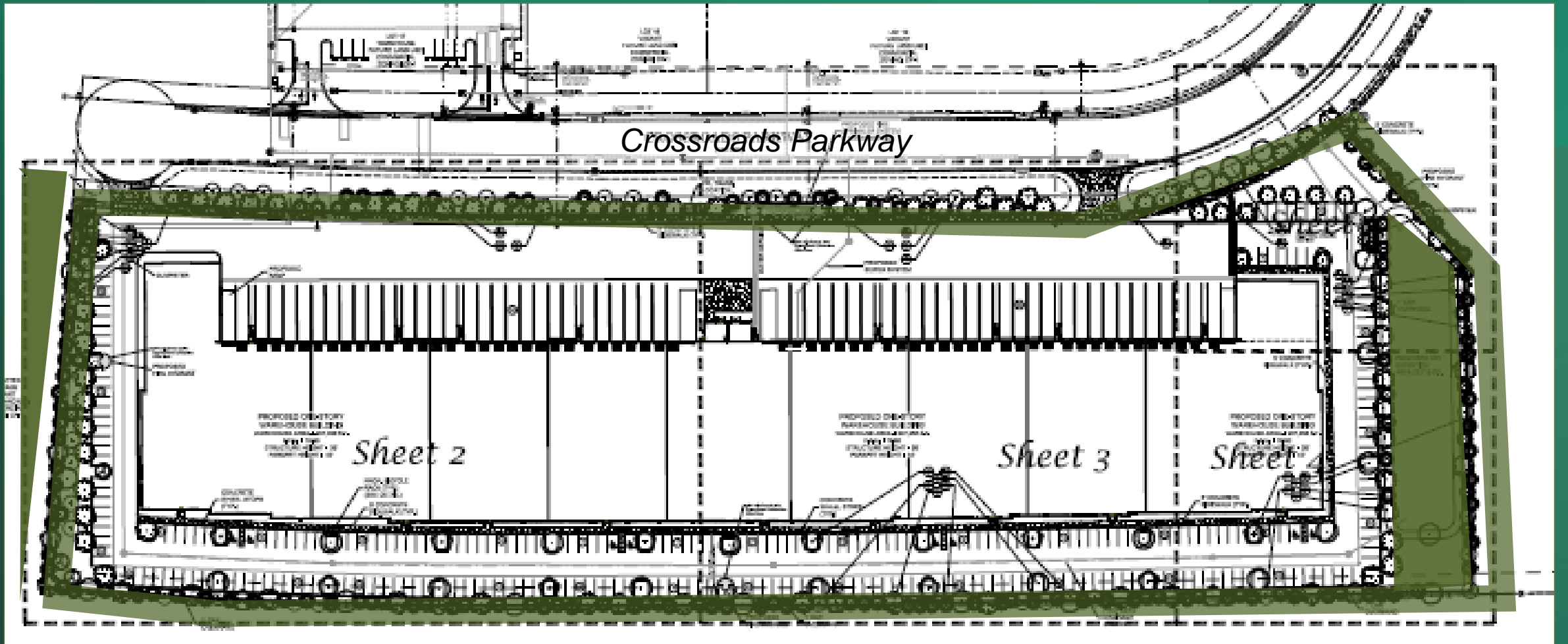




Interstate-95

Proposed Crossroads Parkway Warehouse Site Plan





Interstate-95

Proposed Crossroads Parkway Warehouse Landscape Plan



Site Data

<i>Lot Size</i>	<i>Required</i>	<i>Provided</i>
The minimum lot area	20,000 square feet	533,733 sq feet
The minimum lot width	100 feet	1240.15 feet
The minimum lot depth	100 feet	400 feet
<i>Yards</i>		
The minimum depth of the front yard	25 feet	76 feet
The minimum depth of the rear yard	10 feet	85 feet
The minimum depth of the side yard	20 feet	89 feet
<i>Lot coverage</i>		
	60%	40.55%
<i>Building height</i>		
	65 feet	44 feet
<i>Open Space</i>		
A minimum of the gross area of land to be devoted to a commercial parkway development must be reserved for use as parks, recreation areas, marinas, open space, planting, or other public purposes other than rights-of-way, utility easements, and parking areas.	20%	20.05%





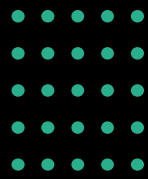
BUILDING
RENDERINGS



Proposed Elevations



1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. Prior to the issuance of a Building Permit, a parking in lieu fee for the eight (8) parking spaces not provided on site shall be paid.
4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.



At the January 10, 2022, Planning Board meeting, the Board unanimously recommended APPROVAL with the Conditions recommended by staff

Planning Board Recommendation

City Commission Possible Actions

APPROVE OF THE PROPOSED SITE PLAN
(DEVELOPMENT AND DESIGN REVIEW) WITH THE
PROPOSED CONDITIONS

APPROVE WITH CHANGES TO THE CONDITIONS

DISAPPROVE OF THE PROPOSED SITE PLAN





Crossroads Parkway Warehouse Site Plan (Development and Design Review)

City Commission
February 7, 2022

