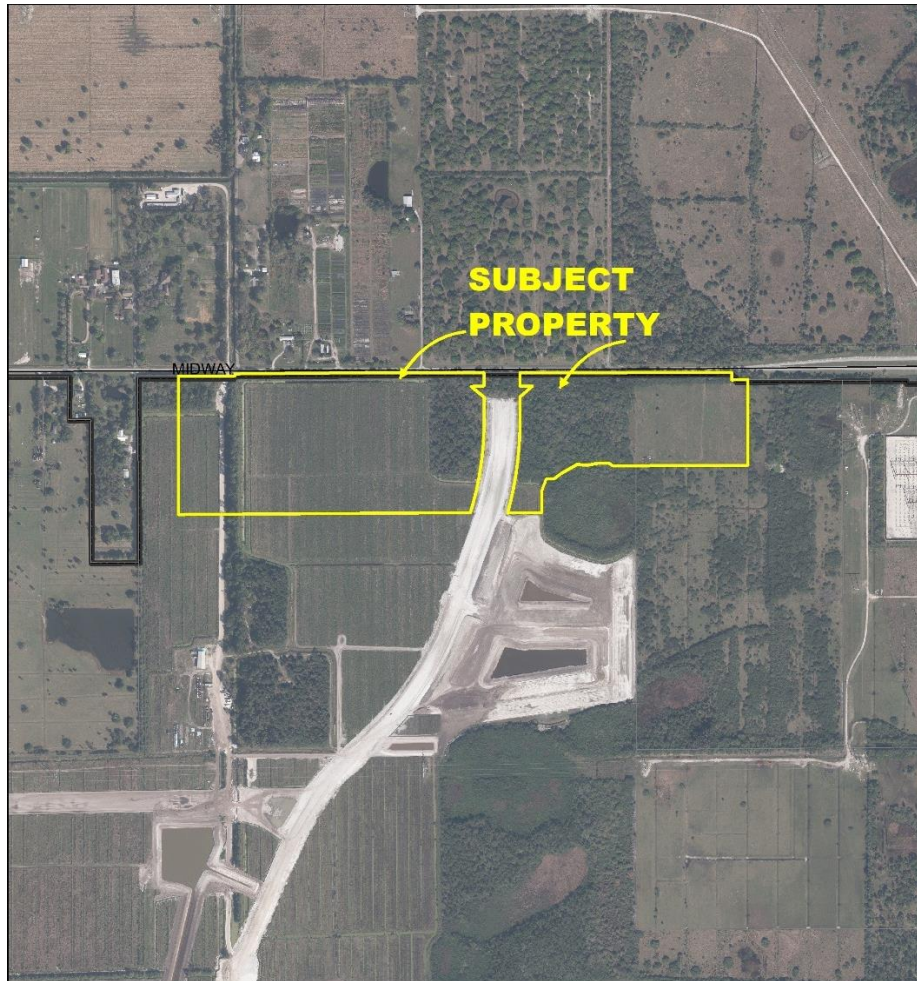


**LTC Ranch West - Wylder Commercial
Planned Unit Development Rezoning
P24-213**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a PUD rezoning for the LTC Ranch West Wylder Commercial Development (PUD) with commercial and residential uses.
Agent(s):	Derrick Phillips, Lucido and Associates
Applicant/ Property Owner:	Wylder Commercial LLC
Location:	The LTC Ranch Wylder Commercial Development PUD is generally located at the southeast and southwest corners of NW Wylder Parkway and Midway Road within the LTC Ranch Development of Regional Impact (DRI).

Project Planner:	Cody Sisk, Planner III
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Project Description

The City has received an application from Lucido and Associates, acting as the agent for Wylder Commercial LLC, the property owner, for LTC Ranch West - Wylder Commercial Development PUD. The LTC Ranch West Wylder Commercial Development PUD encompasses approximately 72.88 acres and is divided into two tracts per the legal description.

The site is currently vacant and the proposed Wylder Commercial Development is located directly north of the existing LTC Ranch PUD. This application would allow for the approval of the PUD document, which establishes residential and commercial permitted and special exception uses and associated development standards. The PUD is proposing a maximum square footage of 665,000 square feet for commercial uses and a maximum of 350 dwelling units.

Project Background

The subject property is associated with the LTC Ranch DRI (Development of Regional Impact). The LTC Ranch DRI Development Order was originally approved by the Board of County Commissioners of St. Lucie County by Resolution No. 97-085. The property was annexed into the City and an amended DRI development order was approved by City of Port St. Lucie Resolution No. 00-R25. The second amendment to the development order was approved by City of Port St. Lucie Resolution No. 07-R77, the third amendment was approved by City of Port St. Lucie Resolution 19-R40 and the fourth amendment was approved by the City of Port St. Lucie Resolution 21-R11.

The total area of the LTC Ranch DRI property is 2,445 acres; LTC Ranch West and LTC Ranch East. The approved development plan allows for 4,000 residential dwelling units; 725,000 square feet of retail; 1,960,200 square feet of industrial; and 1,508,500 square feet of office.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on December 11 2024.

Public Notice Requirements

Notice of the PUD amendment was mailed to property owners within a maximum of 750 feet of the subject property.

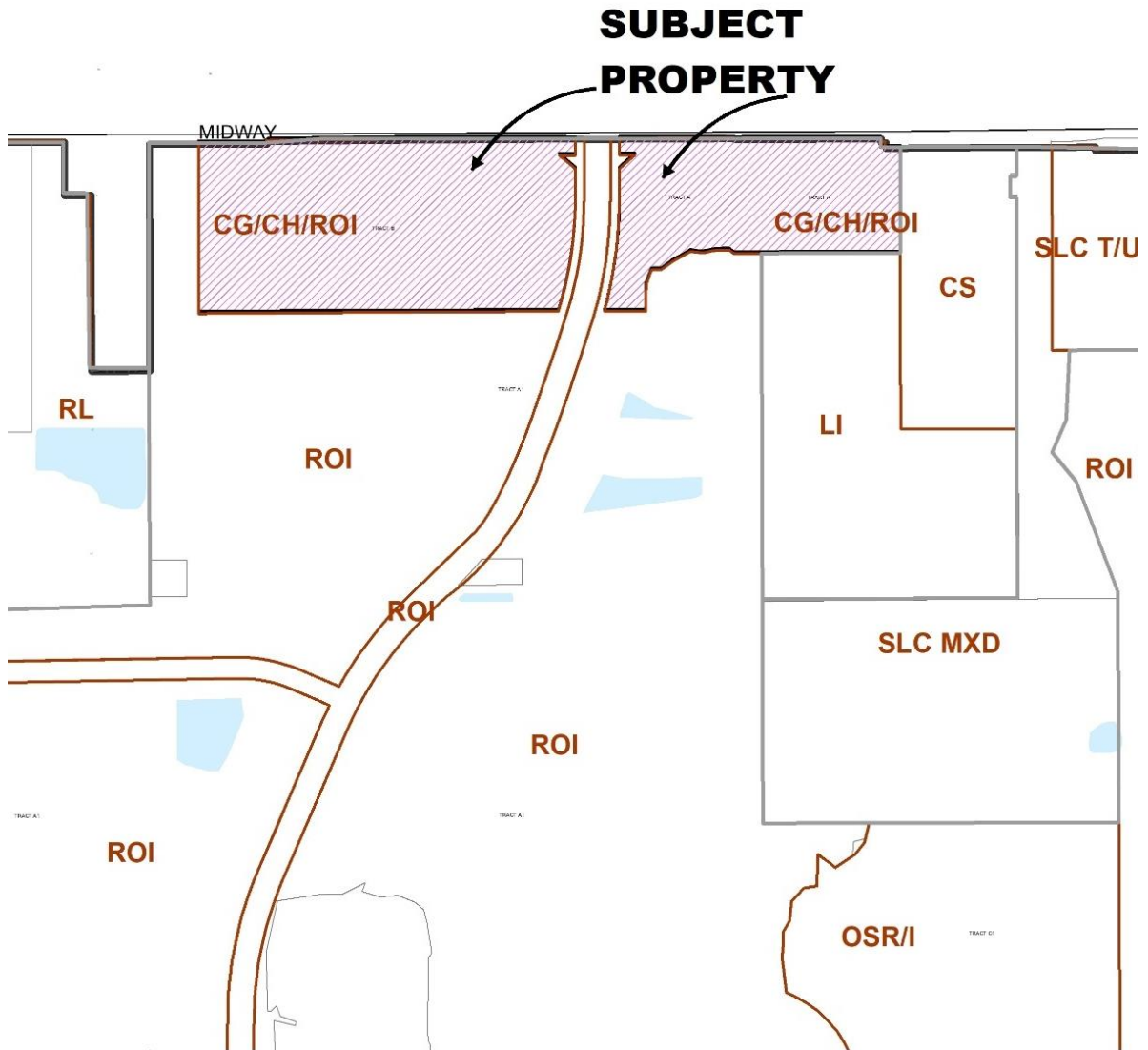
Location and Site Information

Parcel ID No.	3302-704-0002-000-1; 3302-704-0001-000-4
Property Size:	72.88 acres
Legal Description:	Tracts "A" & "B" of the Plat of LTC Ranch West
Future Land Use:	Commercial General/Commercial Highway/Residential, Office, Institutional (CG/CH/ROI)
Existing Zoning:	SLC AG 5
Proposed Zoning	Planned Unit Development (PUD)
Existing Use:	Vacant

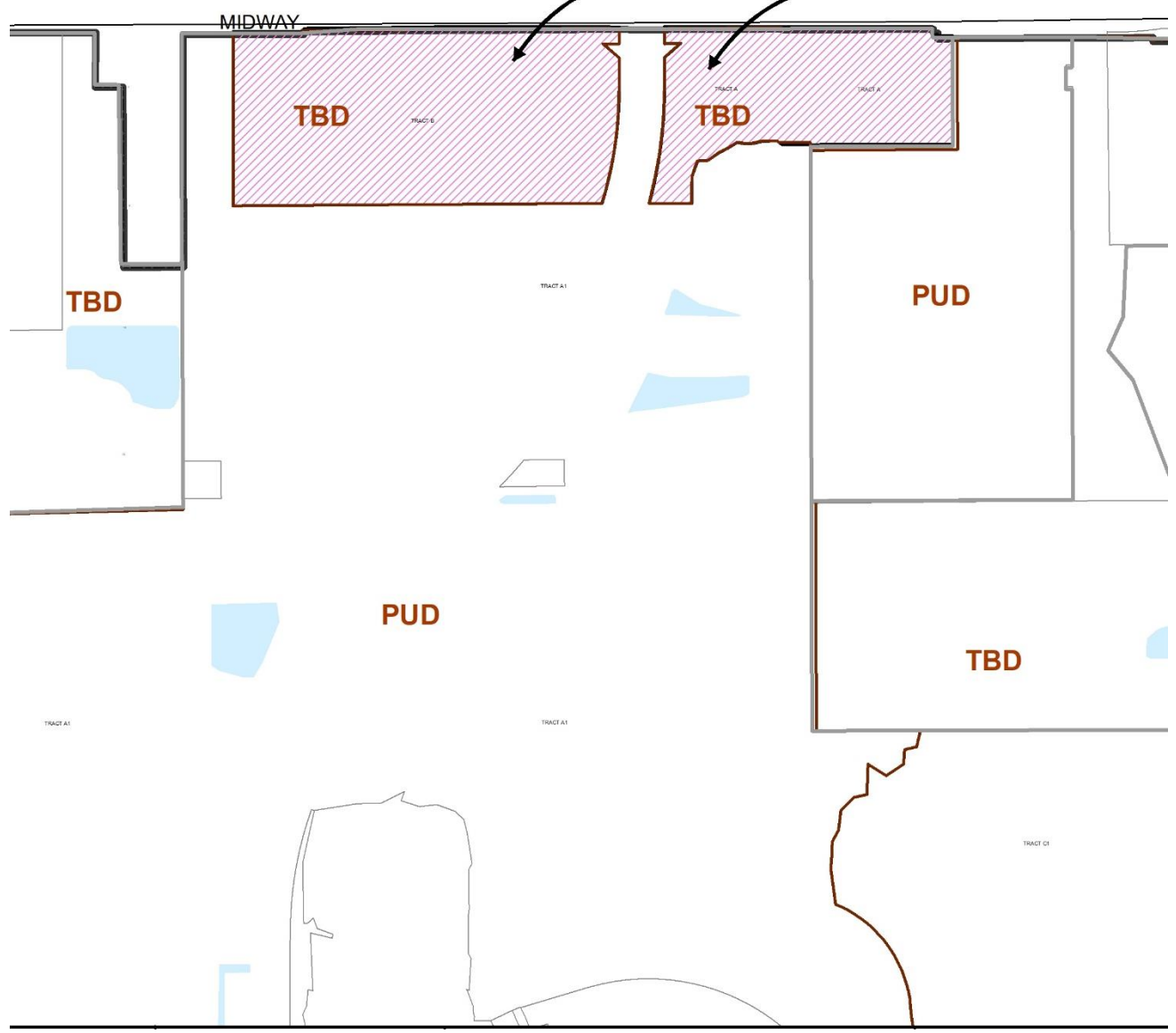
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	AG 2.5	AG 2.5	Vacant
South	ROI and LI	PUD	Residential/Vacant
East	ROI and CS	PUD	Vacant
West	ROI	PUD	Vacant

PUD: Planned Unit Development, ROI: Residential, Office, Institutional, CS: Service Commercial, LI: Light Industrial



**SUBJECT
PROPERTY**



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

The proposed PUD is consistent with Policies 1.1.4.10 and 1.1.4.13 of the comprehensive plan establishing the compatible land use classifications and zoning districts, along with the residential density and commercial intensity of the allowable uses within the LTC Ranch Wylder Commercial Development.

COMPREHENSIVE PLAN REVIEW

Land Use Consistency Policy 1.1.4.10): According to the City of Port St. Lucie Comprehensive Plan Policy 1.1.4.10 the ROI land use category allows a medium density residential density of 1-11 du's/ acre.

ZONING REVIEW (ARTICLE)

Project Description: The site is proposed to be rezoned from the SLC- Ag 5 Agricultural Zoning designation to a City of Port St. Lucie PUD (Planned Unit Development) Zoning designation. The PUD is adjacent to a bisecting arterial roadway and environmental preservation areas.

Standards for District Establishment

Area Requirement	The subject property for the PUD totals 72.88 acres. The minimum acres required for district establishment is 2 acres per Section 158.172 (PUD) Standards for District Establishment.
Relation to Major Transportation Facilities	The LTC Ranch-West - Wylder Commercial PUD property is located at the southwest and southeast corners of NW Wylder Parkway and Midway Road. Primary access to the community will be from Wylder Parkway. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets. The required transportation improvements for the overall DRI are specified in the DRI development order. Traffic analyses will be required for each site plan submittal.
Relation to Utilities, Public Facilities, and Services	The LTC Ranch Residential PUD property will be served by Port St. Lucie Utility Systems Department for water and wastewater, and Florida Power & Light for electricity.
Consistency with City's Comprehensive Plan	<p>Per Section 158.172 (E), to be eligible for consideration, a PUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.</p> <p>The LTC Ranch-West - Wylder Commercial PUD has an existing land use of CG/CH/ROI to create a residential and commercial mix of uses. Policy 1.1.4.2(a)(d)(f) designates ROI as a mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial areas; CG as general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses; and CH as highway oriented commercial uses designed to service the traveling public and located adjacent to major arterials.</p>

	Comprehensive Plan Policy 1.1.4.10 provides the ROI land use category allows a medium density residential land use of 1-11 du's/acre.
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STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the December 11, 2024, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- 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.