

# LTC Ranch East - Willard (P21-069)

City Council Meeting  
October 25, 2021  
Laura H. Dodd, AICP

INCORPORATED

[CityofPSL.com](http://CityofPSL.com)



# Proposed Project

- An application for site plan approval for a major site plan including six (6) proposed flex-warehouse buildings, encompassing 287,500 s.f. upon the total +/- 32-acre site with associated site and infrastructure improvements, located within the LTC Ranch DRI East.

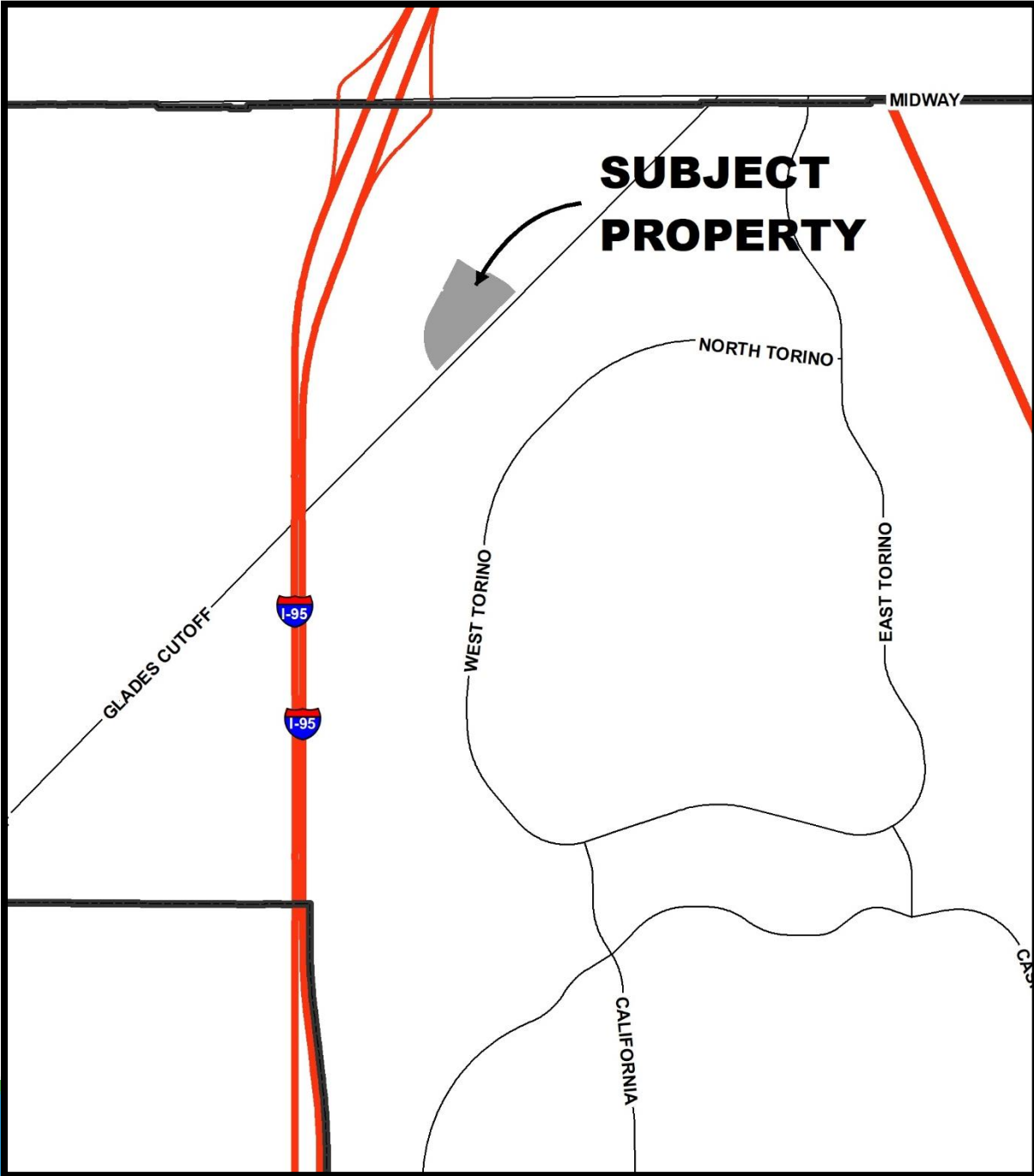


# Applicant and Owner

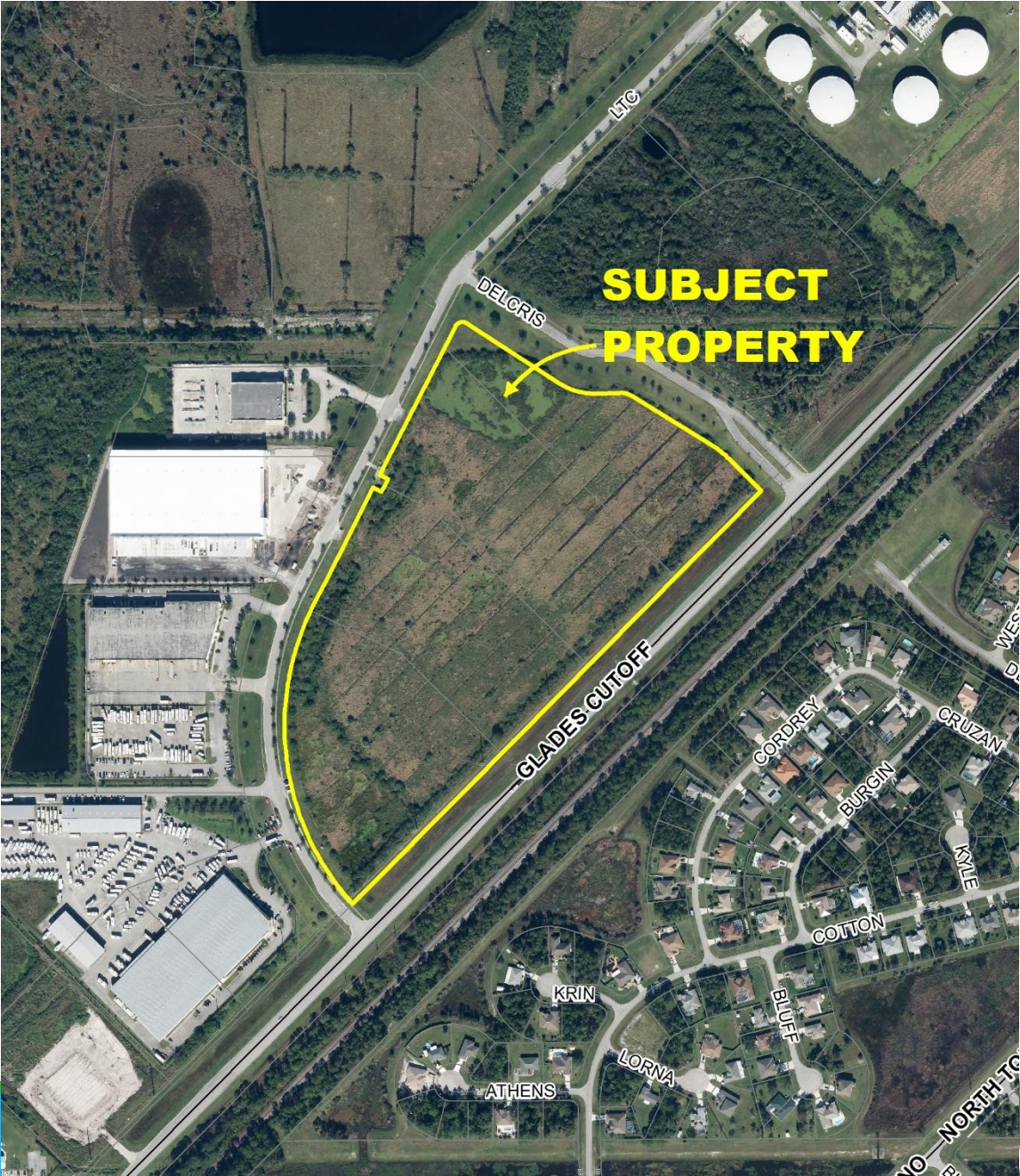
- Brad Currie of EDC, Inc. acting as the agents for Glades Commerce Center, LLC (Owner).



# Subject property



# Aerial

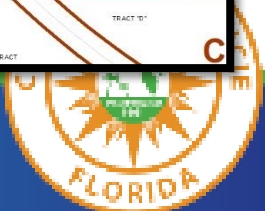
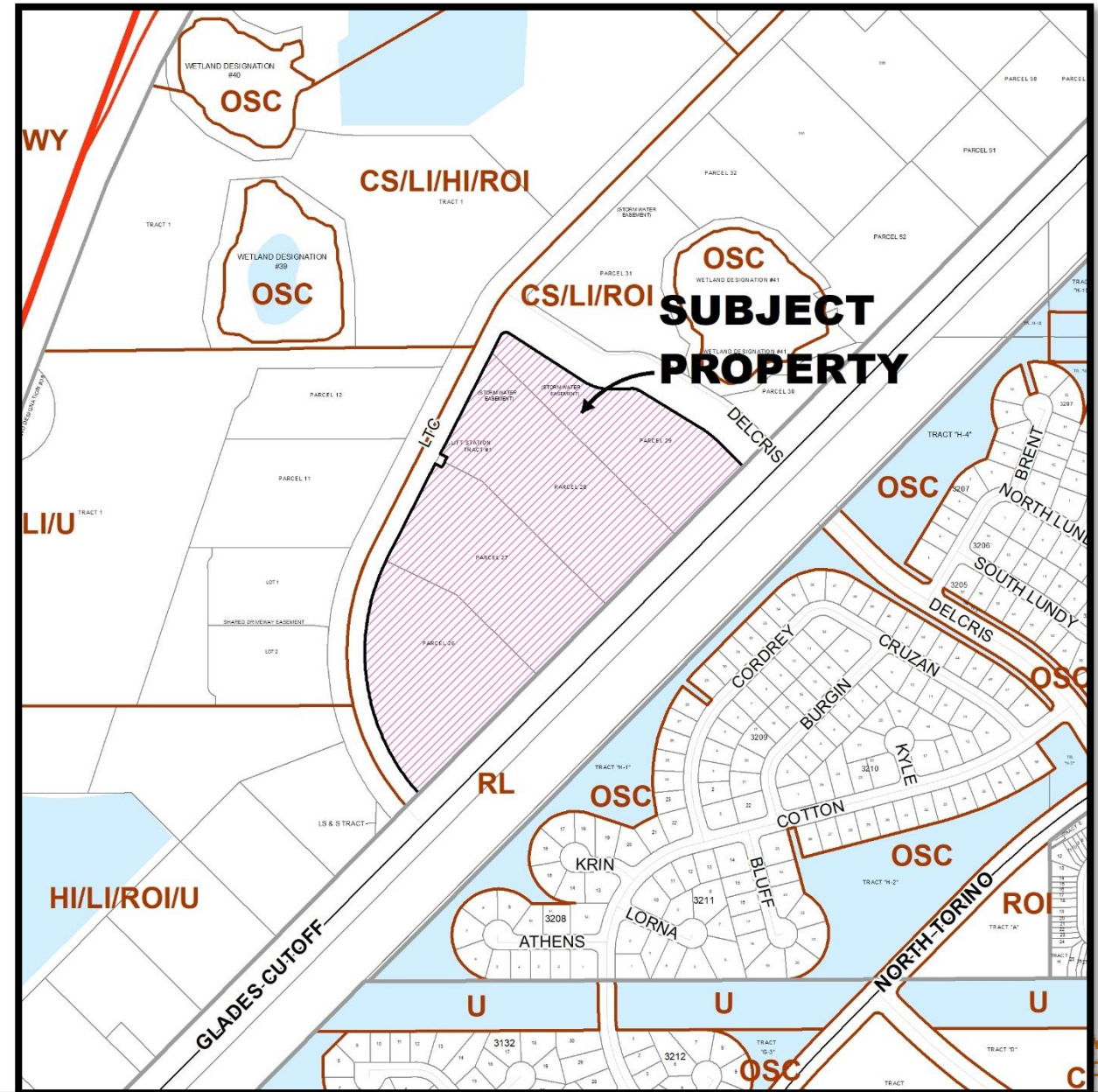


# Future Land Use & Zoning

Land Use: CS/LI/ROI

Zoning: PUD

Direction	Future Land Use	Zoning	Existing Use
North	CS/LI/HI/R OI	PUD	LTC Ranch East PUD Proposed Warehouse Use
South	RL	RS-2	Glades Cutoff Road; Single Family Residential
East	CS/LI/ROI	PUD	Vacant LTC Ranch East PUD
West	HI/LI/U	PUD	Industrial development



# Zoning Review

CRITERIA	FINDINGS
USE	The applicant is proposing a site plan approval including six (6) flex warehousing buildings comprised of approximately 20% office space and 80% warehousing space; uses shall comply with the LTC Ranch East PUD.
DUMPSTER ENCLOSURE	The site plan provides for four (4) dumpster enclosures to accommodate refuse and recycling collection.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided that the proposed architectural design shall adhere to the standards prescribed within the PUD.
STACKING REQUIREMENTS	Not applicable.
BUILDING HEIGHT	The proposed building height is 32.5 feet. Maximum building height allowed for the development is 75 feet.
SETBACKS	
	Required
Front	25 feet
Side	10 feet
Rear	25 feet
	All proposed buildings exceed the above setback requirements.
PARKING	The proposed development is required to provide for 494 parking spaces. The applicant is providing 564 standard spaces with 24 accessible spaces.
BUFFER	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer.



# Concurrency Review

<b>Sanitary Sewer and Potable Water Facilities</b>	Port St Lucie Utility Systems is the provider. A service agreement is required.
<b>Traffic Circulation</b>	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under separate heading.
<b>Parks and Recreation Facilities</b>	The LTC Ranch DRI East Side does not propose residential development and therein has no obligations to provide for parks and recreational facilities.
<b>Stormwater Management Facilities</b>	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
<b>Solid Waste</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>Public School Concurrency Analysis</b>	Not applicable





# Traffic Impact Analysis

- This development is contained within the LTC Ranch PUD.
- The proposed site plan was reviewed by City Staff.
- Found to be consistent with the PUD
  
- Per ITE Trip Generation Manual, 10<sup>th</sup> Edition, this particular development predicts a generation of 185 PM Peak Hour trips.
  
- No traffic impacts triggering additional roadway improvements as a result of this proposed site plan are required.





**LEGAL DATA:**  
**EQUAL DESCRIPTION:**  
 ARCELS 26-29, L.T.C. RANCH P.U.D. #2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, AGE 2 THROUGH 6, OF THE PUBLIC RECORD, OF ST. LUCIE COUNTY, FLORIDA  
 CONTAINS 31.78 ACRES, MORE OR LESS

**ARCEL ID#**  
 301-702-0014-000-0  
 301-702-0013-000-2  
 301-702-0012-000-5  
 301-702-0011-000-8

**PROJECT NAME:** WILLARD DEVELOPMENT - LTC RANCH  
**OWNER:** GLADES COMMERCE CENTER LLC  
 860 SW FOUNTAINVIEW BLVD, UNIT SUITE 100  
 ORT ST. LUCIE, FL 34988

**UTURE LAND USE:** CSA/RO  
**ONING:** PUD

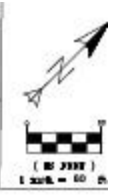
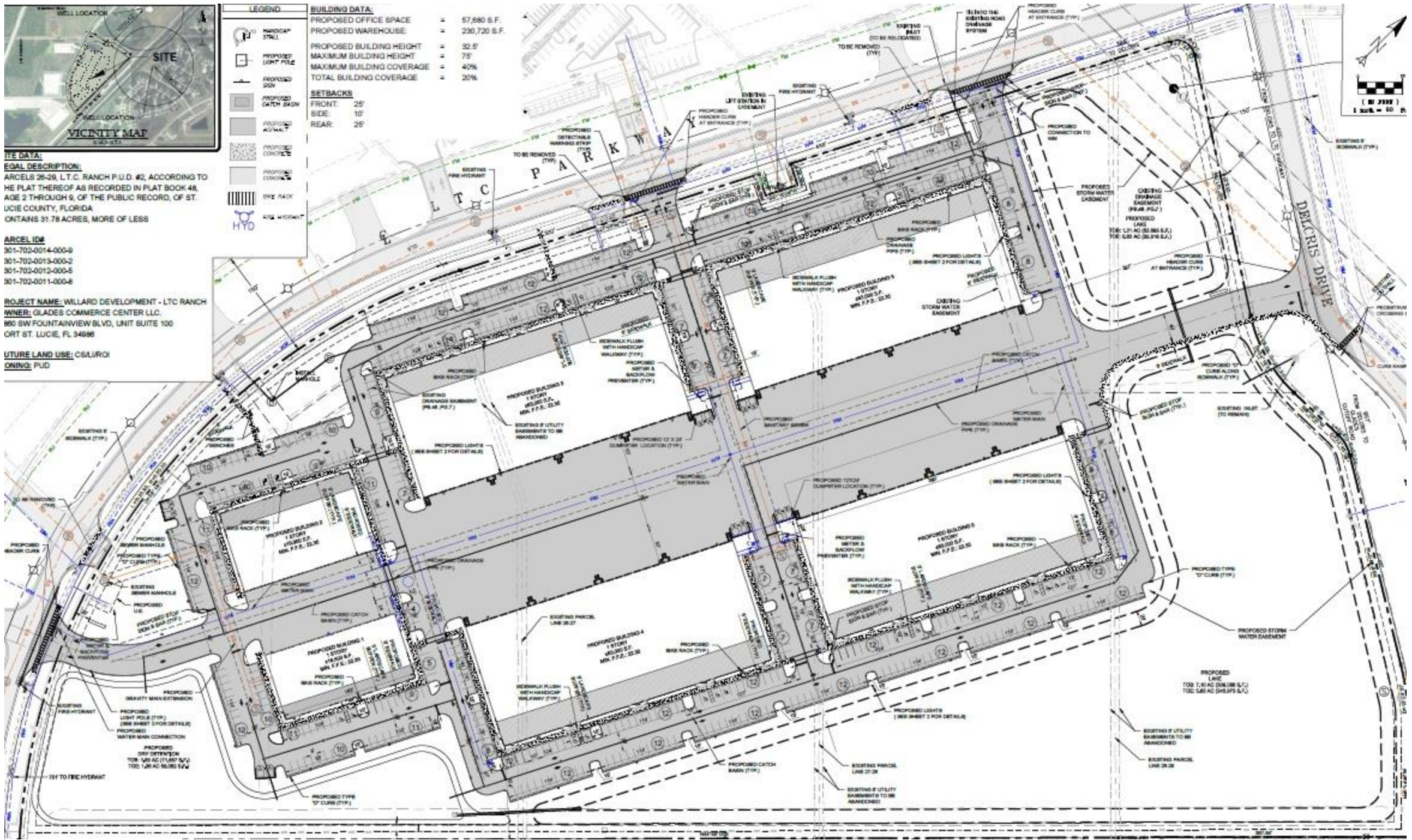
LEGEND	
	HANDICAP SYMBOL
	PROPOSED LIGHT POLE
	PROPOSED SIDEWALK
	PROPOSED CATCH BASIN
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED BRICK
	FIRE HYDRANT

BUILDING DATA	
PROPOSED OFFICE SPACE	= 57,880 S.F.
PROPOSED WAREHOUSE	= 230,720 S.F.
PROPOSED BUILDING HEIGHT	= 32.5'
MAXIMUM BUILDING HEIGHT	= 75'
MAXIMUM BUILDING COVERAGE	= 40%
TOTAL BUILDING COVERAGE	= 20%

SETBACKS	
FRONT:	25'
SIDE:	10'
REAR:	25'





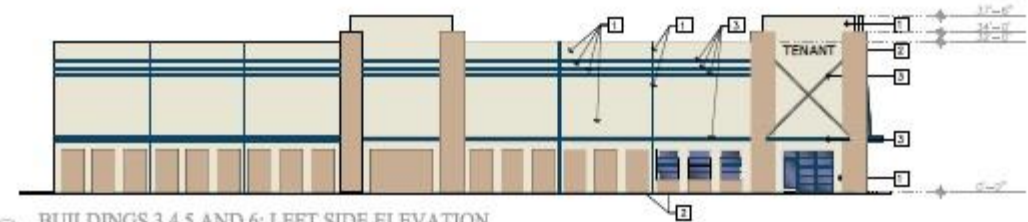
A BUILDINGS 3,4,5, AND 6: FRONT ELEVATION

SCALE: 1/8" = 1'-0"

1. GLAZING PROVIDED	
840sf PROVIDED	
FACADE AREA BETWEEN 2'-0" AFF = 2,310 SF X (10%) = 231 SF GLAZING REQUIRED	
2. STUCCO GROOVES PROVIDED	
840sf PROVIDED	
FACADE AREA = 12,850sf X (6%) = 771sf BRANDING REQUIRED	
3. PORCH/COVERED ENTRY PROVIDED	
4. CANOPY/AWNING AT COVDED ENTRY PROVIDED	
REF.	PAIN COLORS
1	MAIN COLOR SW 7012 - CREAMY
2	ACCENT COLOR SW 6033 - FAMILIAR BOND
3	ACCENT COLOR SW 6510 - LOYAL BLUE (6.5% OF FACADE AREA)

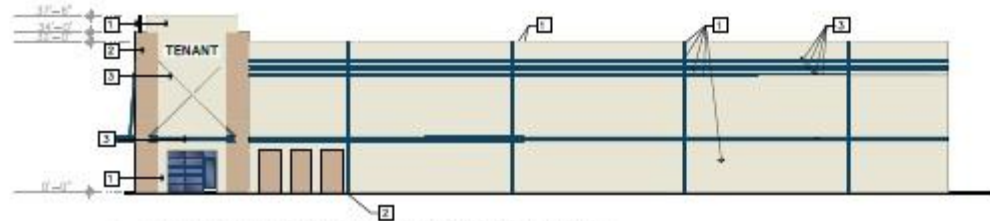
NOTE:

1. Elevation design and colors may not be modified without approval from the City.
2. Roof equipment will not be visible above the parapet. See Diagram.
3. Four Architectural Required Elements: 1. Canopy, 2. Expression Lines, 3. Brick paver at entrance 4. Vertical windows



B BUILDINGS 3,4,5 AND 6: LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



C BUILDINGS 3,4,5 AND 6: RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



D BUILDINGS 3,4,5 AND 6: REAR ELEVATION

SCALE: 1/8" = 1'-0"

# Recommendation

- The Site Plan Review Committee recommended approval of the site plan at their meeting on April 14, 2021.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval with the condition that the unity of title be recorded prior to issuance of building permit.

