

LTC Ranch - Project Glade

Major Site Plan Application

Project No. P21-251

City Council

February 28, 2022

Bethany Grubbs, Planner II



Request Summary

Applicant's Request:	An application for site plan approval for a major site plan to construct a 354,200 square foot warehouse distribution facility in a series of two, one-story buildings.
Applicant:	Jordan Haggerty, Kimley Horn & Associates, Inc.
Owner:	LTC Ranch Joint Venture
Location:	Located on the southeast corner of W Midway Road and LTC Parkway Boulevard

Aerial

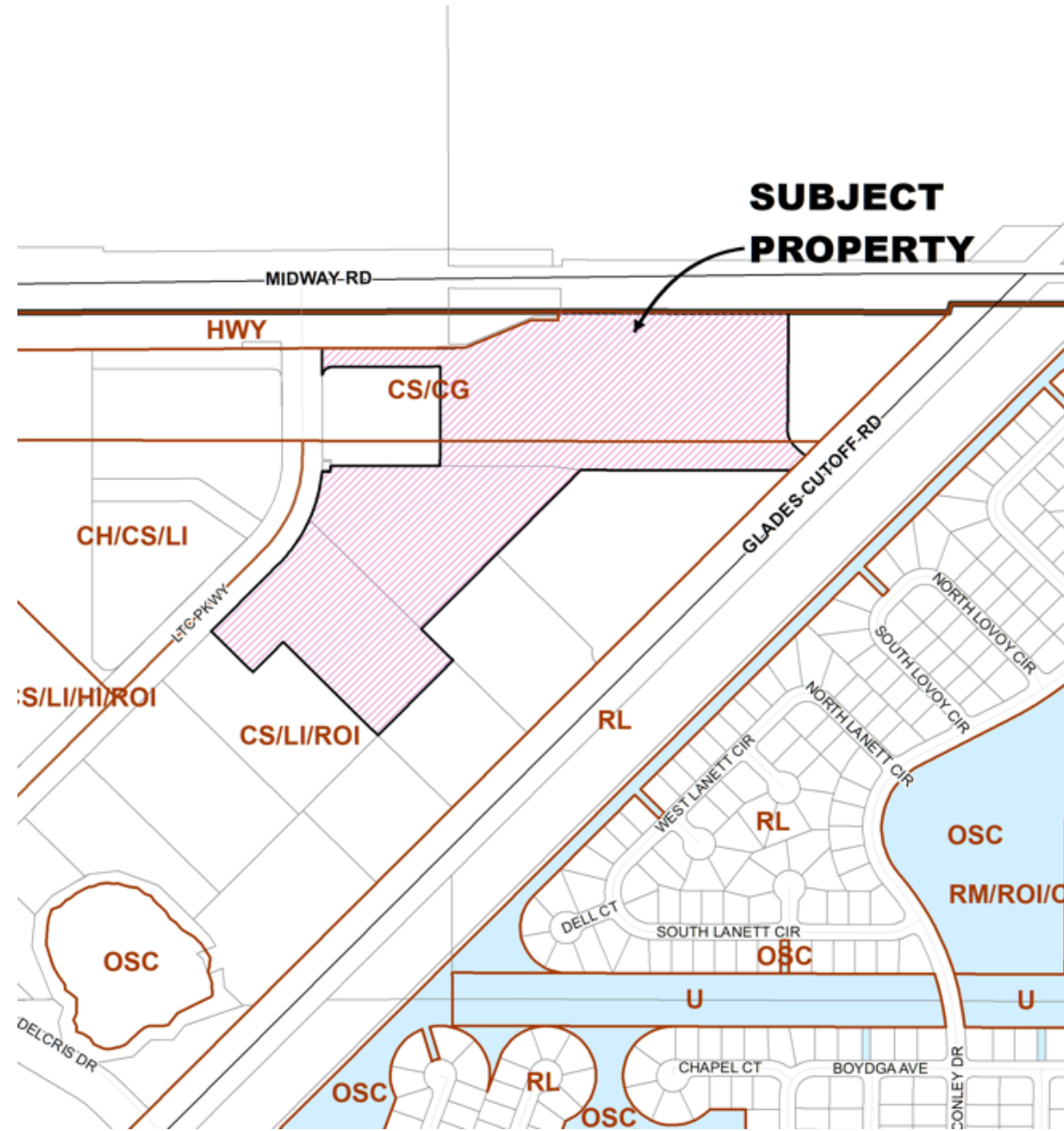
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC	SLC	St. Lucie County
South	CS/LI/ROI/CG	PUD	Vacant Land
East	CS/LI/ROI/CG	RS-2	Single Family Residential Development
West	CS/CG	PUD	Commercial Warehouse and Vacant Land



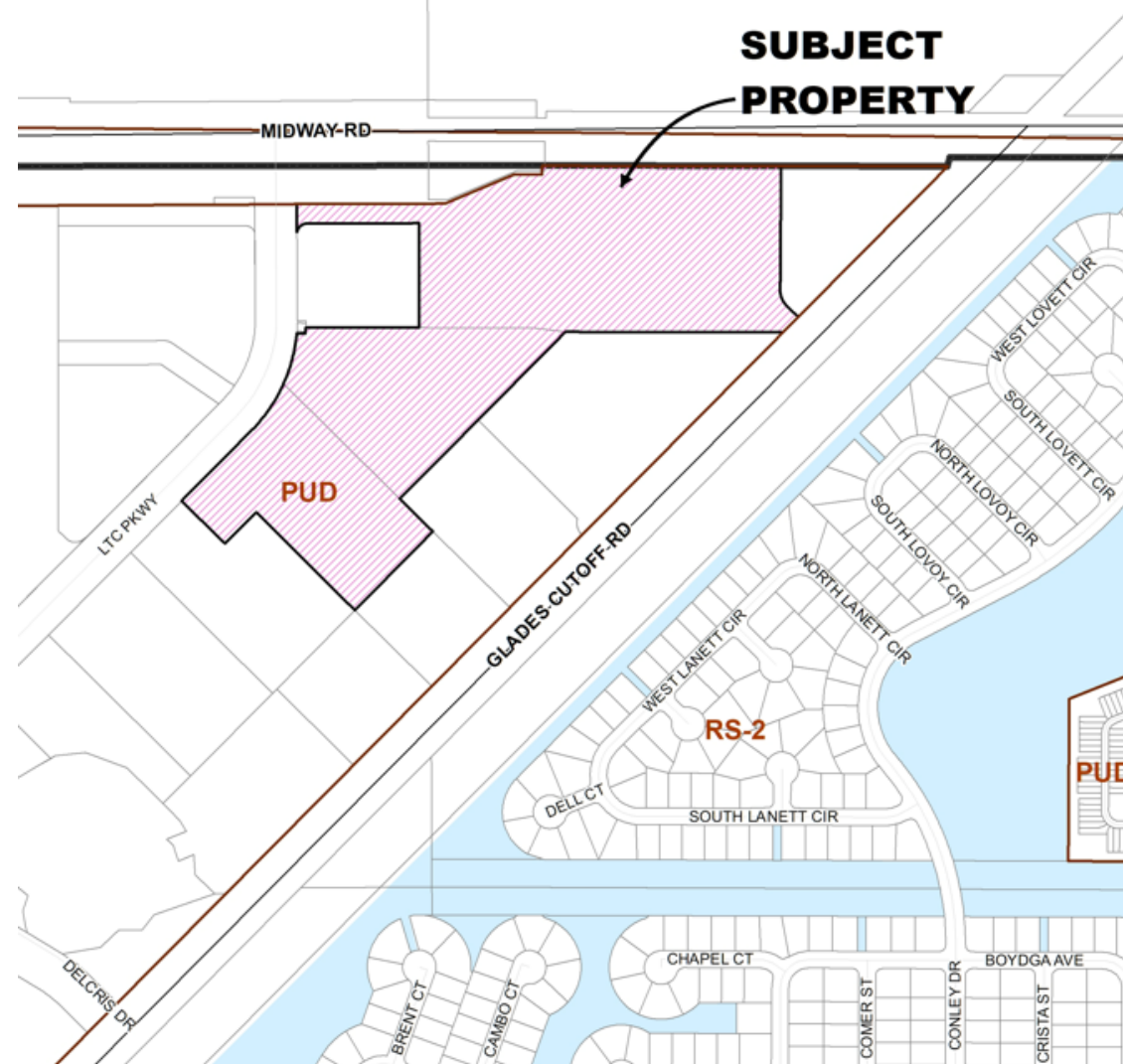
Land Use

CS (Service Commercial) CG (General Commercial), LI (Light Industrial), ROI (Residential/Office/Institutional)

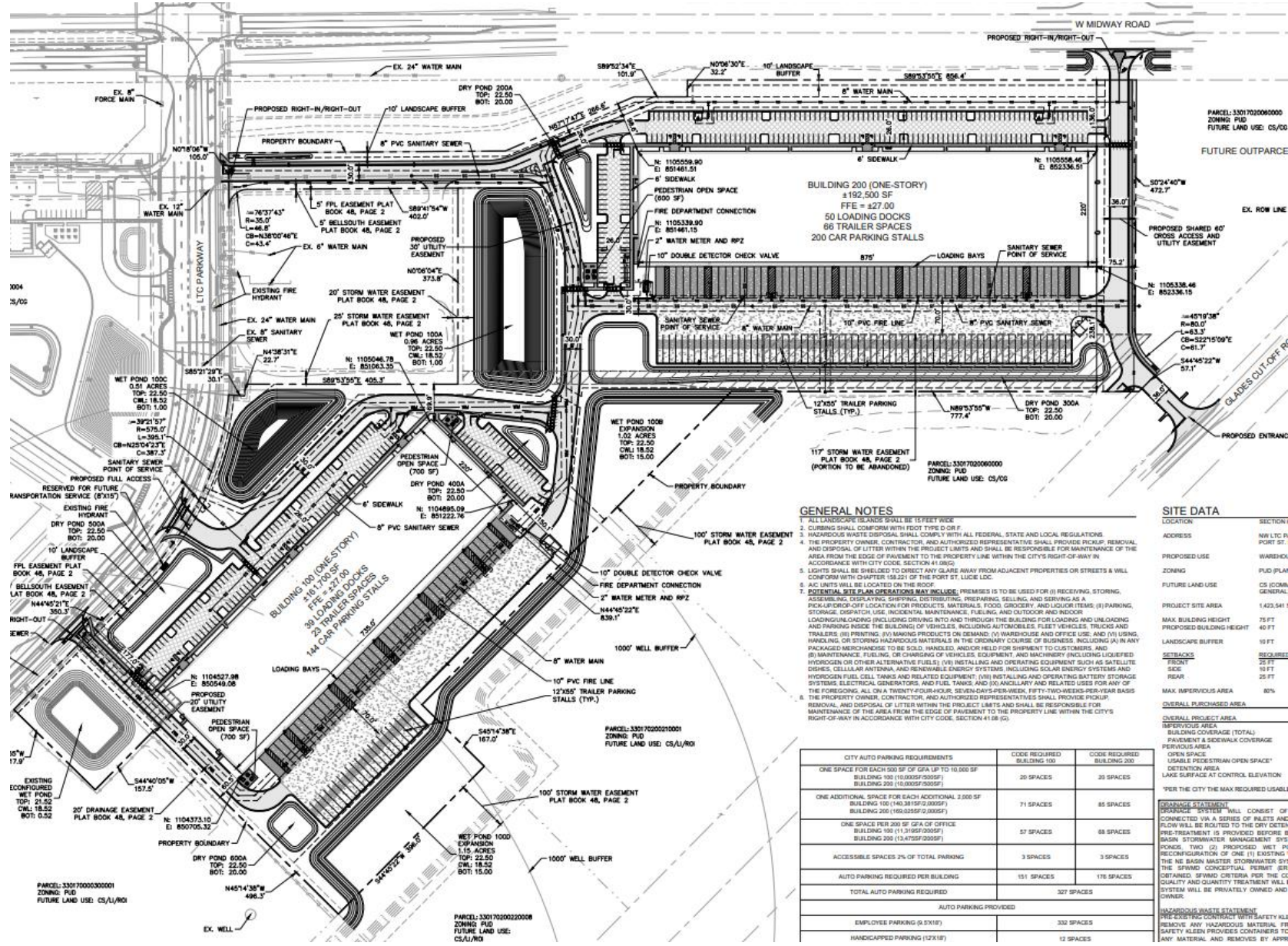


Zoning

PUD(Planned Unit Development)



Site Plan



GENERAL NOTES

1. ALL LANDSCAPE ISLANDS SHALL BE 15 FEET WIDE.
2. CURBING SHALL CONFORM WITH FOOT TYPE D OR F.
3. HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
4. THE PROPERTY OWNER, CONTRACTOR AND AUTHORIZED REPRESENTATIVE SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(10).
5. LIGHTS SHALL BE SHELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 198.221 OF THE PORT ST. LUCIE LOC.
6. ALL UNITS WILL BE LOCATED ON THE ROOF.
7. **POTENTIAL SITE PLAN OPERATIONS MAY INCLUDE:** (PREMISES IS TO BE USED FOR (I) RECEIVING, STORING, ASSEMBLING, DISPLAYING, SHIPPING, DISTRIBUTING, PREPARING, SELLING, AND SERVING AS A PICK-UP/DROP-OFF LOCATION FOR PRODUCTS, MATERIALS, FOOD, GROCERY, AND LIQUOR ITEMS; (II) PARKING, STORAGE, DISPATCH, USE, INCIDENTAL MAINTENANCE, FUELING, AND OUTDOOR AND INDOOR LOADING/UNLOADING INCLUDING DRIVING INTO AND THROUGH THE BUILDING FOR LOADING AND UNLOADING AND PARKING INSIDE THE BUILDING OF VEHICLES, INCLUDING AUTOMOBILES, FLEET VEHICLES, TRUCKS AND TRAILERS; (III) PRINTING; (IV) MAKING PRODUCTS ON DEMAND; (V) WAREHOUSE AND OFFICE USE; AND (VI) USING, HANDLING, OR STORING HAZARDOUS MATERIALS IN THE ORDINARY COURSE OF BUSINESS, INCLUDING (A) IN ANY PACKAGED MERCHANDISE TO BE SOLD, HANDLED, AND/OR HELD FOR SHIPMENT TO CUSTOMERS, AND (B) MAINTENANCE, FUELING, OR CHARGING OF VEHICLES EQUIPMENT, AND MAINTENANCE INCLUDING LIQUEFIED HYDROGEN OR OTHER ALTERNATIVE FUELS; (VII) INSTALLING AND OPERATING EQUIPMENT SUCH AS SATELLITE DISHES, CELLULAR ANTENNA, AND RENEWABLE ENERGY SYSTEMS, INCLUDING SOLAR ENERGY SYSTEMS AND HYDROGEN FUEL CELL TANKS AND RELATED EQUIPMENT; (VIII) INSTALLING AND OPERATING BATTERY STORAGE SYSTEMS, ELECTRICAL GENERATORS, AND FUEL TANKS; AND (IX) ANCILLARY AND RELATED USES FOR ANY OF THE FOREGOING. ALL ON A TWENTY-FOUR HOUR, SEVEN-DAYS-PER-WEEK, FIFTY-TWO WEEKS-PER-YEAR BASIS.
8. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (2).

SITE DATA

LOCATION	SECTION I
ADDRESS	NW 1/4 P 1
PROPOSED USE	WAREHOUSE
ZONING	PLD (PLAT)
FUTURE LAND USE	CS (COMM. GENERAL)
PROJECT SITE AREA	1,423,541.1
MAX BUILDING HEIGHT	75 FT
PROPOSED BUILDING HEIGHT	40 FT
LANDSCAPE BUFFER	10 FT
SETBACKS	RECD. REE
FRONT	25 FT
SIDE	10 FT
REAR	25 FT
MAX IMPERVIOUS AREA	80%
OVERALL PURCHASED AREA	
OVERALL PROJECT AREA	
IMPERVIOUS AREA	
BUILDING COVERAGE (TOTAL)	
PAVEMENT & SIDEWALK COVERAGE	
PERVIOUS AREA	
OPEN SPACE	
USABLE "PEDESTRIAN OPEN SPACE"	
DETENTION AREA	
LAND SURFACE AT CONTROL ELEVATION	
*PER THE CITY THE MAX REQUIRED USUAL	

CITY AUTO PARKING REQUIREMENTS	CODE REQUIRED	CODE REQUIRED
ONE SPACE FOR EACH 500 SF OF GFA UP TO 10,000 SF	BUILDING 100 (10.000SF/000SF)	20 SPACES
BUILDING 100 (10.000SF/000SF)	BUILDING 200 (10.000SF/000SF)	20 SPACES
ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 2,000 SF	BUILDING 100 (10.000SF/000SF)	71 SPACES
BUILDING 200 (10.000SF/000SF)	BUILDING 200 (10.000SF/000SF)	85 SPACES
ONE SPACE PER 200 SF GFA OF OFFICE	BUILDING 100 (11.318SF/0200SF)	57 SPACES
BUILDING 200 (13.475SF/0200SF)	BUILDING 200 (13.475SF/0200SF)	68 SPACES
ACCESSIBLE SPACES 2% OF TOTAL PARKING	3 SPACES	3 SPACES
AUTO PARKING REQUIRED PER BUILDING	151 SPACES	176 SPACES
TOTAL AUTO PARKING REQUIRED		327 SPACES
AUTO PARKING PROVIDED		
EMPLOYEE PARKING (2.6X18')		332 SPACES
HANDICAPPED PARKING (12X18')		13 SPACES

DRAINAGE STATEMENT

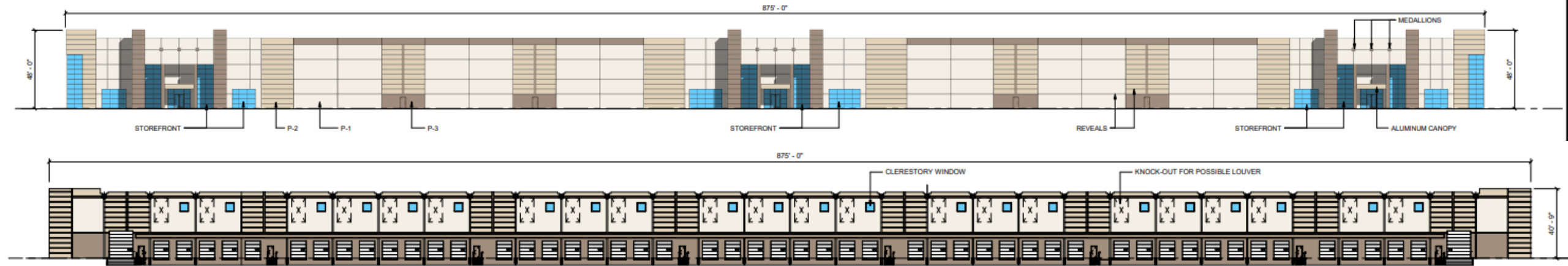
THE DRAINAGE SYSTEM WILL CONSIST OF CONNECTED VIA A SERIES OF PLETS AND FLOW WILL BE ROUTED TO THE DRY CATCH BASIN. PRE-TREATMENT IS PROVIDED BEFORE EACH DRAINAGE BASIN. THE DRAINAGE SYSTEM WILL BE DESIGNED TO TREAT TWO (2) PREPARED WET POND RECONFIGURATION OF ONE (1) EXISTING WET POND. THE BASIN MASTER STORMWATER DETENTION CONCEPTUAL PERMIT IS OBTAINED. SFPMO CRITERIA FOR THE CC QUALITY AND QUANTITY TREATMENT WILL SYSTEM WILL BE PRIVATELY OWNED AND OPERATED.

HAZARDOUS WASTE STATEMENT

PRE-EXISTING CONTRACT WITH SAFETY KLI REMOVES ANY HAZARDOUS MATERIAL. FF SAFETY KLI PROVIDES CONTAINERS TO ANY MATERIAL AND REMOVES BY APPR



Elevations



Zoning Review

CRITERIA	FINDINGS
USE	Permitted in the LTC Ranch East PUD and DRI.
DUMPSTER ENCLOSURE	The site plan provides for two (2) dumpster enclosures to accommodate refuse and recycling collection.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards and the standards prescribed within the PUD.
PARKING REQUIREMENTS	The development is required to have 327 parking spaces and 6 accessible spaces. The Applicant is proposing 332 spaces and 12 accessible spaces; therefore, meeting the minimum parking requirement.
BUILDING HEIGHT	The proposed building height is 40 feet. The maximum building height allowed for the development is 75 feet.
SETBACKS	The proposed buildings meet the setback requirements per the approved PUD document.
BUFFER	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer.



Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under a separate heading.
PARKS AND OPEN SPACE	The LTC Ranch DRI East Side does not propose residential development and therein has no obligations to provide for parks and recreational facilities, as permitted within the LTC Ranch East PUD and DRI.
STORMWATER	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.



Public Works Traffic Review

This application and Traffic Report prepared by Kimley Horn and Associates dated January 14, 2022, has been reviewed by the Public Works Department, and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.



Staff Recommendation

- 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.
- The Site Plan Review Committee recommended approval of the site plan at their meeting of January 12, 2022.

