

LTC Ranch-Wylder POD 6 - Amenity Center

Major Site Plan Application

Project No. P23-121

City Council

December 11, 2023

Cody Sisk, Planner II



Request Summary

Applicant's Request:	An application for site plan approval for an amenity center, with a footprint of 14,887 square feet.
Agent:	Steve Sullivan, Lucido & Associates, Inc.
Applicant:	Midway Glades Developers, LLC
Property Owner:	Midway Glades Developers, LLC
Location:	Northwest of Glades Cutoff Road and north of Field Flower Drive.

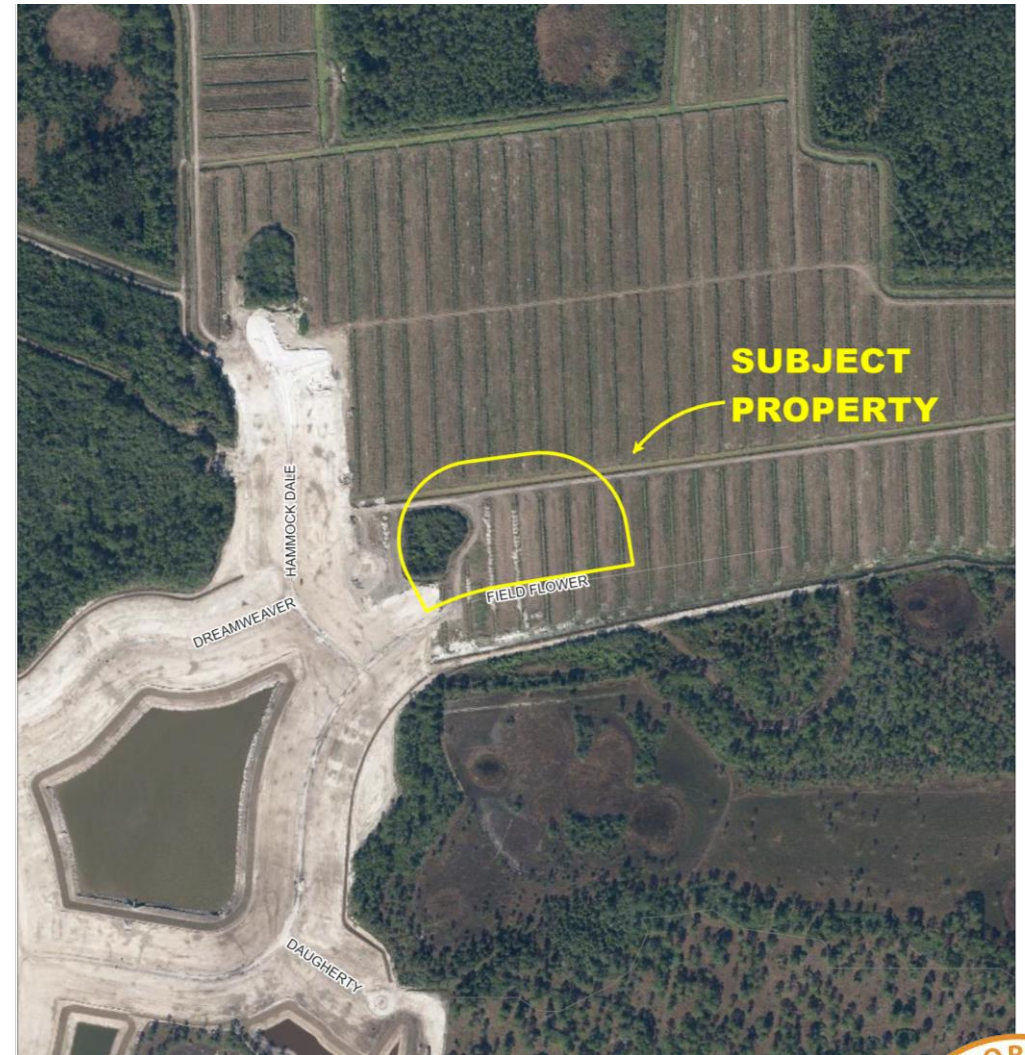


Surrounding Uses

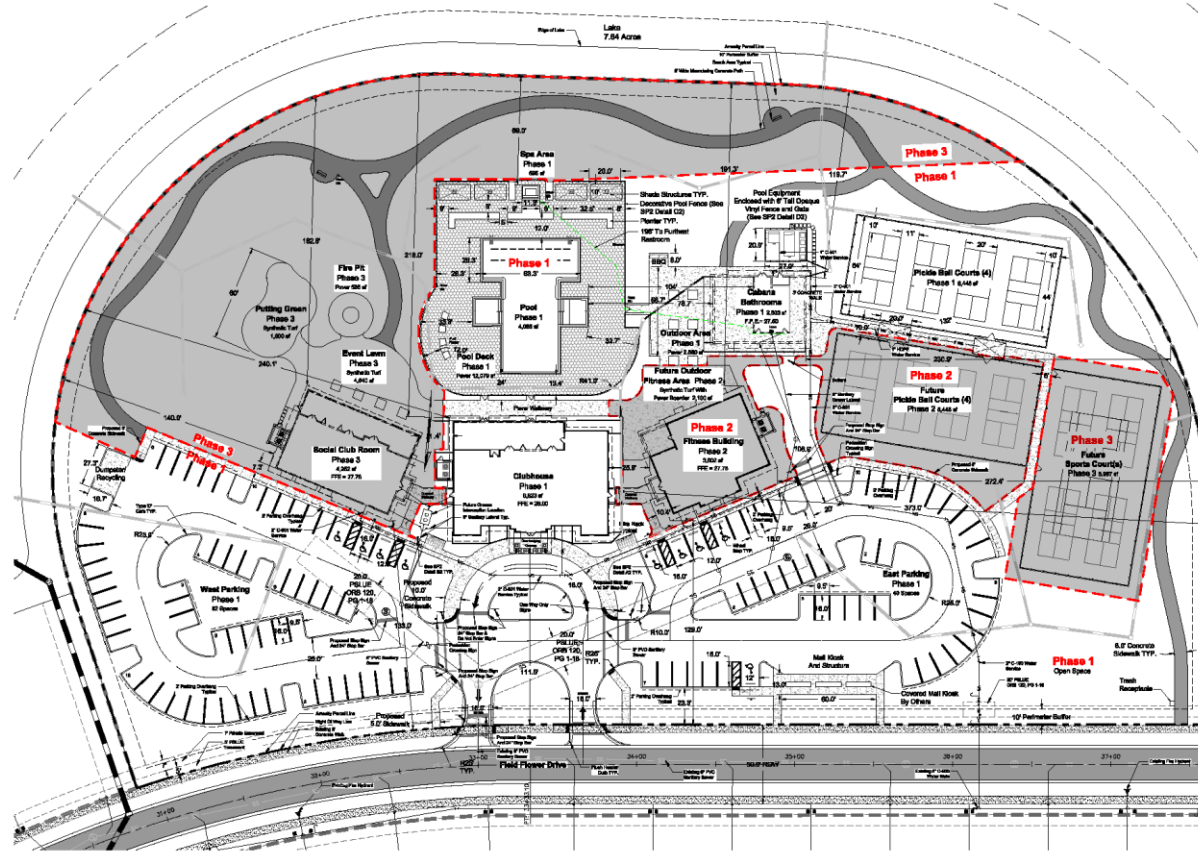
Direction	Future Land Use	Zoning	Existing Use
North	ROI	PUD	Vacant
South	ROI	PUD	Vacant
East	ROI	PUD	Vacant
West	ROI	PUD	Vacant

ROI – Residential, Office, Institutional

PUD – Planned Unit Development



Site Plan



Site Data

AMENITY CENTER TRACT OF THE PLAY OF LUCIE MARSH WEST POOL PHASE 1, AS INDICATED BY LUCIE MARSH WEST POOL PHASE 1, AS INDICATED BY THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING A RES. MOORE OR LESS, AND LAMBER ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

Parcel ID Number (Phase)	3300-01-000-0000
Parcel ID Number (Future Center Tract)	3300-01-000-0000
Total Area	198,414 sq. ft. (4.53 ac)
Total Building Area	1,288,000 sq. ft. (29.6 ac)
Total Pool Area	1,288,000 sq. ft. (29.6 ac)
Total Open Space	1,288,000 sq. ft. (29.6 ac)
Future Land Use Designation	RES - RESIDENTIAL, OTHER, UNDESIGNED
Building Height	30' MAX

Total Site Data

Phase 1	198,414 sq. ft.	4.53 ac
Phase 2	1,288,000 sq. ft.	29.6 ac
Phase 3	1,288,000 sq. ft.	29.6 ac
Total	2,774,414 sq. ft.	64.1 ac

Phase Site Data

Phase 1	1,288,000 sq. ft.	29.6 ac
Phase 2	1,288,000 sq. ft.	29.6 ac
Phase 3	1,288,000 sq. ft.	29.6 ac

Building Setback Requirements

Front	10'
Side	10'
Rear	10'

- General Notes**
- 1. All dimensions shown on this site plan are based on the ground surface and shall be subject to field verification.
 - 2. All building setbacks shall comply with all local, state and federal regulations.
 - 3. All building setbacks shall be measured from the exterior face of the building.
 - 4. All building setbacks shall be measured from the exterior face of the building.
 - 5. All building setbacks shall be measured from the exterior face of the building.
 - 6. All building setbacks shall be measured from the exterior face of the building.
 - 7. All building setbacks shall be measured from the exterior face of the building.
 - 8. All building setbacks shall be measured from the exterior face of the building.
 - 9. All building setbacks shall be measured from the exterior face of the building.
 - 10. All building setbacks shall be measured from the exterior face of the building.

Legal Description
 AMENITY CENTER TRACT OF THE PLAY OF LUCIE MARSH WEST POOL PHASE 1, AS INDICATED BY THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING A RES. MOORE OR LESS, AND LAMBER ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

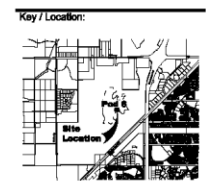
Traffic Statement
 The proposed Amenity Center traffic is contained within the phase gated community and is only for the residents. The entrance to the parking lot is located on the site and will meet the requirements of the City Code, Section 11-20.05.

Drainage Statement
 The drainage for this project is to be provided by the existing LUCIE Marsh water management system. As a part of the overall development, we proposed pump-out applications and supporting storm water to South Florida Water Management District (SFWMD) for treatment and disposal. All storm water will be collected in a detention pond and a drainage canal that will be constructed in accordance with the SFWMD requirements. An elevation table, the profile and cross-sections for the project are contained within the site plan.

Statement of Light Shielding:
 Section 188.17(1)(b)
 The height and shielding of light standards shall provide proper lighting without causing glare or nuisance to neighbors, and the design of lighting standards shall be of a type appropriate to the development and its vicinity.

Index of Drawings

SP1	Site Plan
SP2	Site Plan
SP3	Site Plan



Project Team:

Client & Property Owner: K. Hovenden
 Southern Florida Division, LLC
 3800 Gateway Blvd.
 Boynton Beach, Florida 33426

Land Planner / Landscape Architect: Lucido & Associates
 721 East Ocean Boulevard
 Stuart, Florida 34984

Engineer: Kibrey Hovden Associates
 440 South Street, Suite 200
 West Palm Beach, FL 33411
 772-734-4367

Surveyor: Kibrey Hovden Associates
 440 South Street, Suite 200
 West Palm Beach, FL 33411
 772-734-4367

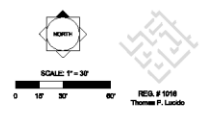
Wylder

Four Seasons
 Amenity Site Plan

Port St Lucie, Florida

P23-121
 PSLUSD No. 11-842-09B

Date	By	Description
07.19.23	EFD	Initial Submittal
08.28.23	EFD	Re-Submittal
11.01.23	SLB	Re-Submittal
11.16.23	SLB	Re-Submittal
11.17.23	SLB	Re-Submittal
11.21.23	SLB	Re-Submittal
11.27.23	SLB	Revised Legal Desc.

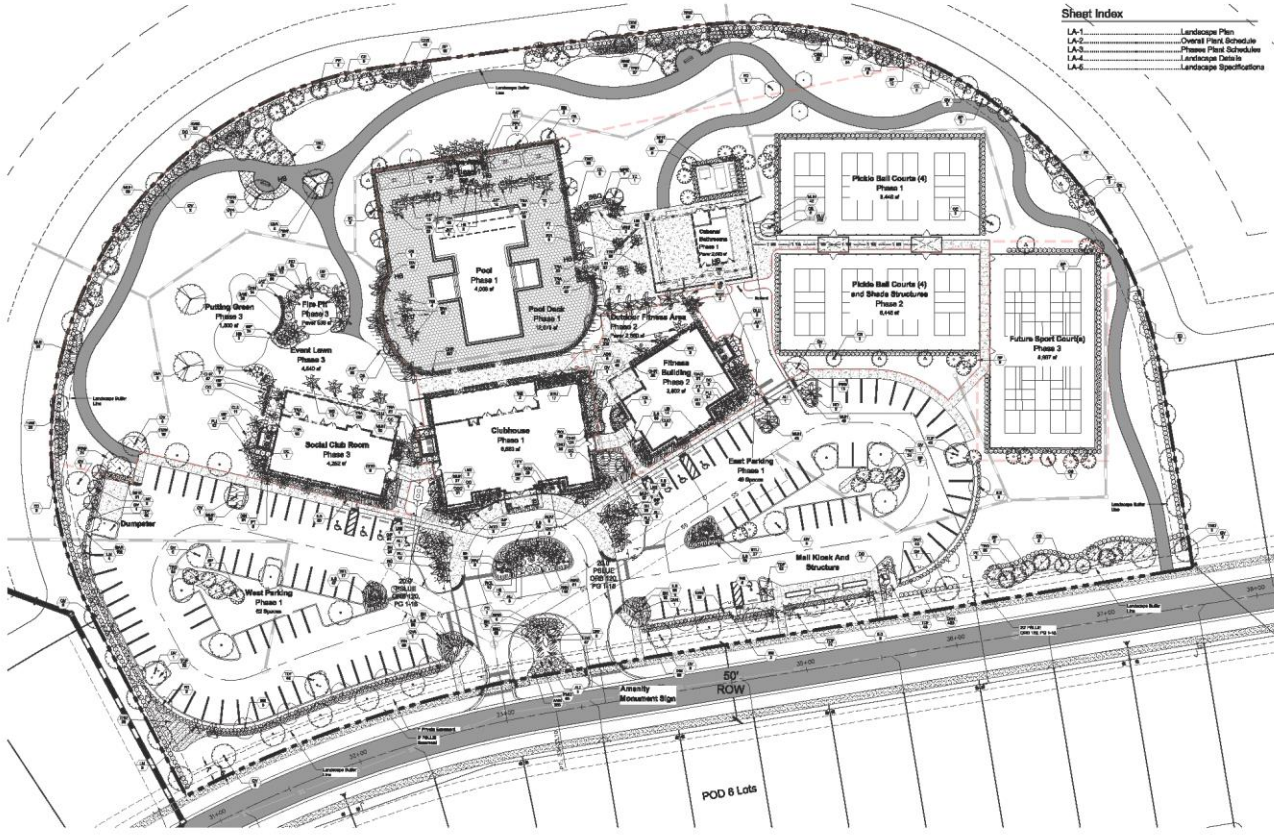


Designer: EFD
 Manager: EFD
 Project Number: 23-471
 Municipal Number: P23-121
 Computer File: 23-471 - POD # - Amenity Site Plan - Revised Pool /

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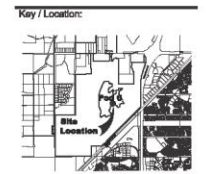


Landscape Plan



Sheet Index

- LA-1 Landscape Plan
- LA-2 Overall Plant Schedule
- LA-3 Phase Plant Schedule
- LA-4 Landscape Details
- LA-5 Landscape Specifications



Project Team:

Client & Property Owner: K. Henson, Sunbeam Florida Division, LLC, 2801 Cass Street, Boynton Beach, Florida 33408

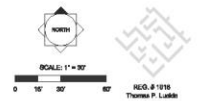
Lead Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34984

Engineer: Kinley Iron And Associates, 445 24th Street, Suite 200, Vero Beach, FL 32960, 772-764-4267

Surveyor: Kinley Iron And Associates, 445 24th Street, Suite 200, Vero Beach, FL 32960, 772-764-4267

Wylder
POD 6
Amenity Landscape Plan
 Port St Lucie, Florida
 P23-121
 PSLUSD No. 11-642-068

Date	By	Description
07.19.23	SAW	Initial Schedule
08.24.23	SAW	Re-Submittal
11.01.23	SAW	Re-Submittal
11.16.23	SLB	Re-Submittal
11.28.23	SLB	Re-Submittal



REG. # 1916
 Thomas P. Ludke

LA 1

Designer: SLB
 Manager: SLB
 Project Number: P23-121
 Municipal Number: P23-121
 Computer File: 23-471 - POD 6 - Amenity Landscape Plan - Revised Pool & Spa

Landscape Calculations

Amenity - Parking (Vehicle Use Area):

Perimeter Trees: 0/0/0
 One (1) Canopy Tree per 50' of Perimeter (222' 00" = 17 Trees)
 Total Perimeter Trees Required = 17 Canopy Trees
 Trees Provided = 20
 3 Canopy Trees

Perimeter Shrub:
 One (1) Shrub per 4.0' of Perimeter (222' 00" = 281 Shrubs)
 Total Perimeter Shrubs Required = 281
 Shrubs Provided = 284 Shrubs

Terminal Mast Trees:
 One (1) Canopy Tree per End of Terminal Island
 Total Terminal Mast Trees Required = 28
 Trees Provided = 24 Canopy Trees
 4 Palms (8' 102" = 2 tree credit)

Amenity - Perimeter Landscaping:

Perimeter Trees:
 One (1) Canopy Tree per 30' of Perimeter (1,854' 00" = 62 Trees)
 Total Perimeter Trees Required = 62 Canopy Trees
 Trees Provided = 72
 10 Canopy Trees

Perimeter Shrubs:
 One (1) Shrub per 2.0' of Perimeter (1,854' 00" = 927 Shrubs)
 Total Perimeter Shrubs Required = 927
 Shrubs Provided = 1,011 Shrubs

Amenity - Building Foundation:

Perimeter Trees:
 One (1) Canopy Tree or Palm Tree per 20' of Perimeter (926' 00" = 46 Trees)
 Total Foundation Trees Required = 46 Trees
 Trees Provided = 55
 9 Canopy Trees (8' 343-11 tree credit)
 13 Palm Trees (27' 20" = 13 tree credit)

Foundation Shrubs:
 One (1) Shrub per 2.0' of Perimeter (926' 00" = 463 Shrubs)
 Total Foundation Shrubs Required = 463
 Shrubs Provided = 528 Shrubs

General Landscape Notes

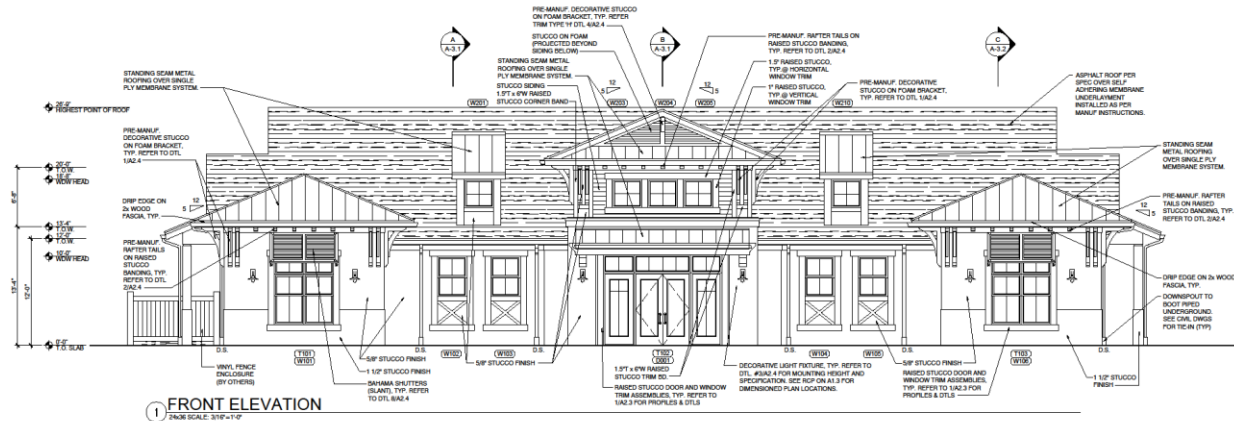
- All least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & soil areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.i.u. of 70.
- All landscaping at intersections and corners complies with Section 108.20(4) of the Port St Lucie Code of Ordinances to provide a clear sight cone between 2'-6" above the final road crown elevation. All bushes and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage on any tree within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown.

PSLUSD Notes for Landscape Plan

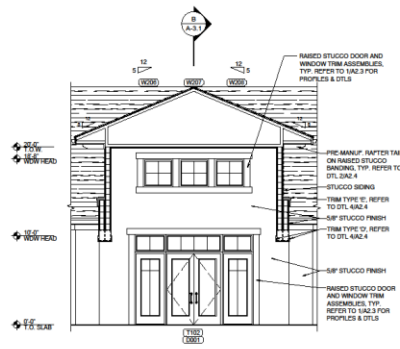
- All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
- No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility apparatuses such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, at release valves, etc.
- Trees shall not be planted within ten (10) feet of any underground infrastructure.
- No landscaping shall be planted in such a manner as to adversely affect utility easements. Landscaping shall be in compliance with chapter 161 of the City of Port St Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping shall meet the latest PSLUSD landscape policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.



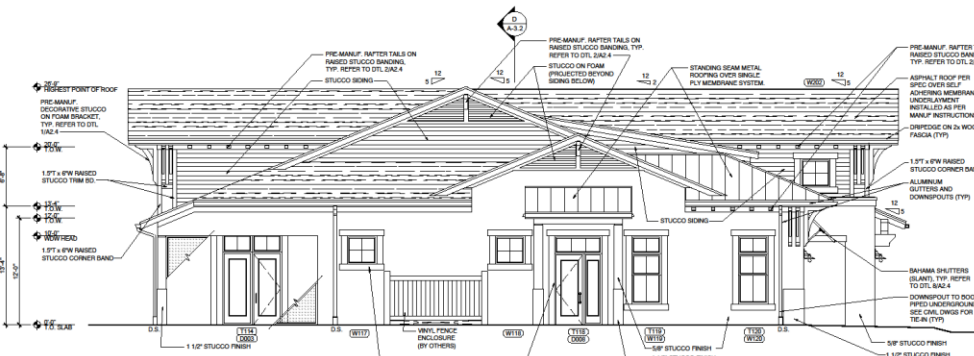
Elevations



1 FRONT ELEVATION
SCALE: 3/16"=1'-0"



1A COVERED ENTRY '1' ELEVATION
SCALE: 3/16"=1'-0"



2 LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

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www.fieldstonearch.com



K. Donovan Southeast FL Division, LLC
3601 Quantum Boulevard
Boynton Beach, FL 33436
www.kjdv.com

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Job No.
2311509.200

Project Title
WYLDER CLUBHOUSE

Sheet Title
FRONT & LEFT SIDE ELEVATION

Sheet No.
A2.1

PRELIMINARY
NOT FOR
CONSTRUCTION



Zoning Review

CRITERIA	FINDINGS
USE	The property is located within the LTC Ranch development comprised of predominantly residential uses. The proposed use of amenity center is a permitted use allowed in this development.
DUMPSTER ENCLOSURE	The site plan provides a 16 X 27 foot dumpster enclosure for general and recyclable refuse for the Club house, fitness building and a Social club room
STACKING	Not applicable
PARKING REQUIREMENTS	The proposed use requires a total of 18 parking spaces while 102 spaces with 9 of these spaces provided as handicap spaces.
BUILDING HEIGHT	Maximum building height for the PUD Zoning District is 35 feet.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.



Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	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	The proposed site is for internal use by LTC Ranch Wylder POD 6 residents only. Therefore there should not be any additional impact on the City's roadway network as a result of this site plan being approved.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
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.



Traffic Statement

- Latest received November 2023
- Provided by Lucido & Associates
- Reviewed by City Staff
- Found to be consistent with the DRI

- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01

- The proposed site is for internal use by residents of the LTC Ranch – Wylder POD 6 subdivision only therefore not creating any additional trips on the City owned roadway network.



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 November 8, 2023.

