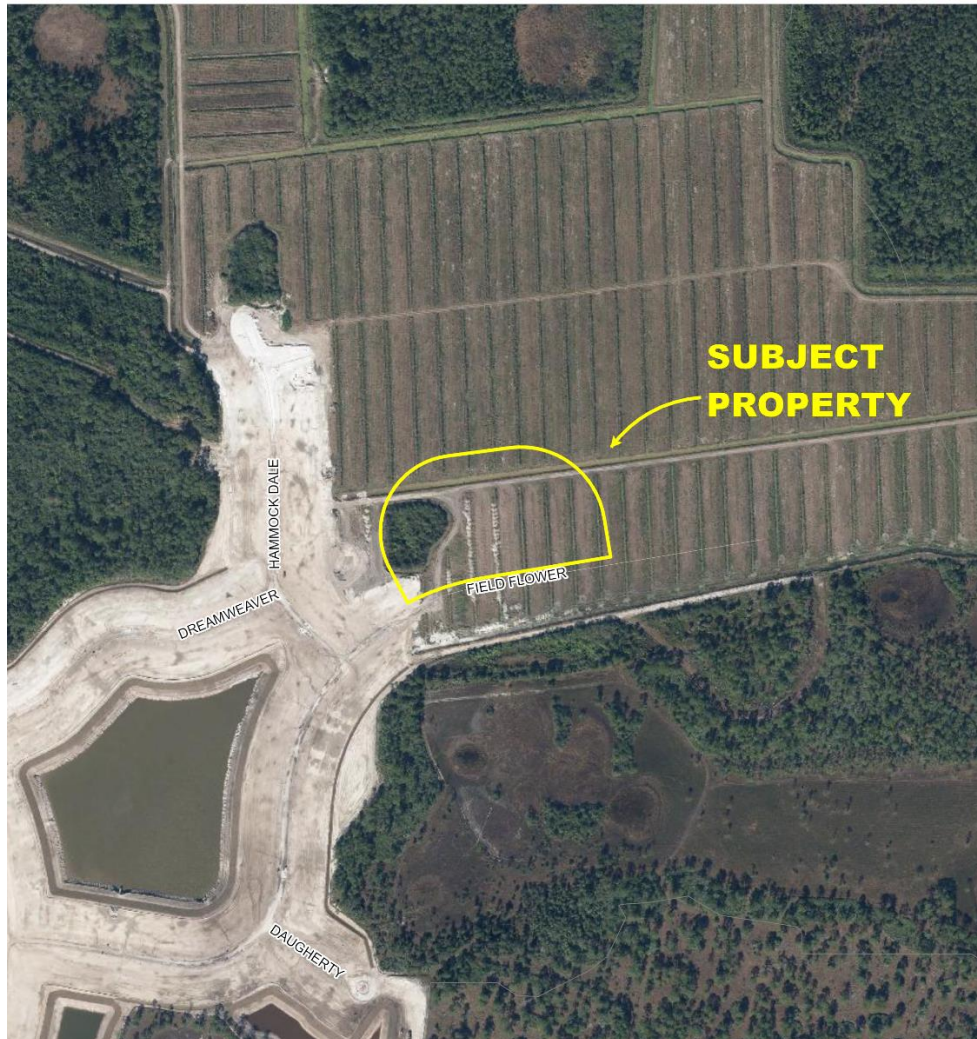




**LTC Ranch-Wylder POD 6 - Amenity Center
 Major Site Plan
 P23-121**



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan for the Amenity Site for LTC Ranch, Wylder POD 6
Applicant:	Steve Sullivan, Lucido and Associates, LLC
Property Owner:	Midway Glades Developers, LLC
Location:	North of Glades Cutoff Road and South of Midway Road
Address:	TBD
Project Planner:	Cody Sisk, Planner II

Project Description

The applicant, Lucido and Associates, has submitted a Major Site Plan for the LTC Ranch-Wylder POD 6 - Amenity Center. The Major Site Plan is to add 14,877 square feet of building coverage including a club house, fitness building and a social club room for the amenity center.

Location and Site Information

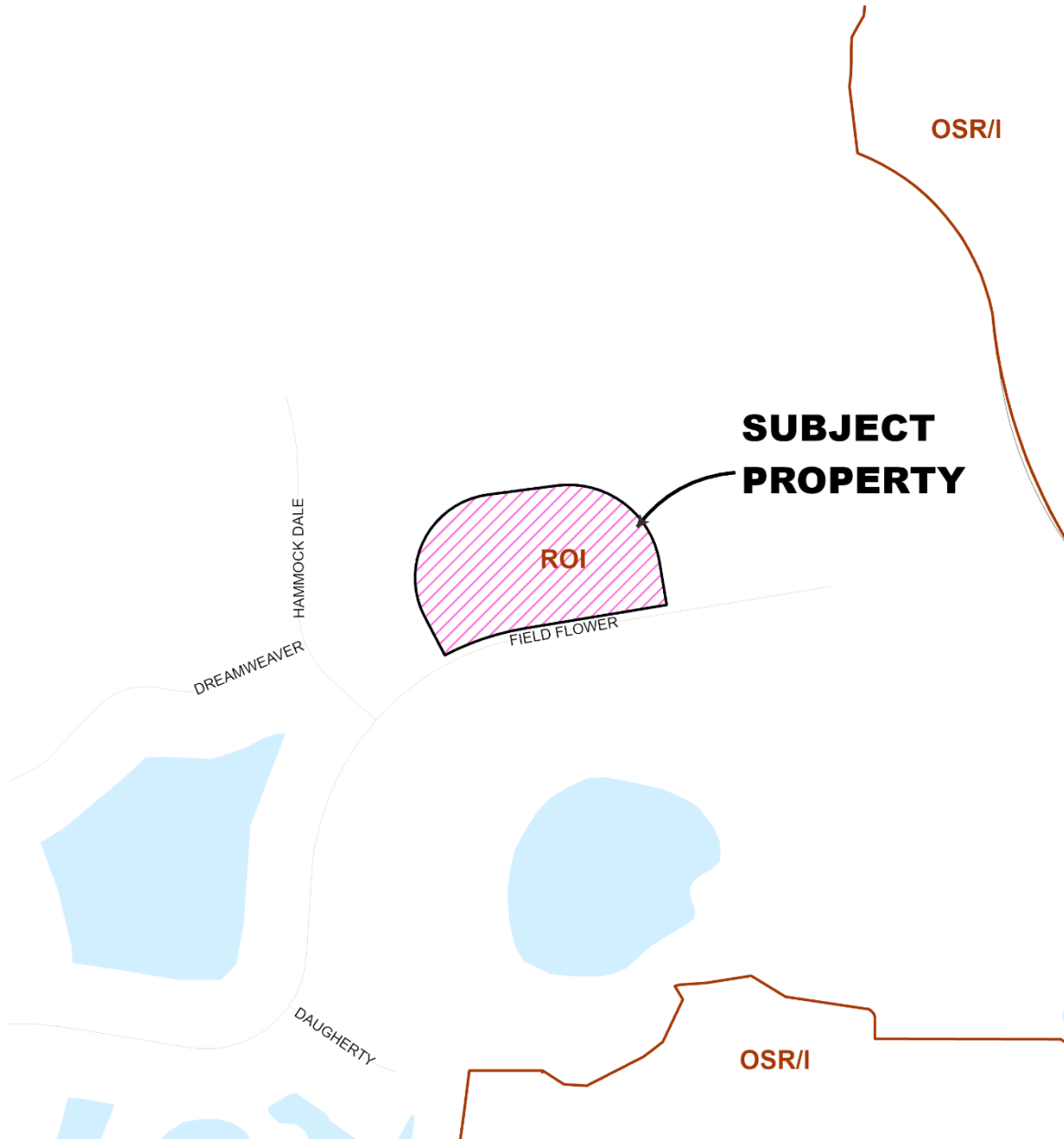
Parcel Number:	3303-500-0012-0001; 3302-707-0001-0003
Property Size:	7.78 acres
Legal Description:	Amenity Center Tract of the plat of LTC Ranch Pod 6A, Phase 1 as recorded in the public records of St. Lucie County, Florida - Plat Book 120, Page 1.
Future Land Use:	ROI - Residential, Office, Institutional
Existing Zoning:	PUD – Planned Unit Development
Existing Use:	Vacant land

Surrounding Uses

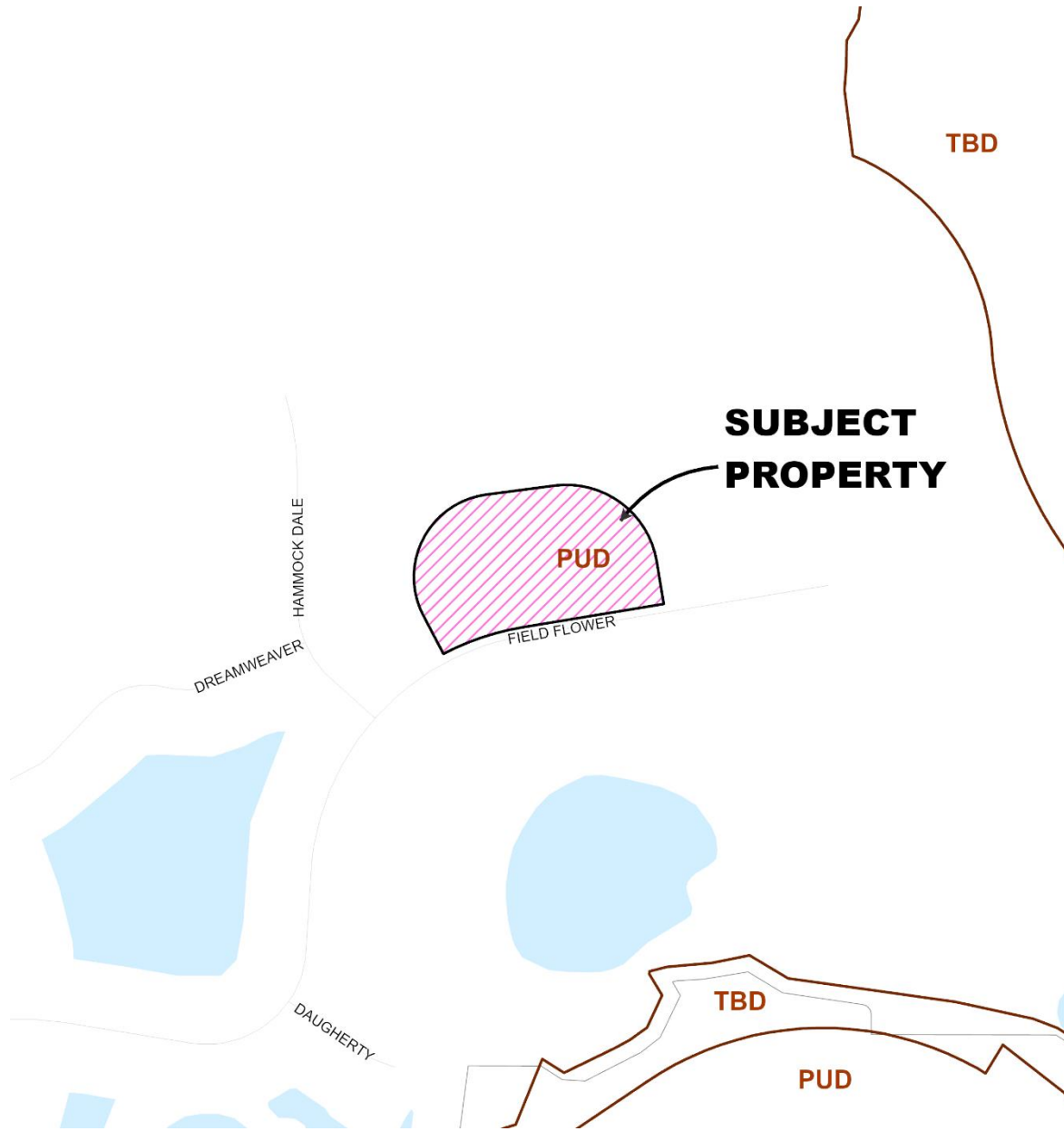
Direction	Future Land Use	Zoning	Existing Use
North	ROI	PUD	Vacant
South	ROI	PUD	Vacant
East	ROI	PUD	Residential under construction
West	ROI	PUD	Vacant

ROI – Residential, Office, Institutional

PUD – Planned Unit Development



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the LTC Ranch (West) Residential PUD and Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located within the LTC Ranch (West) Residential PUD comprised of predominantly residential uses. The proposed use of amenity center is a permitted use allowed in this PUD.
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
ARCHITECTURAL DESIGN STANDARDS	The project is not subject to the Citywide Design Standards. The proposed building elevations are attached.
PARKING REQUIREMENTS	The use requires a total of 18 parking spaces while 102 spaces with 9 handicapped spaces are proposed to be provided.
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 PUD requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with the LTC Ranch DRI development order and Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
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.
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NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of the LTC Ranch Development of Regional Impact and Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat Protection: There is a 0.60 -acre isolated wetland onsite that is proposed to be filled and mitigation provided for as part of the LTC Ranch DRI development order. The remainder of the site was previously agricultural.

Wildlife Protection: This site has yet to be cleared. A listed species survey will be required prior to issuance of a site work permit to prevent impacts to any protected wildlife.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the site plan at their meeting of November 8, 2023.