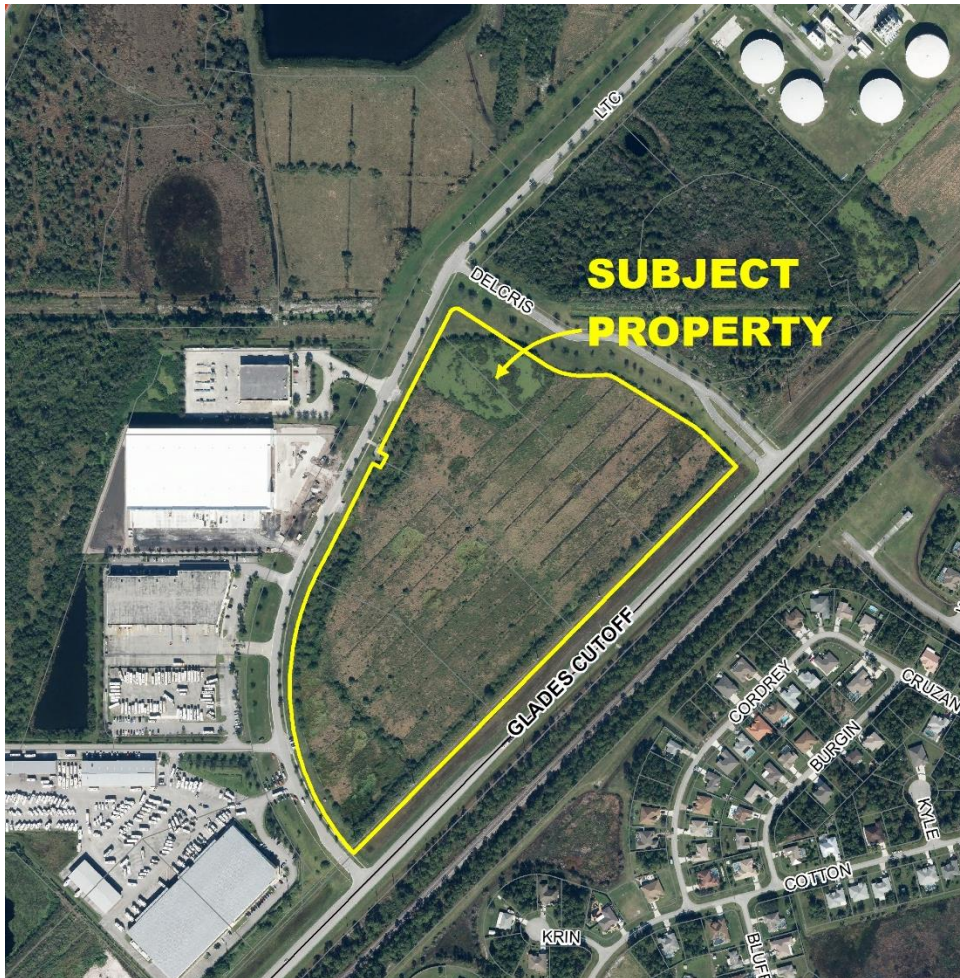




**LTC RANCH WILLARD
Major Site Plan
P21-069**



Project Location Map

SUMMARY

Applicant's Request:	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.
Applicant:	Brad Currie, EDC
Property Owner:	Glades Commercial Center, LLC
Location:	Abutting Glades Cutoff Road, southwest of the intersection of Glades Cutoff and Delcris Drive.
Project Planner:	Laura H. Dodd, AICP

Project Description

An application for site plan approval including six (6) flex warehousing buildings comprised of approximately 20% office space and 80% warehousing space. The proposed project is located within the LTC Ranch East PUD and DRI.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed site plan at their meeting of April 14, 2021 and recommended approval.

Location and Site Information

Parcel Numbers:	3301-702-0011-000-8 3301-702-0012-000-5 3301-702-0013-000-2 3301-702-0014-000-9
Property Size:	32 acres, more or less
Legal Description:	Parcels 26-29, L.T.C. Ranch PUD #2 According to the Plat there of, as recorded in Plat Book 28, Page 2 through 9, St. Lucie County FL
Future Land Use:	CS/LI/ROI
Existing Zoning:	PUD
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS/LI/HI/ROI	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

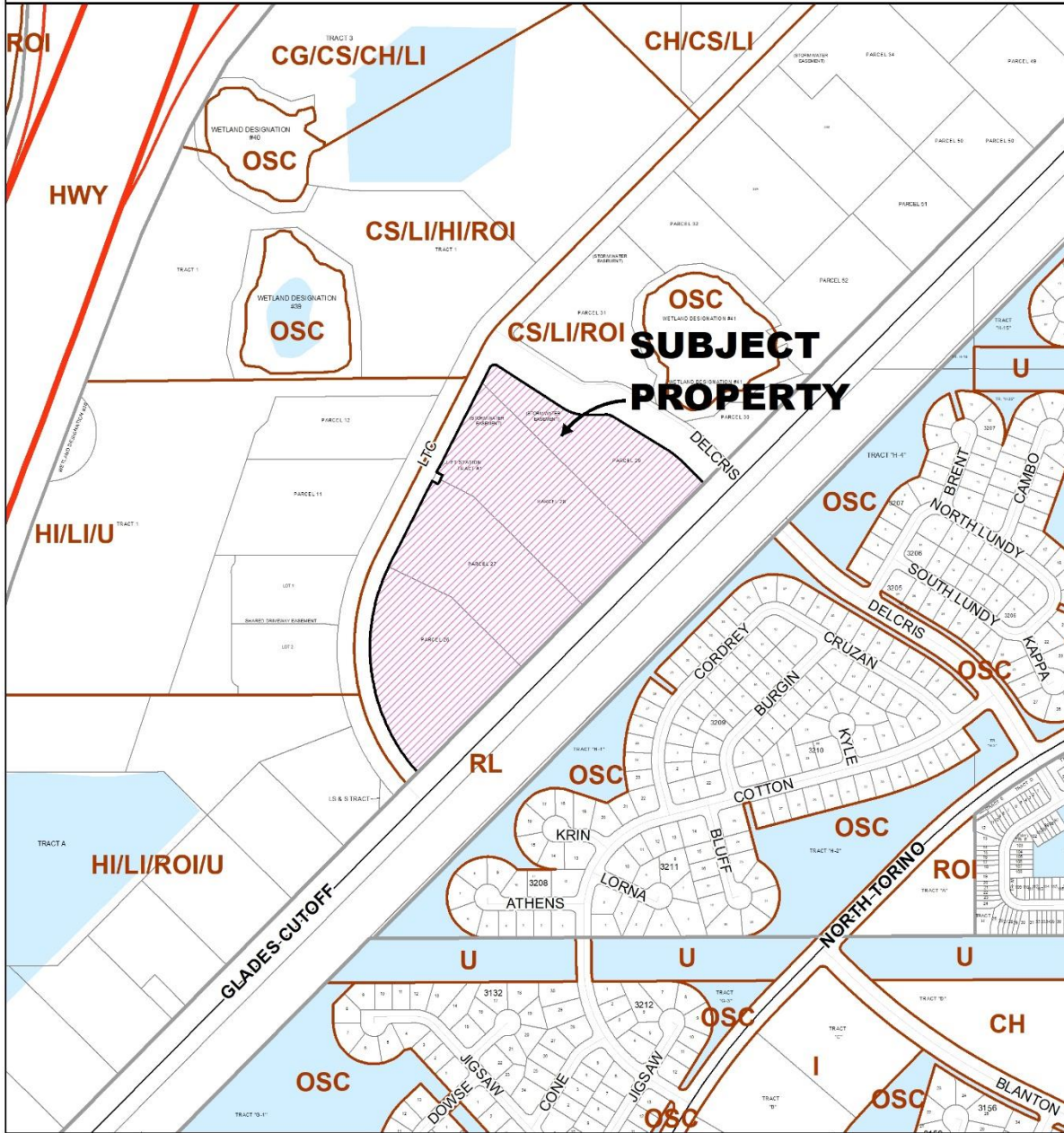
CS/LI/HI/ROI/U: Commercial Service/Light Industrial/High Industrial/Residential, Office, Institutional/Utility

PUD: Planned Unit Development

RL: Residential Low Density

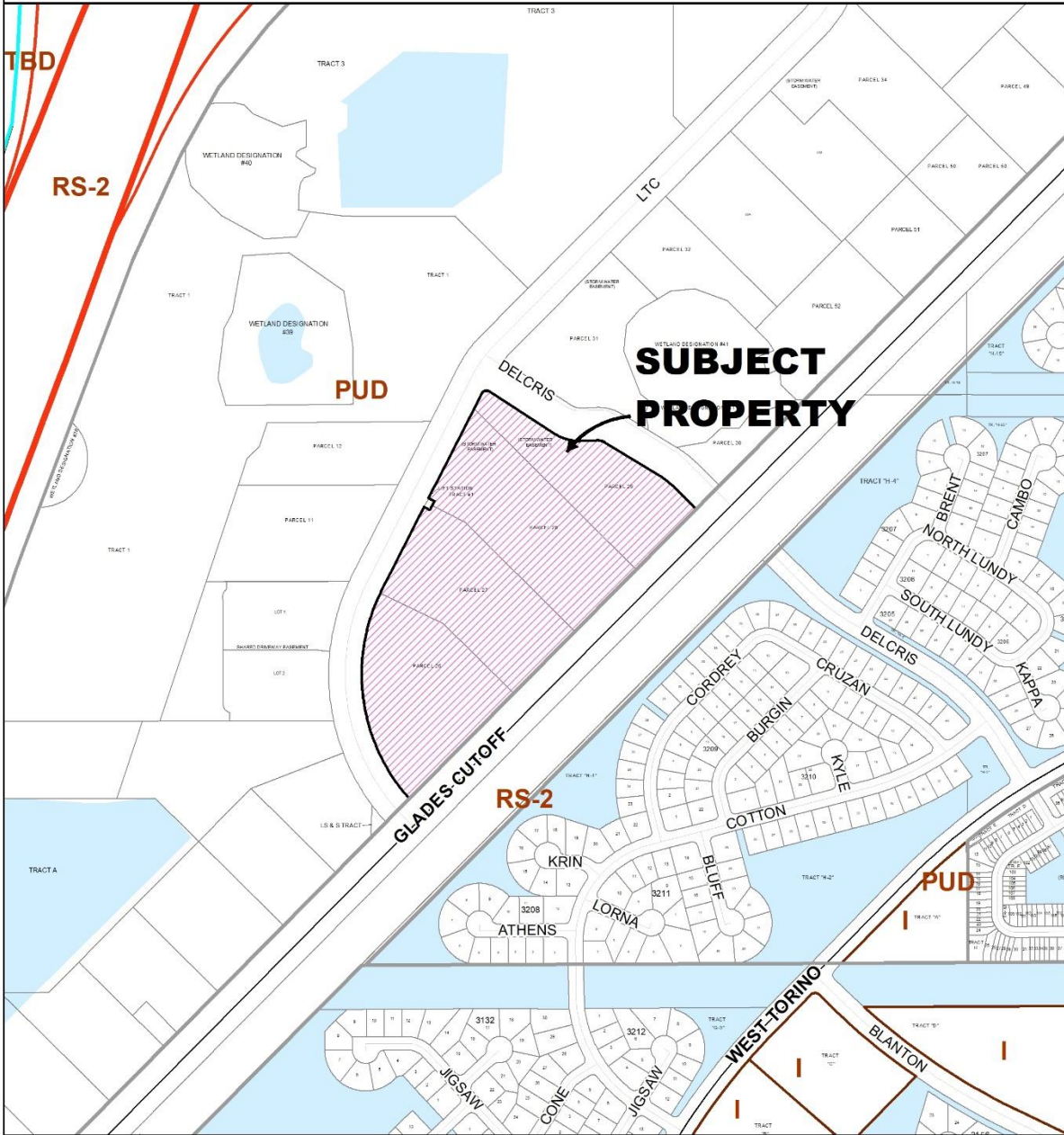
RS-2: Single Family Residential


FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN WILLARD FLEX SPACE BUILDINGS LTC RANCH, PUD 2, PARCELS 26-29	DATE: 5/11/2021
			APPLICATION NUMBER: P21-069
			USER: patricias
			SCALE: 1 in = 600 ft

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN WILLARD FLEX SPACE BUILDINGS LTC RANCH, PUD 2, PARCELS 26-29	DATE: 5/11/2021
			APPLICATION NUMBER: P21-069
			USER: patricias
			SCALE: 1 in = 600 ft

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance and provided for the following finding of fact:

<i>CRITERIA</i>	<i>FINDINGS</i>
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.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The Developer is required to preserve a minimum of 25% of open space within the DRI East Side. Open space shall include upland habitat and wetland preservation areas. Pursuant to existing conservation easements, the DRI East Side (and therein subject development) has already preserved the wetlands and uplands it is required to preserve, therein no further habitat preservation is required within the DRI East Side.

CONCURRENCY REVIEW (CHAPTER 160)

The project is subject to the provision of adequate public facilities and documented below.

<i>Sanitary Sewer and Potable Water Facilities</i>	Port St Lucie Utility Systems is the provider. A service agreement is required.
<i>Traffic Circulation</i>	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under separate heading.
<i>Parks and Recreation Facilities</i>	The LTC Ranch DRI East Side does not propose residential development and therein has no obligations to provide for parks and recreational facilities.
<i>Stormwater Management Facilities</i>	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.

<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Not applicable

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. The applicant shall be required to select an option for contribution within ninety (90) days of the issuance of the first building permit or site work permit.

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 and recommends approval with the condition that the unity of title be recorded prior to issuance of building permit.

The Site Plan Review Committee reviewed the request at their meeting of April 14, 2021 and recommended approval.