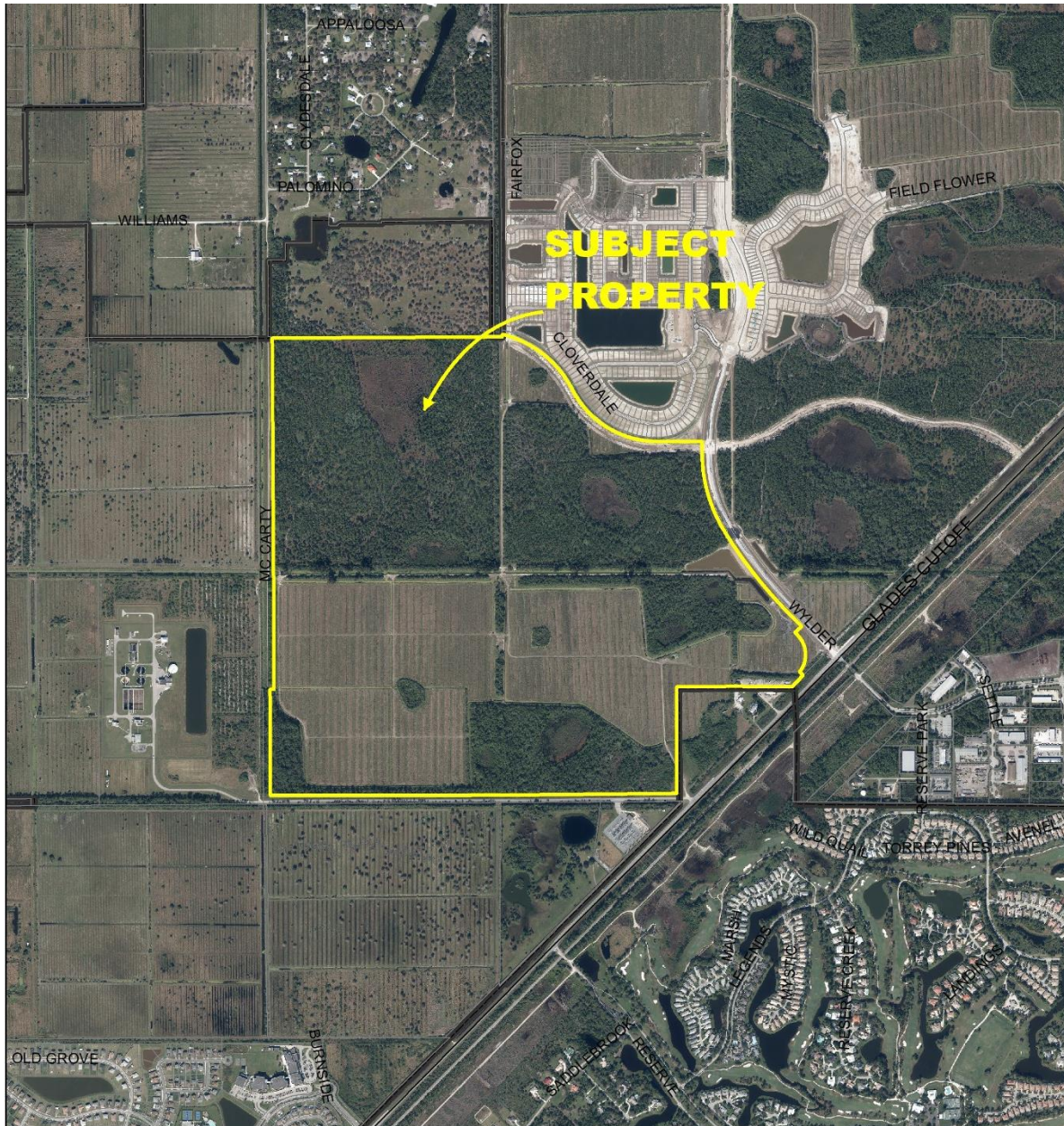




LTC Ranch West Pod 9, Phase 1
Final Subdivision Plat with Construction Plans
P23-153



Project Location Map

SUMMARY

Applicant's Request:	The applicant is requesting approval of a final plat with construction plans for eleven (11) residential lots, an amenity tract, water management tract, private roads, and tracts for future development within the LTC Ranch West PUD.
Applicant:	Kinan Husainy, P.E.
Property Owner:	Midway Glades Developers, LLC
Location:	South of Midway Road, between I-95 and Wylder Parkway.
Project Planner:	Cody Sisk, Planner II

Project Description

The applicant is requesting approval of a final plat with construction plans for eleven (11) residential lots, an amenity center tract, water management tract, private roads, and tracts for future development.

The LTC Ranch DRI permits up to 4,000 dwelling units within the LTC Ranch West Residential PUD. The POD 9 Phase 1 proposed development is consistent with the DRI, comprehensive plan and PUD as it shall provide for a density of approximately 1.54 dwelling units per acre and does not exceed the maximum permissible dwelling units or gross density.

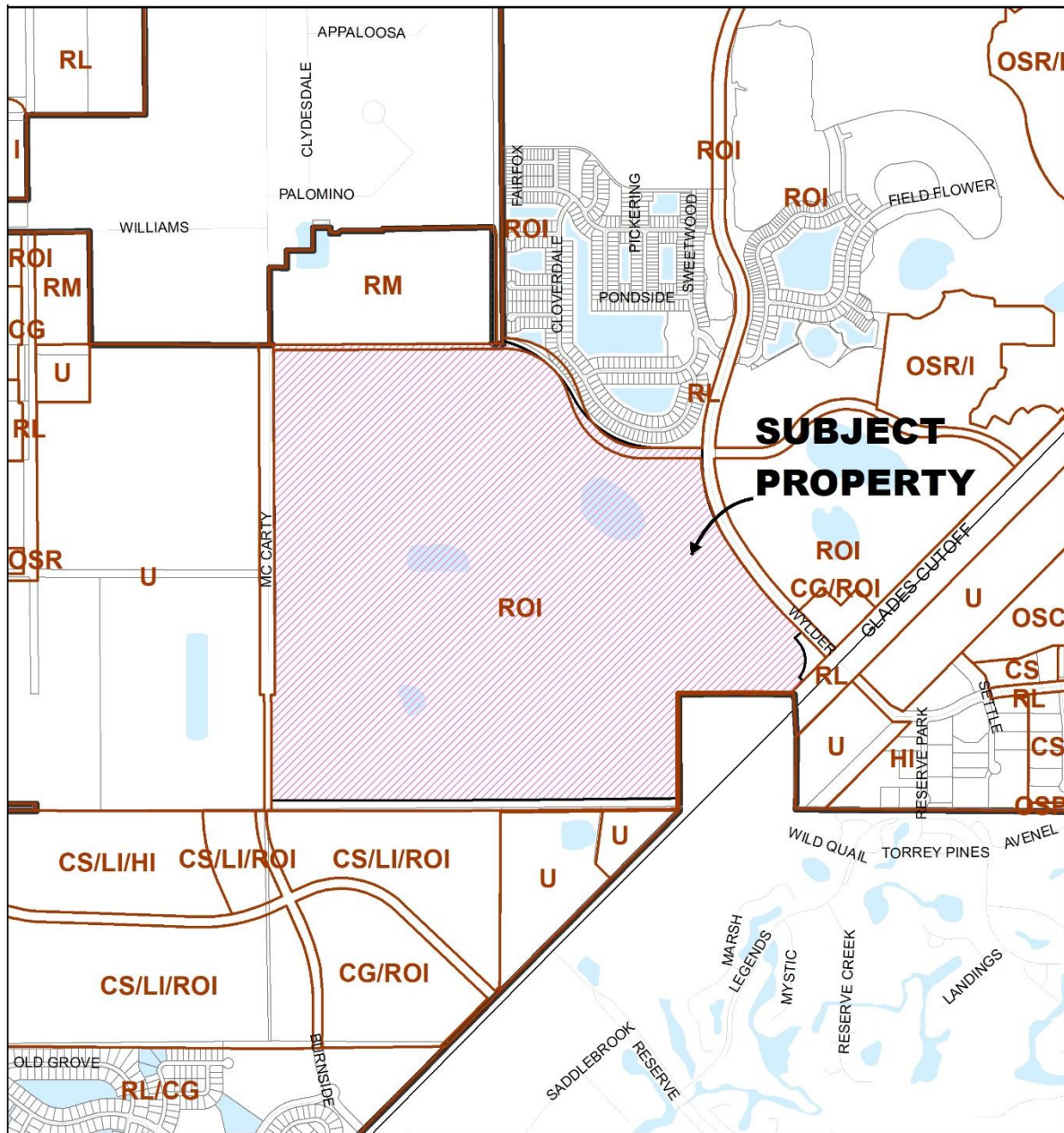
Location and Site Information

Parcel ID	3302-705-0038-000-5
Property Size:	Approximately 570.56 acres.
Legal Description:	A replat of Tract "B" and Tract Entry Feature, LTC Ranch West Phase 1, as recorded in Plat Book 111, Page 1, Public Records of St. Lucie County Florida.
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	LTC Ranch (West) Residential PUD (Planned Unit Development)
Existing Use:	Vacant and land under construction

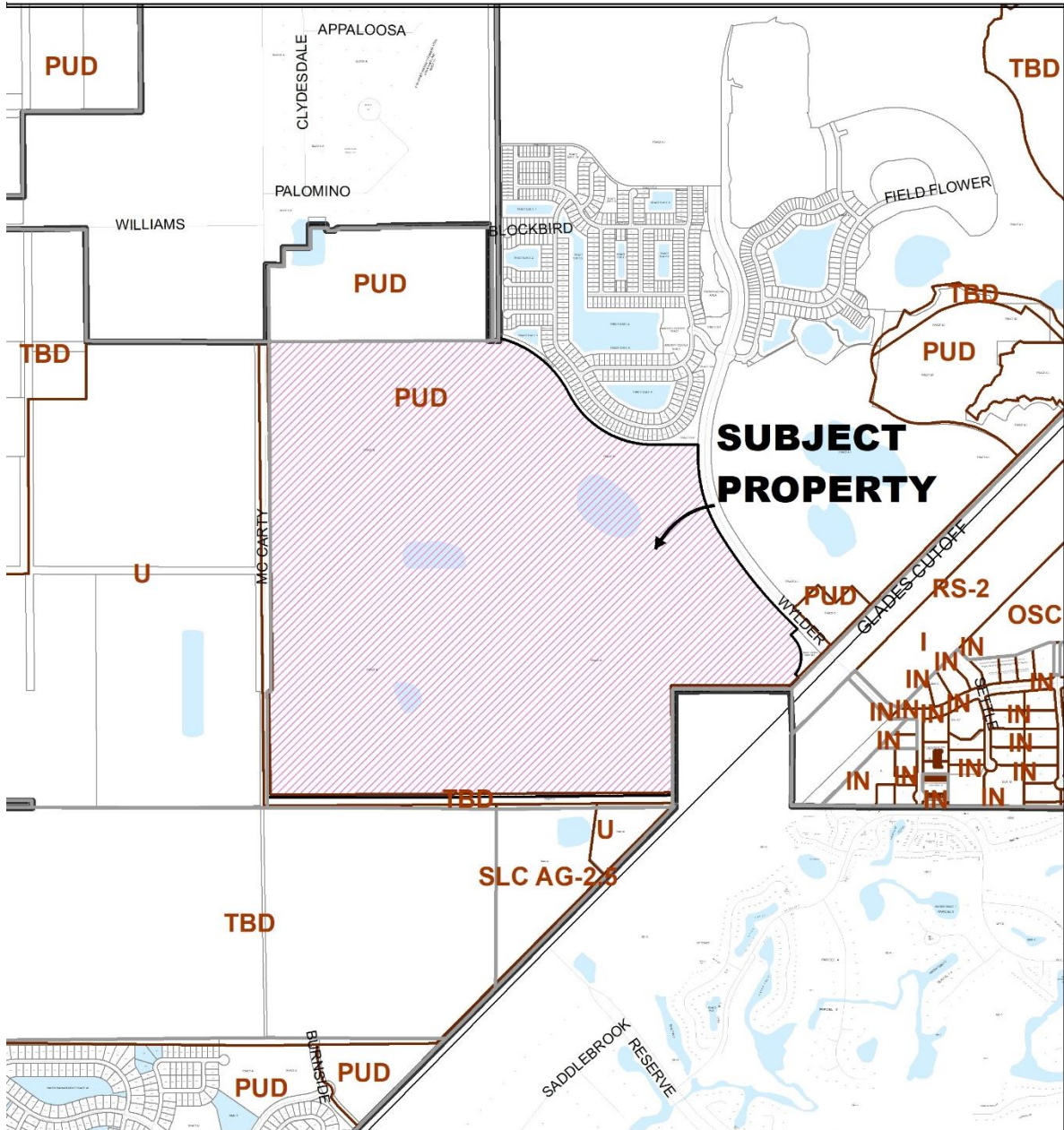
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RM and ROI	PUD	Vacant and Residential
South	U/CS/ROI/LI/HI	U and SLC Ag-2.5	Vacant and FPL substation
East	ROI	PUD	Vacant
West	U	U	Wastewater Treatment Plant

U: Utility, RM: Multi-family Residential, ROI: Residential/Office/Institutional, PUD: Planned Unit Development, CS: Service Commercial, LI: Light Industrial, HI: Heavy Industrial,



Future Land Use



Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code and the LTC Ranch Development of Regional Impact Development Order regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. 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.
<i>Traffic Circulation</i>	<p>The application and traffic report submitted by the applicant have 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. See attached Public Works memo.</p> <p>This Pod 9 plat will result in seven hundred fifty-six (756) PM Peak Hour trips. Based on the proposed turning movements and directions of traffic flow anticipated, a left and right turn lane are proposed at both the main entrance along Wylder Parkway and at the intersection of E/W 5 and Wylder Parkway. The secondary entrance for Pod 9 is along E/W 5. Concurrent with the construction of Pod 9, the developer is extending Wylder Parkway north to Midway Road as a 2- lane road.</p>
<i>Parks and Recreation Facilities</i>	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Per the LTC Ranch DRI, the applicant is required to deed a one hundred thirteen (113)-acre park site to the city. The park property has been platted and needs to be deeded to the City.
<i>Stormwater Management Facilities</i>	The project includes paving and drainage plans which meet the required level of service.
<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>	Per Policy PSFE 2.4.2(8) of the City's Comprehensive Plan, Public School Facilities Element, DRI's that

	received development orders prior to July 1, 2005 are exempt from school concurrency.
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NATURAL RESOURCE PROTECTION

The project has been reviewed for compliance with the requirements of the LTC Ranch DRI Development Order for protection of habitat, vegetation, and wildlife.

Native Habitat Protection: Per the DRI development order there are onsite wetlands, wetland buffers and native upland habitat to be preserved. The preservation areas are shown on the Pod 9 preliminary plat and will be incorporated into the future phases of final plats for Pod 9.

Wildlife Protection: A clearing/ mass grading plan was approved by the Site plan Review Committee and clearing has commenced. The developer obtained a gopher tortoise relocation permit from the Florida Fish and Wildlife Conservation Commission to relocate 16 tortoises.

OTHER

Fire District: The proposed plat, construction plans and ingress/egress have been reviewed by the Fire District for safety purposes.

Art in Public Places: The developer has elected to submit a proposal for an Alternative Equivalent Artwork for in order to satisfy the public art requirement. A proposal has been submitted and is under review.

Consistency with the LTC Ranch DRI and the Comprehensive Plan:

LTC Ranch DRI Development Order. The proposed project is consistent with Map H-1, Master Plan and Map G, Environmental Exhibit of the LTC Ranch DRI development order. The proposed number of dwelling units is within the allotted entitlements in the development order.

Comprehensive Plan Policy 1.1.4.2: The proposed residential development is consistent with the Residential, Office, Institutional (ROI) future land use classification which allows up to eleven (11) dwelling units per acre. The proposed density is two (2) dwelling units per acre.

Related Project:

- P22-170, LTC Ranch West Phase 1 – Final plat and construction plans including the first phase of Wylder Parkway. Approved by City Council on November 14, 2022.
- P22-301, LTC Ranch POD 9 Preliminary Plat – Scheduled for March 25, 2024 City Council Meeting.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the final subdivision plat with construction plans on October 11, 2023. Staff recommends approval with the following condition:

1. No residential building permits are to be issued within LTC Ranch Pod 9 until the Temporary Drainage Easement has been executed or a final plat to include the Easement location has been recorded.