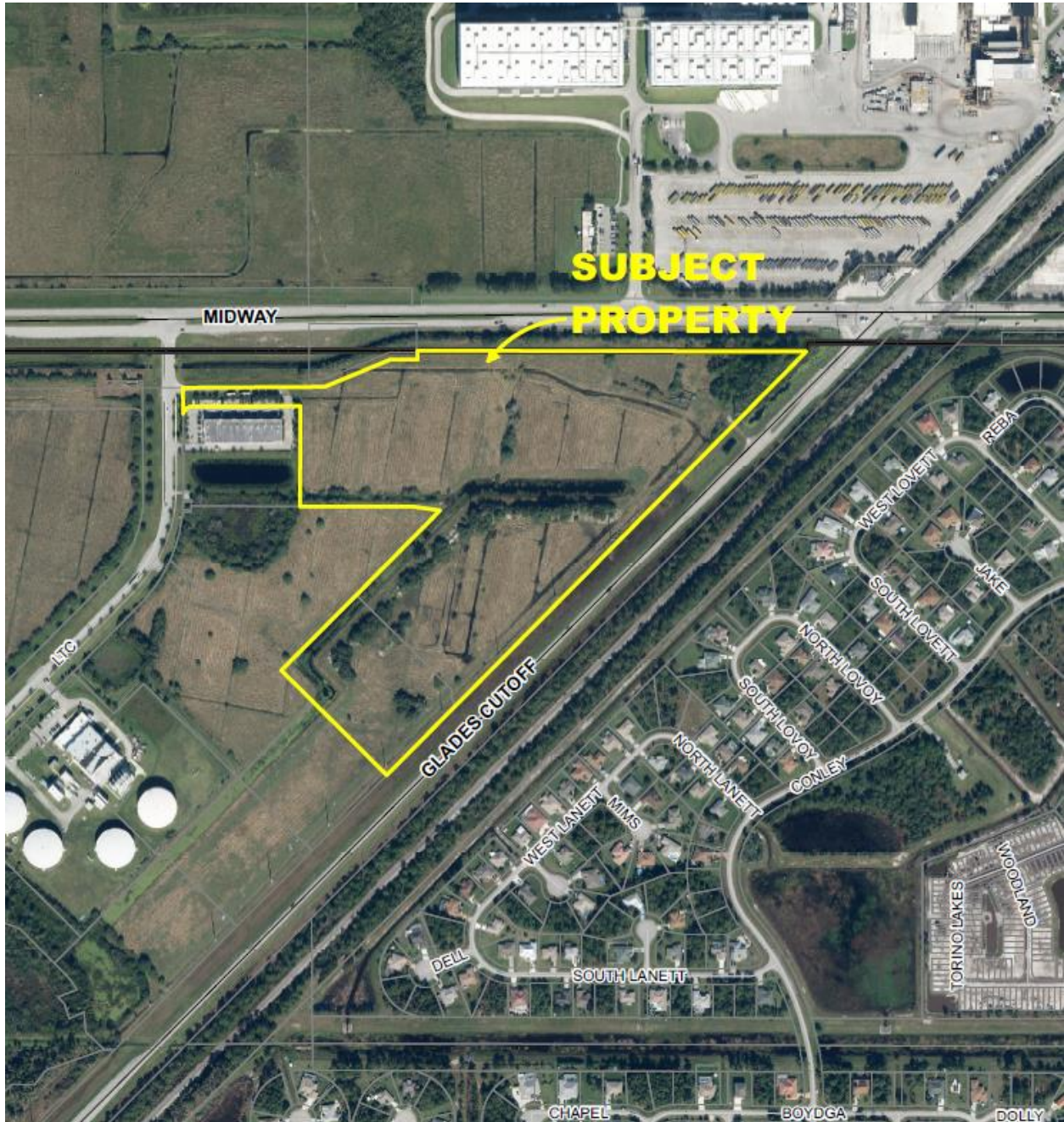




LTC Ranch PUD #2 Replat #2
Preliminary and Final Subdivision Plat with Construction Plans
P21-029



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of a preliminary and final subdivision plat with construction plans for a project known as LTC Ranch PUD #2 Plat #2.
Applicant:	Jayson Harrison, EDC
Property Owner:	LTC Ranch Joint Venture
Location:	South west corner of Glades Cutoff Road and Midway Road
Project Planner:	Daniel Robinson, Planner II

Project Description

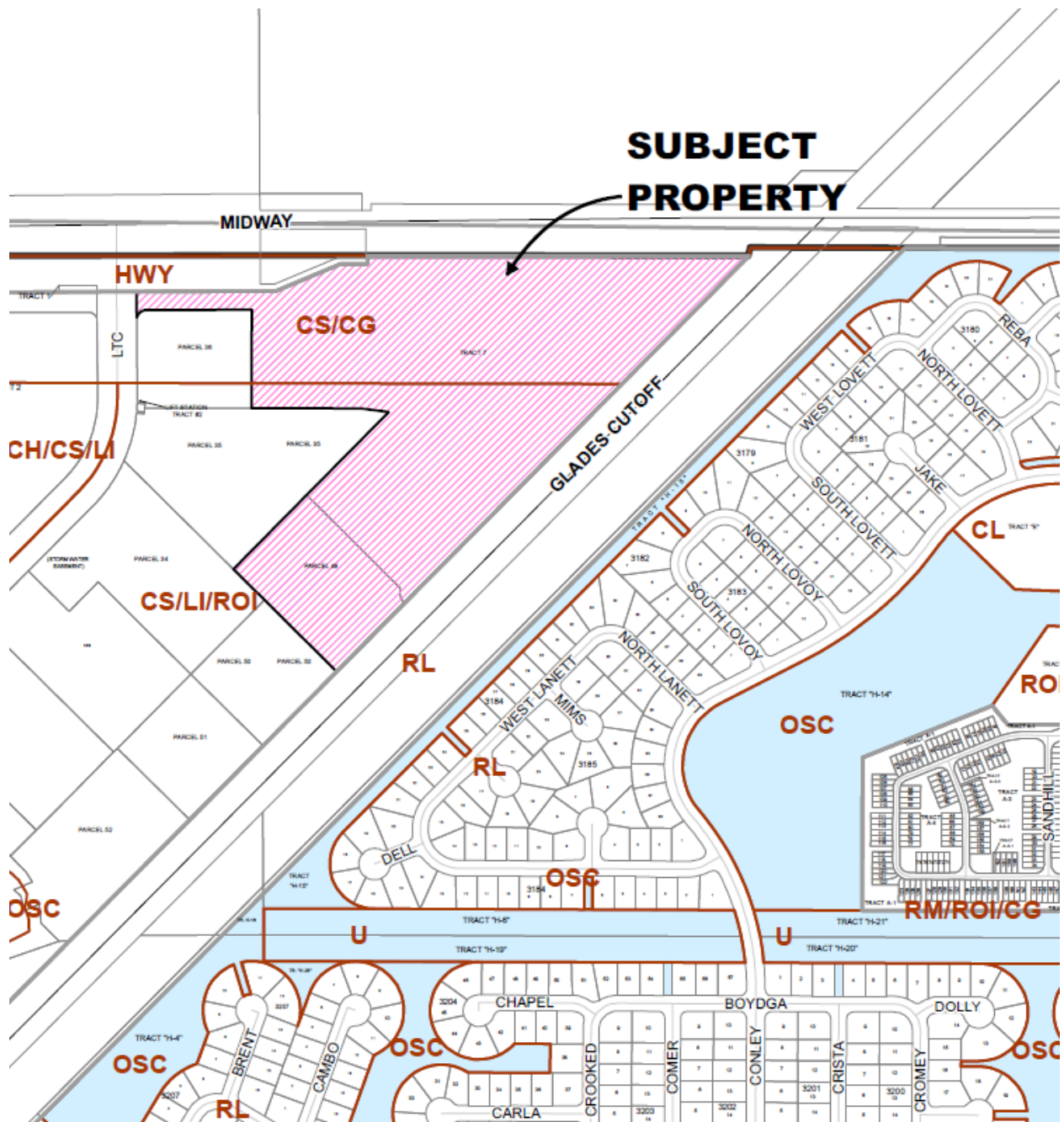
The proposed preliminary and final plat application will provide 5 commercial lots.

Location and Site Information

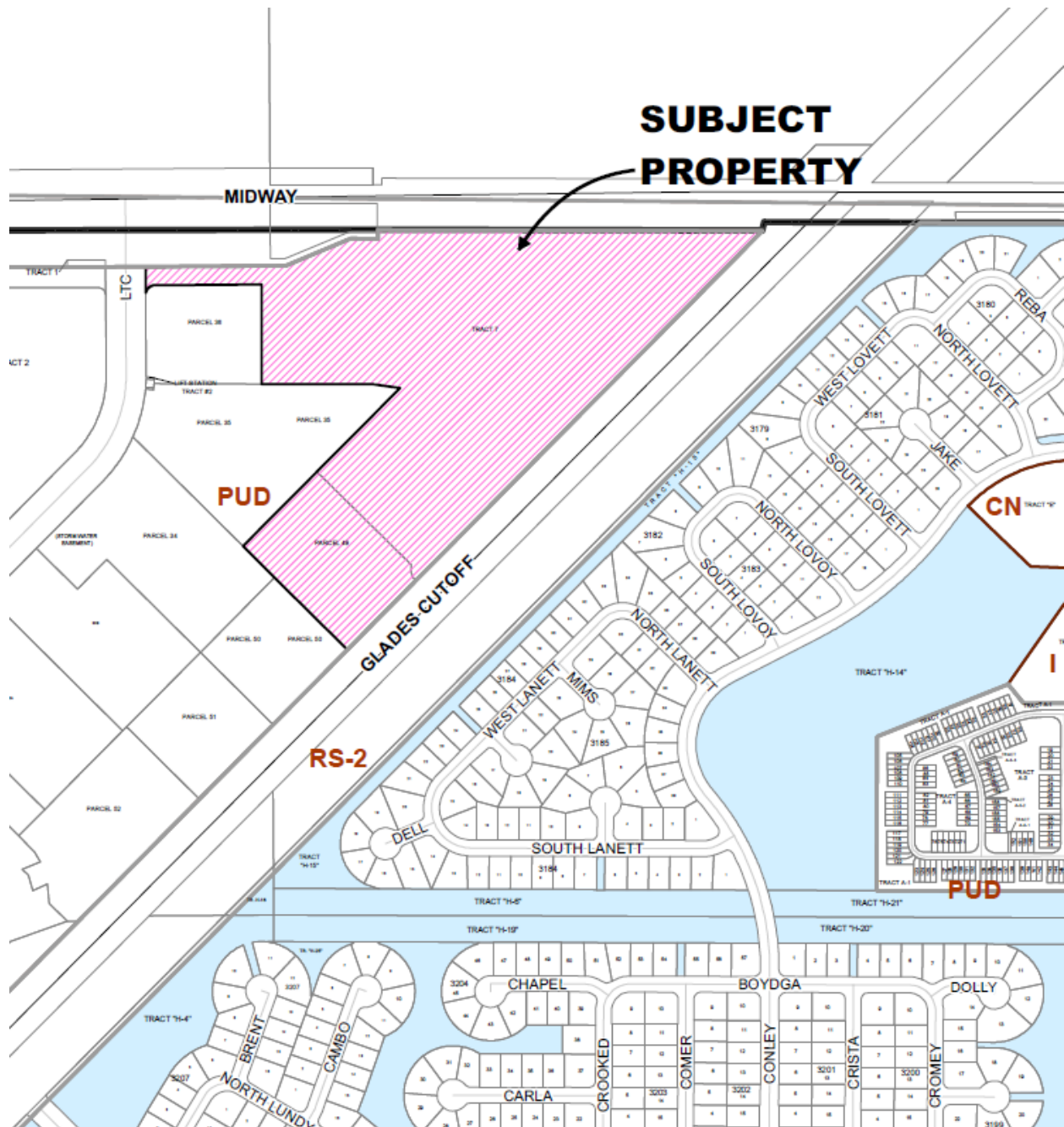
Property Size:	Approximately 35.56 acres
Parcel ID:	330170200060000 & 330170200210001
Legal Description:	Tract 7 and Parcel 49 of LTC Ranch PUD #2 as Recorded in Plat Book 48, Page 2 of the Public Records of St. Lucie County, Florida.
Future Land Use:	Service Commercial/General Commercial (CS/CG)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant land

Surrounding Uses

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



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with LTC Ranch Development of Regional Impact Development Order and Chapter 160, City Code, 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. 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>	Traffic Impact was reviewed by Public Works Staff and found to have no impact on traffic at this time. Staff found the project to be in compliance with Public Works Policy #19-01.
<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. At this time, there are adequate parklands available to meet the required level of service.
<i>Stormwater Management Facilities</i>	The construction plans include paving and drainage plans that are in compliance with the adopted level of service standard.
<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>	The St. Lucie County School Board has found the proposal concurrent.

OTHER

Native Habitat/Tree Protection: All upland mitigation requirements have been met. The site has been previously cleared.

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

Public Art (Chapter 162): N/A

RELATED PROJECTS

P21-028 LTC Ranch Industrial Park PUD Amendment #2

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat and construction plans at their meeting of October 27, 2021.