

# LTC Ranch West Phase 2

PRELIMINARY AND FINAL SUBDIVISION PLAT

(P22-330)

May 22, 2023 City Council Meeting



# Overview:

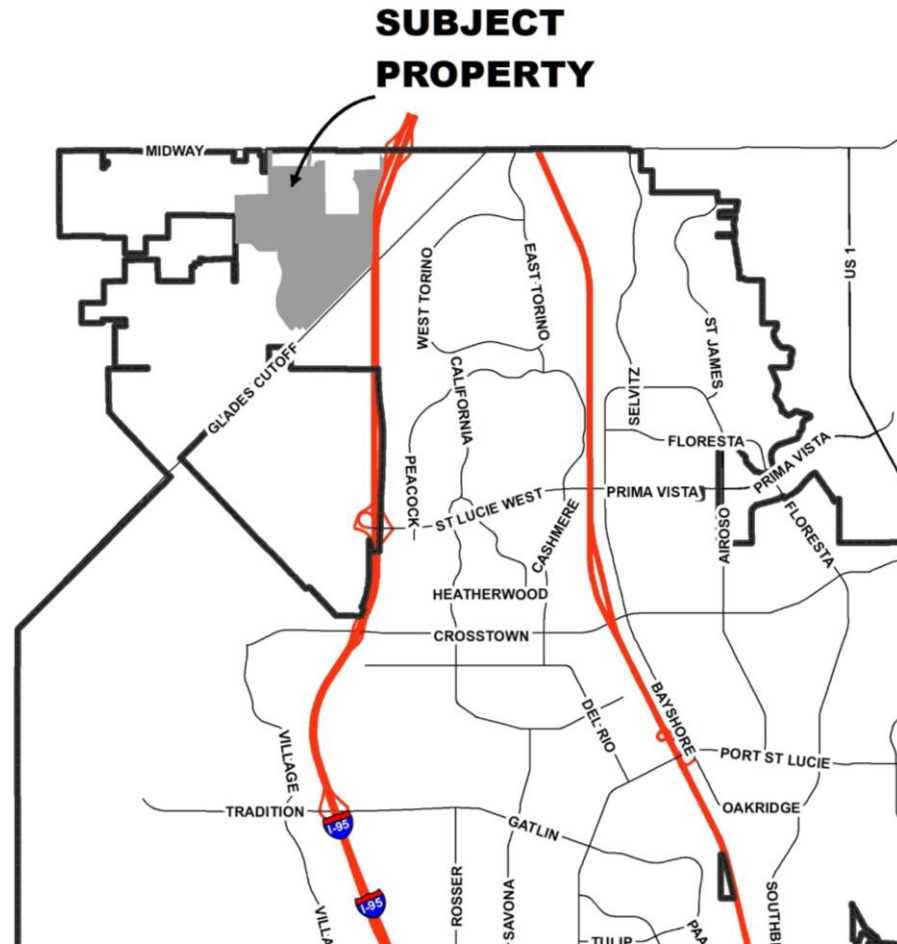
The proposed plat includes a school and a city park site and two tracts for future development.

Agent: Kinan Husainy, Kimley Horn

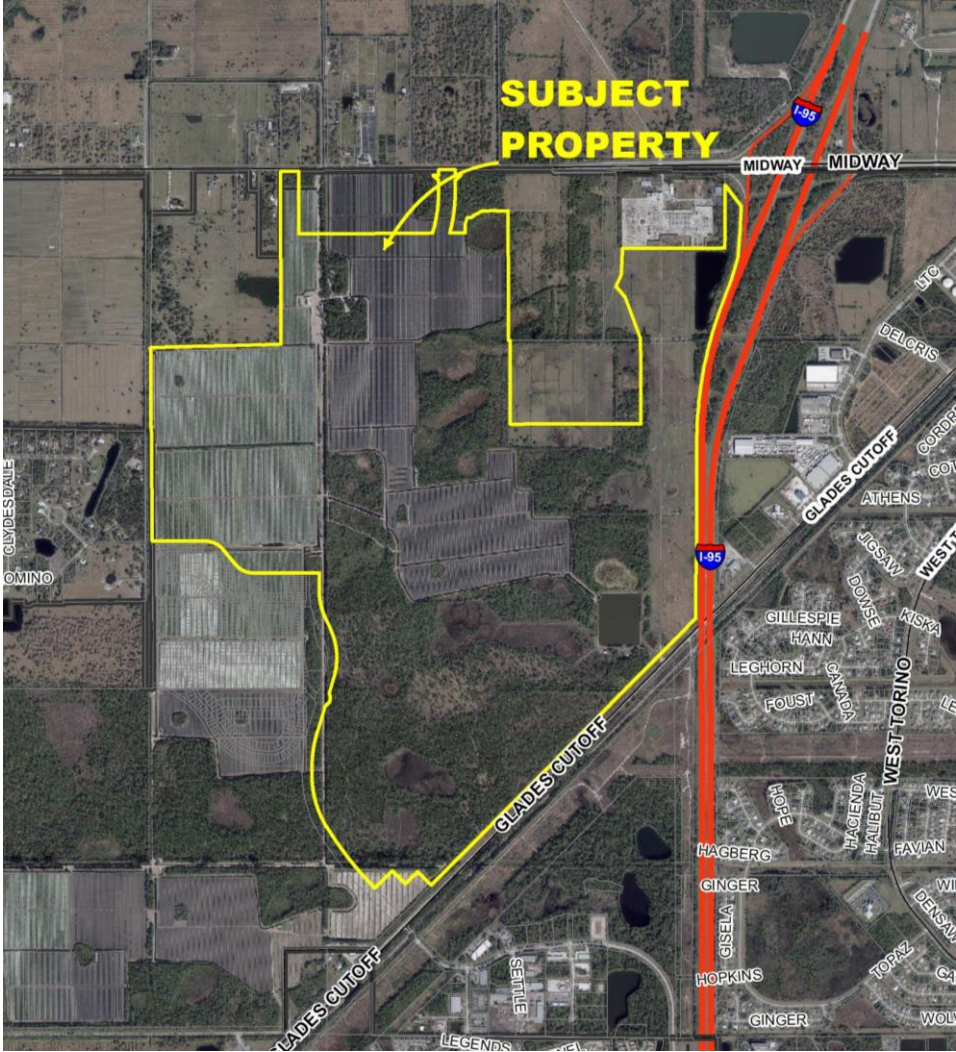
Owner/Applicant: Midway Glades Developers, LLC



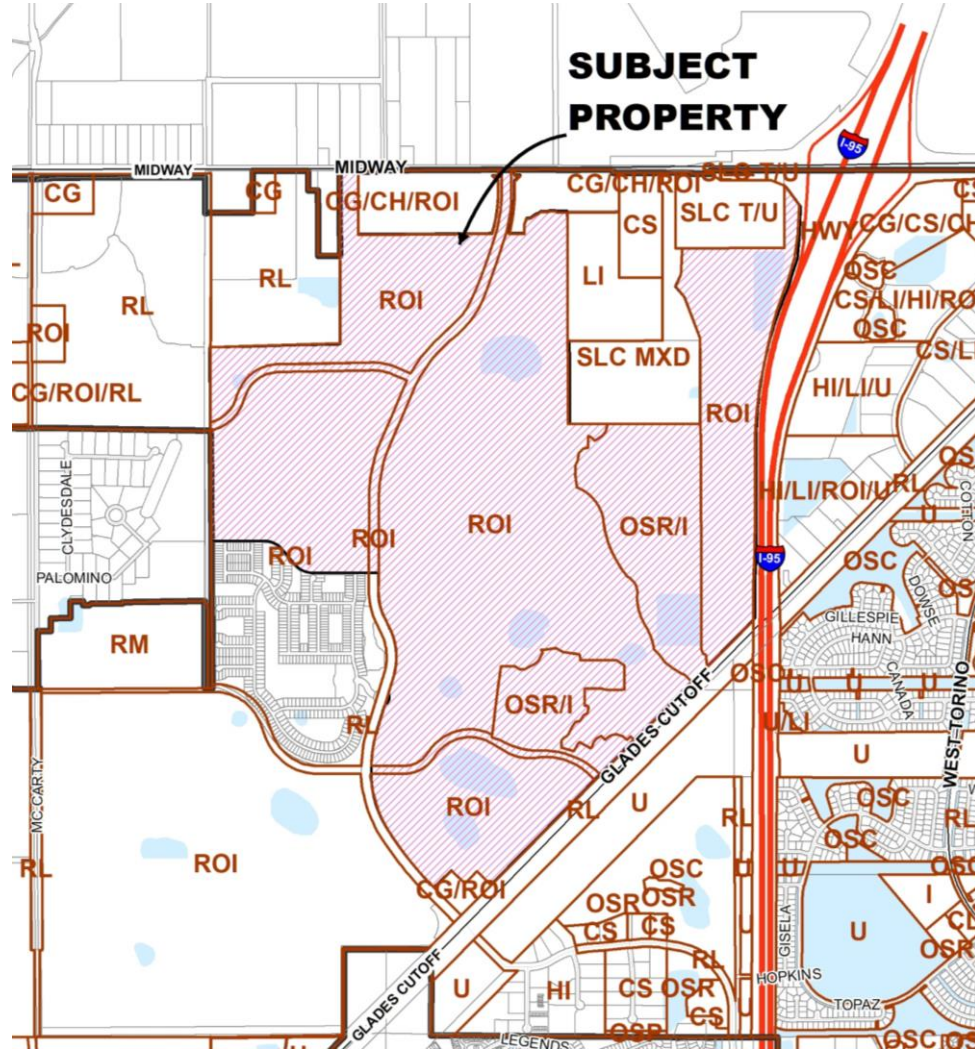
# Location



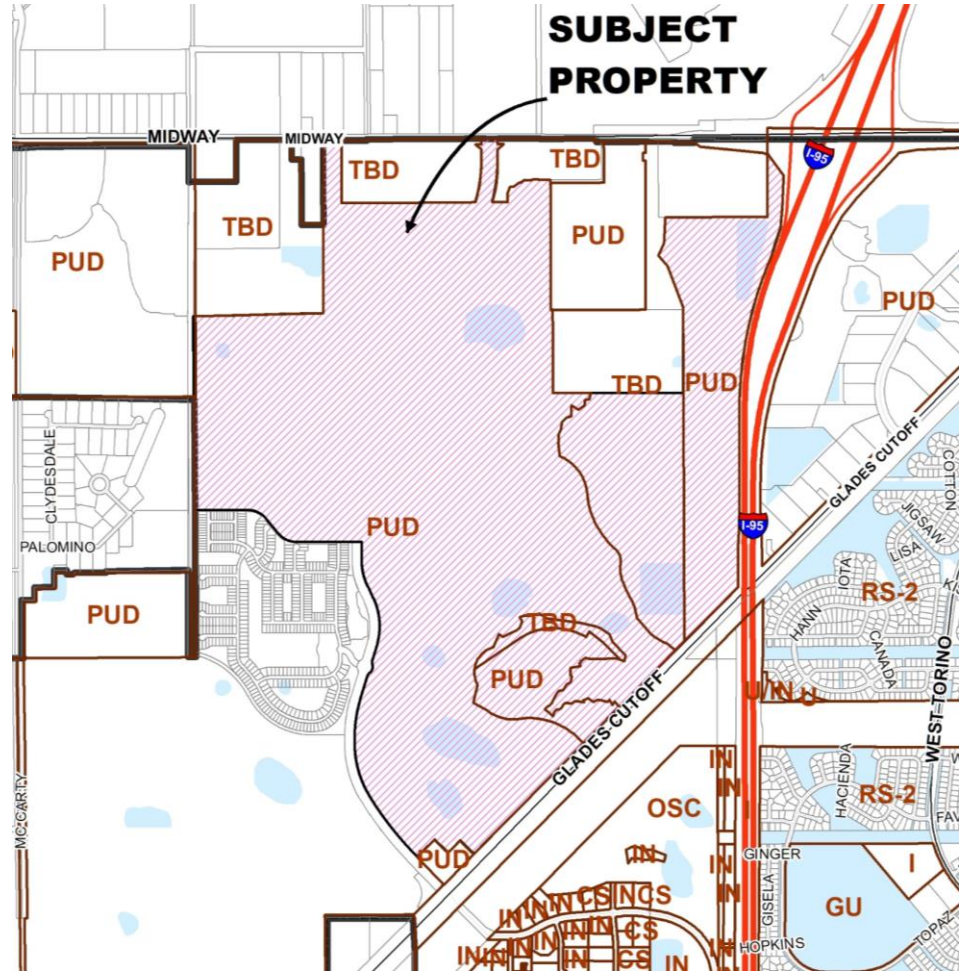
# Aerial



# Land Use



# Zoning



# Concurrency Review

<b>Sanitary Sewer and Potable Water Facilities</b>	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.
<b>Traffic Circulation</b>	Traffic impacts will be reviewed in conjunction with any future land development applications for this property to ensure compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
<b>Parks and Recreation Facilities</b>	The LTC Ranch DRI requires the dedication the park site to the City.
<b>Stormwater Management Facilities</b>	Paving and drainage plans which meet the required level of service will be submitted with all final development applications.
<b>Solid Waste</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>Public School Concurrency Analysis</b>	Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, final subdivision plat approvals for residential development are subject to the availability of adequate school capacity. The LTC Ranch DRI requires the dedication of a 52-acre school site.



# Recommendation

The Site Plan Review Committee recommended approval of the preliminary and final plat on December 14, 2022.

