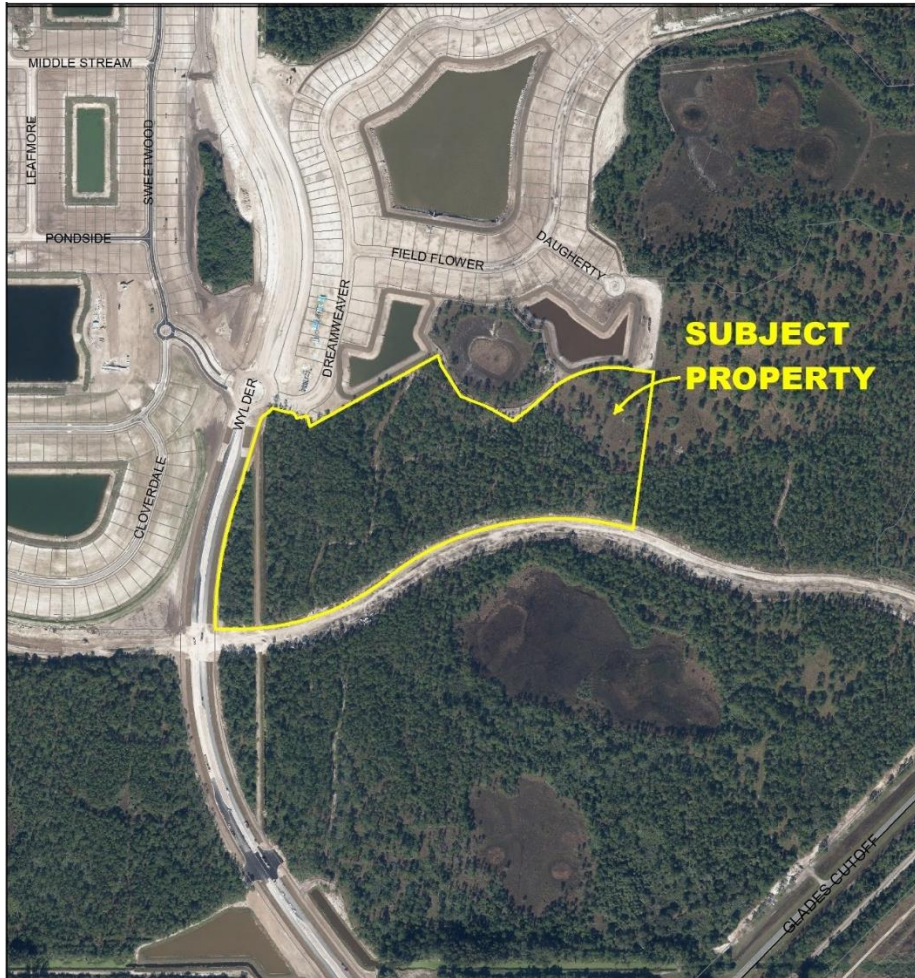


**LTC Ranch-Wylder POD 7 - Third Lake
Major Site Plan
P23-235**



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan for LTC Ranch-Wylder - Third Lake, Wylder POD 7
Applicant:	Derrick Phillips, Lucido and Associates, LLC
Property Owner:	Midway Glades Developers LLC
Location:	South of Midway Road, between I-95 and Wylder Parkway.
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 7 - Third Lake. The Major Site Plan is to add two hundred sixty-four (264) multi-family horizontal units, lakes and clubhouse.

The property has a future land use classification of Residential, Office, Institutional (ROI) which is compatible with the current Planned Unit Development (PUD) zoning district of the site.

Location and Site Information

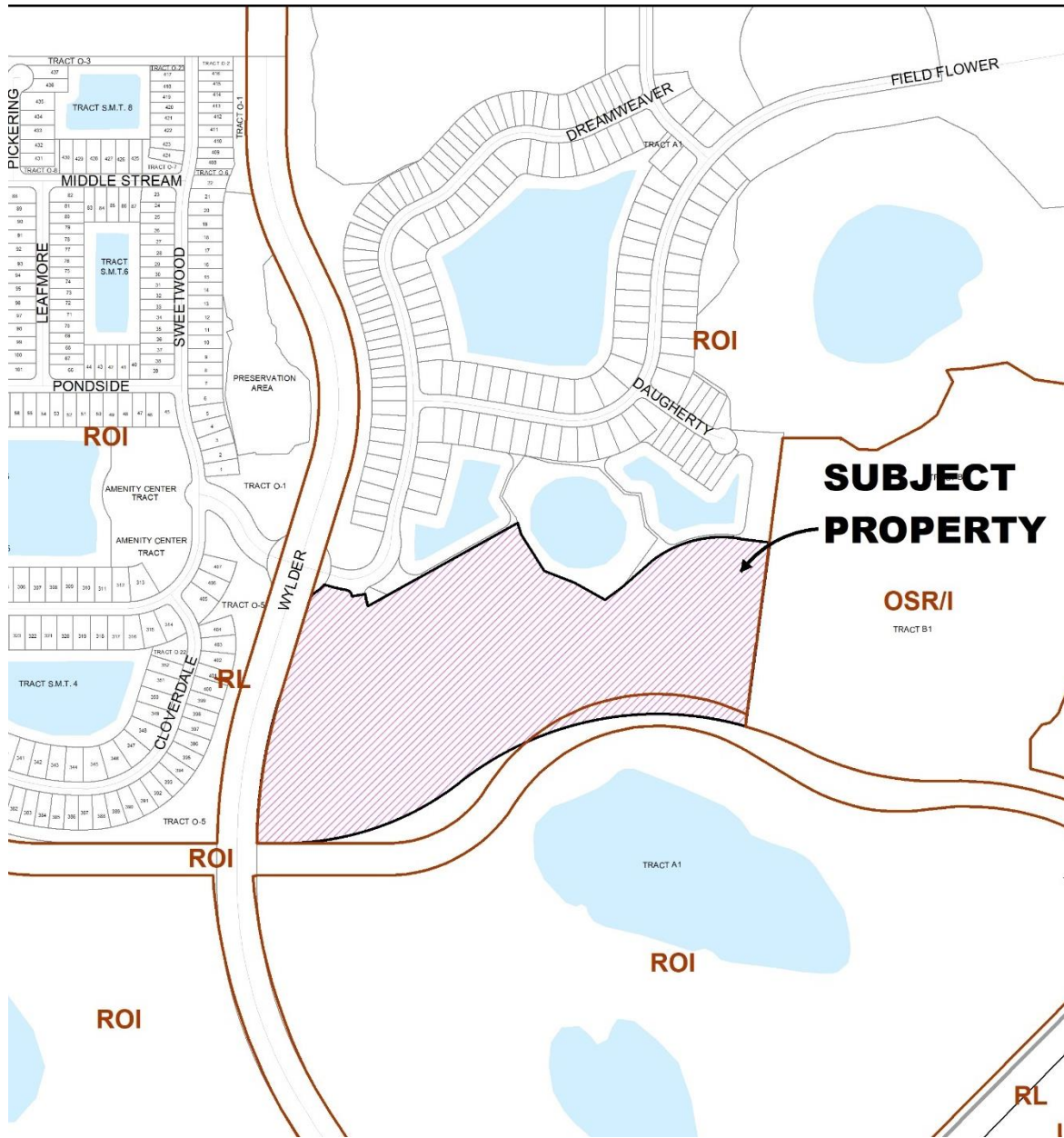
Parcel Number:	3302-702-0001-000-8; 3302-705-0038-000-5
Property Size:	30.67-acres
Legal Description:	A replat of tract "D2" of the plat of LTC Ranch West Pod 6a phase 1 recorded in plat book 120, page 1, inclusive, of The public records of St. Lucie County, Florida
Future Land Use:	ROI - Residential, Office, Institutional
Existing Zoning:	PUD – Planned Unit Development
Existing Use:	Vacant land

Surrounding Uses

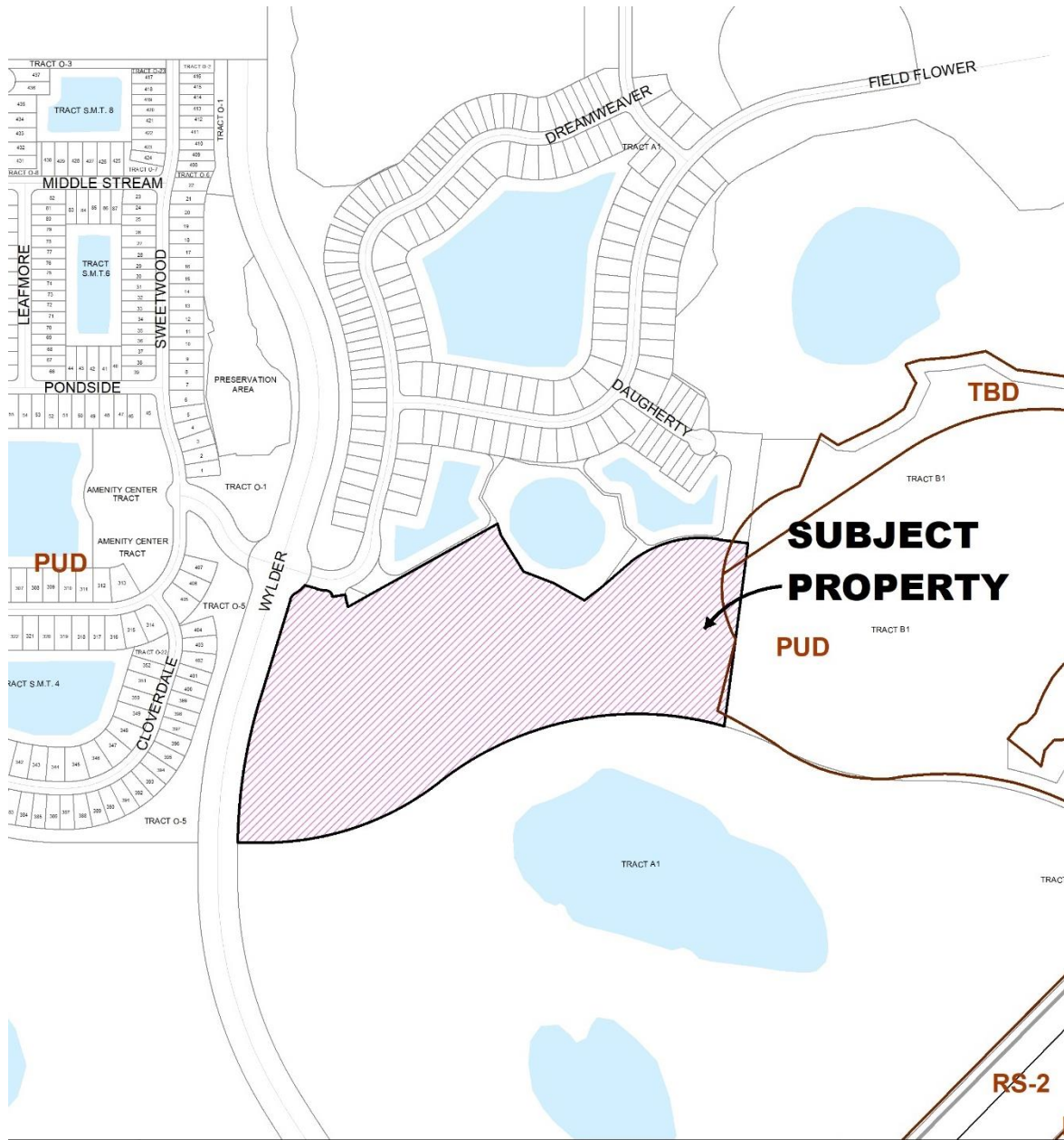
Direction	Future Land Use	Zoning	Existing Use
North	ROI	PUD	Residential Under Construction
South	ROI	PUD	Vacant
East	ROI	PUD	Vacant
West	ROI	PUD	Vacant

ROI – Residential, Office, Institutional

PUD – Planned Unit Development



Future Land Use



Zoning District

IMPACTS AND FINDINGS

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

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located within the LTC Ranch development comprised of predominantly residential uses. The proposed use of residential is a permitted use allowed in this PUD.
DUMPSTER ENCLOSURE	The site plan provides a 14x27 compactor for general and recyclable refuse for the residential uses and club house.
ARCHITECTURAL DESIGN STANDARDS	The proposed elevations were provided however the project is not subject to the citywide design standards.
PARKING REQUIREMENTS	The proposed use requires a total of five hundred twenty (520) parking spaces while five hundred seventy-three (573) spaces with sixteen (16) of these spaces provided as handicap spaces.
BUILDING HEIGHT	Maximum building height for the PUD Zoning District is thirty-five (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 Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	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.
TRANSPORTATION	This site proposes to construct two hundred sixty-four (264) single family detached homes and will generate two (2), four hundred sixty-five (465) daily, one hundred ninety-five (195) AM peak hour and two hundred fifty-six (256) PM peak hour trips. An emergency access will be constructed on E/W 5 along with approximately five hundred sixty (560) feet of E/W 5 roadway, east of Wylder Parkway. Concurrent with the construction of POD 9, that was approved as a preliminary plat at the

	3/25/24 City Council meeting, the master developer is extending Wylder Parkway north to Midway Road as a two (2) lane road. Wylder Parkway at Midway Road will consist of one eastbound thru lane on Midway Road, one westbound left turn lane and one westbound thru lane on Midway Road, one left turn and one right turn lane northbound on Wylder Parkway. These construction plans are currently under review and a mass grading permit has already been issued for the extension of this roadway.
PARKS AND OPEN SPACE	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
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	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.

NATURAL RESOURCE PROTECTION (Chapter 157)

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

Native Habitat/Tree Protection: This site does not contain any native habitat or trees and contains no environmentally sensitive lands or wetlands.

Wildlife Protection: An environmental assessment is required prior to the issuance of any site work permit to ensure that the protection of any listed species.

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 development has elected to submit a proposal for alternative equivalent artwork to satisfy the public art requirement for LTC Ranch. A proposal has been submitted and is under review.

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 conditions, as follows:

1. Applicant shall replat the roadway tract for E/W 5 from Wylder Parkway east to the secondary entrance to POD 7 (approximately 580 lf.) and submit construction plans for the E/W #5 roadway segment to the entrance of the Third Lake Development prior to issuance of building permits;
2. Applicant shall submit a phasing plan for incorporation into the site plan set prior to building permits.
3. Applicant shall address the comments from Public Works and Utilities Department dated April 15, 2024 prior to building permits.
4. Applicant shall revise Secondary Access along E/W 5 as needed for turn around requirements to at the time of construction plan submittal.
5. Applicant shall address the comments related to the Stabilized Emergency Access throughout the site at the time of construction plan submittal.

City Council Action Options:

1. Motion to Approve with conditions, as follows:
 - a. Applicant shall replat the roadway tract for E/W 5 from Wylder Parkway east to the secondary entrance to POD 7 (approximately 580 lf.) and submit construction plans for the E/W #5 roadway segment to the entrance of the Third Lake Development prior to issuance of building permits;
 - b. Applicant shall submit a phasing plan for incorporation into the site plan set prior to building permits.
 - c. Applicant shall address the comments from Public Works and Utilities Department dated April 15, 2024 prior to building permits.
 - d. Applicant shall revise Secondary Access along E/W 5 as needed for turn around requirements at the time of construction plan submittal.
 - e. Applicant shall address the comments related to the Stabilized Emergency Access throughout the site at the time of construction plan submittal.
2. Motion to Approve.
3. Motion to deny and give staff direction.

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.