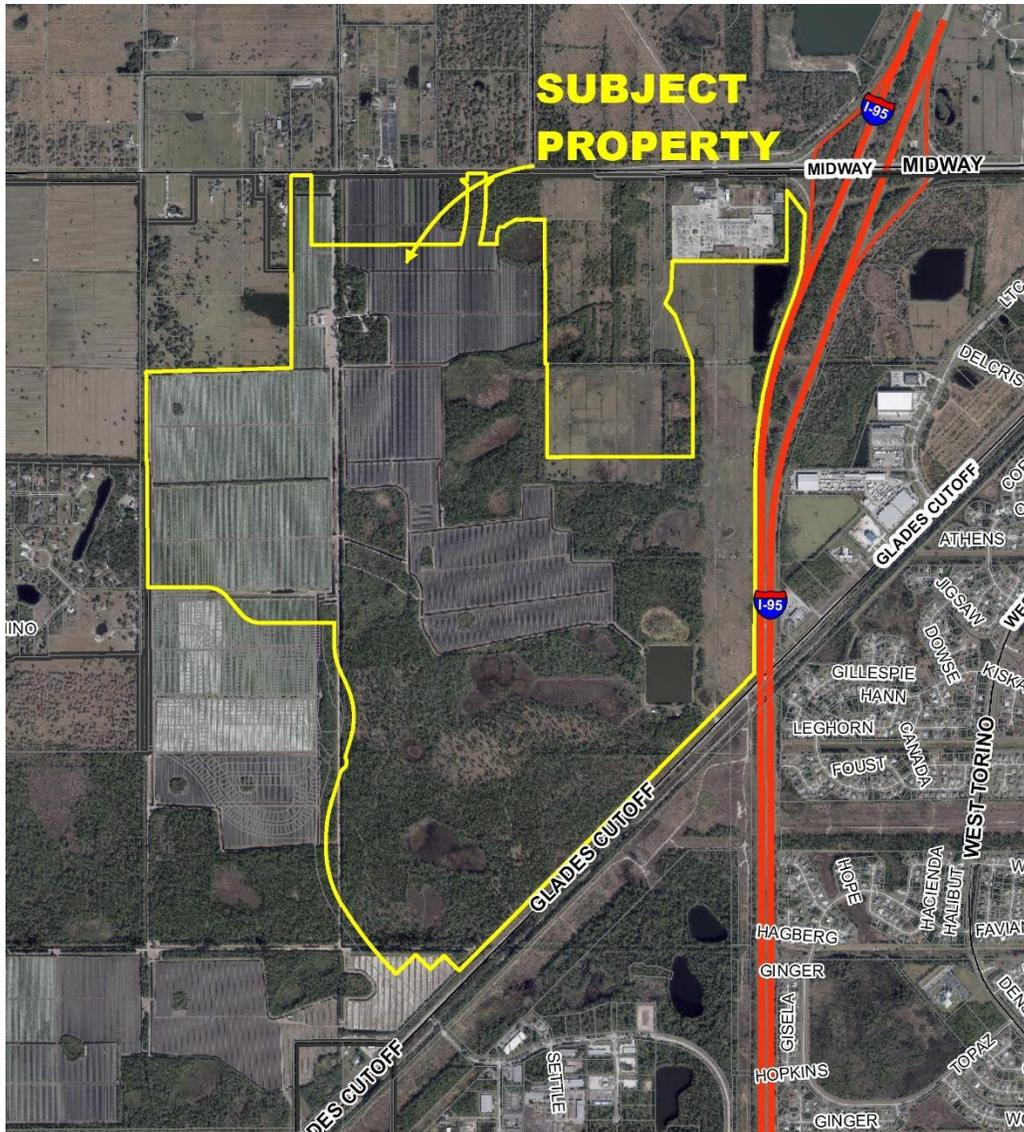




LTC Ranch West Phase 2
Preliminary and Final Subdivision Plat
P22-330



Project Location Map

SUMMARY

Applicant's Request:	The Applicant is requesting approval of a preliminary and final plat for LTC Ranch West Phase 2.
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Applicant:	Kinan Husainy, P.E.
Property Owner:	Midway Glades Developers, LLC
Location:	The property is located west of I-95 and south of West Midway Road.
Address:	n/a
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

Previous Actions and Prior Reviews

The preliminary and final plat was reviewed by the Site Plan Review Committee on December 14, 2022.

Project Description

This preliminary and final plat application will create a future school site (52.693 acres), future City park site (111.848 acres), and two (2) tracts totaling 1,059.816 acres for future development.

Location and Site Information

Parcel ID	3302-705-0037-000-8
Property Size:	Approximately 1,224 acres
Legal Description:	Tract "A" of the Plat of 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:	PUD (Planned Unit Development) and SLC-AG 2.5
Existing Use:	Unimproved farmland and vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC-AG	SLC-AG-5	St. Lucie County Agricultural land
South	CS/LI/ROI/CG and U	SLC-AG-2.5 and U	Vacant land and electric substation
East	U	U	Railroad line and FPL Easements
West	U, RM, RL and SLC-AG-2.5	U	PSL Utilities, vacant land and residential ranchettes

AG: Agricultural (County Classification)

CS: Commercial Service

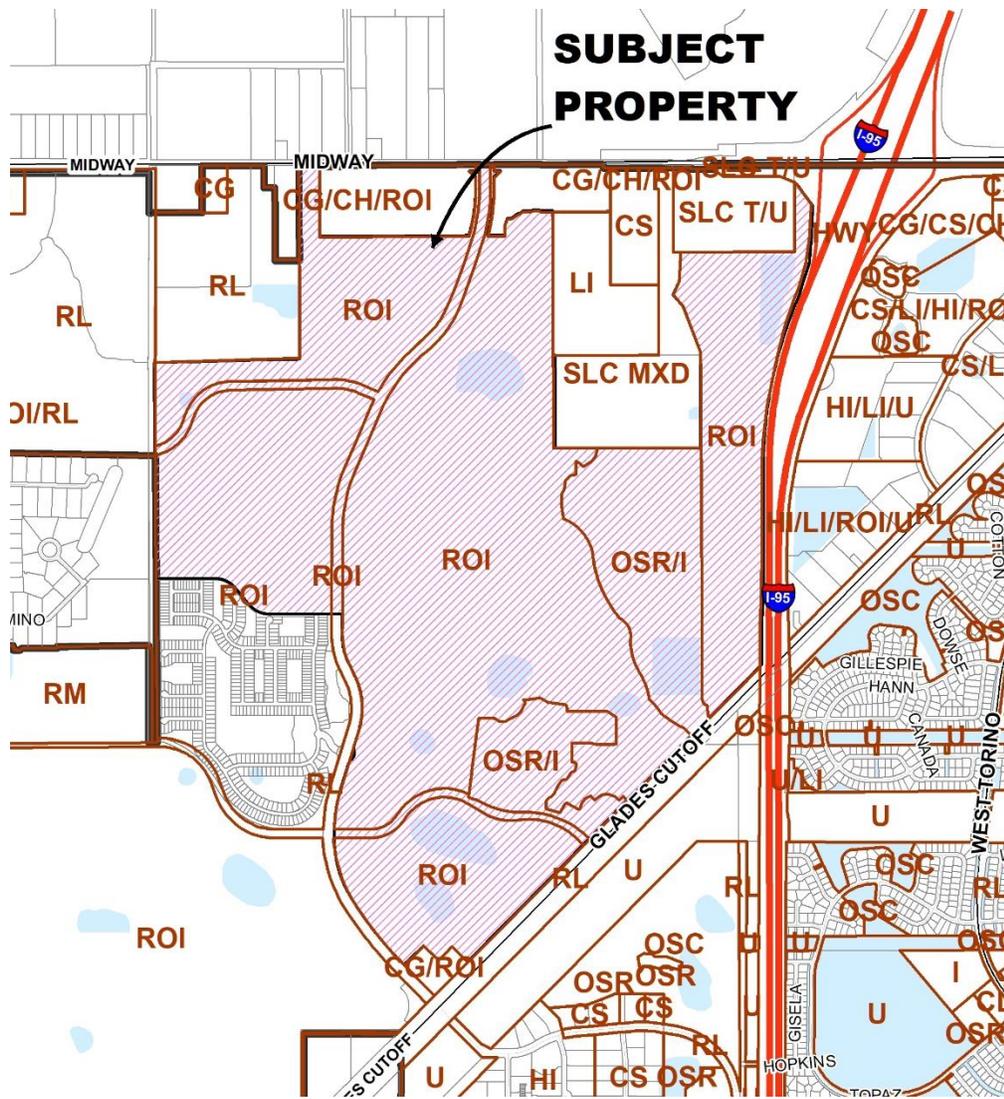
LI: Light Industrial

ROI: Residential, office, institutional

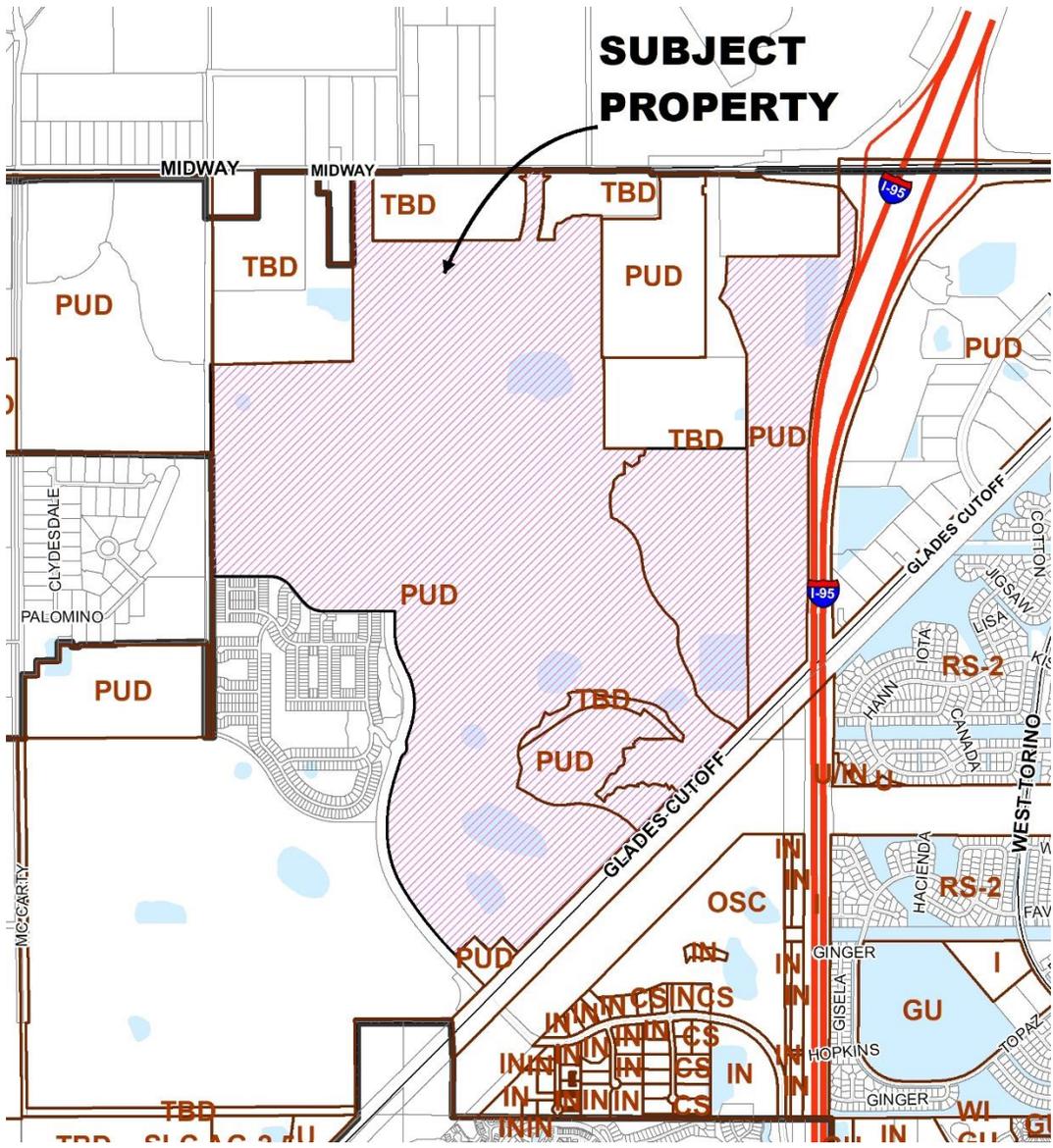
U: Utility

RM: Medium Density Residential

RL: Low Density Residential



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 DRI 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>	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.
<i>Parks and Recreation Facilities</i>	The LTC Ranch DRI requires the dedication of the park site to the City.
<i>Stormwater Management Facilities</i>	Paving and drainage plans which meet the required level of service are required in conjunction with future land development applications.
<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 2.4.1 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.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The future development of this property will comply with the requirements of LTC Ranch DRI development order and Chapter 157, Natural Resources Protection Code for the preservation or mitigation of impacts to any native habitat.

OTHER

Fire District: The St. Lucie County Fire District will review any future development applications for safety purposes.

Public Art: Any future land development applications are subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of the final subdivision plat with construction plans on December 14, 2022.