

# **LTC Ranch West Lots 328 & 329 Pod 1**

**PRELIMINARY & FINAL SUBDIVISION PLAT  
P23-086**

**October 23, 2023, City Council Meeting  
Bianca Lee, Planner II**



# Overview:

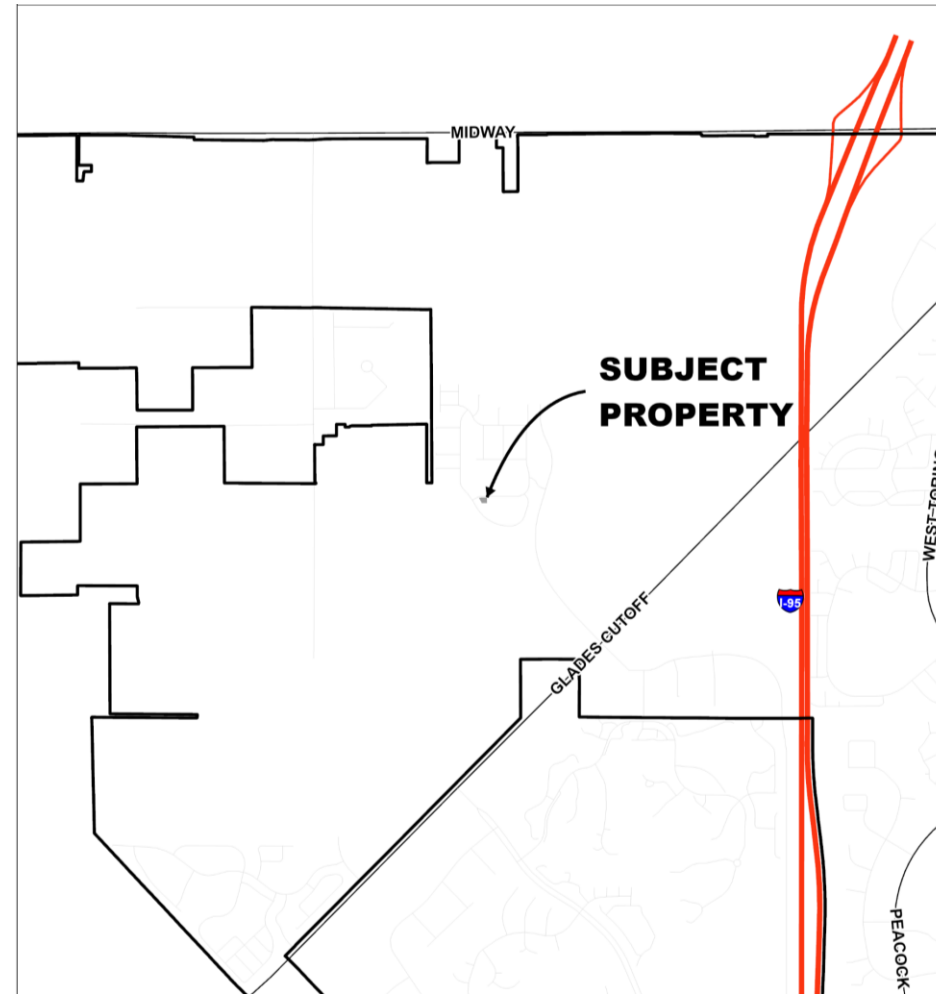
Approval of a preliminary & final subdivision plat for a single-family residential development, LTC Ranch Pod 1. The lot line between lots 328 and 329 was shifted 1 foot to the west.

Applicant: Kinan Husainy, Kimley-Horn and Associates

Owner: Meritage Homes of Florida, Inc.



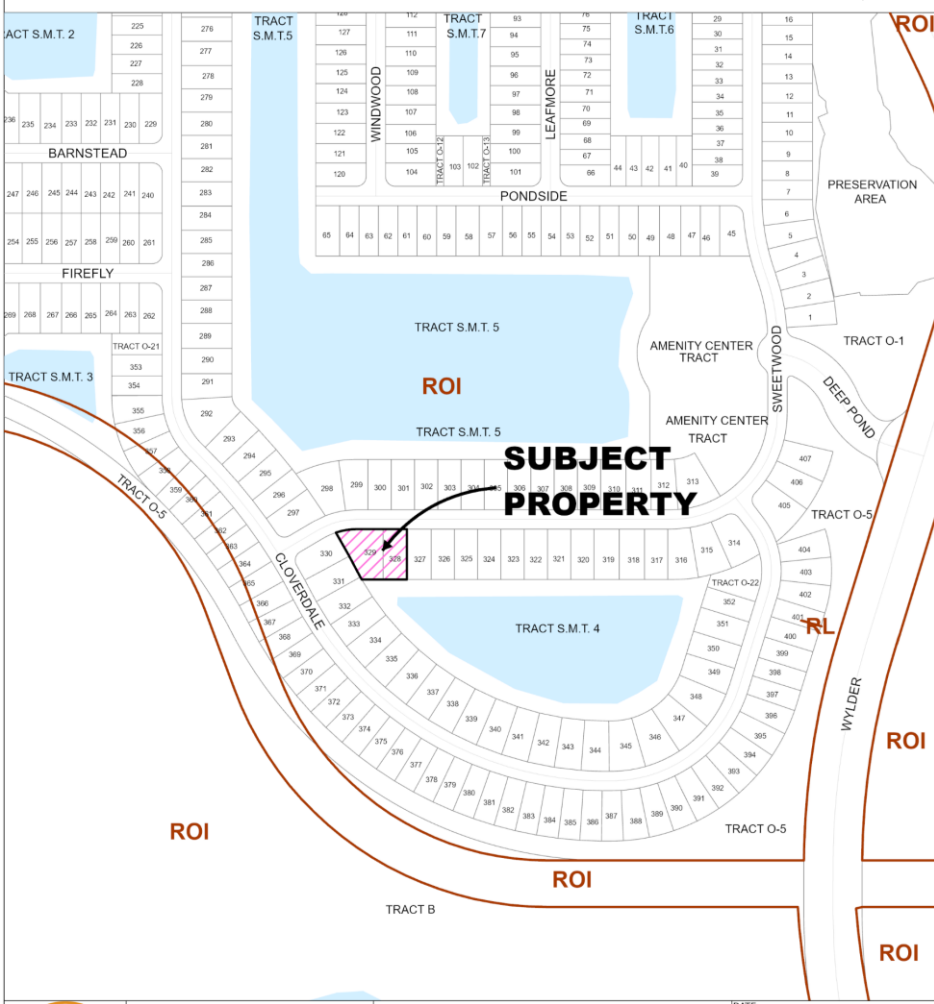
# Location



# Aerial

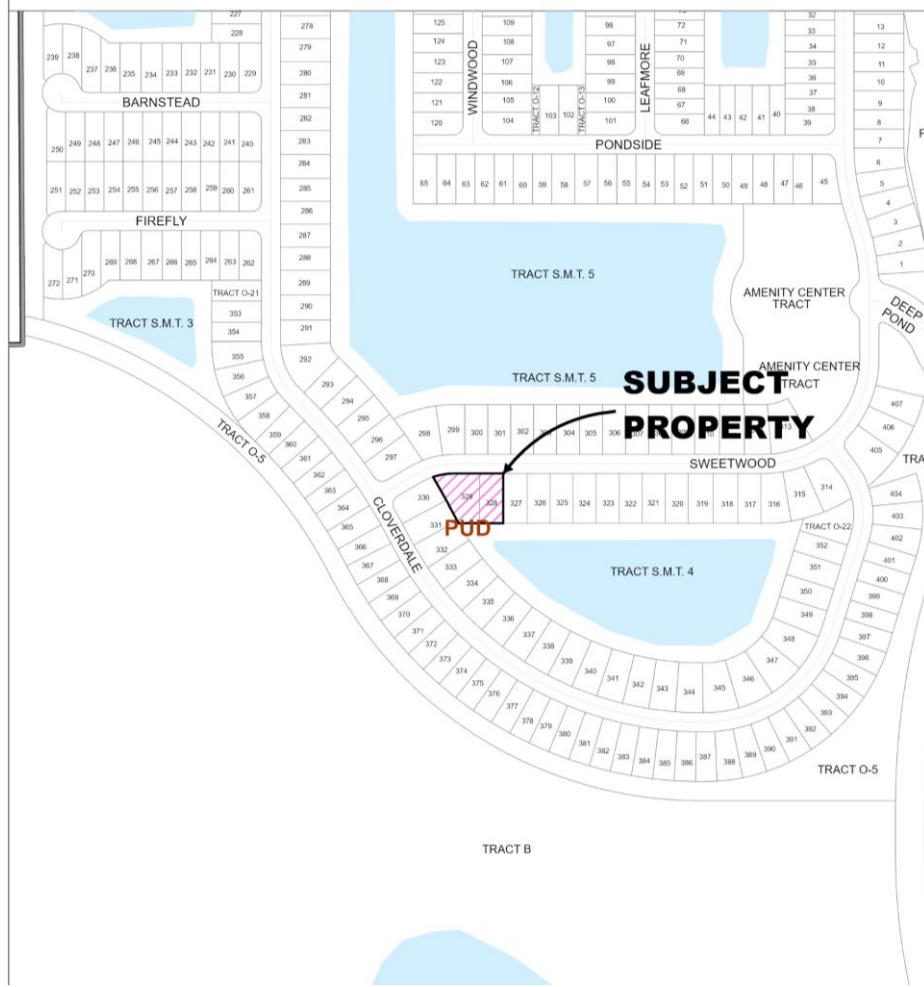


# Land Use





# Zoning



# Concurrency Review

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|--|--|
| <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. Utility lines are already in place within this subdivision. |
| <b>Traffic Circulation</b>                         | Not applicable to this subdivision plat application.   |
| <b>Parks and Recreation Facilities</b>             | Not applicable to this subdivision plat application.   |
| <b>Stormwater Management Facilities</b>            | No paving, grading, and drainage plans are part of the replat.   |
| <b>Solid Waste</b>                                 | Not applicable to this subdivision plat application.   |
| <b>Public School Concurrency Analysis</b>          | Not applicable to this subdivision plat application.   |

# Recommendation

The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat on May 24, 2023.

