

LTC Ranch West – Pod 6A

**PRELIMINARY SUBDIVISION PLAT APPLICATION
WITH CONSTRUCTION PLANS**

(P21-220)

Laura H. Dodd, AICP



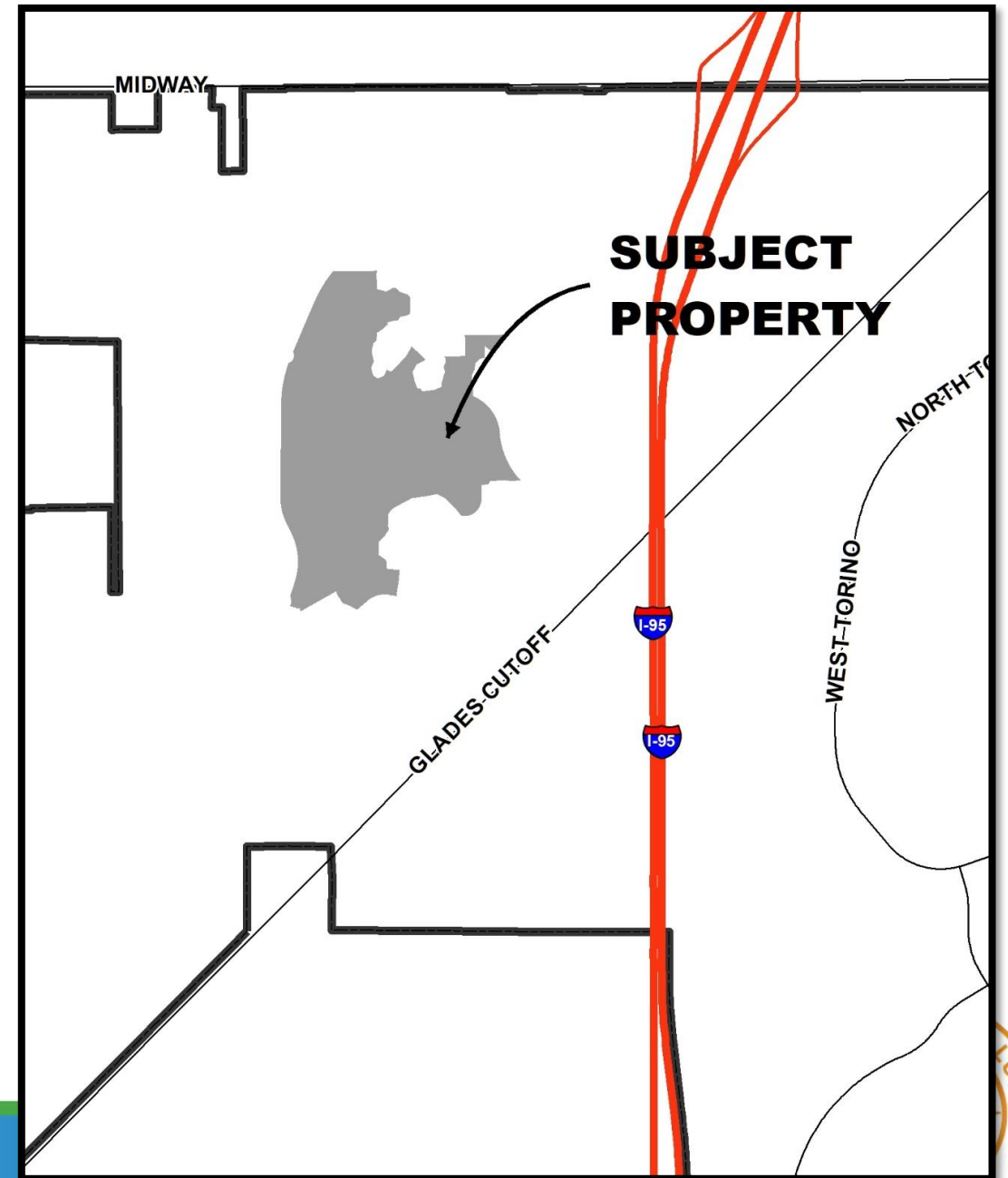
Requested Application:

Agent: Kinan Husainy, Kimley-Horn

Owner: Midway Glades Developers, LLC

Request: This preliminary subdivision plat with construction plans will provide for the creation of 294 single-family homes, private right of way, a recreational area tract, open space, landscaping, water management, and other associated infrastructure tracts upon the total +/- 158-acre property.

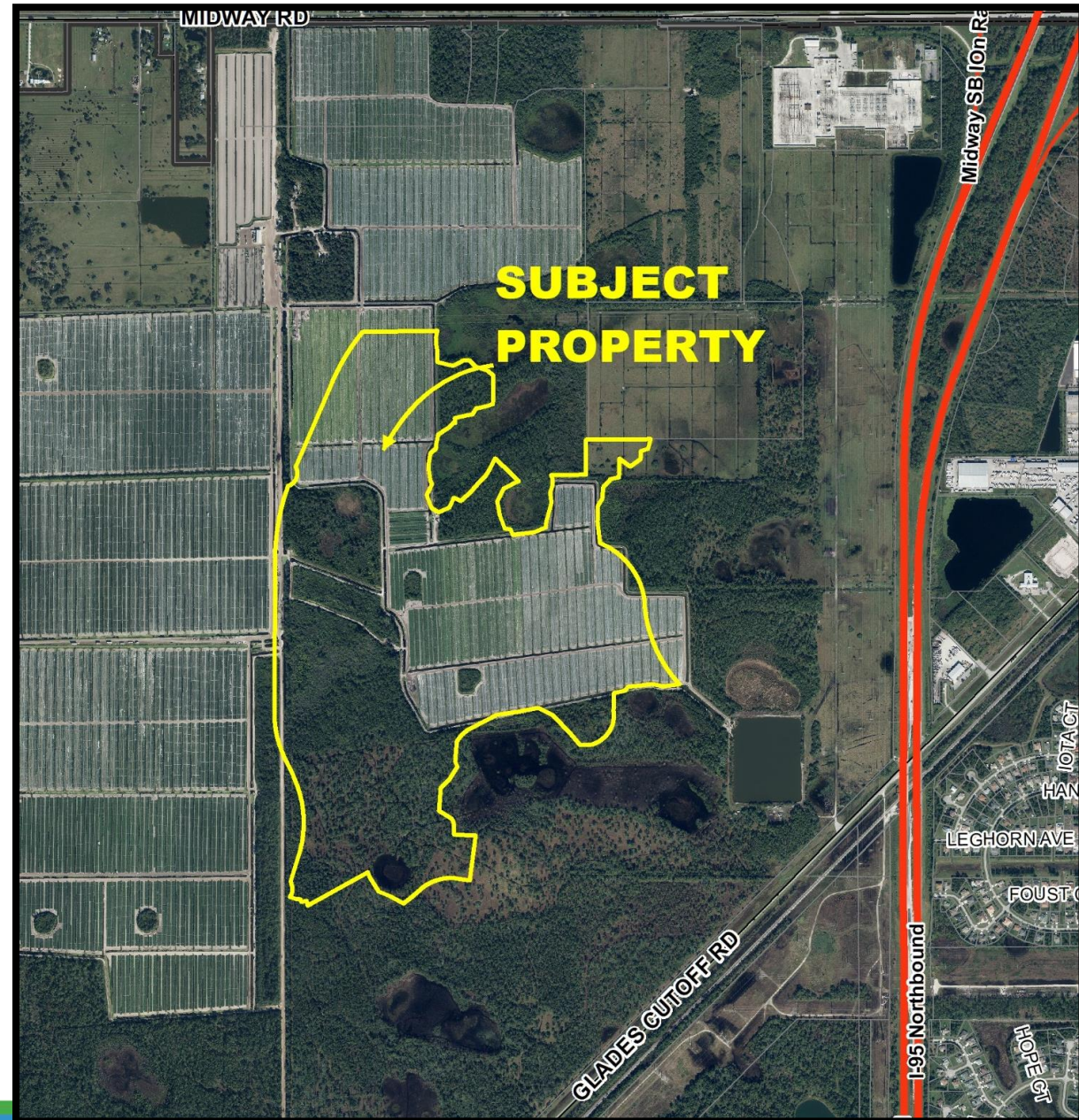
Location



Direction	Future Land Use	Zoning	Existing Use
North	ROI	LTC Ranch West MPUD	Vacant
South	OSR/I	LTC Ranch West MPUD	Vacant; Future school site
East	OSR/I	LTC Ranch West MPUD	Vacant; Future park site
West	ROI	LTC Ranch West MPUD	Vacant

Aerial

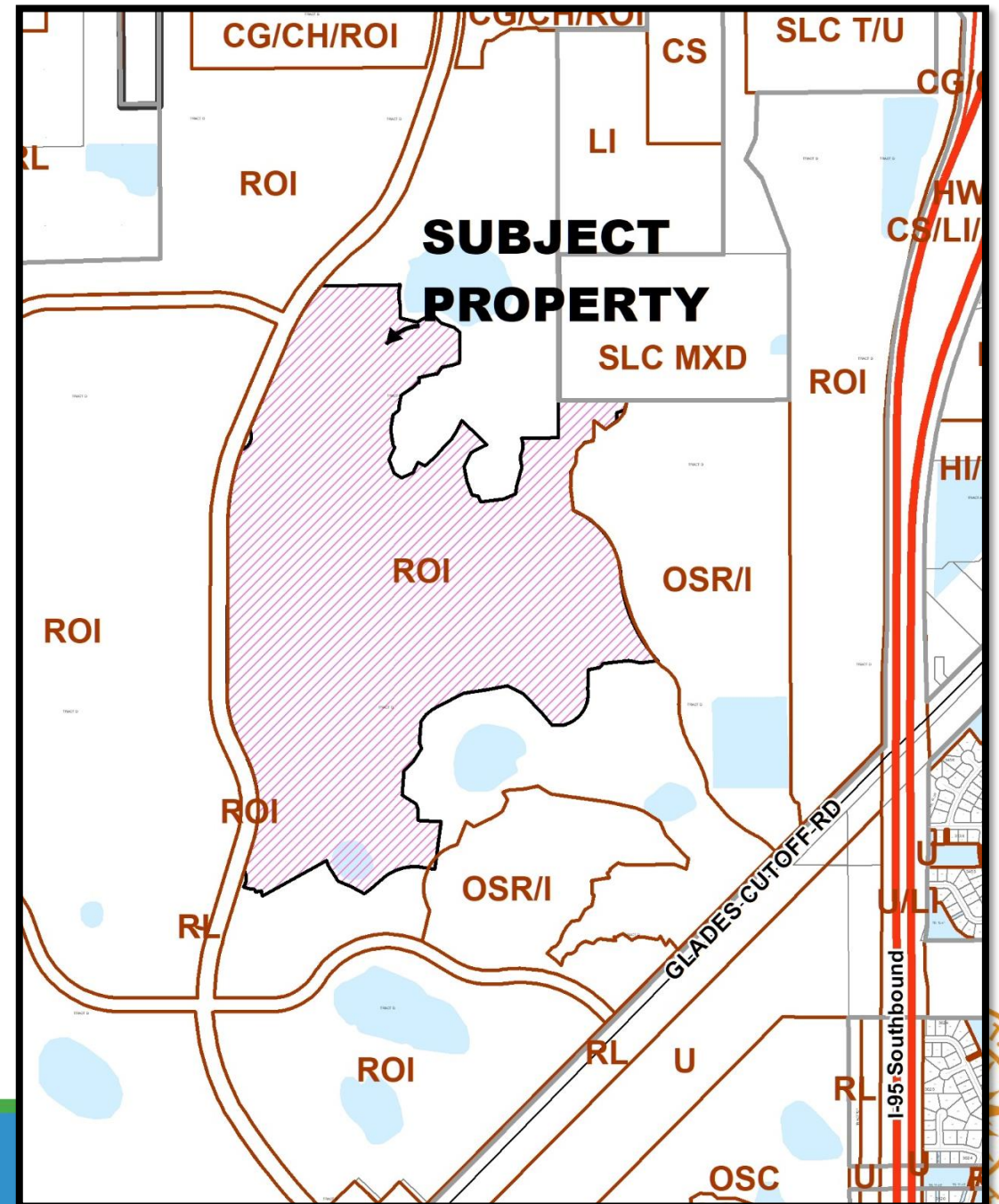
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Land Use

ROI – Residential, Office, Institutional

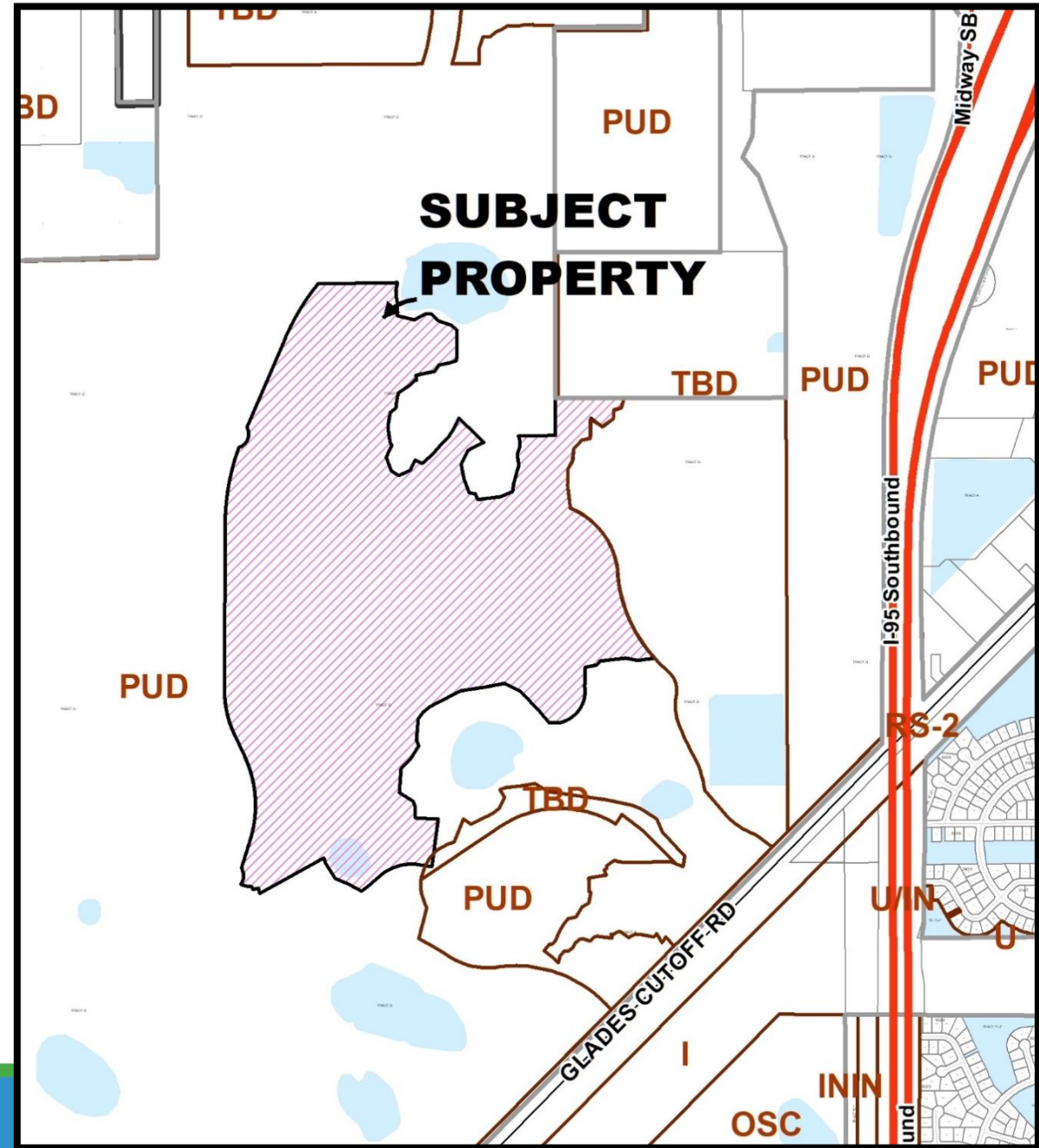
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Zoning

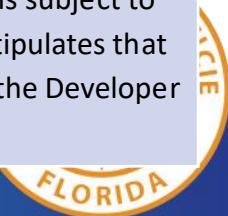
PUD

Direction	Future Land Use	Zoning	Existing Use
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Concurrency Review

Sanitary Sewer and Potable Water Facilities	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. Utilities Department staff has reviewed the adequate service to the development and recommended approval of the project.
Traffic Circulation	<p>The LTC Ranch Residential PUD property is located on the west side of I-95, with Midway Road along the northern property boundary and Glades Cut Off Road along the southern boundary. Primary access to the community will be from the northern and southern boundaries. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the PUD.</p> <p>The traffic analysis provided indicates that a westbound right-turn lane and eastbound left-turn lane at Glades Cut Off Road and Arterial “A” will be constructed. Also, the northbound approach along Glades Cut Off will be restriped to be a northbound left turn lane and northbound through/right-turn lane. A traffic signal at Glades Cut Off Road and Arterial “A” will be warranted prior to the 582nd Certificate of Occupancy being issued.</p>
Parks and Recreation Facilities	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 LTC Ranch West PUD shall provide for a 113-acre city park prior to the issuance of the certificate of occupancy for the first residence.
Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
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 Analysis	Per Policy PSFE 2.4.1 of the City’s Comprehensive Plan, Public School Facilities Element, approval of the final plat is subject to the availability of adequate school capacity based on the adopted level of service standards. The LTC Ranch DRI stipulates that the Developer shall provide for conveyance of a school dedication site. The School Board of St. Lucie County and the Developer have agreed upon the +/- 53-acre site as depicted in the DRI Map-H Master Development Concept Plan.



Traffic Impact Analysis

- This development is contained within the LTC Ranch DRI area.
- Received latest Traffic Analysis Report in September 2021 completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by 3rd party consultant (Marlin Engineering) hired by City to review
- Found to be consistent with the latest LTC Ranch DRI.



Traffic Recommendations

- This development will utilize the westbound right-turn lane and eastbound left-turn lane at Glades Cut Off Road and Arterial 'A' to be constructed with the previously approved LTC Ranch Plat 1 .
- A Traffic Signal is not warranted at this time but is projected to be warranted with the 582nd Certificate of Occupancy.



Recommendation

Site Plan Review Committee recommended approval at their meeting of October 13, 2021.

