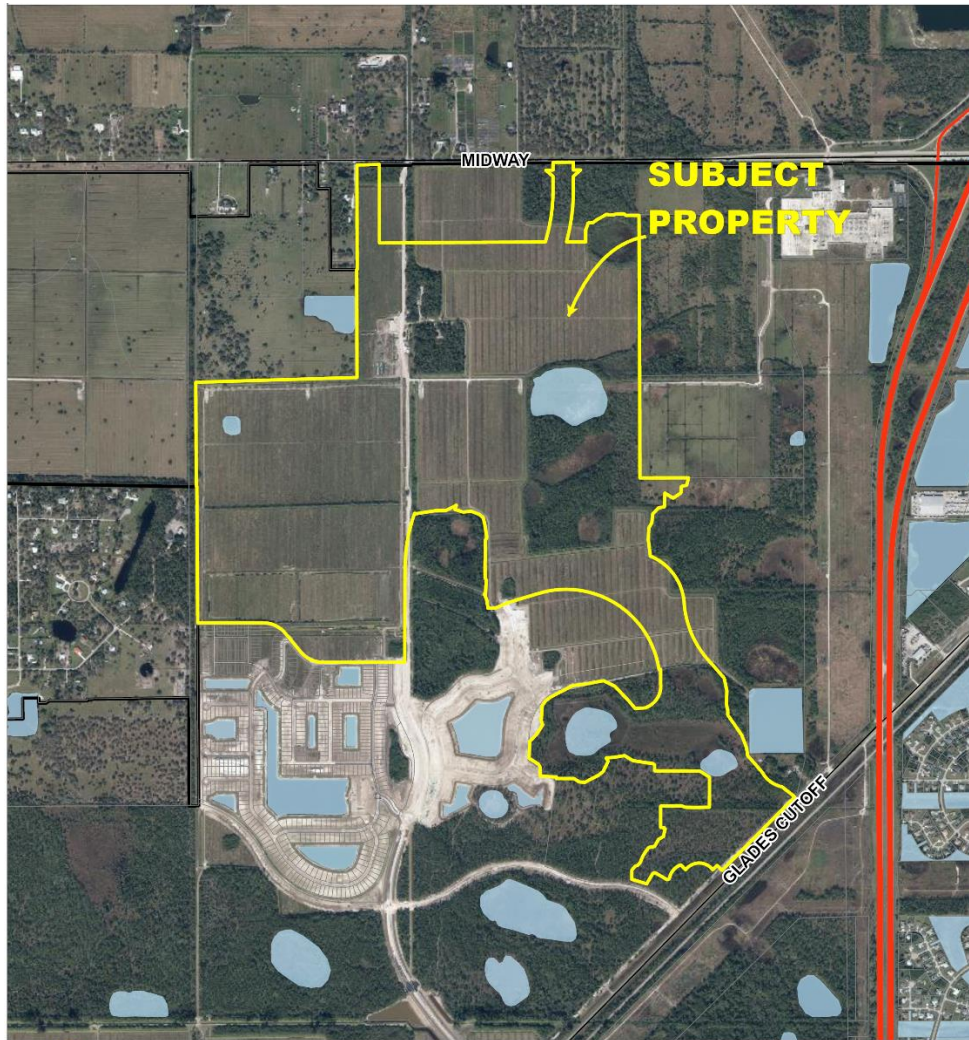




**LTC Ranch-Wylder Parkway Phase 2
 Preliminary Plat with construction plans
 P23-132**



Project Location Map

SUMMARY

Applicant's Request:	Approval of a preliminary plat with construction plans
Applicant:	Culpepper & Terpening, Inc
Property Owner:	Midway Glades Developers, LLC
Location:	Within the LTC Ranch PUD, West of Glades Cut Off Rd and south of Midway Rd.
Project Planner:	Cody Sisk, Planner II

Project Description

Culpepper & Terpening, Inc., has applied for a preliminary plat with construction plans for a project known as LTC Ranch – Wylder Parkway Phase 2. The subject property is located west of Glades Cut Off Rd. and south of Midway Rd. The construction plans are for the infrastructure associated with the roadway.

Previous Actions and Prior Reviews

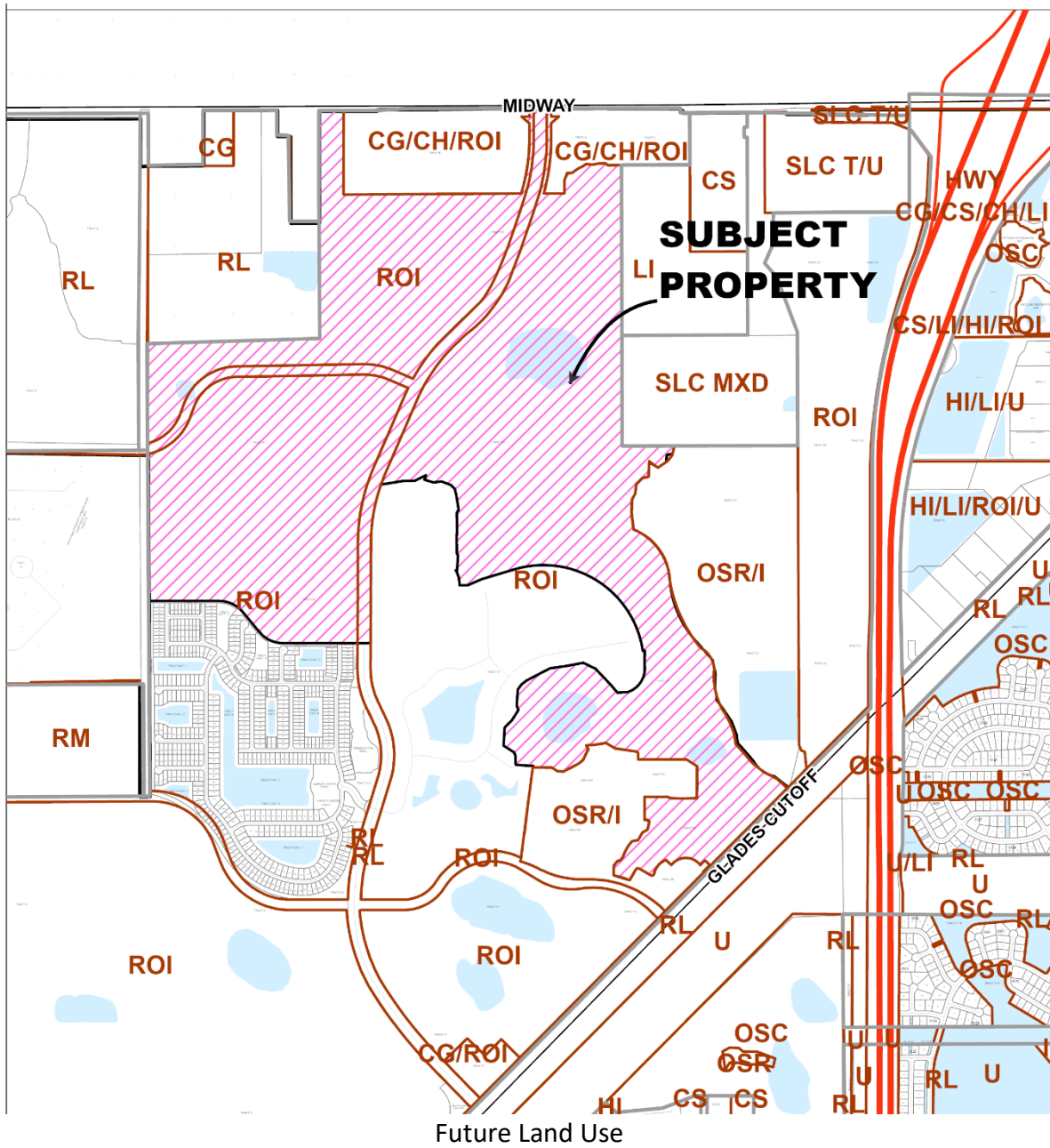
The Site Plan Review Committee unanimously recommended approval of the preliminary plat with construction plans on November 8, 2023.

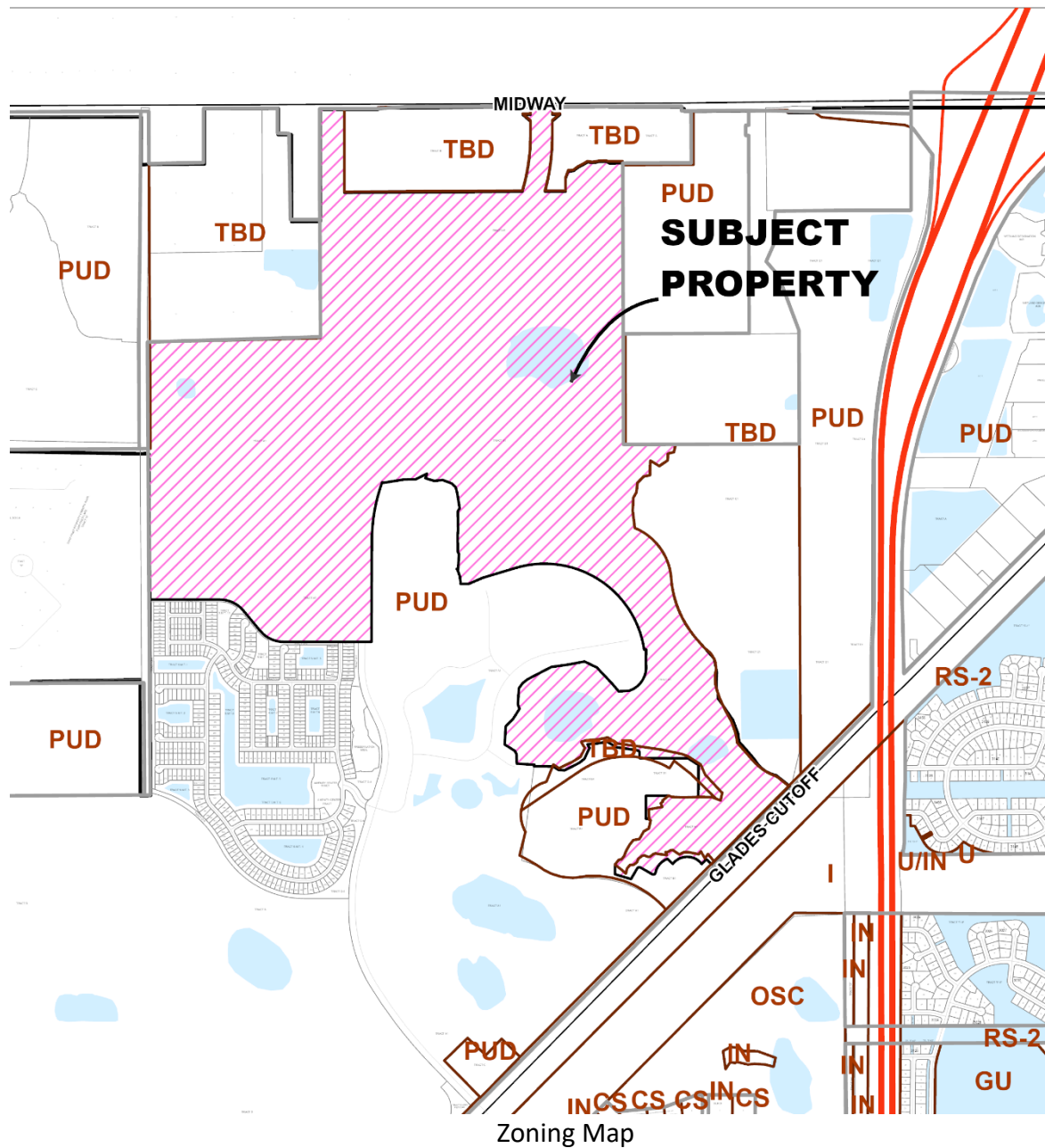
Location and Site Information

Parcel Number:	3302-707-0001-000-3
Property Size:	610.90
Legal Description:	TRACT "A2" OF THE PLAT OF LTC RANCH WEST POD 6A PHASE 1, AS IN PLAT BOOK 120, PAGE 1. INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
Future Land Use:	ROI
Existing Zoning:	PUD
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	PUD	Residential community
South	ROI	PUD	Residential community
East	ROI	PUD	Residential community
West	ROI	PUD	Residential community





IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, 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 permits.
<i>Traffic Circulation</i>	The construction of Phase 2 of Wylder Parkway will provide the connection to West Midway Road. Per Transportation Condition 17.c, of the LTC Ranch Development of Regional Impact development order, contracts must be let or bonded for a right-turn land and a left turn lane from Wylder Parkway onto Midway Road prior to the issuance of the 951 st building permit for LTC Ranch West.
<i>Parks and Recreation Facilities</i>	Not applicable to this subdivision plat application.
<i>Stormwater Management Facilities</i>	Drainage plans are included with the construction plans. A drainage infrastructure operation and maintenance agreement between LTC Ranch West Residential CDD and the City of Port St. Lucie must be finalized prior to a construction permit being issued for this Phase 2 portion of Wylder Parkway from north of POD 1 entrance to Midway Road. If no such agreement can be reached, the proposed Wylder Parkway drainage system will need to be modified prior to the construction permit being issued.
<i>Solid Waste</i>	Not applicable to this subdivision plat application.
<i>Public School Concurrency Analysis</i>	Not applicable to this subdivision plat application.

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 Protection: Per the DRI development order wetland W-14 will be preserved with a buffer and dedicated as a Preservation Tract on the plat. Two onsite wetlands W-17 (0.31 acres) and W-41 (0.53 acres) will be impacted. Wetland mitigation has been addressed consistent with the SFWMD jurisdictional permitting criteria through the purchase of mitigation bank credits.

Wildlife Protection: No listed species were observed onsite.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): The developer has elected to submit a proposal for an Alternative Equivalent Artwork for in order to satisfy the public art requirement. The proposal is due to be submitted in January of 2024.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of the preliminary plat with construction plans on November 8, 2023.

Staff recommends approval with the following condition: 1. A drainage infrastructure operation and maintenance agreement between LTC Ranch West Residential CDD and the City of Port St. Lucie must be finalized prior to a construction permit being issued for this Phase 2 portion of Wylder Parkway from north of POD 1 entrance to Midway Road. If no such agreement can be reached, the proposed Wylder Parkway drainage system will need to be modified prior to the construction permit being issued.