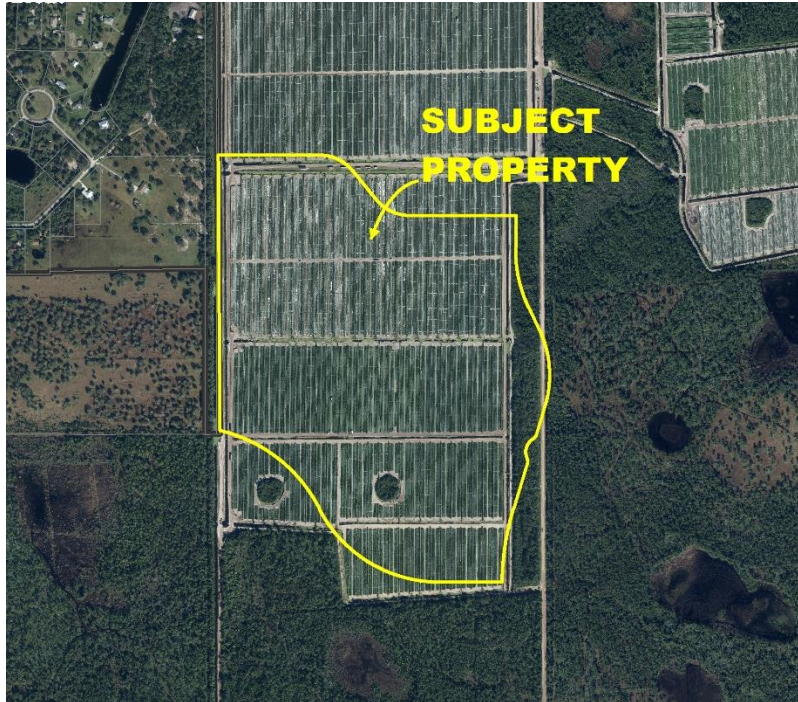




**LTC Ranch West Phase 1
 Preliminary Subdivision Plat
 P20-250**



Project Location Map

SUMMARY

Applicant's Request:	The Applicant is requesting approval of a preliminary plat with construction plans for LTC Ranch West Phase 1.
Applicant:	Kinan Husainy, P.E.
Property Owner:	Midway Glades Developers, LLC
Location:	LTC Ranch- Pod 1 is a part of the LTC Ranch DRI - West, which is approximately 2,055 acres in size and is located within the City of Port St. Lucie. The project is 158.17 AC and the general geographic location is west of I-95 and south of Midway Road (SR 712).
Address:	n/a
Project Planner:	Laura H. Dodd, Planner II

Project Description

Through this preliminary plat application, 574 single family residential lots or townhomes are proposed for development over four (4) phases upon the total +/- 158-acre property. Other elements include water management tracts, conservation/open space tracts, private road rights-of-way, street trees, and landscaping.

Location and Site Information

Parcel ID	3302-704-0004-000-5
Property Size:	Approximately 158 acres
Legal Description:	A portion of Tract "D" of the Plat of LTC Ranch West, as in Plat Book 83, pages 17 through 24
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Unimproved farmland

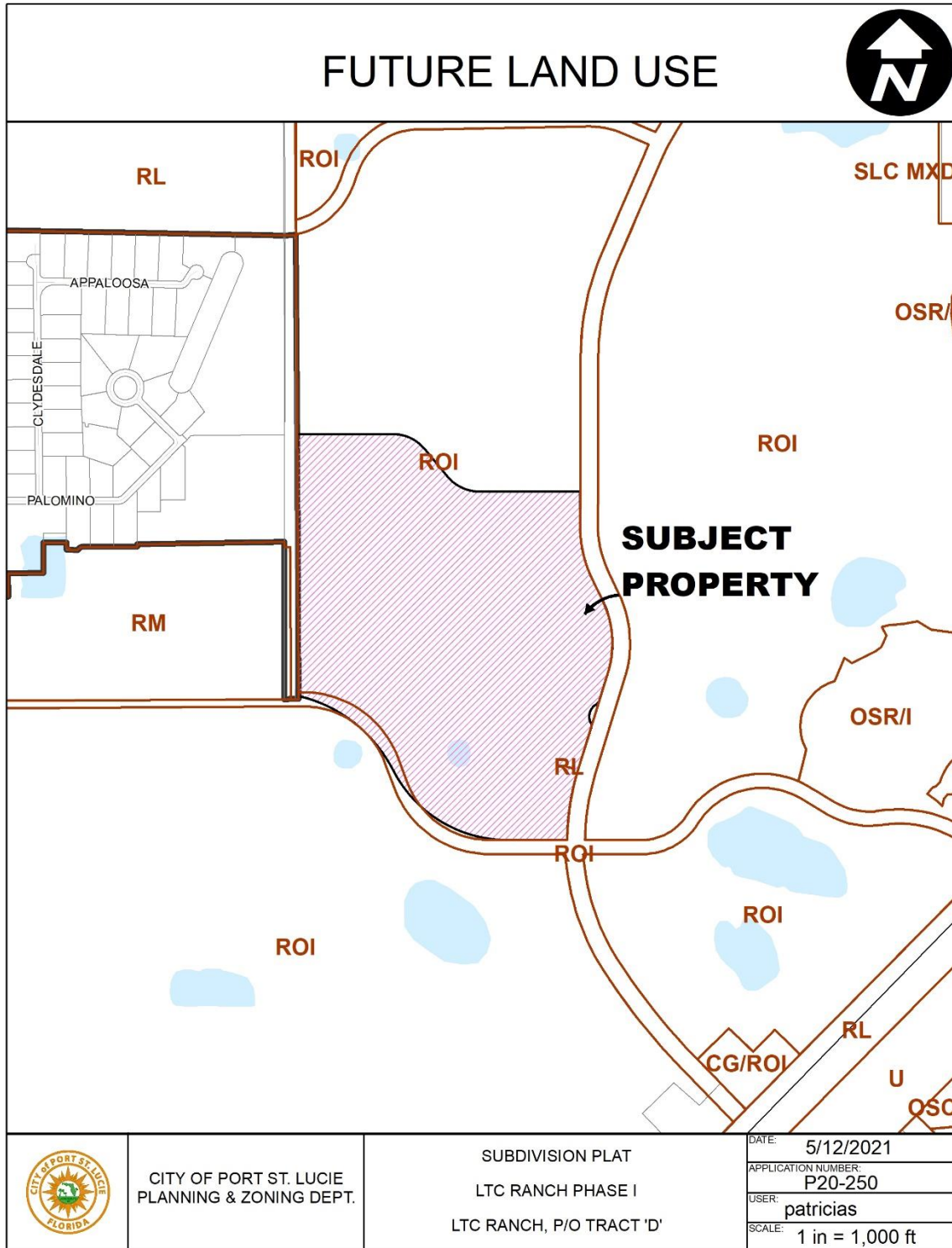
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	AG	AG-5	St. Lucie County Agricultural Lands
South,	RL	PUD	Copper Creek Residential
East	U	U	FPL Easements
West	U	U	PSL Utilities

AG: Agricultural (County Classification)

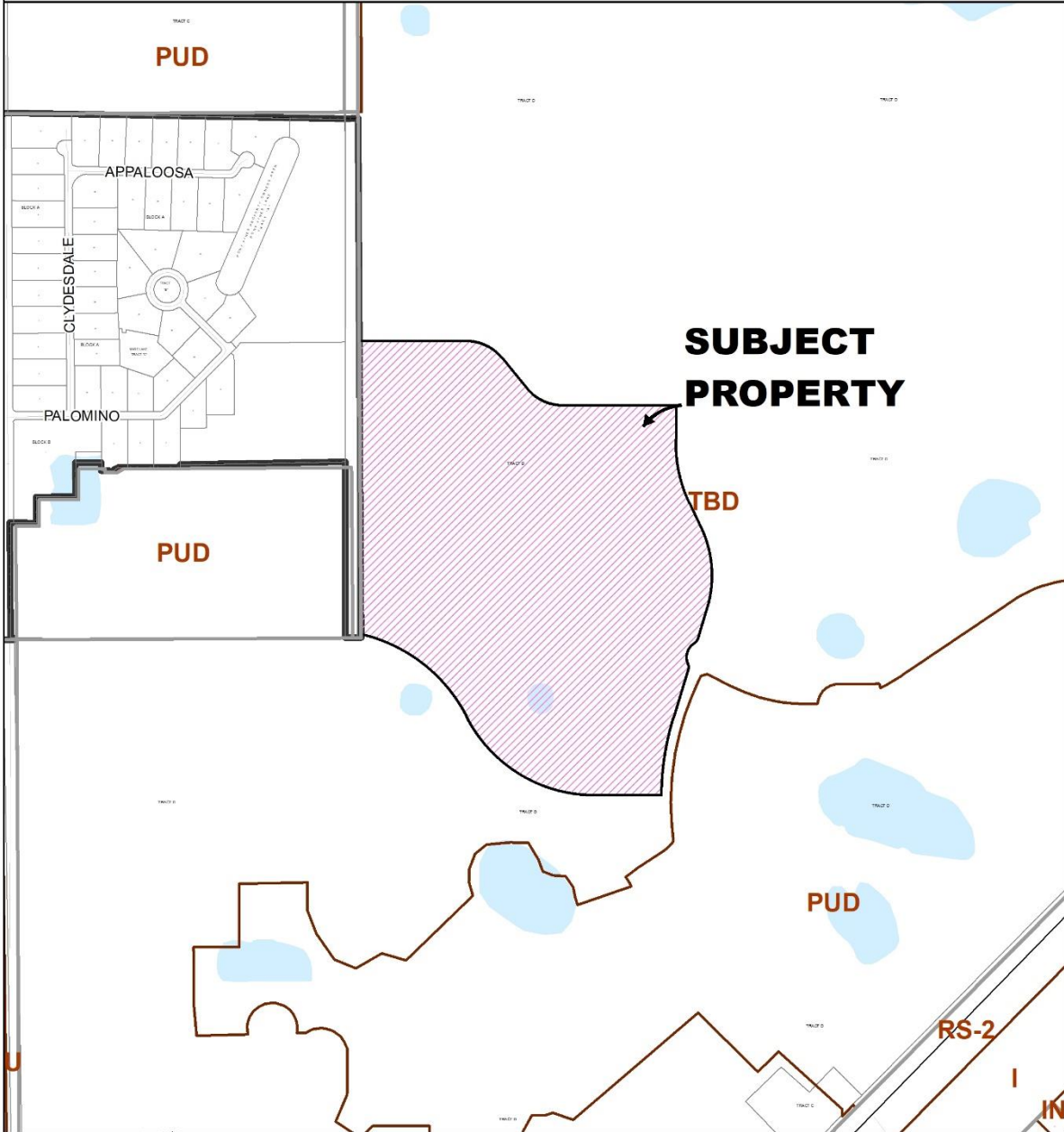
PUD: Planned Unit Development

U: Utility



Future Land Use

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
LTC RANCH PHASE I
LTC RANCH, P/O TRACT 'D'

DATE:	5/11/2021
APPLICATION NUMBER:	P20-250
USER:	patricias
SCALE:	1 in = 1,000 ft

Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code and the Veranda PUD, 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>	<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>Phase 1 shall be served by a central arterial, 'Arterial A' to access the development. A transportation impact analysis was submitted and reviewed as part of the site plan approval procedures. The project will construct a westbound right-turn lane and eastbound left-turn lane at Glades Cut Off Road. The northbound approach is recommended to be striped with northbound left-turn lane and northbound through/right-turn lane. A traffic signal at Glades Cut Off Road and Commerce Center Drive is not warranted at this time.</p>
<i>Parks and Recreation Facilities</i>	The LTC West PUD shall dedicate a 113-acre park site to the City for parks and recreational concurrency.
<i>Stormwater Management Facilities</i>	The project includes paving and drainage plans which meet the required level of service.
<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>	The LTC West PUD shall dedicate a 58-acre school site within the overall development to meet public 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: Upland preservation/mitigation requirements for LTC Ranch West have been defined within the development order and stipulate the overall western residential portion of the PUD shall be required to conserve approximately 410 acres of wetlands and native upland.

OTHER

Fire District: The proposed road construction plans have been reviewed by the Fire District for safety purposes.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of the preliminary subdivision plat with construction plans on April 14, 2021, subject to comments being addressed.

The Planning staff recommends approval with the following conditions satisfied prior to final plat:

1. Townhomes should adhere to the lot typical minimum width of 18'. PUD Townhome Typical, Pg. 35 & PUD Single-Family Development Standards, Exhibit 6(J)(3).
2. Code Section 158.218 Townhouse Development Requirements stipulates the following: Before the building official shall be authorized to issue a building permit for construction, a subdivision plat complying with all requirements of this chapter and all appropriate requirements of the subdivision regulations of the City shall have been approved by the City Council and recorded within the records of the county. A site plan or a PUD concept plan, showing all proposed development, shall be included with the application for subdivision plat approval. The applicant shall submit a site plan indicating the townhomes are massed in accordance with the standards described in the PUD Exhibit 6, Development Uses and Standards (I)(3).
3. The Applicant shall submit a site-specific environmental impact analysis.
4. The wetland(s) shall be dedicated to being preserved in perpetuity.
5. All platted lots within the proposed plat shall be clearly identified and consistent with the typicals more particularly described within the approved PUD development agreement.
6. All construction drawings shall be representative of that which is proposed within the plat.
7. Revised landscape and irrigation plans addressing all outstanding comments shall be provided.
8. All minor revisions as depicted within Site Plan Review Committee comments adequately addressed.

Legal Department conditions to be satisfied prior to final plat:

1. The LTC Ranch West Residential Homeowners Association, Inc., needs to exist prior to final plat approval and governing documents need to be reviewed and approved by legal prior to final plat approval.
2. The Midway Glades Community Development District does not exist. Further, there is a petition to establish the LTC West Residential CDD, which may be the entity the dedication should be in favor of. (Dedication 5 & Dedication 7). Or potentially an additional CDD may be being created. Applicant shall clarify prior to final platting.
3. The HOA acceptance blocks mention Cadence HOA (i.e. is inconsistent with identifying the HOA).