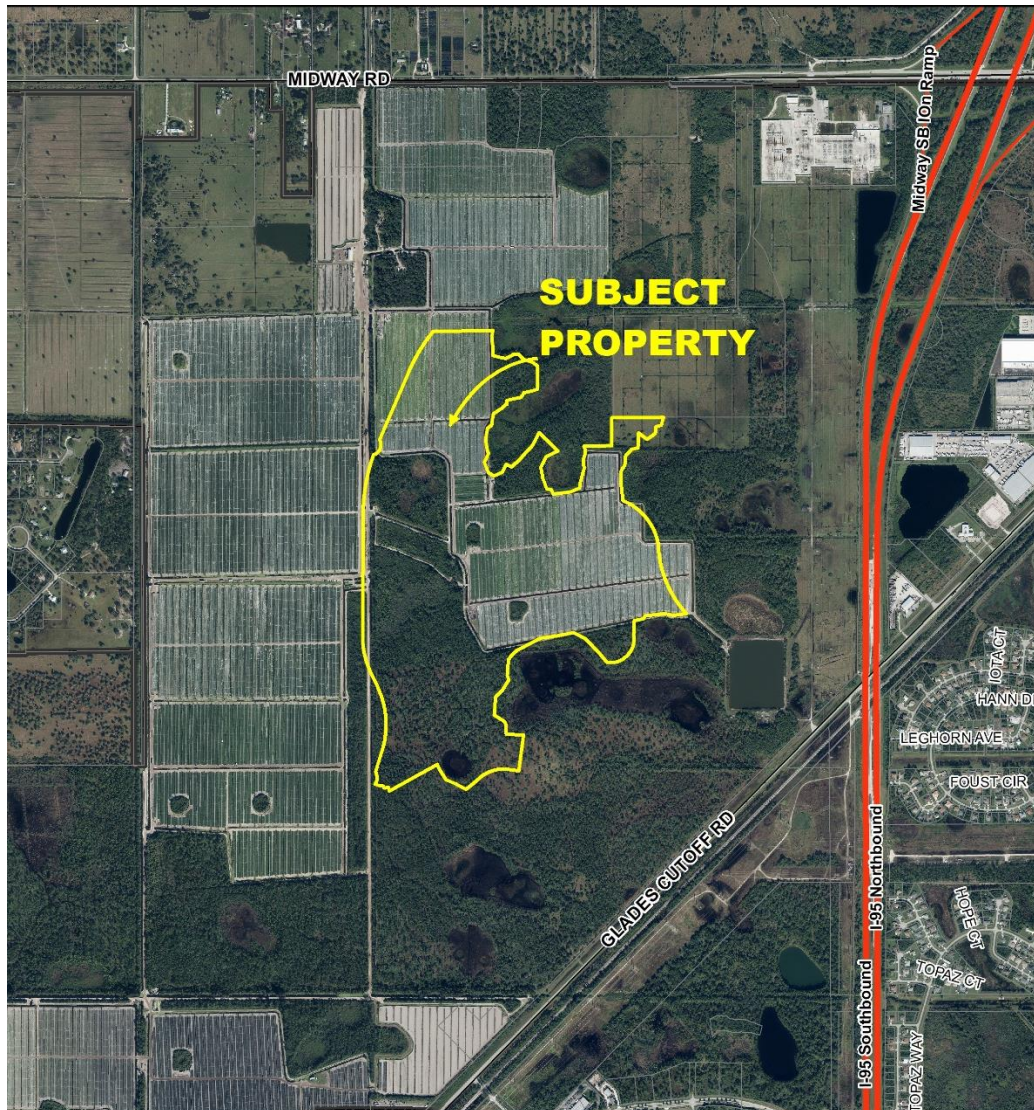
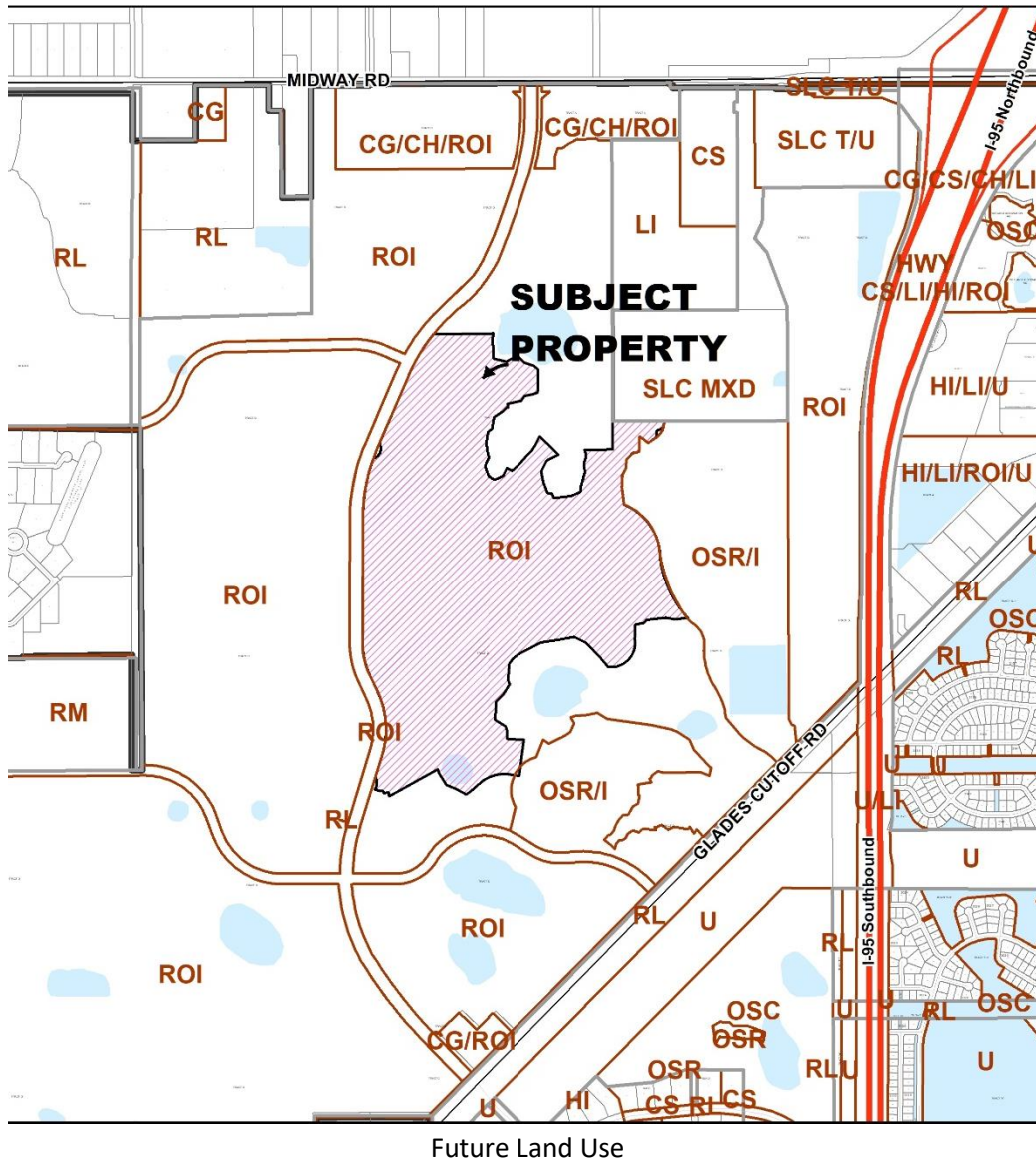


LTC Ranch West POD 6A Phase 2
Final Subdivision Plat with Construction Plans
P24-173



Project Location Map
LTC Ranch West Pod 6A



SUMMARY

| | |
|----------------------|---|
| Applicant's Request: | The applicant is requesting approval of a final plat and construction plans for LTC Ranch West POD 6A Phase 2, which is approximately 38.024 acres in size , has 275 total proposed units and is governed by the LTC Ranch DRI. |
| Applicant: | Austin Burr, Midway Glades Developers, LLC |
| Property Owner: | Midway Glades Developers, LLC |
| Location: | South of Midway Road, between I-95 and Wylder Parkway. |
| Project Planner: | Cody Sisk, Planner III |

Project Description

The applicant is requesting approval of a final plat with construction plans for Pod 6A Phase 2 for 275 residential lots; water management, open space tracts and public and private roads. The plat also includes preservation tracts with wetlands and native upland habitat.

The LTC Ranch DRI permits up to 4,000 dwelling units within the LTC Ranch West Residential PUD. The proposed development is consistent with the LTC Ranch Development of Regional Impact (DRI), comprehensive plan and PUD as it shall provide for a density of approximately 3.1 dwelling units per acre and does not exceed the maximum permissible dwelling units or gross density.

Location and Site Information

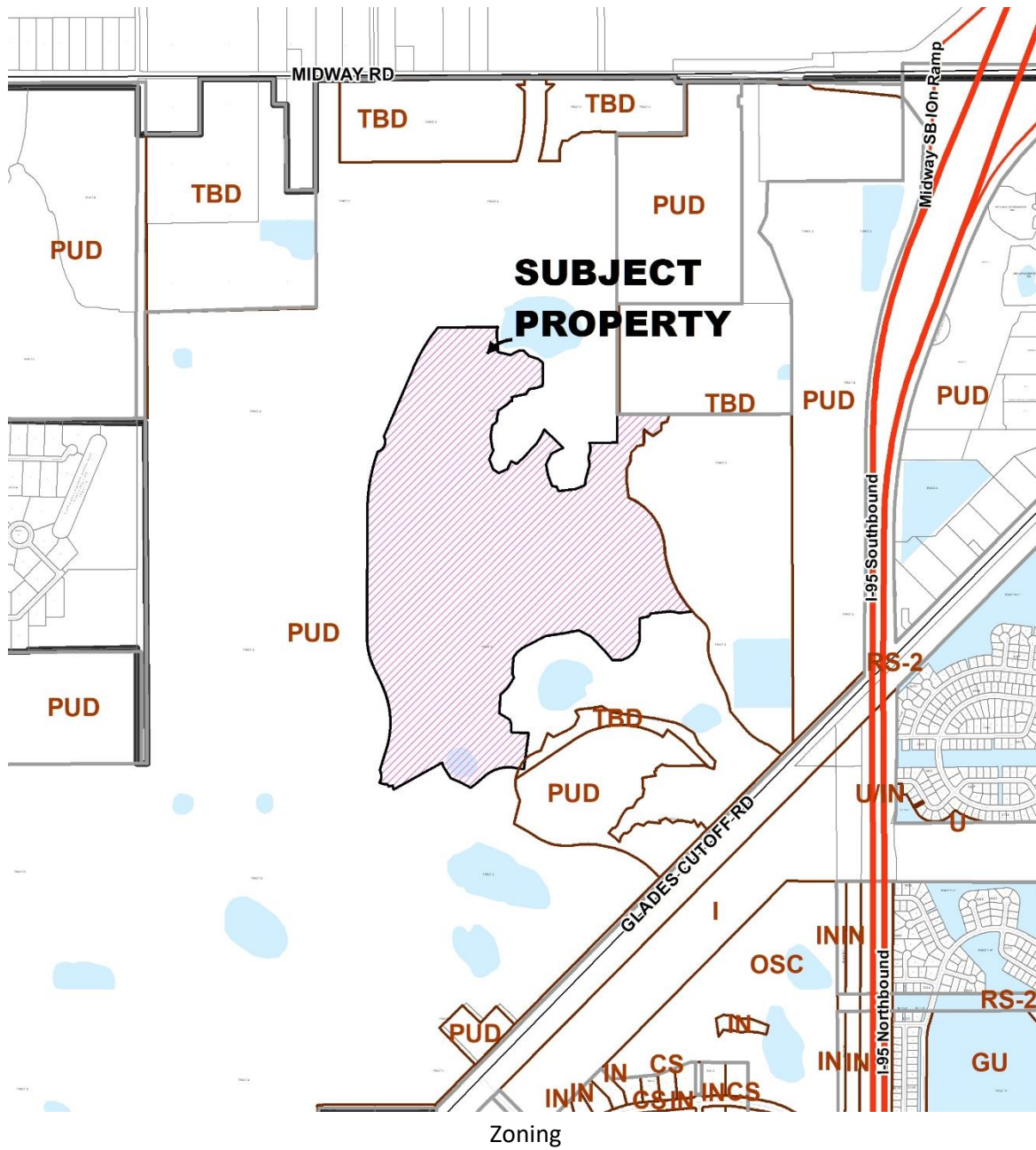
| | |
|--------------------|---|
| Parcel ID | 3303-500-0014-000-5 |
| Property Size: | Approximately 38.024 acres |
| Legal Description: | Being A Replat of Tract "B2" And Tract "C2", LTC Ranch West Pod 6a Phase 1, According to the Plat Thereof, Recorded in Plat Book120, Pages 1-18, of the Public Records of St. Lucie County, Florida, Lying in Section 10, Township 36 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida |
| Future Land Use: | ROI (Residential, Office, Institutional) |
| Existing Zoning: | PUD (Planned Unit Development) |
| Existing Use: | Vacant and land under construction |

Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|------------|---------------------|
| North | ROI | PUD | Vacant/ Residential |
| South | SLC AG 2.5 | SLC AG 2.5 | Vacant |
| East | ROI | PUD | Vacant |
| West | U | U | Utility |

ROI: Residential/Office/Institutional, PUD: Planned Unit Development, SLC AG 2.5: Saint Lucie County AG, U; Utility

LTC Ranch West Pod 9



IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code and the LTC Ranch Development of Regional Impact 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> | <p>This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated December 16, 2021 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of the LTC Ranch DRI, Chapter 156 of City Code, and Public Works Policy 19-01pwd.</p> <p>This proposed plat is included in the overall LTC Ranch West development. The proposed subdivision that will be created by this plat is anticipated to generate 1,679 daily, 152 AM Peak Hour and 188 PM Peak Hour net new trips. This developer is conducting the design for the traffic signal and intersection improvements at Wylder Parkway and Glades Cut Off Road. They have committed to have this traffic signal complete by the end of 2025. Also, the developer is currently extending Wylder Parkway from the current terminus north to connect to Midway Road. There will be improvements to the intersection of Wylder Parkway and Midway Road as part of the road extension to accommodate the lane geometry that is needed.</p> |
| <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 site plan 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> | N/A |

NATURAL RESOURCE PROTECTION

The project has been reviewed for compliance with the requirements of the LTC Ranch DRI Development Order for protection of habitat, vegetation, and wildlife.

Native Habitat Protection: Upland preservation/mitigation requirements for LTC Ranch West stipulate no less than 215.48-acres of applicable habitat be preserved as depicted in Map-H of the master development concept plan. In this plat there are no upland preservation or wetland tracts.

OTHER

Fire District: Ingress/egress will be reviewed by the Fire District for safety purposes in conjunction with the site plan applications.

Public Art: This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The development has elected to submit a proposal for alternative equivalent artwork to satisfy the public art requirement for LTC Ranch. A proposal has been submitted and is under review.

Consistency with the LTC Ranch DRI and the Comprehensive Plan:

LTC Ranch DRI Development Order. The proposed project is consistent with Map H-1, Master Plan and Map G, Environmental Exhibit of the LTC Ranch DRI development order. The proposed number of dwelling units is within the allotted entitlements in the development order.

Comprehensive Plan Policy 1.1.4.2: The proposed residential development is consistent with the Residential, Office, Institutional (ROI) future land use classification which allows up to 11 dwelling units per acre. The proposed density is three dwelling units per acre.

Related Project:

- P21-220, LTC Ranch Pod 6A – Preliminary plat and construction plans was approved by City Council on January 25, 2022.
- P23-026, LTC Ranch West POD 6A Phase I – Final plat and construction plans was approved by City Council on October 9, 2023

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the final subdivision plat on November 13, 2024.