

# LTC Ranch-Wylder Parkway Phase 2

PRELIMINARY PLAT APPLICATION WITH  
CONSTRUCTION PLANS

(P23-132)

City Council Meeting January 8, 2024

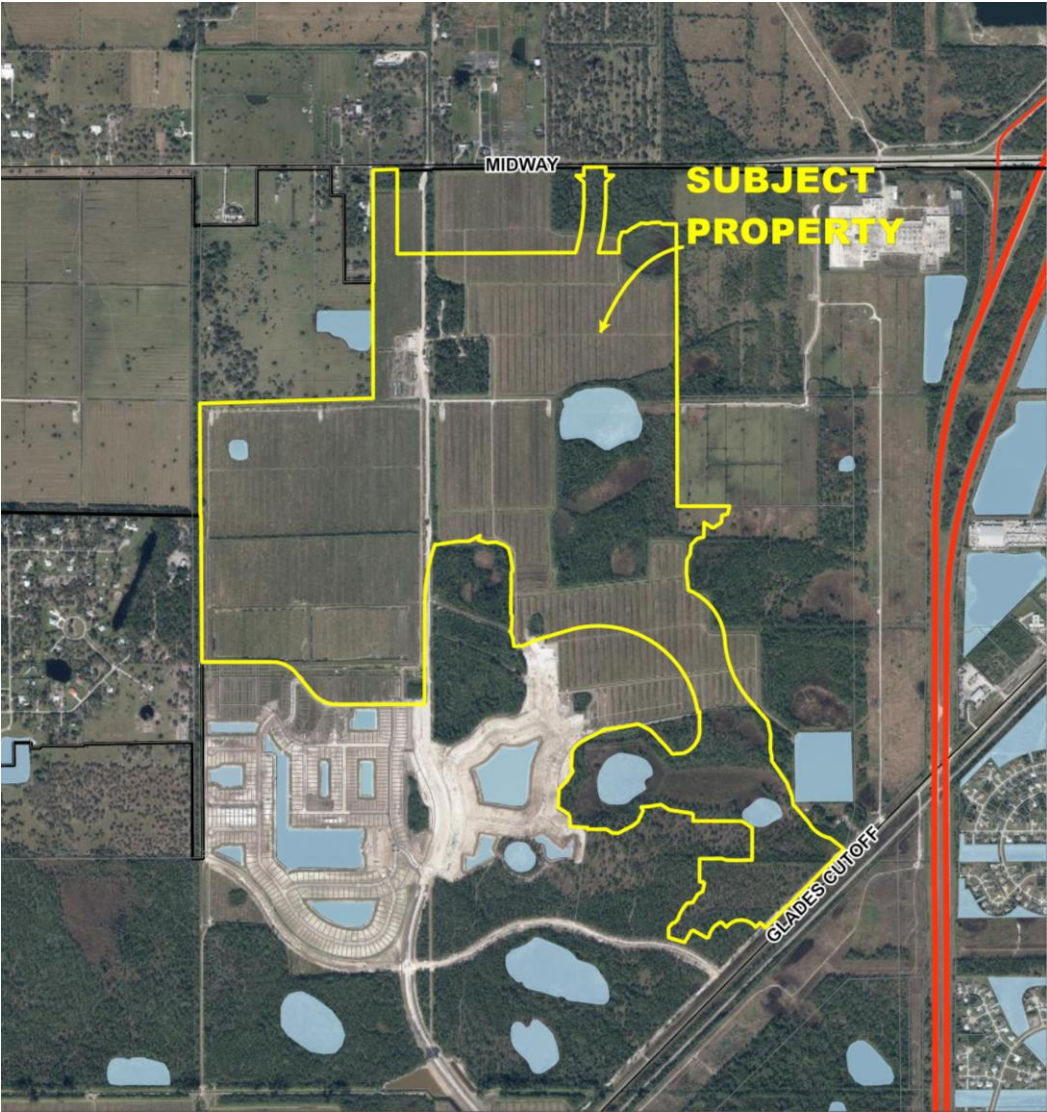


# Requested Application:

This is a preliminary plat submittal for Wylder Parkway Phase 2 with construction plans.

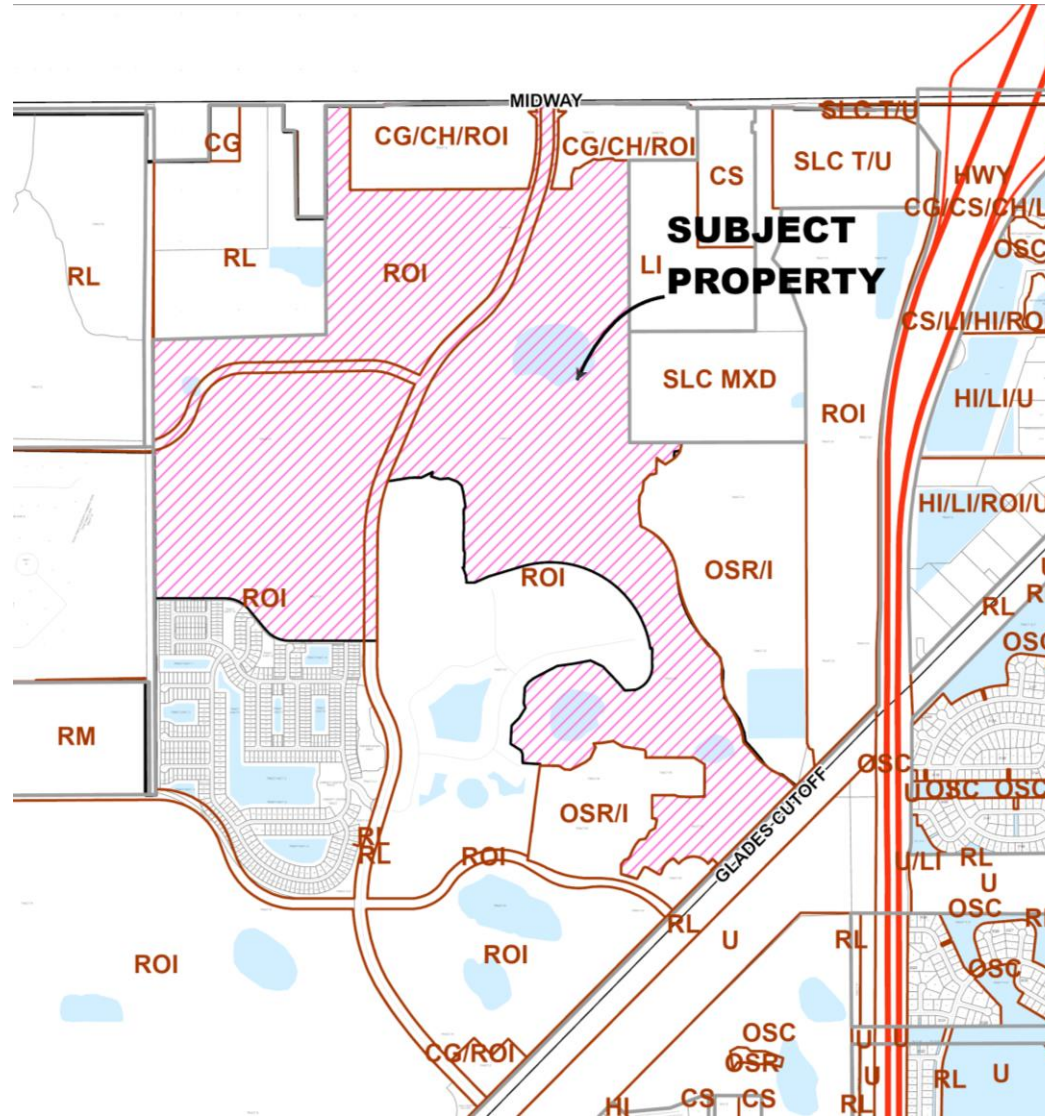


# Aerial

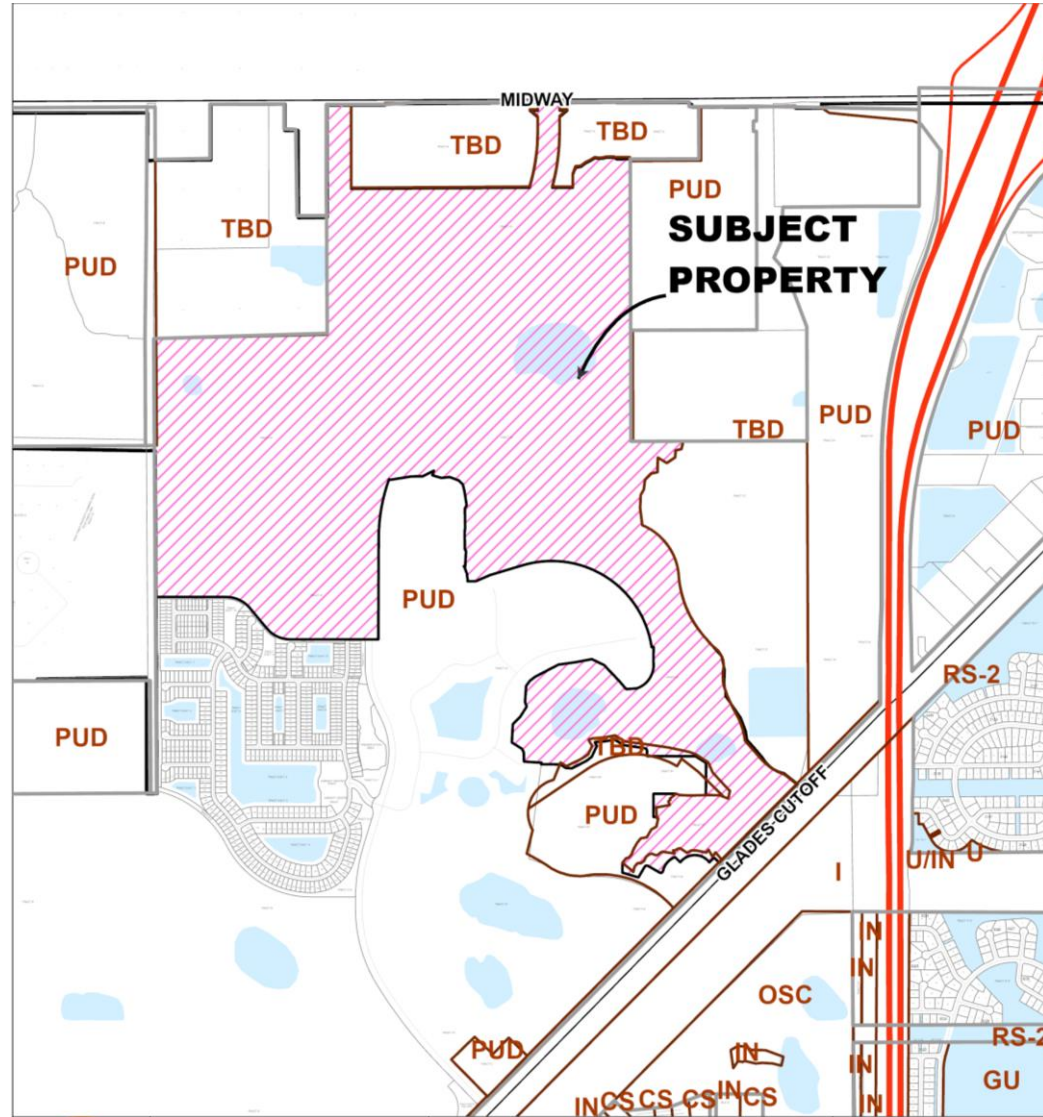




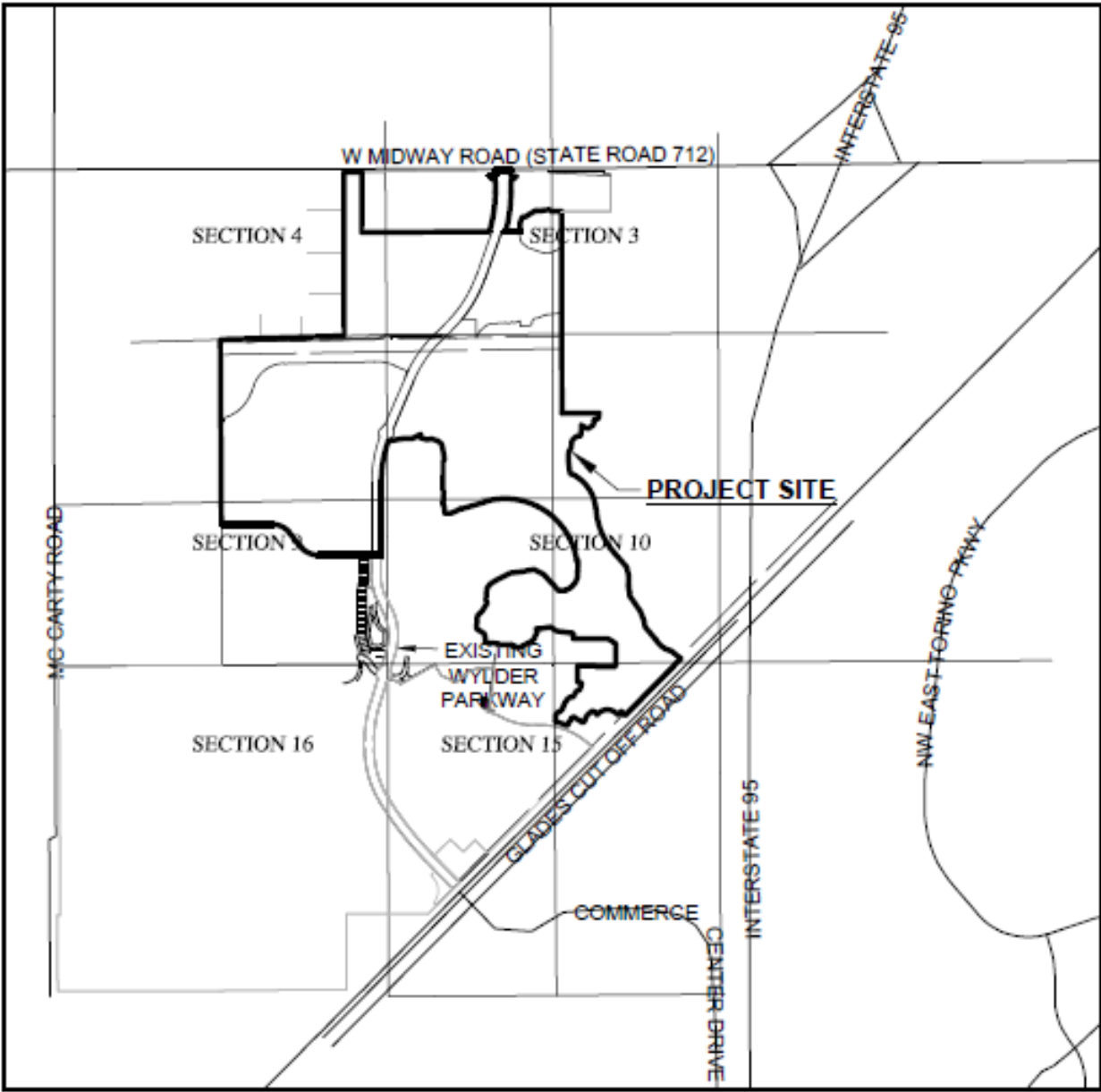
# Land Use



# Zoning



# Proposed Preliminary Plat



# Concurrency Review

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<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 <sup>st</sup> building permit for LTC Ranch West.
<i>Parks and Recreation Facilities</i>	Not applicable to this subdivision plat application.
<i>Stormwater Management Facilities</i>	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.



# Traffic Impact Analysis

- This development is contained within the LTC Ranch DRI area.
- Received latest Traffic Analysis Report in May 2022 completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City staff
- Found to be consistent with the latest LTC Ranch DRI and Engineering Standards





# Traffic Requirements

- All required left and right turn lanes along Wylder Parkway for access to all proposed PODs will be completed as part of this roadway construction.
- This development includes the extension of Wylder Parkway to the north to connect to Midway Road. The Midway Road and Wylder Parkway intersection lane geometry will also be completed at that time.

# Recommendation

Site Plan Review Committee recommended approval at their meeting of 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.