

## MEMORANDUM

TO: Cody Sisk, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: June 2, 2025

SUBJECT: P24-155 LTC Ranch POD 9 Phase 2 & 3 Final Plat  
Traffic Generation, Stacking & Circulation Approval

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This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated December 11, 2023 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the approved Development of Regional Impact, adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

This proposed 862 dwelling unit development of various types is included in the overall LTC Ranch West development. This application is for a portion of the previously approved Preliminary Plat for the entire POD 9 development approved as part of Consent on City Council meeting of March 25, 2024. The overall development approved as part of the Development of Regional Impact Amendment through Resolution 23-R97 anticipates generating 3,615 PM Peak hour trips for the west side of I-95. 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.

Public Works would like to recommend a condition of approval to include:

1. Any Right of Way needed by St. Lucie County according to the LTC Ranch DRI Condition 17a must be provided via separate instrument or otherwise released of obligation by St Lucie County in writing from them prior to any final platting of lots within Tract 14 of this proposed final plat.