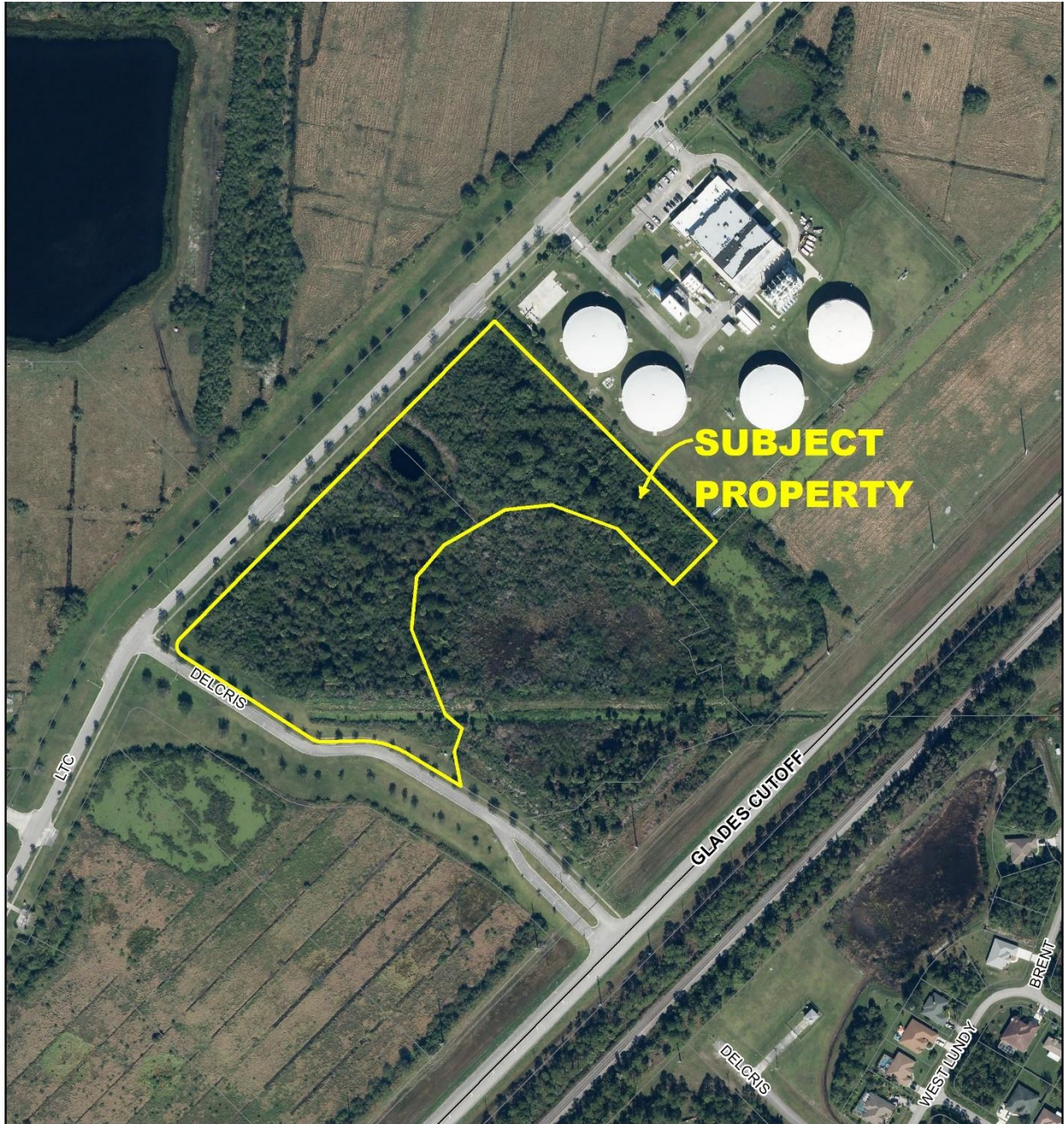




**LTC Ranch Plat No. 3
Preliminary and Final Subdivision Plat
P21-001**



Project Location Map

SUMMARY

Applicant's Request:	An application for a preliminary and final subdivision plat in the LTC Ranch Industrial Park PUD
Applicant:	Darren Guettler, P.E., Velcon Engineering & Surveying
Property Owner:	James Kern, LTC Ranch Joint Venture
Location:	The property is located at the northwest corner of Delcris Drive and LTC Parkway
Project Planner:	Isai Chavez, Planner I

Project Description

This preliminary and final subdivision plat is proposing to replat or subdivide two parcels into four parcels in the LTC Ranch Industrial Park PUD, of which one will serve for stormwater management purposes and the others for future development.

The access easement show on the plat will serve as a shared driveway between proposed Parcels 1 and 2.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat at their January 27, 2021 meeting.

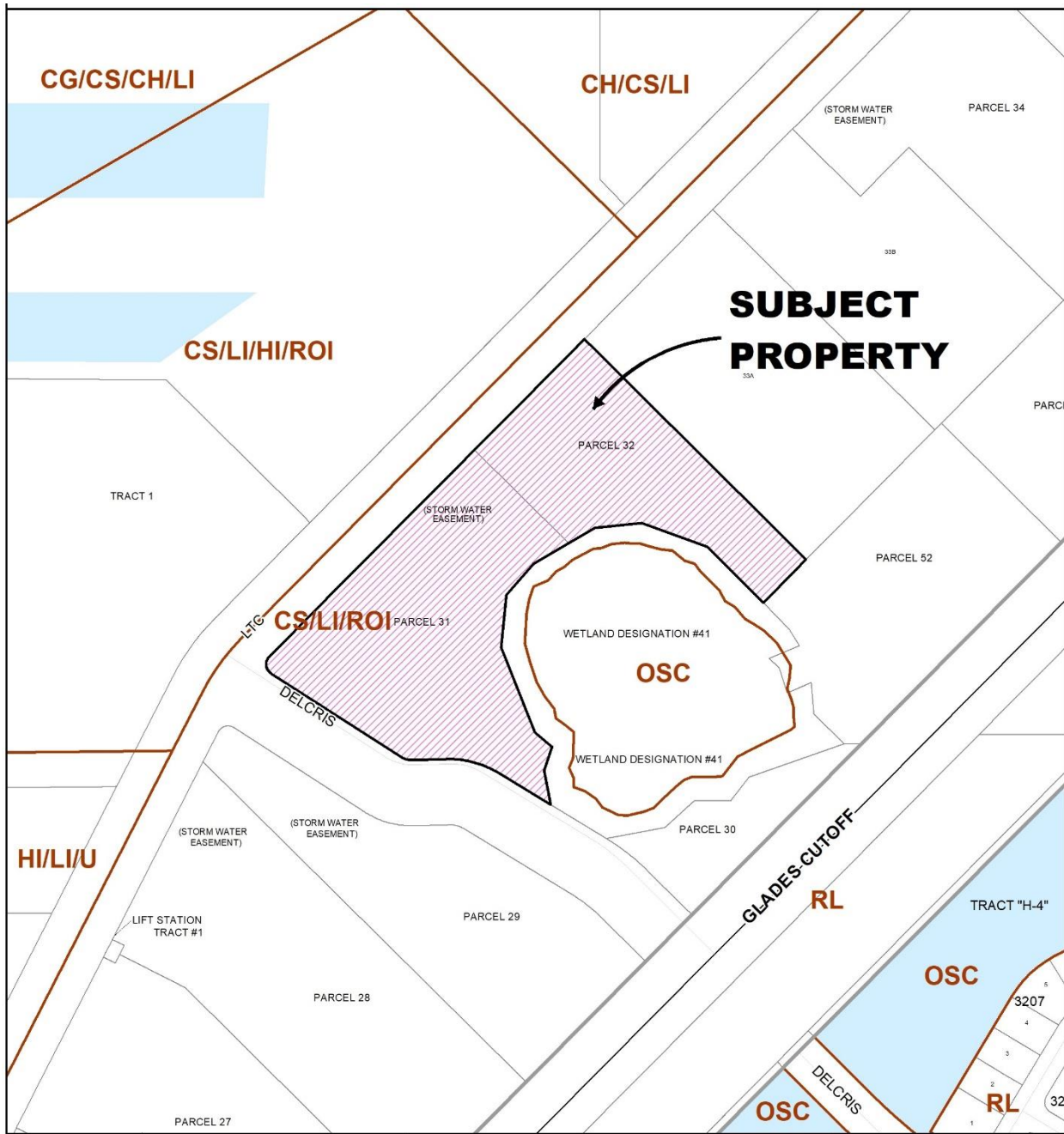
Location and Site Information

Parcel Number:	3301-702-0016-000-3; 3301-702-0017-000-0
Property Size:	10.43 acres
Legal Description:	A Replat of All of Parcel 31 and All of Parcel 32, LTC Ranch PUD Number 2
Future Land Use:	CS/LI/ROI (Commercial Service/Light Industrial/Residential, Office, Institutional)
Existing Zoning:	PUD (LTC Ranch Industrial Park Planned Unit Development)
Existing Use:	Vacant land

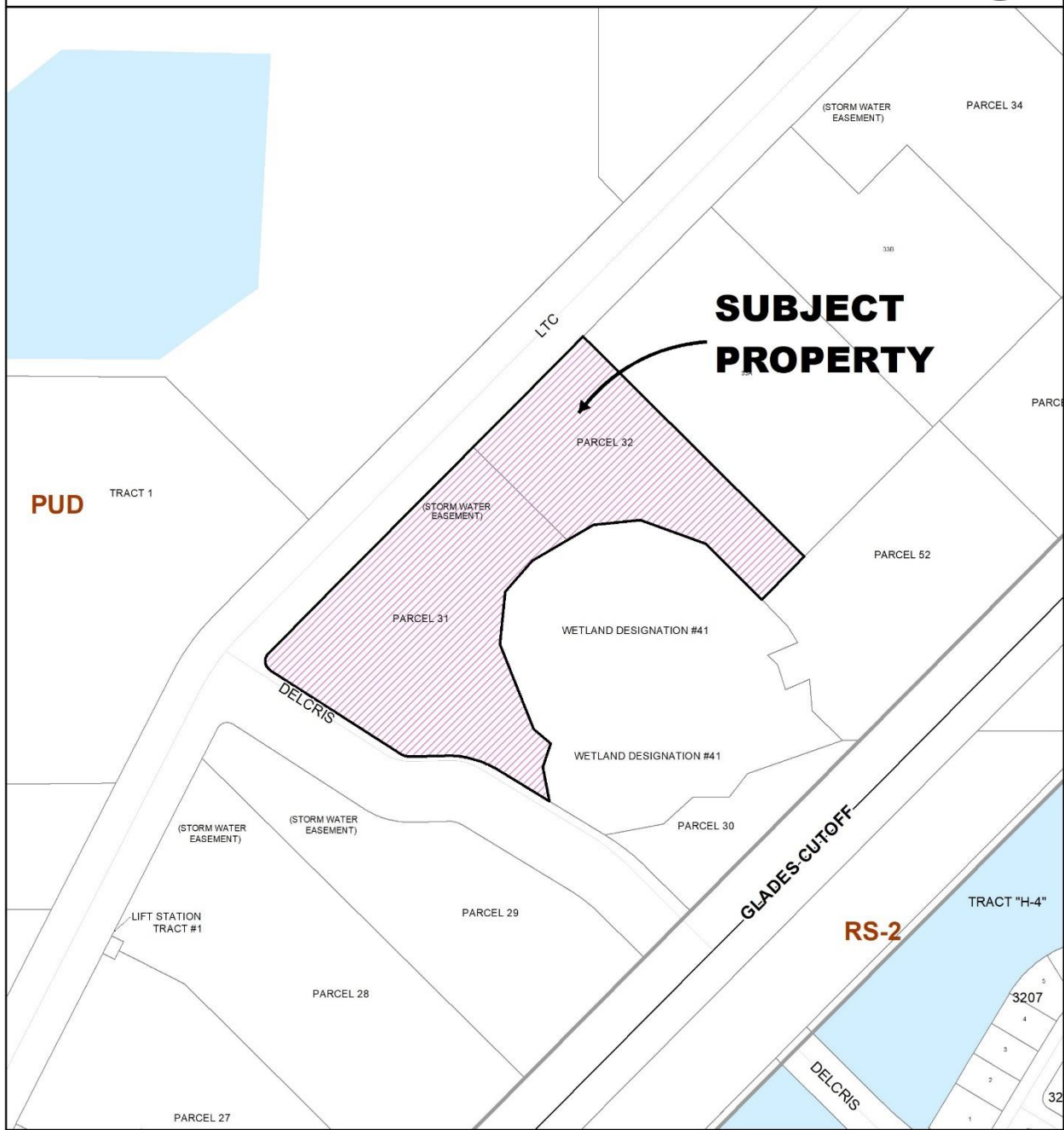
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS/LI/HI/ROI	PUD	Vacant land
South	OSC	PUD	Wetland
East	CS/LI/ROI	PUD	James E. Anderson Water Treatment Facility
West	CS/LI/HI/ROI	PUD	Vacant land

CS (Commercial Service), LI (Light Industrial), HI (Heavy Industrial), ROI (Residential-Office-Institutional)
PUD (Planned Unit Development)
OSC (Open Space Conservation)



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with the LTC Ranch DRI development order and 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 building permits.
<i>Traffic Circulation</i>	The LTC Ranch DRI development order contains conditions requiring certain traffic improvements when thresholds are exceeded based on the cumulative calculation of the trip generation for all approved development. The cumulative trip generation will be evaluated with each site plan application.
<i>Parks and Recreation Facilities</i>	Not applicable.
<i>Stormwater Management Facilities</i>	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal for each site plan application.
<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>	Not applicable.

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: The abutting wetland has been dedicated for preservation. Upland habitat preservation requirements have been satisfied per the DRI development order.

OTHER

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

Public Art (Chapter 162): Public art will be addressed at the time of site plan approval for each individual lot.

Related Projects

P20-179 LTC Ranch DRI Amendment

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat at their January 27, 2021 meeting.