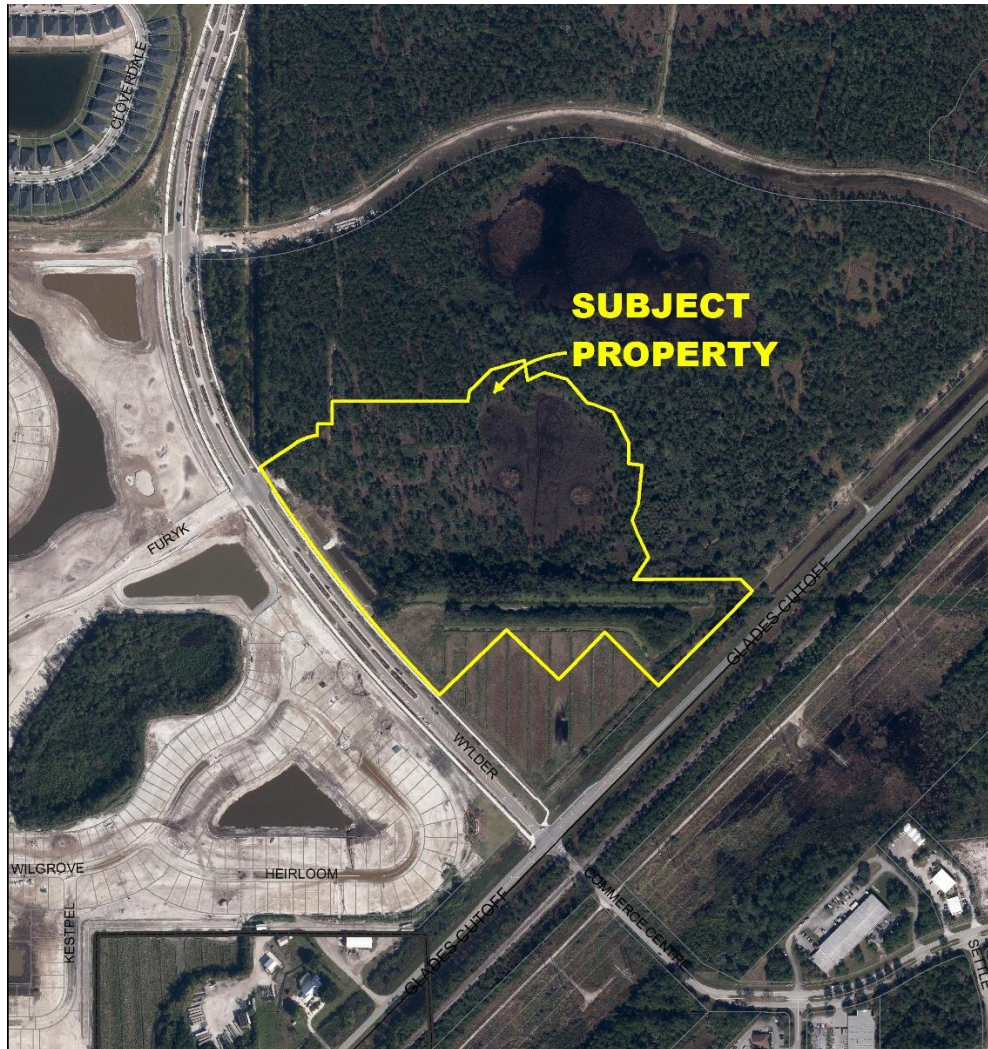


LTC Ranch - POD 8C
Major Site Plan
P23-119



Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan for LTC Ranch - POD 8C
Agent(s):	Alex Daugherty, Kimley-Horn and Associates, Inc.
Property Owner:	The Tide at Wylder LLC
Location:	North of Glades Cutoff and South of Midway
Address:	Wylder Parkway
Project Planner:	Cody Sisk, Planner III

Project Description and Background

The applicant, Kimley-Horn and Associates, Inc., has submitted a Major Site Plan for the LTC Ranch-Wylder POD 8C. The Major Site Plan includes 312 multi-family units, wetland area and clubhouse. The property has a future land use classification of Residential, Office, Institutional (ROI) which is compatible with the current Planned Unit Development (PUD) zoning district of the site. The project consists of eleven buildings with one-, two-, and three-bedroom units, eight garage buildings, and a clubhouse. Additionally, a school bus turnaround is situated within POD 8C near the ingress and egress of the POD 8C development.

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 9.41 dwelling units per acre and does not exceed the maximum permissible dwelling units or gross density

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the major site plan on November 25, 2026.

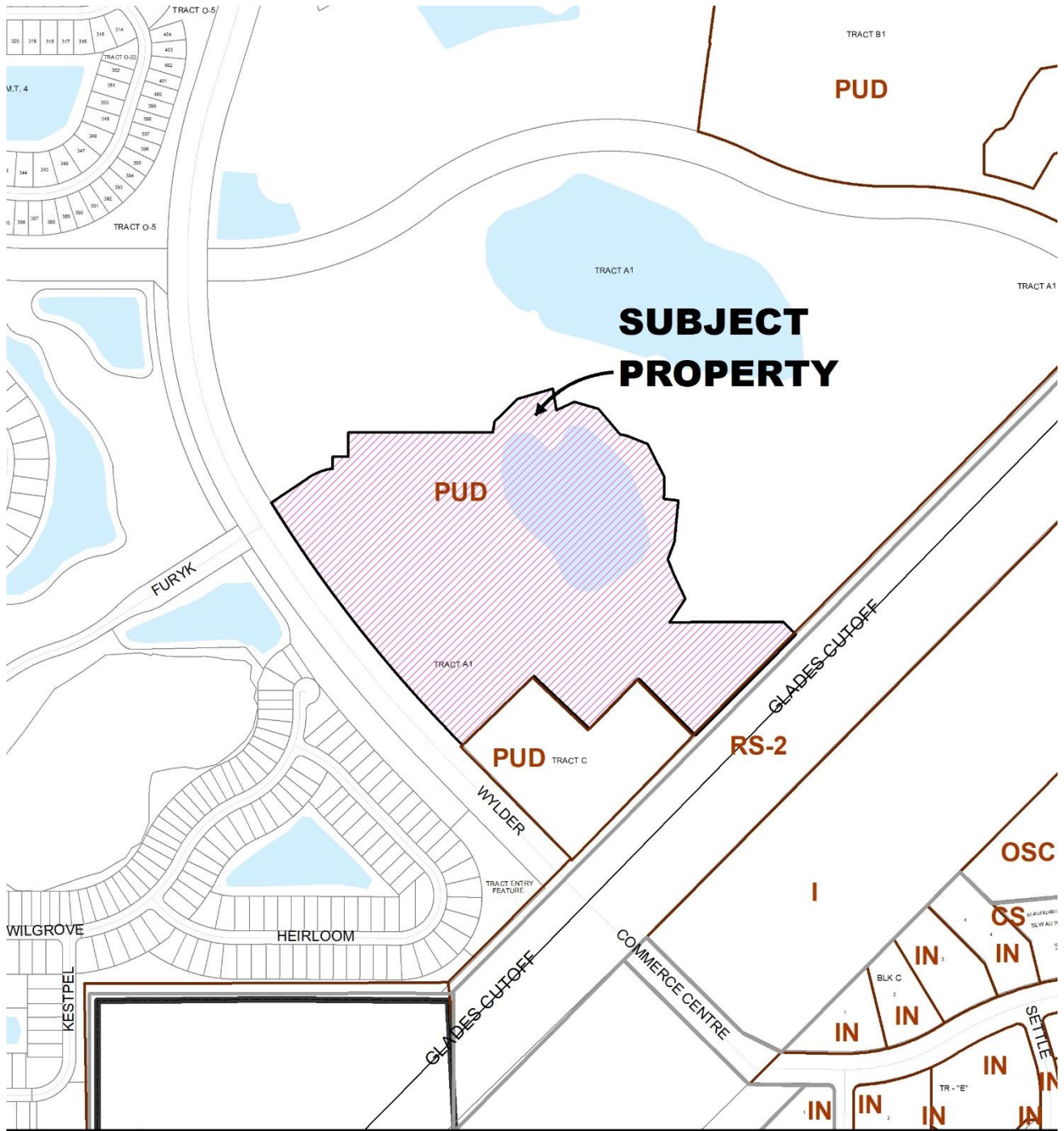
Location and Site Information

Parcel ID No(s).	3315-600-0002-010-5
Property Size:	33.14 Acres
Legal Description:	Tract 2, LTC Ranch West Pod 7, As Recorded in Plat Book 124, Page 19 St. Lucie County, Florida.
Existing Future Land Use:	ROI - Residential, Office, Institutional
Existing Zoning:	PUD – Planned Unit Development
Existing Use:	Vacant land

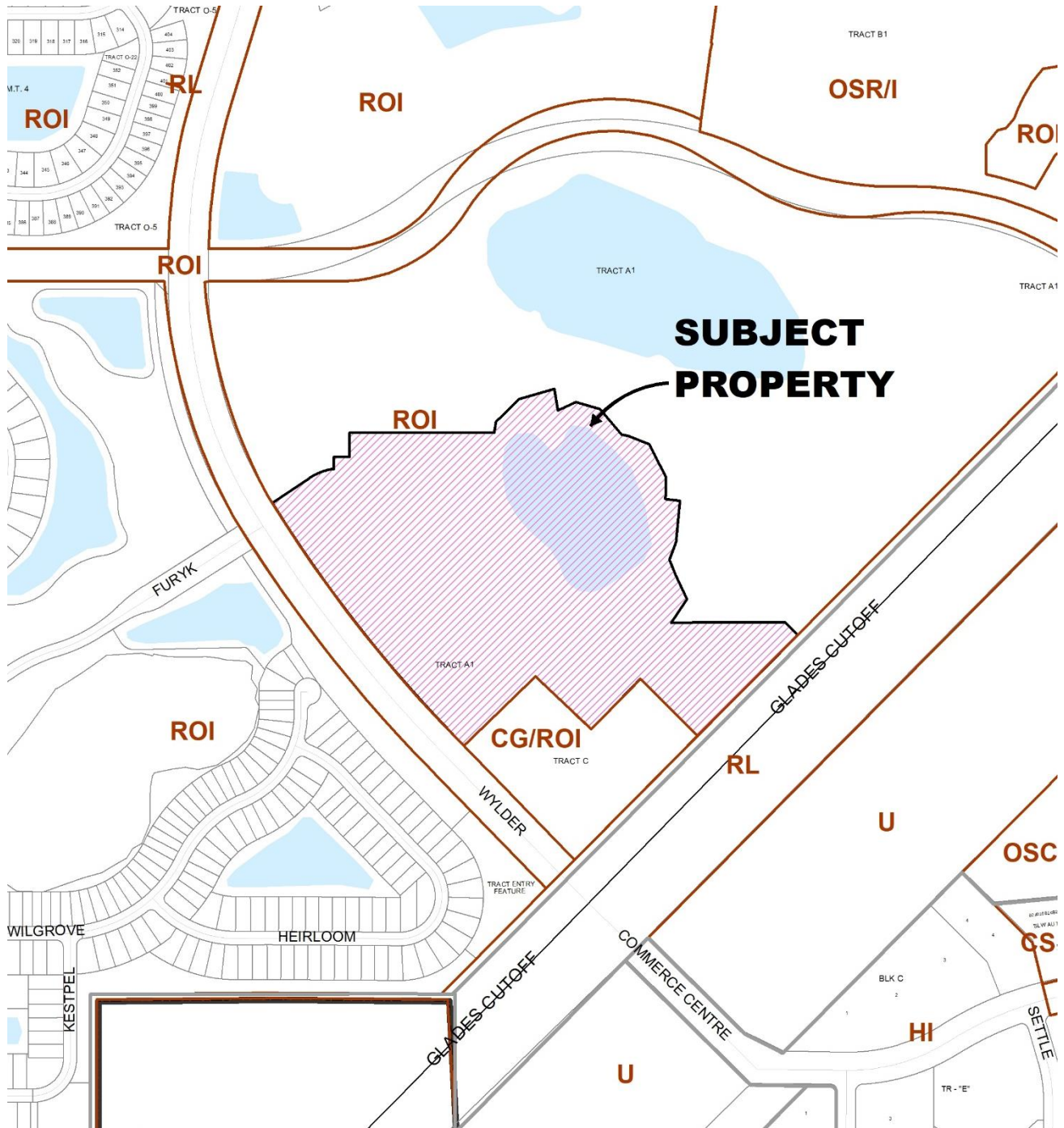
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	PUD	Vacant
South	ROI	PUD	Vacant
East	ROI	PUD	Vacant
West	ROI	PUD	Vacant

PUD- Planned Unit Development, ROI- Residential, Office, Institutional



Zoning Map



Future Land Use

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property is located within the LTC Ranch Residential PUD. The proposed use of residential is a permitted use in this development. The PUD allows multifamily uses with a minimum density of 8 dwelling units per acre and a maximum density of 11 dwelling units per acre. The proposed density of this site is 9.41 dwelling units per acre.
DUMPSTER ENCLOSURE	The site plan provides six 14' X 24' dumpster enclosures for general recyclable and refuse for the residential uses and club house
ARCHITECTURAL DESIGN STANDARDS	The building elevations Have been reviewed for compliance with the Citywide Design Guidelines.
PARKING REQUIREMENTS	The proposed use requires a total of 616 parking spaces while 617 spaces are proposed with 30 of these spaces provided as handicap spaces.
BUILDING HEIGHT	Maximum building height for the PUD Zoning District is 65 feet. Nine of the 11 proposed buildings are proposed to be 3-story with a height of approximately 42 feet and two are proposed to be 4-story with a height of approximately 53 feet.
SETBACKS	Building setback lines depicted on site plan are consistent with the PUD requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	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.
TRANSPORTATION	The proposed project is anticipated to generate 1,871 Average Daily, 141 AM Peak Hour and 172 PM Peak Hour driveway trips. The Wylder Development is conducting improvements on Wylder Parkway and at the intersections of Glades Cut-off Road and Midway Road. In

	addition to the Wylder Development improvements, a dedicated southbound left turn lane and a right turn lane at the POD 8 driveway will be required with this development
PARKS AND OPEN SPACE	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Per the LTC Ranch DRI, the applicant has deeded a 113- acre park site to the City.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Per Policy PSFE 2.4.2(8) of the City's Comprehensive Plan, Public School Facilities Element, DRI's that received development orders prior to July 1, 2005 are exempt from school concurrency.

NATURAL

RESOURCES 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: Per the DRI development order there are onsite wetlands (W-40), wetland buffers and native upland habitat preservation areas.

Wildlife Protection: Since this site has yet to be cleared, a gopher tortoise survey will be required prior to the issuance of the site work permit to prevent the impact on any protected wildlife.

OTHER

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

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

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 9.41 dwelling units per acre.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the Major Site Plan on November 25, 2026.