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# City of Port St. Lucie

## PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association



### MEMORANDUM

TO: Anne Cox, Planning & Zoning

THRU: Colt Schwerdt, P.E. - Assistant Public Works Director and City Engineer

FROM: Diana Spriggs, P.E. - Regulatory Division Director, Public Works

DATE: July 13, 2023

SUBJECT: P22-279 LTC Ranch DRI Text Amendment  
Traffic Generation & Circulation Approval

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This application prepared by Lee Dobbins dated July 5, 2023 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 Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The developer has provided a shift in the development of their land to start on the southern portion rather than the originally intended portion on the north side. This has required the connection to Glades Cut-Off Road and Arterial A (Wylder Parkway) first instead of the original DRI condition to construct the Midway Road and Wylder Parkway connection first.

The previous amendment in November 2022 that was approved included pushing back the Midway Road connection and improvements to 950 dwelling units. This was approximately 60% build out of the submitted and under review parcels within this DRI at that time. Providing the connection to Midway Road at Wylder Parkway will provide a secondary arterial access to their sites. The previous DRI amendment had this requirement similar in timing to what has been required with other developments recently approved. With the additional parcels that have been submitted for review since this approval, the requirement is now at 40% of the submitted and under review parcels within the DRI.

Currently the widening improvements along Glades Cut-Off Road to 4 lanes from I-95 to Wylder Parkway are triggered prior to a total of 10,000 average daily trips, 660 AM Peak hour trips or 1,030 PM Peak hour trips. Currently the approved first 2 plats for LTC Ranch West include a total of 4,974 average daily trips, 423 AM Peak hour trips, and 512 PM Peak hour trips. It was promised and the developer agreed during the City Council meeting with the last DRI Amendment approval that Greenpointe (LTC Ranch West Developer) would come back and work with the City with their next amendment to update the Glades and Midway Road widening conditions in their DRI.

After multiple correspondence and meetings with Greenpointe and Saint Lucie County, and then a joint meeting with all 3 parties, all three parties have agreed upon the proposed DRI Amendment for Section 17. TRANSPORTATION g.5 Midway and Glades Cut-off Road Traffic Improvements with the below changes:

- No more than 90 days after the issuance of the building permit for the 1,100<sup>th</sup> dwelling unit, construction of the Midway Road Traffic Improvements must commence. These improvements include the widening of Midway Road from Arterial A to I-95 and the signalization of the intersection of West Midway Road and Arterial A including the addition of the second westbound left turn lane.
- Design of the widening of Glades Cut-Off between I-95 to Arterial A must start prior to the issuing of the building permit for the 1,100<sup>th</sup> dwelling unit. Construction of this roadway widening must commence prior to either twelve months after completion of the Midway Road widening and intersection improvements or six months after the issuance of the building permit for the 1,400<sup>th</sup>

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dwelling unit, whichever comes first. This will occur no sooner than the completion of the Midway Road widening and signalization.