



LTC Ranch POD 8C

Major Site Plan
Project No. P23-119

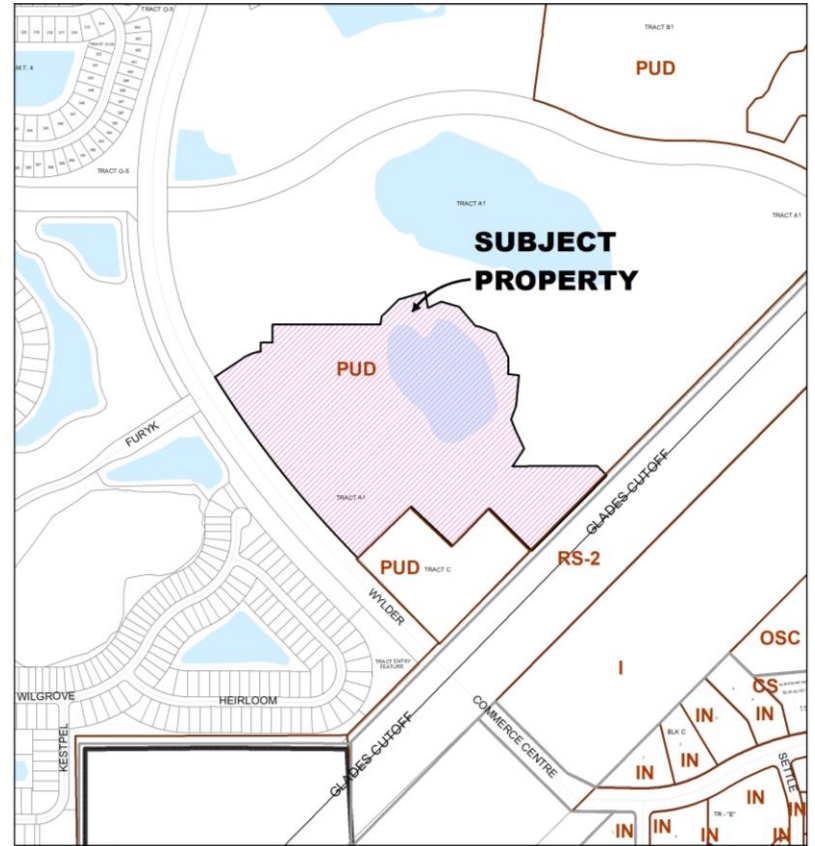
City Council
Cody Sisk, Planner III
June 8, 2026

Request Summary

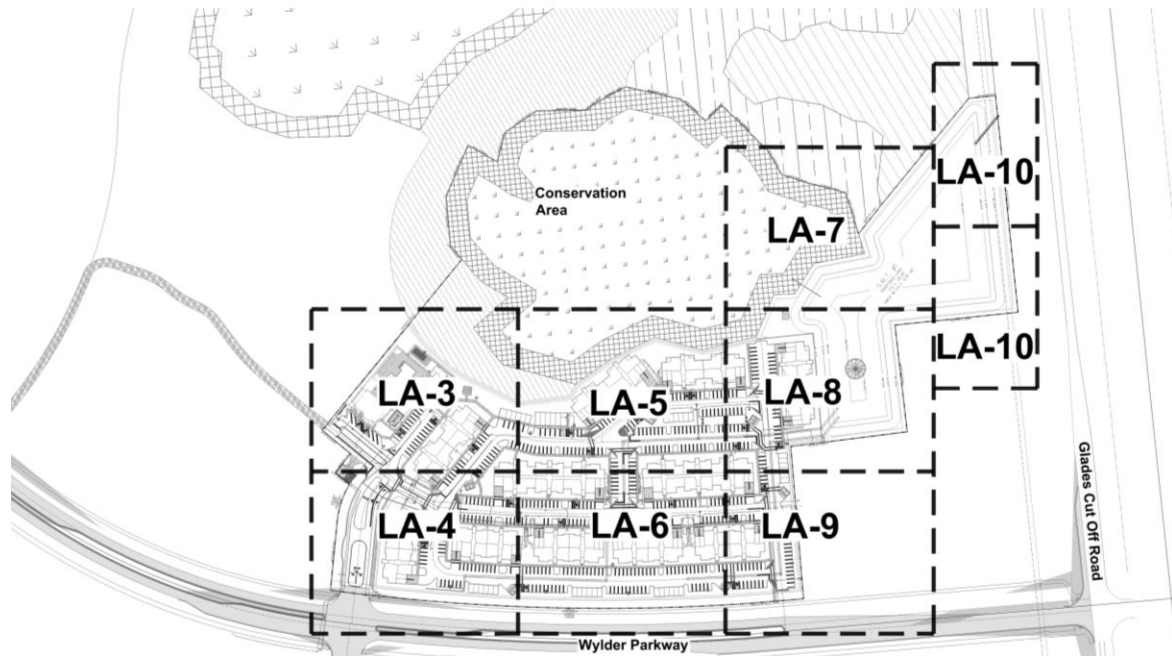
Applicant's Request:	An application for a major site plan for LTC Ranch POD 8C
Agent:	Alex Daugherty, Kimley-Horn and Associates, Inc.
Applicant:	The Tide at Wylder LLC
Property Owner:	The Tide at Wylder LLC
Location:	South of Midway Road, between I-95 and Wylder Parkway.

Surrounding Areas

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



Landscape Plan



Required Trees:	Native	Species	Flowering	Drought Tolerant		Palm
				Flowering	Tolerant	
Pavement (3,687 SQ)	122	50%+81				
Parking Lot Terminal Landscape (20,477)	76	75%+87				
Building Perimeter (7,048 LF/35)	236	50%+118				
Total:	433	236	5	20%+87	50%+217	20%+108 (86%) <small>(Total Foundation Areas)</small>

Provided Trees:	Native	Species	Flowering	Drought Tolerant		Palm
				Flowering	Tolerant	
Total:	545	319	18	155	319	65 <small>(215 Foundation Areas)</small>

Required Shrubs:	Native	Species	Flowering	Drought Tolerant	
				Flowering	Tolerant
Pavement (3,687 SQ)	1,820	25%+487			30%+915
Building Foundation Perimeter (7,048 LF/35)	3,523	25%+ 881			80%+ 1,781
Total:	5,343	25%+1,338			80%+2,676

Provided Shrubs:	Native	Species	Flowering	Drought Tolerant	
				Flowering	Tolerant
Total:	6,687	5,060			5,060

GENERAL LANDSCAPE NOTES

- All landscaping at intersections and corners complies with section 150.204 of the port at lane code of ordinances to provide a clear sight zone between 2' - 6' above the first road cross elevation, all hedges and shrubs within the 30' sight triangle will be maintained at a height no higher than 7' above the cross elevation of the road. In addition, the foliage line may be within 20' sight triangle will be maintained at a height of no less than 8' above the road crown.
- At least 50% of all required trees shall be of a native species.
- All planting beds to be covered with dark landscape fabric & receive 4" of mulch.
- All plant material to be Florida No. 1 or better.
- All landscape & soil areas to be irrigated by an automated system.

NOTE:

Alternate Species may be used to satisfy Street Tree requirements depending on planting space & species availability. Alternates are as follows:

- Quercus virginiana - Live Oak
- Scaevola taccada - Mulberry
- Southern Magnolia - Magnolia grandiflora
- *Baobab x Eukalypto - Hong Kong Orchid Tree
- *Eucalypto decedens - Japanese Blueberry
- *Ilex x alternata "Fragrans" English Holly
- *Lagotis indica - Cape Myrtle

*if medium or small canopy trees are used as alternates, planting intervals will follow guidelines in the Street Tree Planting section 156.121.

PBUSD NOTES FOR LANDSCAPE PLANS

- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 156 of the City of Port St. Lucie Code of Ordinances, PBUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PBUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PBUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PBUSD underground infrastructure.
- No landscaping other than soil greases shall be located within 5' of a PBUSD appearance such as a water meter assembly, backflow device, fire hydrant or sewer riserhead, etc.

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Zoning Review

CRITERIA	FINDINGS
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 for multifamily uses with 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

CRITERIA	FINDINGS
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.

Recommendations

The Site Plan Review Committee recommended approval of the site plan at their meeting of November 25, 2025.