

P23-086

LTC Ranch-LTC Ranch West Lots 328 & 329

TYPE	STATUS	BUILDING TYPE
SUB	CUSTOMER RESPONDED	

ASSIGNED TO

Melissa Perry; Public Works Engineering; Bianca Lee; Matthew Reaver; John Rossi

ADDRESS

SECTION	BLOCK	LOT
	LTCRanch	POD 1, 328 & 329 Replat

LEGAL DESCRIPTION

See attached Plat

SITE LOCATION

North of Glades Cutoff Rd and West of I-95, Port St. Lucie, FL

PARCEL #

3302-704-0004-000-5

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
RL		PUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
0.44		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
2	1

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

This is the replat of the single family residential development, LTC Ranch - Pod 1 platted under P22-170. The lot line between lots 328 and 329 was shifted 1' to the west.

Primary Contact Email

mack.davis@kimley-horn.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Kinan	Husainy

Business Name

Kimley-Horn and Associates

ADDRESS

445 24th St

CITY	STATE	ZIP
Vero Beach	FL	32960

EMAIL	PHONE
kinan.husainy@kimley-horn.com	7717944100

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP
EMAIL	PHONE	
PROJECT ARCHITECT/ENGINEER		
FIRST NAME	LAST NAME	
Kinan	Husainy	
Business Name		
Kimely-Horn and Associates, Inc.		
ADDRESS		
445 24th Street, Suite 200		
CITY	STATE	ZIP
Vero Beach	FL	32960
EMAIL	PHONE	
kinan.husainy@kimley-horn.com	7727944100	
PROPERTY OWNER		
Business Name		
Meritage Homes of Florida INC.		
ADDRESS		
1400 Centrepark Boulevard, Ste 1000 (10th Floor)		
CITY	STATE	ZIP
West Palm Beach	FL	33401
EMAIL	PHONE	
Jeff.Alexander@meritagehomes.com	561-983-0675	
FINAL PERMIT INSPECTION REQUIRED BY:		



May 2nd, 2023

Anne Cox
City of Port St Lucie
Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: LTC Ranch Pod 1– (Project 22-170) – Application for Re-Plat

Dear Ms. Cox,

On behalf of Meritage Homes of Florida, INC., we are pleased to submit this application for the Replat of Pod 1 of LTC Ranch.

The purpose of this replat is as follows:

1. **The lot line between lots 328 and 329 was shifted 1' to the west.**

PLEASE NOTE:

Construction plans (including landscape and irrigation) have not changed since the plat P22-170 has been recorded. Please let me know if they need to be uploaded to this folder.

The bond for the final plat has been placed and no additional bonding is required.

No changes have been made to the Environmental Report, Habitat Management Plan, Addressing, Street Name Reservations, Conceptual Site Plan, Engineers Cost Estimate, Lighting Plan, and Fire Flow Report.

Enclosed with this letter please find the following related materials:

1. Sufficiency Checklist
2. Signature Authority
3. Owner's Authorization
4. Proof of Ownership – Property Card
5. Proof of Ownership – Proof of Paid Taxes
6. Final Plat
7. Boundary Survey

Should you have any questions or need any addition information, please do not hesitate to contact me at 772-794-4100.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Kinan Husainy, PE