

LEGAL DESCRIPTION
TRACT 2, LTC RANCH WEST POD
7, AS RECORDED IN PLAT BOOK
124, PAGE 19 ST. LUCIE COUNTY,
FLORIDA.

EXISTING USE: LTC RANCH
WEST RESIDENTIAL CDD
ZONING: PUD
LANDUSE: ROI

UNIT DATA			
UNIT BREAKDOWN	# OF UNITS	PROVIDED SF	MIN. SF PER PUD
ONE-BEDROOM	114	730 SF	700 SF
TWO-BEDROOM	156	1,176 SF	800 SF
THREE-BEDROOM	42	1,242 SF	900 SF
TOTAL	312 UNITS		

BUILDING SETBACKS		
BUFFER	SETBACK	PROVIDED
FRONT	10 FT	26 FT
SIDE	10 FT	10 FT
REAR	10 FT	10 FT

PROJECT TEAM

DEVELOPER
JEFF KITTEL
KITTEL PROPERTY GROUP, INC.
310 E. 96TH STREET, SUITE 400
INDIANAPOLIS, IN 46240
(317) 727-0064

PLANNER/L.A.
STEVE GARRETT, R.L.A.
LUCIDO AND ASSOCIATES, INC.
701 SE OCEAN BLVD.
STUART, FL 34994
(772) 220-2100

CIVIL ENGINEER
ALEXANDER M. DAUGHERTY, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

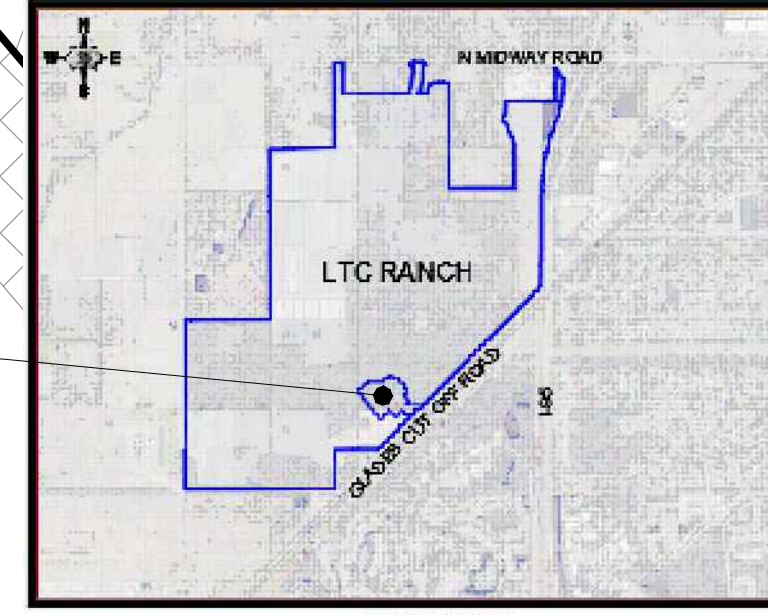
SURVEYOR
BLAINE BERGSTRESSER
KMA ENGINEERING AND SURVEYING, LLC
2345 14TH AVENUE, SUITE 3
VERO BEACH, FL 32960
(772) 569-5505

ENVIRONMENTAL
DEAN CLARK
PROGEA, INC.
1201 ELM STREET, SUITE 4232
DALLAS, TX 75270
(214) 214-4330

DESCRIPTION	ENVIRONMENTAL SITE ASSESSMENT		RECOGNITION PLAN (Y/N)	
	FOUND (Y/N)	AGENCY CONTACT INFO	PLAN (Y/N)	RECOGNITION PLAN (Y/N)
WETLANDS	YES	N/A	NO	NO
RARE/HABITAT SPECIES	NO	FWC (850) 488-4675	NO	NO
ENDANGERED SPECIES OF SPECIAL CONCERN	NO	N/A	NO	NO
INVASIVE/NOxious VEGETATION	YES	N/A	NO	NO

DEVELOPMENT DATA

TAX PARCEL ID NO.	3315-600-0002-000-2		
PROJECT USE	MULTI-FAMILY		
PROJECT FUTURE LAND USE	ROI		
PROJECT ZONING	PUD		
ALLOWABLE DENSITY	11 UNITS PER 1 ACRE		
UNITS PROPOSED	312 UNITS		
PROPOSED DENSITY	9.41 UNITS PER 1 ACRE		
MAX BUILDING HEIGHT	65'		
PROPOSED BUILDING HEIGHT	53.16'		
TOTAL SITE AREA	1,443,461 SF	33.14 AC	100.00%
AREA OF PROPOSED BUILDINGS (MAX 50%)	151,393 SF	3.47 AC	10.49%
AREA OF PROPOSED PAVEMENT	289,072 SF	6.64 AC	20.03%
AREA OF PROPOSED POND	155,237 SF	3.56 AC	10.75%
AREA OF WETLAND	333,938 SF	7.67 AC	23.14%
TOTAL PROPOSED IMPERVIOUS AREA (MAX 80%)	929,641 SF	21.34 AC	64.41%
TOTAL PROPOSED OPEN SPACE (MIN 35%)	513,820 SF	11.80 AC	35.59%
OPEN SPACE REQUIRED (MIN 5% USABLE OPEN SPACE)	505,358 SF	11.60 AC	35%



PARKING DATA

PARKING REQUIRED:	UNITS	SPACES
ONE-BEDROOM (1.75/UNIT)	114	199
TWO-BEDROOM (1.75/UNIT)	156	273
THREE-BEDROOM (1.75/UNIT)	42	74
TOTAL UNITS	312	546
GUEST PARKING (1/ 5 UNITS)	-	63
CLUB HOUSE PARKING (1/ 1,000 SF)	-	7
TOTAL REQUIRED	-	616
PARKING PROVIDED:	UNITS	SPACES
STANDARD PARKING PROVIDED	-	495
ACCESSIBLE PARKING PROVIDED	-	30
GARAGE PARKING PROVIDED	-	91
TOTAL PARKING PROVIDED	-	616
PROPOSED PARKING RATIO	617 SPACES / 312 UNITS	1.98 SPACES / UNIT

GENERAL NOTES:

- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
- NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
- SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THE APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS).
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41-09 (G).
- FENCE POSTS SHOULD AVOID UTILITY SERVICE LINES AT ALL TIMES.
- UTILITY SERVICES CAN BE CONNECTED ONLY AFTER THE MAINS ARE INSTALLED AND TURNED OVER TO THE CITY.

DRAINAGE STATEMENT

THE PROPOSED DEVELOPMENT IS WITHIN THE BOUNDS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL CONCEPTUAL RESOURCE PERMIT #16-04012-P AND SHALL ADHERE TO THE CONDITIONS OF AFFOREMENTED PERMIT. THE SITE PROVIDES ONE ON-SITE WET DETENTION POND TO PROVIDE TREATMENT AND ATTENUATION AND WILL DISCHARGE INTO THE C-107 CANAL TO THE EAST.

ENVIRONMENTAL STATEMENT

THE PROPOSED DEVELOPMENT SITE WAS ASSESSED FOR POTENTIAL ENVIRONMENTAL CONCERNS IN SEPTEMBER 2022 BY PROGEA UPON CONDUCTING THE ASSESSMENT. IT WAS FOUND THAT NO WETLANDS OR OTHER PROTECTED AREAS EXIST ON THE PROPERTY. AS SUCH, THERE ARE NO WETLAND PERMITTING REQUIREMENTS FOR THE SUBJECT PROPERTY. NO RESIDENT OR NESTING PROTECTED SPECIES WERE IDENTIFIED ON THE SITE. THE WETLAND PERMITTING FOR THE LTC RANCH (WEST) RESIDENTIAL PUD HAS BEEN COMPLETED AND ALL REQUIRED MITIGATION PROVIDED IN ACCORDANCE WITH FEDERAL AND STATE PERMIT REQUIREMENTS. AS SUCH, THERE ARE NO WETLAND PERMITTING REQUIREMENTS FOR THE SUBJECT PROPERTY.

SHIELDING OF LIGHTING STATEMENT

WHERE ARTIFICIAL OUTDOOR LIGHTING IS PROVIDED, IT SHALL BE DESIGNED AND ARRANGED SO THAT NO SOURCE OF THE LIGHTING WILL BE A VISIBLE OBSTACLE TO ADJACENT PROPERTY USED OR ZONED FOR A RESIDENTIAL PURPOSE. IN ADDITION, THE LIGHTING SHALL BE DESIGNED AND ARRANGED SO AS TO SHIELD PUBLIC STREETS AND HIGHWAYS AND ALL ADJACENT PROPERTIES FROM DIRECT GAZE OR HAZARDOUS INTERFERENCE OF ANY KIND.

HAZARDOUS WASTE STATEMENT

THE PROPOSED DEVELOPMENT SITE SHALL NOT PRODUCE HAZARDOUS WASTE AS IDENTIFIED AND DEFINED BY CITY CODE CHAPTER 50.

TRAFFIC STATEMENT

THE LTC RANCH (WEST) RESIDENTIAL PUD BUILDOUT TRIPS ARE PROJECTED AT 20,202 DAILY TRIPS BASED ON:

LTC RANCH POD 1	466 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 2	537 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 3	310 MULTI-FAMILY (LOW-RISE) (ITE LAND USE 220)
LTC RANCH POD 4	294 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 5	216 MULTI-FAMILY (LOW-RISE) (ITE LAND USE 220)
LTC RANCH POD 6	86 MULTI-FAMILY (MID-RISE) (ITE LAND USE 221)
LTC RANCH POD 7	646 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 8	70 SINGLE FAMILY (ITE LAND USE 215)
LTC RANCH POD 9	84 MULTI-FAMILY (LOW-RISE) (ITE LAND USE 220)

EXISTING USE: SLC AG
ZONING: PUD
LANDUSE: CG/CH/ROI

LEGEND

- HEAVY DUTY CONCRETE
- REGULAR DUTY CONCRETE
- REGULAR DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- ACCESSIBLE PARKING SPACES
- PARKING COUNT
- CURB
- CURB AND GUTTER
- LIGHT POLE DETAIL SEC. 158.221

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.
VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SUBTRACT 1.50' FROM NAVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION.

PSLUSD PROJECT #
11-642-12

CITY OF PORT ST. LUCIE PROJECT #
P23-119

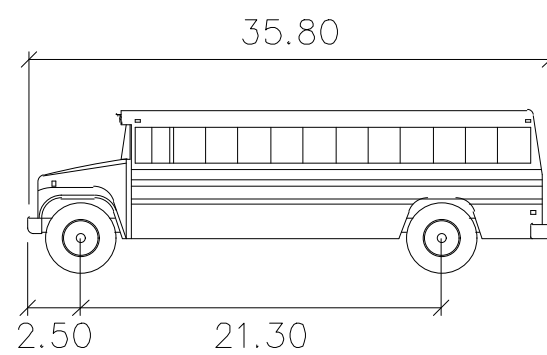
SHEET NUMBER
C-100

THE TIDES at WYLDER
LTC RANCH POD 8C
PREPARED FOR
KITTLE PROPERTY GROUP, INC.
PORT ST. LUCIE, FLORIDA

LICENSED PROFESSIONAL
ALEXANDER M. DAUGHERTY, P.E.
FLORIDA LICENSE NUMBER
91957

Kimley-Horn
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WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

NO.	REVISIONS	DATE	BY
03-11-26	AND		
02-02-28	AND		
11-21-25	AND		
10-17-25	AND		
10-05-23	AND		
08-04-23	AND		



S-BUS 36
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 37.6

