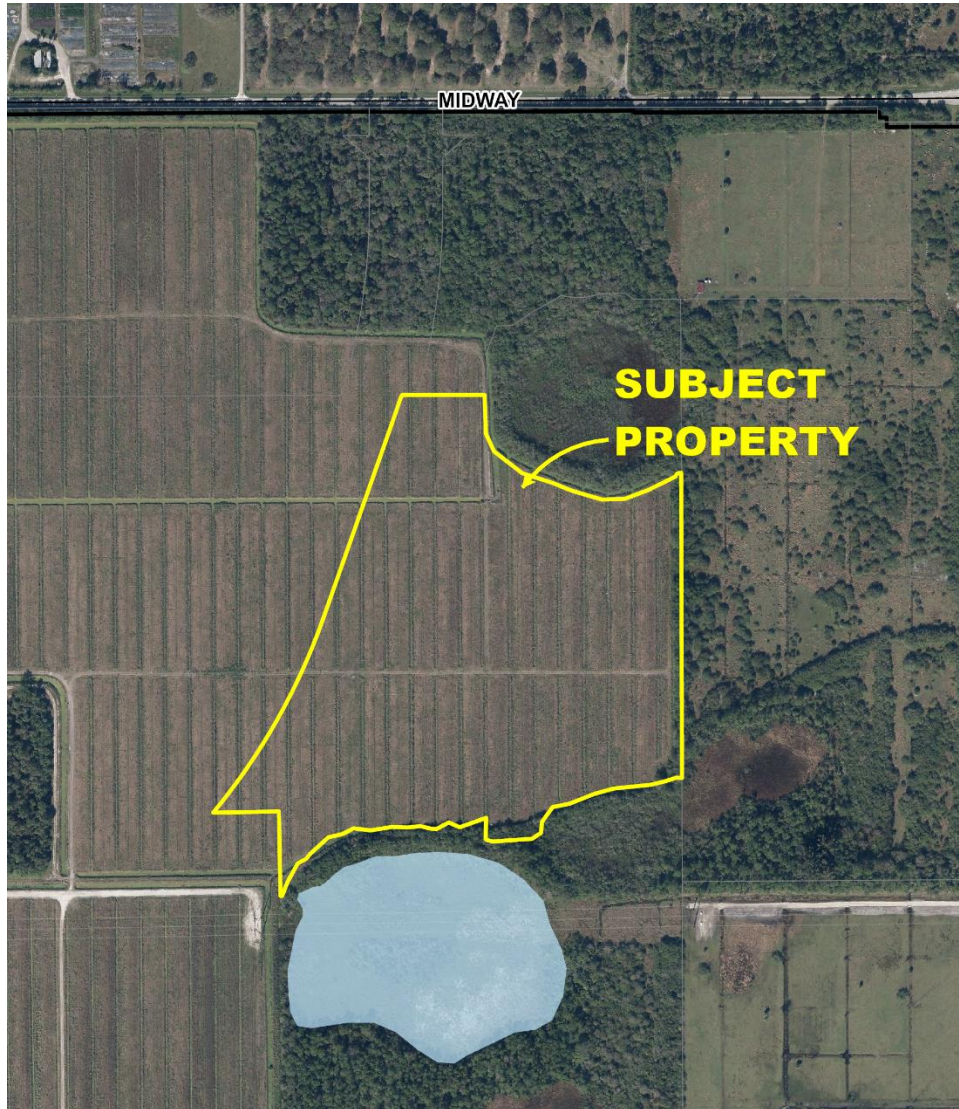


LTC Ranch West Pod 5  
Preliminary Subdivision Plat with Construction Plans  
P22-290



Project Location Map

**SUMMARY**

Applicant's Request:	The applicant is requesting approval of a preliminary plat with construction plans for 310 townhome lots within the LTC Ranch West PUD.
Applicant:	Kinan Husainy, P.E.
Property Owner:	Midway Glades Developers, LLC
Location:	South of Midway Road, between I-95 and the proposed extension of Wylder Parkway.
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

**Project Description**

The applicant is requesting approval of a preliminary plat with construction plans for 310 townhome lots, open space, water management, amenity center and private road right-of-way tracts.

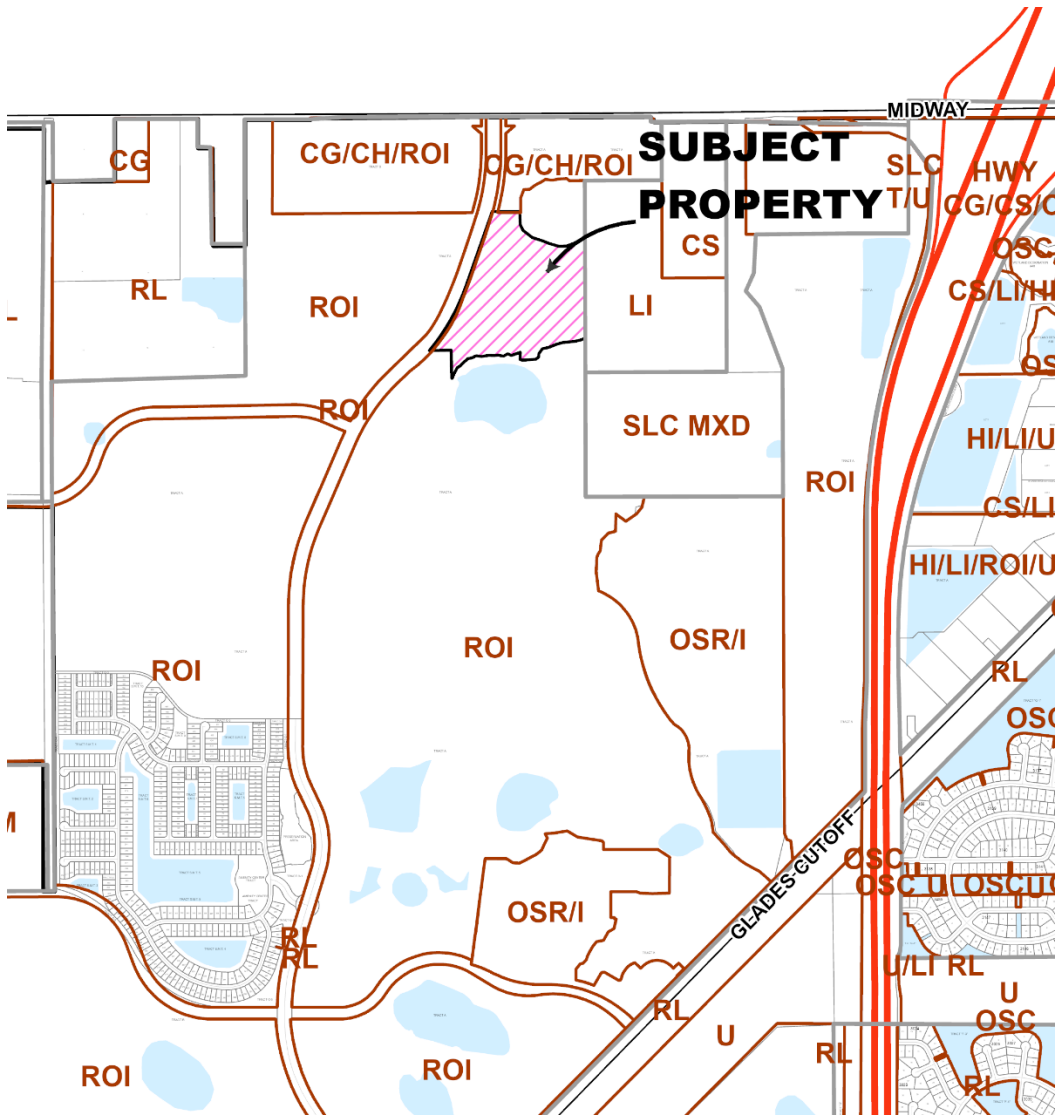
The LTC Ranch DRI permits up to 4,000 dwelling units within the LTC Ranch West Residential PUD. The proposed development is consistent with the DRI, comprehensive plan and PUD as it shall provide for a density of approximately 8.58 dwelling units per acre and does not exceed the maximum permissible dwelling units or gross density.

**Location and Site Information**

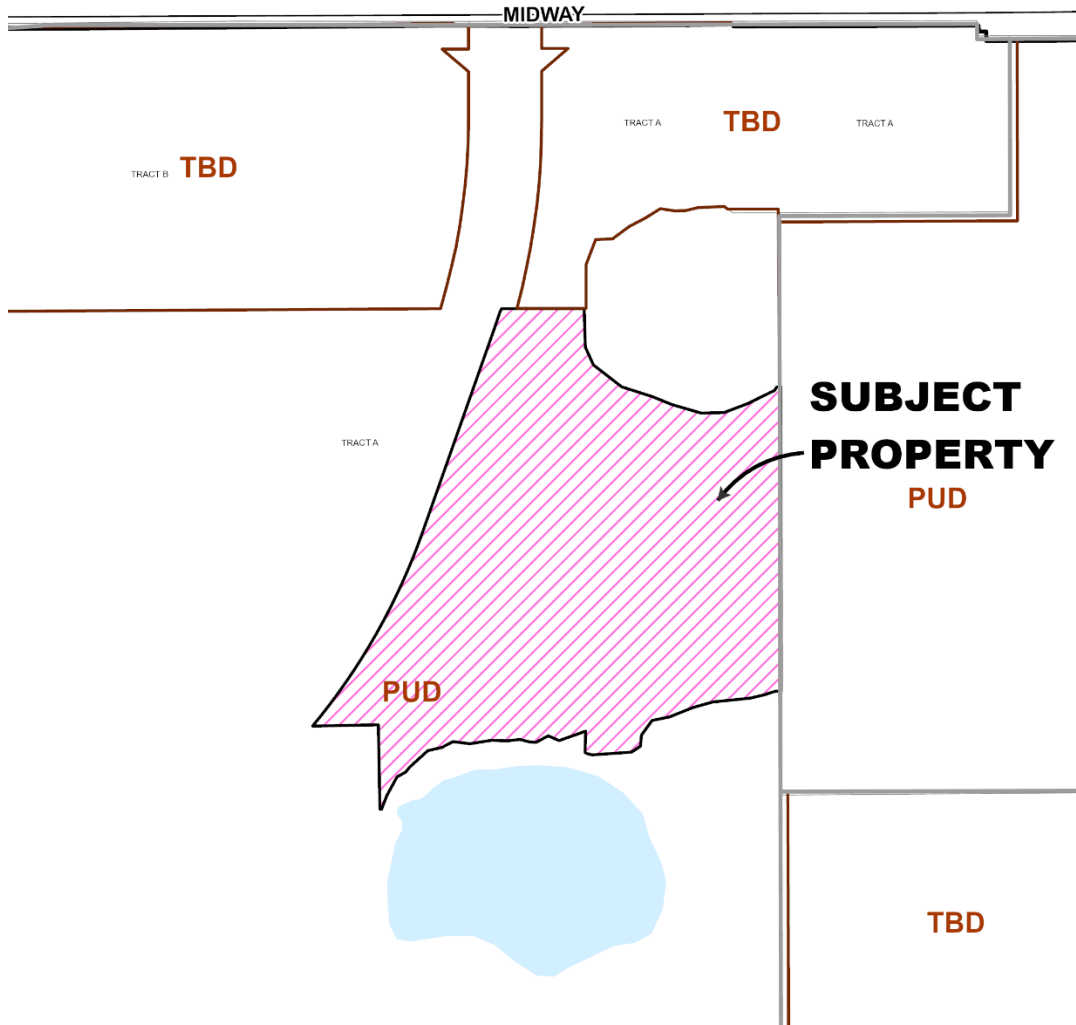
Parcel ID	3303-500-0013-000-8
Property Size:	Approximately 36.11 acres.
Legal Description:	This plat will be a replat of LTC Ranch- Wylder Parkway Phase 2, Tract 3.
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	LTC Ranch (West) Residential PUD (Planned Unit Development)
Existing Use:	Vacant land

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG/CH/ROI and ROI	SLC Ag-2.5	Wetland and vacant commercial land
South	ROI	PUD	Vacant residential
East	LI	PUD	Vacant land
West	ROI	PUD	Vacant land



Future Land Use



Zoning

**IMPACTS AND FINDINGS**

**CONCURRENCY REVIEW (CHAPTER 160)**

The project has been reviewed for compliance with Chapter 160, City Code and the LTC Ranch Development of Regional Impact Development Order regarding provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	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.
<b><i>Traffic Circulation</i></b>	<p>The application and traffic report submitted by the applicant have 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.</p> <p>This Pod 5 plat will result in 165 PM Peak Hour trips. The developer is under design for the traffic signal and intersection improvements to be constructed at Wylder Parkway and Glades Cut Off Road. Concurrent with the development of Pod 5, the developer will be extending Wylder Parkway from its’ existing terminus north to connect to Midway Road.</p> <p>The Public Works memo is attached.</p>
<b><i>Parks and Recreation Facilities</i></b>	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 developer is required to deed a 113-acre park site to the City. The park property has been platted and needs to be deeded to the City.
<b><i>Stormwater Management Facilities</i></b>	The project includes paving and drainage plans which meet the required level of service.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	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 RESOURCE PROTECTION**

The project has been reviewed for compliance with the requirements the LTC Ranch DRI Development Oder for protection of habitat, vegetation, and wildlife.

**Native Habitat Protection:** The site was previously utilized for agriculture. The Site Plan Review Committee approved a clearing and mass grading plan and clearing has commenced. There are no wetlands or native upland habitat on the site.

**Wildlife Protection:** No listed species were found onsite.

## **OTHER**

**Fire District:** The proposed construction plans and ingress/egress have been reviewed by the Fire District for safety purposes. An emergency access easement will be provided at the north end of the project to Wylder Parkway.

**Art in Public Places:** The developer has elected to submit a proposal for an Alternative Equivalent Artwork for in order to satisfy the public art requirement. The proposal is due to be submitted in January of 2024.

### **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 8.58 dwelling units per acre.

### **Related Project:**

- P23-132, LTC Ranch Wylder Parkway Phase 2- Preliminary Plat. Approved by City Council on January 8, 2024.

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the preliminary plat with construction plans on September 13, 2023.