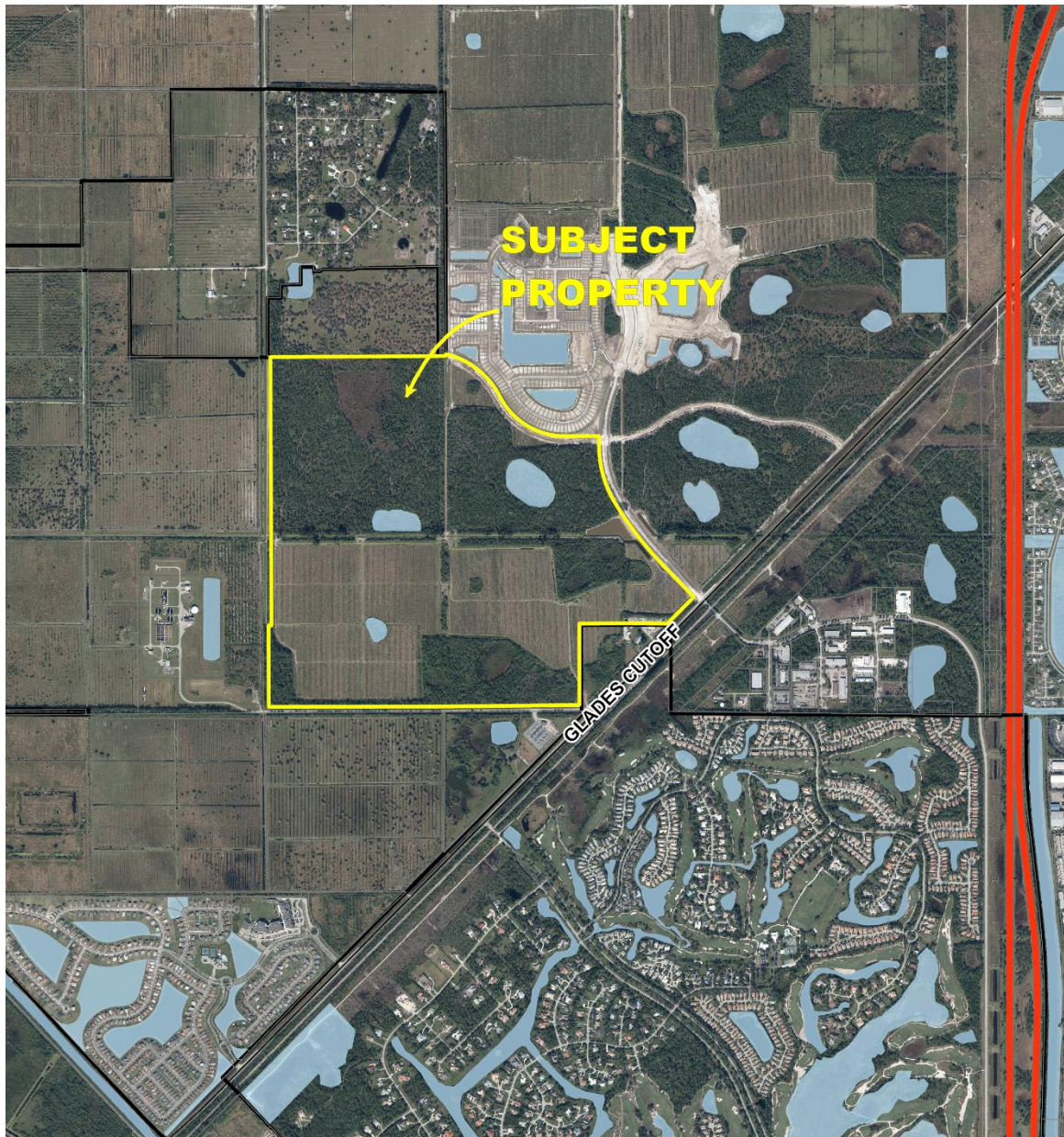
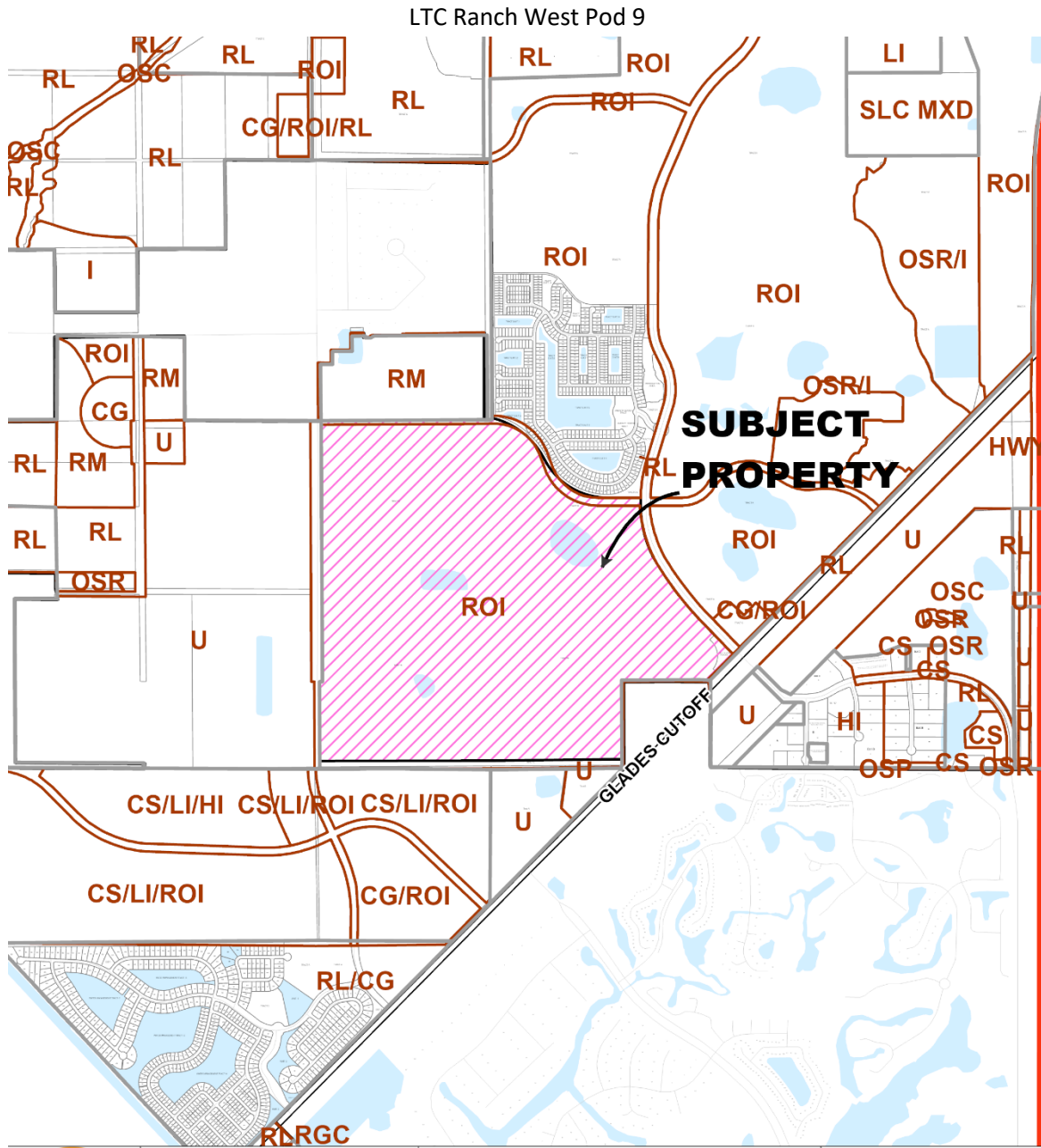


**LTC Ranch West POD 9 Phases 2 and 3**  
**Final Subdivision Plat with Construction Plans**  
**P24-155**



Project Location Map



Future Land Use

## SUMMARY

Applicant's Request:	The applicant is requesting approval of a final plat and construction plans for LTC Ranch West POD 9 Phases 2 and 3, which is approximately 550.625 acres, has 337 total proposed units within Phase 2 and 3 and is governed by the LTC Ranch DRI.
Applicant:	Alex Daugherty, Kimley-Horn



Property Owner:	Midway Glades Developers, LLC
Location:	South of Midway Road, between I-95 and Wylder Parkway.
Project Planner:	Cody Sisk, Planner III

### **Project Description**

The applicant is requesting approval of a final plat with construction plans for Pod 9 phase 2 and phase 3 for three hundred thirty-seven (337) residential lots; open space, water management, and open space tracts and public and private roads. The plat also includes preservation tracts with wetlands and native upland habitat.

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 LTC Ranch Development of Regional Impact (DRI), comprehensive plan and PUD as it shall provide for a density of approximately 3.1 dwelling units per acre and does not exceed the maximum permissible dwelling units or gross density.

Condition 17.a of the LTC Ranch DRI development order requires that any road right-of-way described in the St. Lucie County Thoroughfare Plan or on the City of Port St. Lucie Needs Assessment Map to be dedicated to or acquired by the appropriate public agency. St. Lucie County has indicated that the 80' right-of-way for McCarty Road along the western side of the LTC Ranch property is insufficient due to the proximity of an existing canal. Staff is proposing a condition of approval in order to address this concern.

### **Location and Site Information**

Parcel ID	3302-705-0038-000-5; 3316-501-0005-000-2; 3316-501-0004-000-5; 3316-501-0006-000-9; 3316-501-0018-000-6
Property Size:	Approximately 550.625 acres
Legal Description:	A Replat of Tract "B2", LTC Ranch West Pod 9 Phase 1, As Recorded in Plat Book 123, Pages 31 Through 39 of the Public Records of St. Lucie County, Florida. Lying. In Sections 9 And 16, Township 36 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant and land under construction

### **Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	ROI	PUD	Vacant/ Residential
South	SLC AG 2.5	SLC AG 2.5	Vacant
East	ROI	PUD	Vacant
West	U	U	Utility

ROI: Residential/Office/Institutional, PUD: Planned Unit Development, SLC AG 2.5: Saint Lucie County AG, U; Utility

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## 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>This application and Traffic Report prepared by MacKenzie Engineering &amp; Planning, Inc. dated December 11, 2023 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the approved Development of Regional Impact, adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.</p> <p>This proposed 862 dwelling unit development of various types is included in the overall LTC Ranch West development. This application is for a portion of the previously approved Preliminary Plat for the entire POD 9 development approved as part of Consent on City Council meeting of March 25, 2024. The overall development approved as part of the Development of Regional Impact Amendment through Resolution 23-R97 anticipates generating 3,615 PM Peak hour trips for the west side of I-95. This developer is conducting the design for the traffic signal and intersection improvements at Wylder Parkway and Glades Cut Off Road. They have committed to have this traffic signal complete by the end of 2025. Also, the developer is currently extending Wylder Parkway from the current terminus north to connect to Midway Road. There will be improvements to the intersection of Wylder Parkway and Midway Road as part of the road extension to accommodate the lane geometry that is needed.</p>
<b><i>Parks and Recreation Facilities</i></b>	The LTC Ranch DRI requires the dedication of the park site to the City.

<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans which meet the required level of service are required in conjunction with site plan applications.
<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>	N/A

### **NATURAL RESOURCE PROTECTION**

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

**Native Habitat Protection:** Per the DRI development order there are onsite wetlands, wetland buffers and native upland habitat included in five (5) preservation tracts. The acreage of these tracts totals 110.5 acres. Wetland W-11, a 3.91-acre isolated wetland will be impacted and mitigated consistent with the state's jurisdictional permitting criteria.

### **OTHER**

**Fire District:** Ingress/egress will be reviewed by the Fire District for safety purposes in conjunction with the site plan applications.

**Public Art:** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The development has elected to submit a proposal for alternative equivalent artwork to satisfy the public art requirement for LTC Ranch. A proposal has been submitted and is under review.

### **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 three dwelling units per acre.

### **Related Project:**

- P22-301, LTC Ranch Pod 9 – Preliminary plat and construction plans was approved by City Council on March 25, 2024.

### **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the final subdivision plat on October 23, 2024. Staff recommends approval with the following condition

1. Any Right of Way needed by St. Lucie County according to the LTC Ranch DRI Condition 17a must be provided via separate instrument or otherwise released of obligation by St Lucie County in writing from them prior to any final platting of lots within Tract 14 of this proposed final plat.