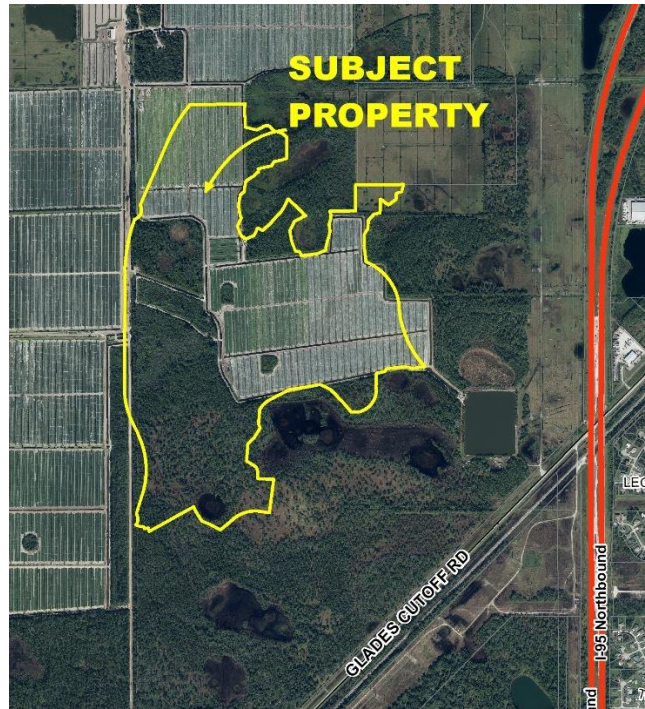




LTC Ranch West Pod 6A
Preliminary Subdivision Plat with Construction Plans
P21-220



Project Location Map

SUMMARY

Applicant's Request:	The Applicant is requesting approval of a preliminary plat with construction plans for 294 single-family residential lots upon approximately 158 acres ad located within the LTC Ranch West PUD.
Applicant:	Kinan Husainy, P.E.
Property Owner:	Midway Glades Developers, LLC
Location:	Generally located west of I-95 and south of Midway Road, within LTC Ranch West Residential MPUD.
Project Planner:	Laura H. Dodd, AICP

Project Description

The Applicant is requesting approval of a preliminary plat with construction plans for 294 single-family residential lots upon +/- 158 acres. The gated development is proposed to be constructed within two phases and accessed by the central arterial, 'Wylder Parkway.'

The first phase proposes 154 lots upon +/- 111 acres. Phase 1 includes the preservation of five (5) wetland tracts totaling approximately 28 acres, three (3) stormwater management tracts totaling approximately 16 acres, private road right of way, open space, and associated infrastructure.

The second phase proposes 140 lots upon +/- 47-acres. Phase 2 includes the mitigation of approximately 0.6 acres of wetland (W-19), two (2) stormwater management tracts totaling approximately 10 acres, 6.2-acre amenity center tract, private road right of way, open space, and associated infrastructure.

Overall, the proposed plat shall provide for approximately 12 acres of open space tracts, 25 acres of wetlands, 13 acres of wetland buffers, and 10 acres of upland preservation area.

The LTC Ranch DRI permits up to 4,000 dwelling units upon the western PUD and a gross density up to 11 du/ac. The proposed development is consistent with the DRI and comprehensive plan as it shall provide for a net density of approximately 2 du/acre and does not exceed the maximum permissible dwelling units or gross density.

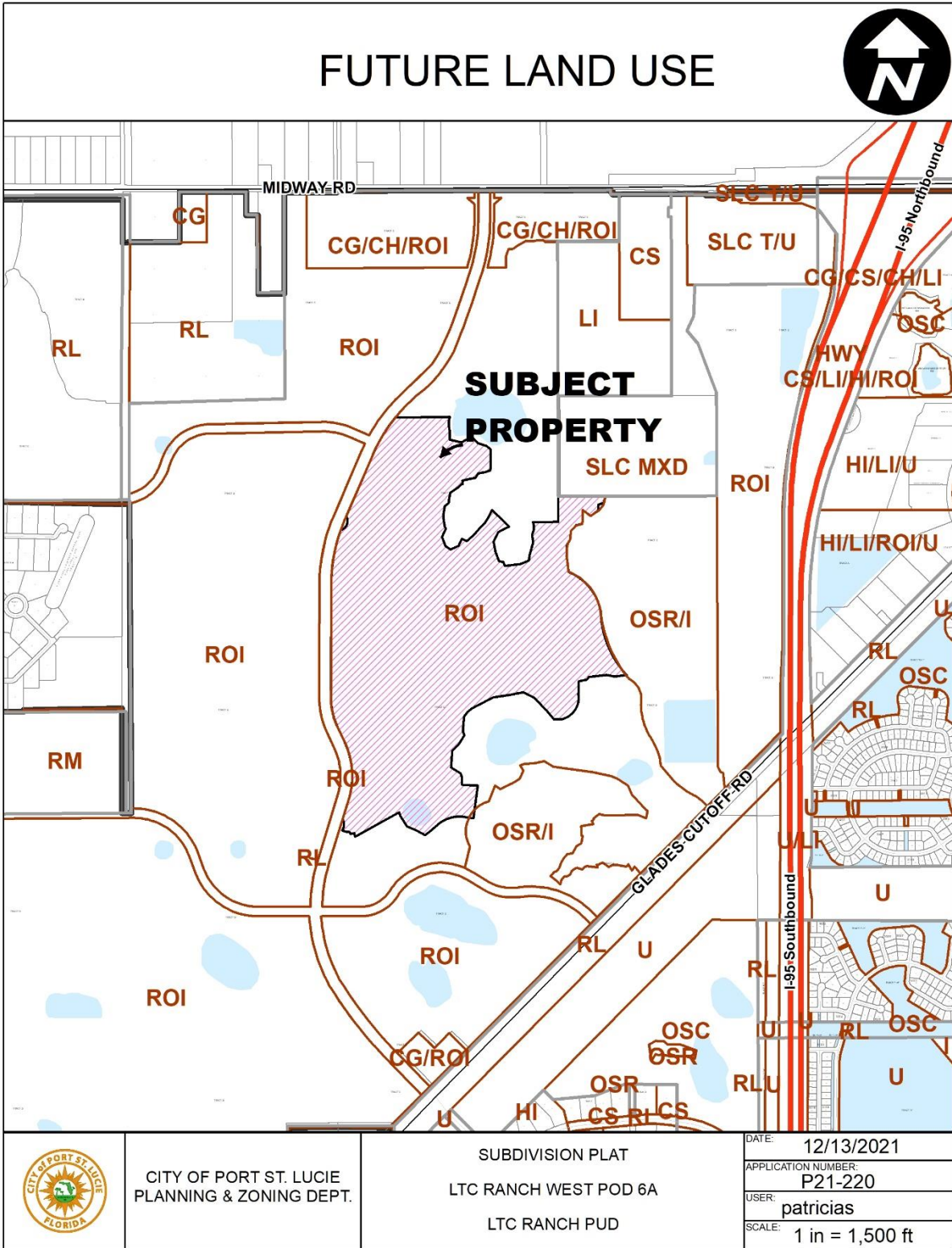
Location and Site Information

Parcel ID	3302-704-0004-000-5
Property Size:	Approximately 158 acres.
Legal Description:	See attached preliminary plat.
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	LTC Ranch WEST MPUD (Master Planned Unit Development)
Existing Use:	Vacant/Agricultural land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	LTC Ranch West MPUD	Vacant
South	OSR/I	LTC Ranch West MPUD	Vacant; Future school site
East	OSR/I	LTC Ranch West MPUD	Vacant; Future park site
West	ROI	LTC Ranch West MPUD	Vacant

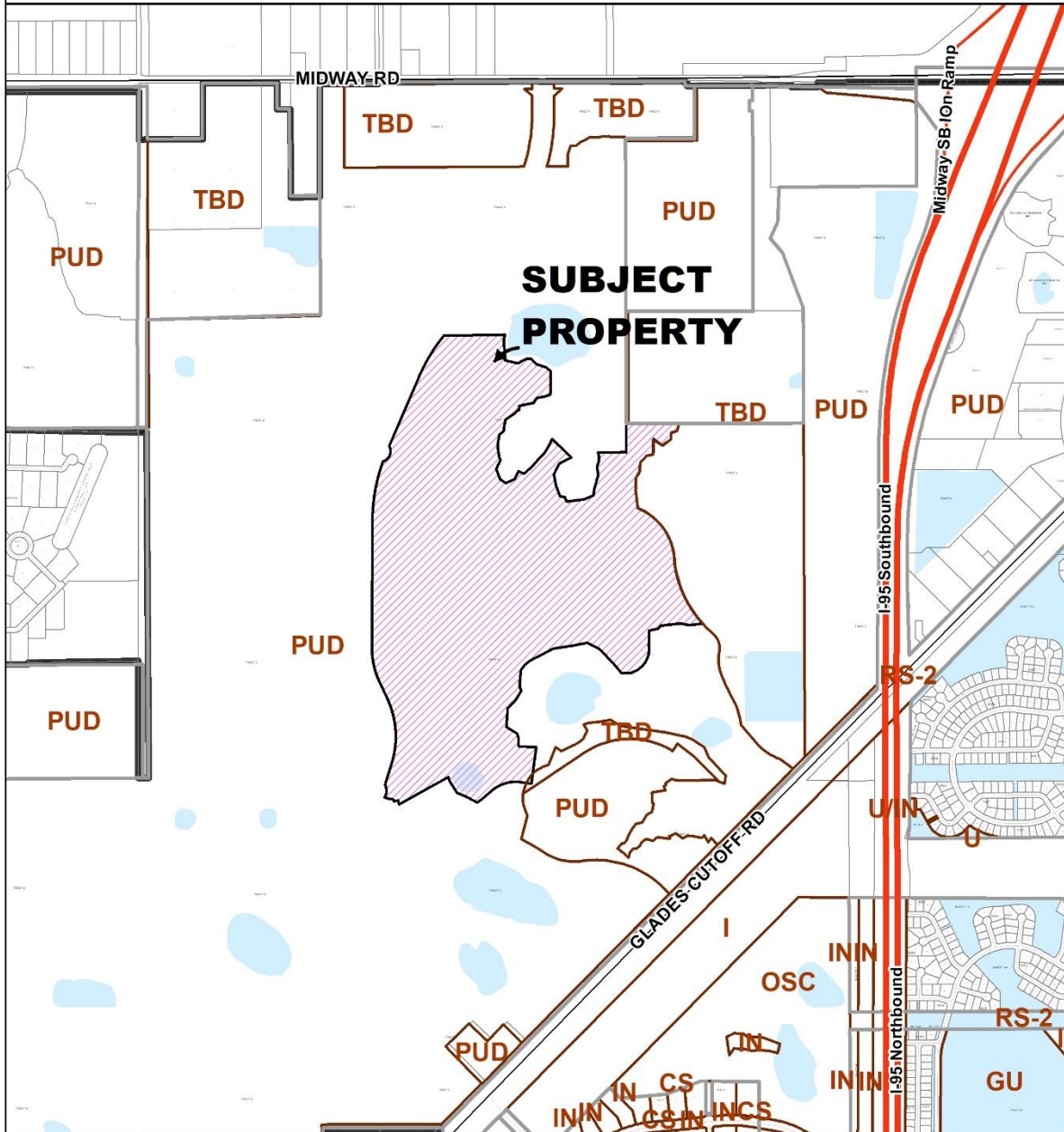
OSR/I: Open Space Recreational/Institutional MPUD: Master Planned Unit Development ROI: Residential/Office/Institutional



Future Land Use

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EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT	DATE: 12/13/2021
		LTC RANCH WEST POD 6A	APPLICATION NUMBER: P21-220
		LTC RANCH PUD	USER: patricias
			SCALE: 1 in = 1,500 ft

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:

<p><i>Sanitary Sewer and Potable Water Facilities</i></p>	<p>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.</p> <p>Utilities Department staff has reviewed the adequate service to the development and recommended approval of the project.</p>
<p><i>Traffic Circulation</i></p>	<p>The LTC Ranch Residential PUD property is located on the west side of I-95, with Midway Road along the northern property boundary and Glades Cut Off Road along the southern boundary. Primary access to the community will be from the northern and southern boundaries. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the PUD.</p> <p>The traffic analysis provided indicates that a westbound right-turn lane and eastbound left-turn lane at Glades Cut Off Road and Arterial "A" (Wylde Parkway) will be constructed. Also, the northbound approach along Glades Cut Off will be restriped to be a northbound left turn lane and northbound through/right-turn lane.</p> <p>A traffic signal at Glades Cut Off Road and Arterial "A" will be warranted prior to the 582nd Certificate of Occupancy being issued.</p> <p>Please find the Public Works memo attached under separate heading.</p>
<p><i>Parks and Recreation Facilities</i></p>	<p>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 LTC Ranch West PUD shall provide for a 113-acre city park prior to the issuance of the certificate of occupancy for the first residence.</p>

Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
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 Analysis	Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, Public School Facilities Element, approval of the final plat is subject to the availability of adequate school capacity based on the adopted level of service standards. The LTC Ranch DRI stipulates that the Developer shall provide for conveyance of a school dedication site. The School Board of St. Lucie County and the Developer have agreed upon the +/- 53-acre site as depicted in the DRI Map-H Master Development Concept Plan.

NATURAL RESOURCE PROTECTION

The project has been reviewed for compliance with the requirements the LTC Ranch DRI Development Order for habitat, vegetation, and wildlife. Per the DRI development order the onsite wetlands W-20, 21, 38, 46, and 46B shall be preserved by deed restriction and conservation easements in perpetuity. Wetland W-19, a 0.6-acre isolated wetland in Phase II, shall be permitted to mitigated consistent with jurisdictional permitting criteria.

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for LTC Ranch West stipulate no less than 215.48-acres of applicable habitat be preserved as depicted in Map-H of the master development concept plan. The proposed development adheres to the requirement of upland preservation within the development order.

OTHER

Fire District: The proposed road construction plans have been reviewed by the Fire District for safety purposes.

Art in Public Places: The public art assessment must be paid in full prior to the issuance of a certificate of occupancy except for subdivision plats which are required to submit the public art assessment in full at the time of recording of the final plat.

Consistency with the LTC Ranch DRI and the Comprehensive Plan:

LTC Ranch DRI Development Order. The proposed project is within the developable area of Map-H Master Development Conceptual Plan and conforms with the overall goals and intention without necessity for amendment or deviation from the allotted entitlements.

Policy 1.1.4.2: Residential, Office, Institutional (ROI) areas are a mixed-use category to serve development along major corridors as transitional land uses to more intensive commercial areas. The proposed development adheres to the requirements of the ROI classification including use, density, height, and impervious area.

Related Projects:

- P20-250, LTC Ranch West Phase 1 – Preliminary plat and construction plan proposal including the offsite improvement for Arterial 'A' (Wylder Parkway.) Approved by City Council on June 28, 2021.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended conditional approval of this preliminary subdivision plat with construction plans on October 13, 2021.