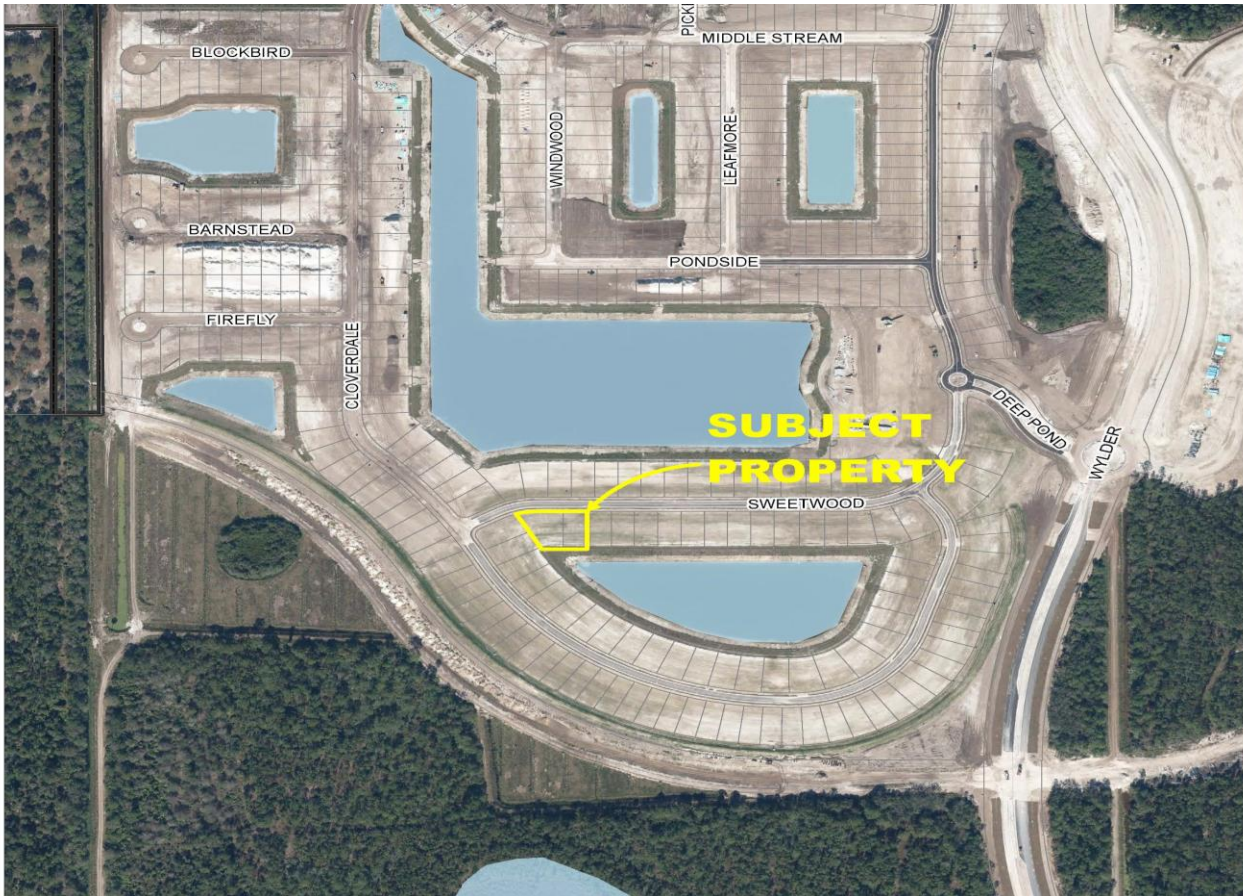




**LTC Ranch West Lots 328 & 329
 Preliminary & Final Subdivision Plat
 P23-086**



Project Location Map

SUMMARY

Applicant's Request:	Approval of a preliminary & final subdivision plat for a single-family residential development, LTC Ranch Pod 1. The lot line between lots 328 and 329 was shifted 1 foot to the west.
Applicant	Kimley-Horn and Associates, Inc.
Property Owner:	Meritage Homes of Florida, Inc.
Agent:	Kinan Husainy, Kimley-Horn and Associates, Inc.
Location:	The subject property is located north of Glades Cutoff Rd. and west of I-95.
Project Planner:	Bianca Lee, Planner II

Project Description:

Kimley-Horn and Associates, Inc., has applied for a preliminary and final plat for a project known as LTC Ranch West Lots 328 & 329. The subject property is located north of Glades Cutoff Rd. and west of I-95. This is the replat of the single-family residential development, LTC Ranch - Pod 1. The lot line between lots 328 and 329 was shifted 1 foot to the west. No paving, grading, and drainage plans are part of the replat.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat at the May 24, 2023, Site Plan Review Committee meeting.

Location and Site Information

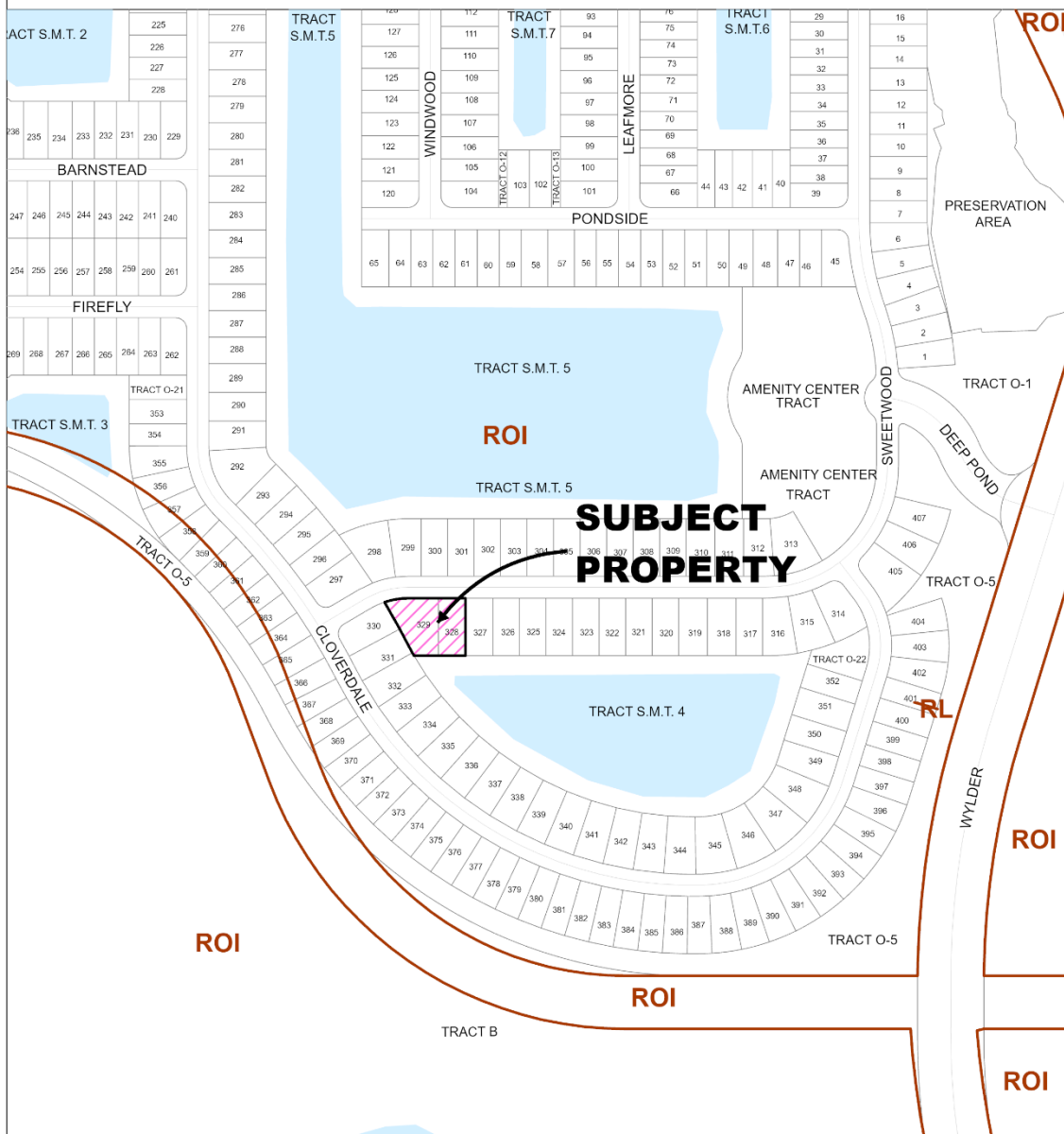
Parcel Number:	3302-705-0366-000-3 & 3302-705-0367-000-0
Property Size:	0.44 acres
Legal Description:	LTC RANCH WEST PHASE 1 (PB 111-1) LOT 328 & Lot 329.
Future Land Use:	ROI
Existing Zoning:	PUD
Existing Use:	Vacant land

Surrounding Uses

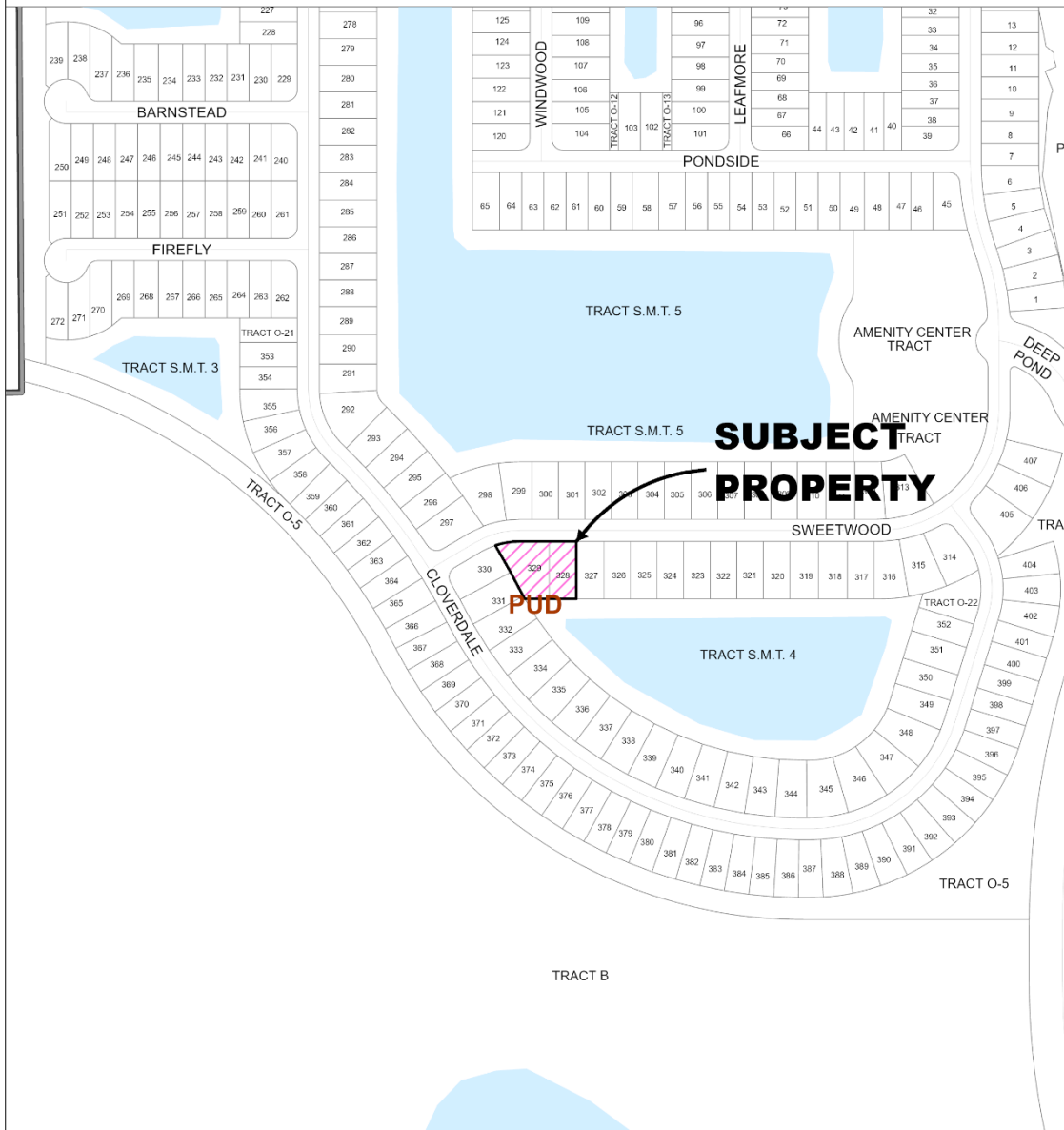
Direction	Future Land Use	Zoning	Existing Use
North	ROI	PUD	Residential community
South	ROI	PUD	Residential community
East	ROI	PUD	Residential community
West	ROI	PUD	Residential community

ROI – Residential, Office & Institutional PUD – Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department is the provider of water and sewer services in this area. Utility lines are already in place within this subdivision.
<i>Traffic Circulation</i>	Not applicable to this subdivision plat application.
<i>Parks and Recreation Facilities</i>	Not applicable to this subdivision plat application.
<i>Stormwater Management Facilities</i>	No paving, grading, and drainage plans are part of the replat.
<i>Solid Waste</i>	Not applicable to this subdivision plat application.
<i>Public School Concurrency Analysis</i>	Not applicable to this subdivision plat application.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The property has been cleared and the infrastructure for the subdivision has been installed.

OTHER

Fire District: N/A

Public Art (Chapter 162): N/A

RELATED PROJECTS

P22-170- LTC Ranch-West Phase 1 – Final Plat

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary and final plat at the May 24, 2023, Site Plan Review Committee meeting.

The Planning and Zoning Department recommends approval of the preliminary and final subdivision plat.