



City of Port St. Lucie
PUBLIC WORKS DEPARTMENT
Accredited Agency - American Public Works Association



MEMORANDUM

TO: Anne Cox, Planning & Zoning

FROM: Diana Spriggs, P.E. – Regulatory Division Director, Public Works

DATE: October 20, 2022

SUBJECT: P22-296 LTC Ranch DRI Text Amendment
Traffic Generation & Circulation Approval

This application prepared by Lee Dobbins dated October 7, 2022 has 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.

The developer has provided a shift in the development of their land to start on the southern portion rather than the originally intended portion on the north side. This has required the connection to Glades Cut-Off Road and Arterial A (Wylder Parkway) first instead of the original DRI condition to construct the Midway Road and Wylder Parkway connection first.

The amendment includes pushing back the Midway Road connection and improvements to 950 dwelling units. This is approximately 60% build out of the currently submitted and under review parcels within this DRI. Providing the connection to Midway Road at Wylder Parkway will provide a secondary access to their sites at 60% of development which is similar to what has been required with other developments recently approved.

Widening improvements along Glades Cut-Off Road to 4 lanes from I-95 to Wylder Parkway are triggered prior to a total of 10,000 average daily trips, 660 AM Peak hour trips or 1,030 PM Peak hour trips. Currently the approved first 2 plats for LTC Ranch West include a total of 4,974 average daily trips, 423 AM Peak hour trips, and 512 PM Peak hour trips.