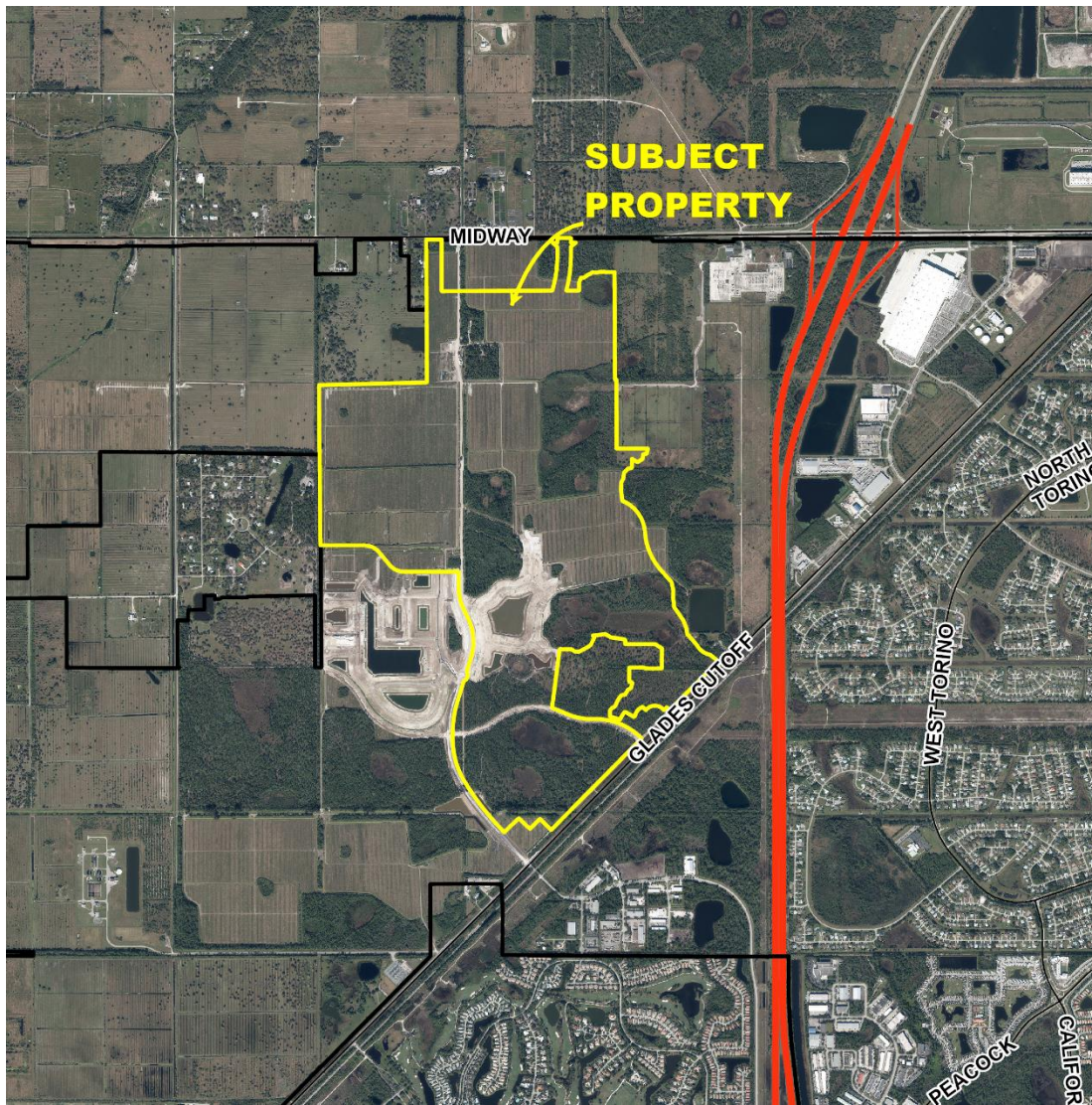




LTC Ranch West Pod 6A Phase 1
Final Subdivision Plat with Construction Plans
P23-026



Project Location Map

SUMMARY

Applicant’s Request:	The applicant is requesting approval of a final plat with construction plans for 154 residential 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 Wylder Parkway.
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

Project Description

The applicant is requesting approval of a final plat with construction plans for 154 residential lots upon 73.90 acres with private roads, water managements tracts and open space tracts and a 6.2-acre amenity center tract. The plat includes a 47.8- acre native habitat preservation tract and three tracts for future development totaling 795.8 acres. The development is proposed to be age restricted. The LTC Ranch DRI permits up to 4,000 dwelling units within the western PUD and a gross density up to 11 dwelling units per acre. The proposed development is consistent with the DRI and comprehensive plan as it shall provide for a net density of approximately 2 dwelling units per acre and does not exceed the maximum permissible dwelling units or gross density.

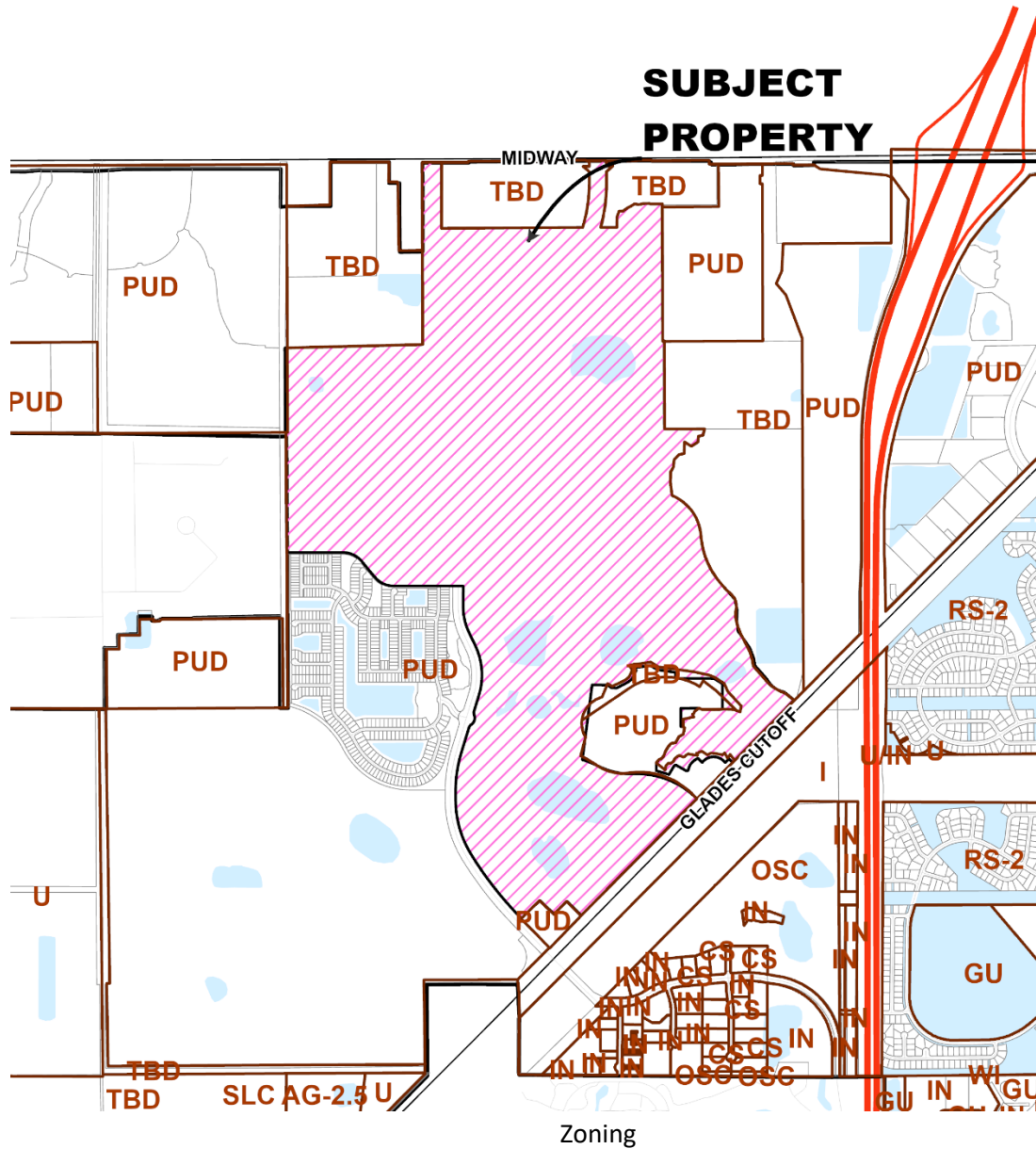
Location and Site Information

Parcel ID	3302-704-0004-000-5
Property Size:	Approximately 917.6 acres.
Legal Description:	A replat of Tract “A1”, LTC Ranch West Phase 2, as recorded in Plat Book 117, Page 10, Public Records of St. Lucie County Florida.
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	LTC Ranch (West) Residential PUD (Planned Unit Development)
Existing Use:	Vacant and land under construction

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



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:

<i>Sanitary Sewer and Potable Water Facilities</i>	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.
<i>Traffic Circulation</i>	<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 6A Phase 1 plat will result in 155 PM Peak Hour trips. Approval of this plat will bring the total number of final plat dwelling units within the LTC Ranch DRI to 620. A traffic signal at Glades Cut Off Road and Wylder Parkway is required prior to the 582nd building permit. The construction plan for the signal is nearing completion.</p> <p>A temporary emergency access easements extending from the end of the proposed Hammock Dale Way, around the Preservation Tract and back down to the existing terminus of Wylder Parkway is required to be recorded in the St. Lucie County Public Records. The easements will be released when phase 2 of Hammock Dale way and Wylder Parkway are completed.</p> <p>The Public Works memo is attached.</p>
<i>Parks and Recreation Facilities</i>	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. The park property has been platted and needs to be deeded to the City.
<i>Stormwater Management Facilities</i>	The project includes paving and drainage plans which meet the required level of service.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Per Policy PSFE 2.4.2 of the City’s Comprehensive Plan, Public School Facilities Element, this phase will be age restricted and is exempt from Public School concurrency requirements.

NATURAL RESOURCE PROTECTION

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

Native Habitat Protection: Per the DRI development order the onsite wetlands W-20, W-21, W-38, W-46A, and W-46B, totaling 25.35 acres, are included in the Preservation Tract and dedicated to the LTC West Residential Community Development District on the plat. Wetland W-19, a 0.6-acre isolated wetland has been mitigated consistent with jurisdictional permitting criteria.

In addition to the wetlands, 22.45 acres of wetland buffer and upland habitat preserve are also included in the Preservation Tract consistent with the DRI development order.

Wildlife Protection: The property has been cleared and developed per the preliminary plat approval. 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.

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 2 dwelling units per acre.

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.
- P21-220, LTC Ranch West Pod 6A – Preliminary plat with construction plans approved by City Council on January 24, 2022.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the final subdivision plat with construction plans on April 12, 2023.