



**City of Port St. Lucie  
Planning and Zoning Department  
A City for All Ages**

**TO:** PLANNING AND ZONING BOARD - MEETING OF JULY 2, 2019

**FROM:** ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING

**RE:** LTC RANCH PUD #2 REPLAT #1  
PRELIMINARY SUBDIVISION PLAT APPLICATION  
PROJECT NO. P18-176

**DATE:** JUNE 12, 2019

**PROPOSED PROJECT:** A replat of four parcels to create 18 lots and two water management tracts. The proposed lots range in size from 0.76 to 1.89 acres.

**APPLICANT:** Jayson Harrison, P.E. of Engineering, Design and Construction, Inc.

**OWNER:** LTC Ranch Joint Venture is the owner.

**LOCATION:** The property is located west of Glades Cutoff Road, east of LTC Parkway and south of Delcris Drive.

**LEGAL DESCRIPTION:** Parcels 26 – 29, LTC Ranch PUD #2.

**SIZE:** 31.78 acres

**EXISTING ZONING:** LTC Ranch Industrial Park PUD

**EXISTING USE:** Vacant land

**SURROUNDING USES:**

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>N</b>	CS/LI/ROI	PUD	Vacant land
<b>S</b>	HI/LI/ROI/U	PUD	Commercial
<b>E</b>	RL	RS-2	Vacant land
<b>W</b>	HI/LI/U	PUD	Warehouse

CS/LI/ROI – Service Commercial/Light Industrial/Residential, Office, Institutional

HI/LI/ROI/U – Heavy Industrial/ Light Industrial/Residential, Office, Institutional/Utility  
RL – Low Density Residential  
HI/LI/U – Heavy Industrial/Light Industrial/Utility  
PUD – Planned Unit Development  
RS-2 – Single Family Residential

**IMPACTS AND FINDINGS:**

The project is subject to the conditions of the LTC Ranch DRI development order regarding the provision of adequate public facilities and documented as follows:

**Sewer/Potable Water:** The City of Port St. Lucie Utility Systems Department will provide water and sewer service. The construction plans include the necessary water and sewer system extensions to serve the development. 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.

**Transportation Circulation:** The LTC Ranch DRI development order contains conditions requiring certain traffic improvements when thresholds are exceeded based on the cumulative calculation of the trip generation for all approved development. The cumulative trip generation will be evaluated with each site plan application.

**Parks and Recreation:** Not applicable

**Stormwater Management:** The project includes a drainage plan that is in compliance with the DRI development order.

**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:** Not applicable

**OTHER:**

**Environmental:** The property is utilized for cattle grazing and has been previously cleared. There are no wetlands or native upland habitat present on the site. The site was surveyed for gopher tortoises' burrows and none were found. Additional gopher tortoise surveys will be required with the development of each lot or water management tract.

**Public Art:** Public art will be addressed at the time of site plan approval for each individual lot.

**STAFF RECOMMENDATION:**

The Site Plan Review Committee reviewed the request at their meeting of January 9, 2019 and recommended approval.