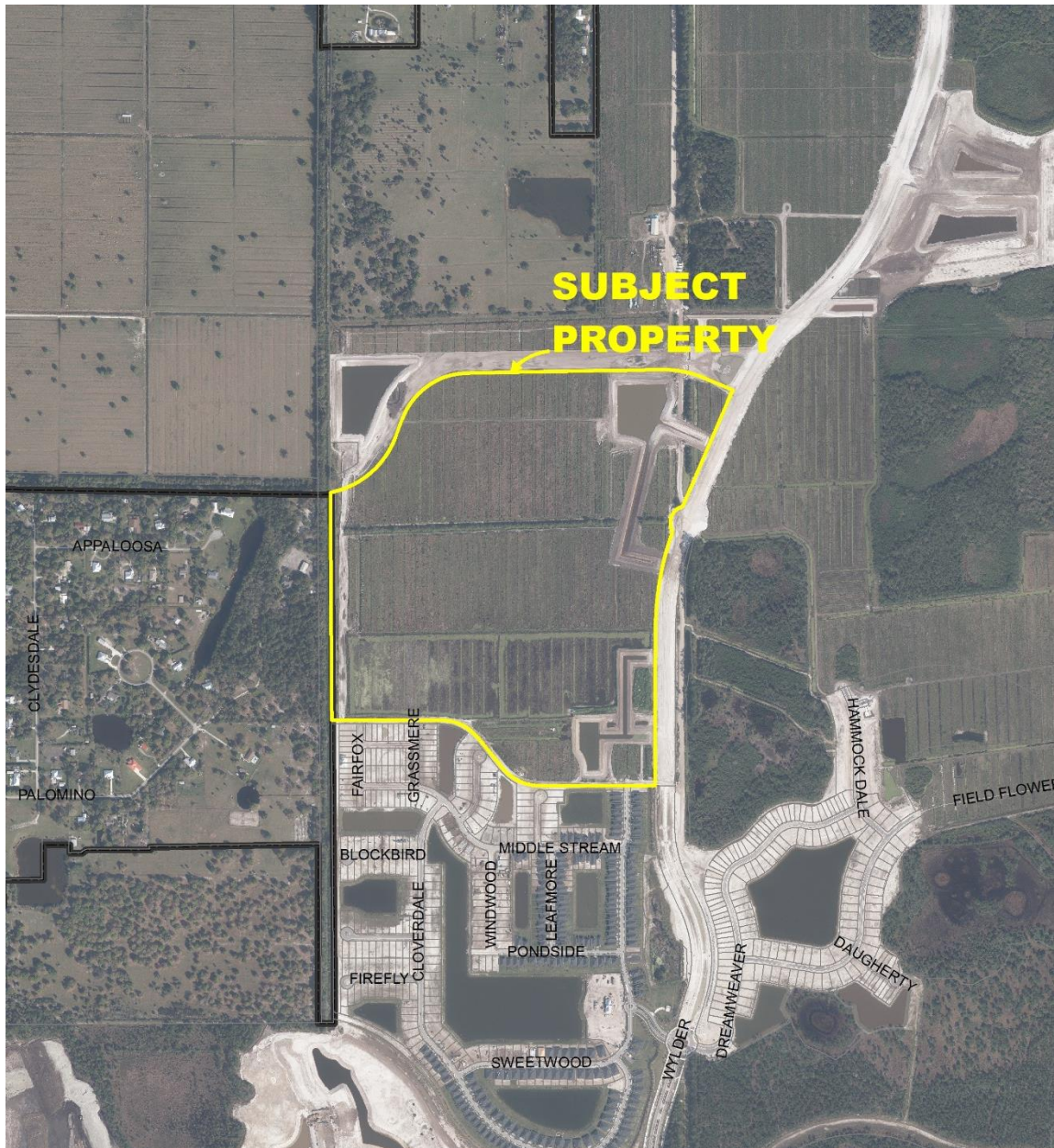
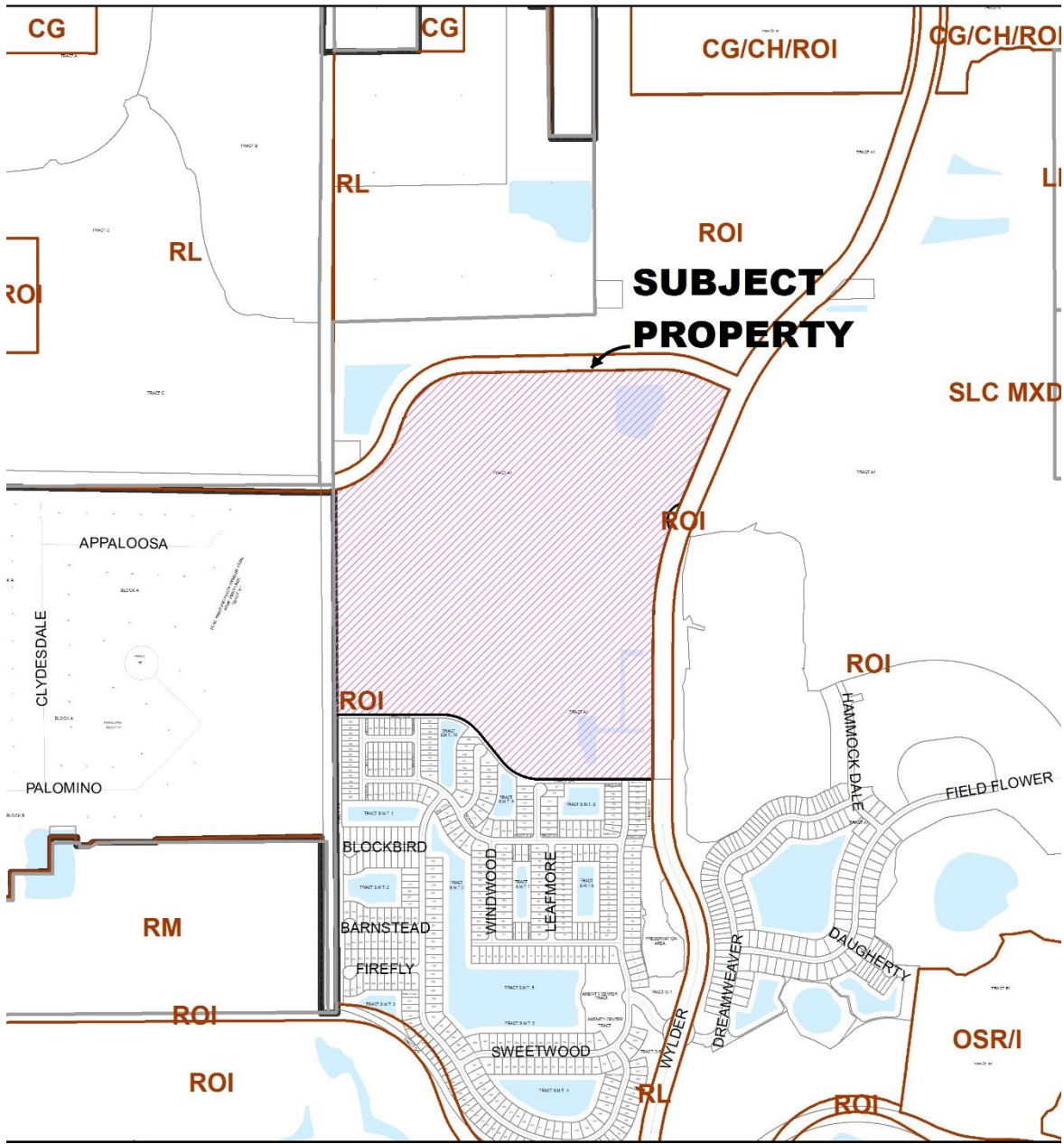


LTC Ranch West POD 2 Phases 1 and 2
Final Subdivision Plat with Construction Plans
P24-154



Project Location Map
LTC Ranch West Pod 7



Future Land Use

SUMMARY

Applicant's Request:	The applicant is requesting approval of a final plat and construction plans for LTC Ranch West POD 2 Phases 1 and 2, which is approximately 157.23 acres and contains 237 residential lot. It is governed by the LTC Ranch DRI.
Applicant:	Alex Daugherty, Kimley-Horn
Property Owner:	Midway Glades Developers, LLC

Location:	South of Midway Road, between I-95 and Wylder Parkway.
Project Planner:	Cody Sisk, Planner II

Project Description

The applicant is requesting approval of the final plat and construction plans for 237 residential lots; water management, amenity center and open space tracts; and private roads.

The LTC Ranch DRI permits up to 4,000 dwelling units within the LTC Ranch West Residential PUD. The proposed development is consistent with the LTC Ranch Development of Regional Impact (DRI), comprehensive plan and PUD as it shall provide for a density of approximately 3.1 dwelling units per acre and does not exceed the maximum permissible dwelling units or gross density.

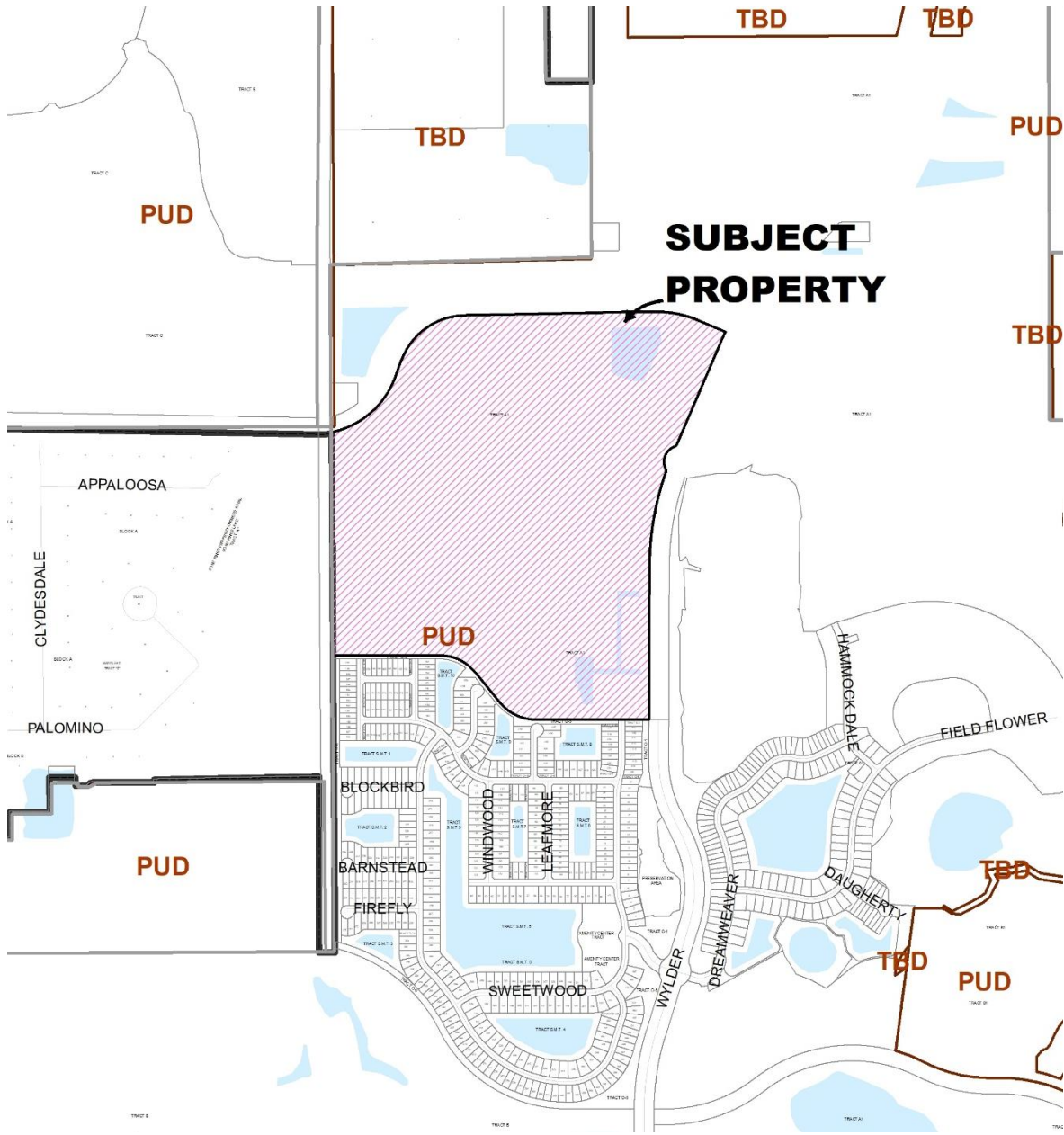
Location and Site Information

Parcel ID	3303-500-0013-000-8
Property Size:	Approximately 157.23.
Legal Description:	A Replat of Tract 1, LTC Ranch West Pod 5 Phase 1, According to The Plat Thereof, Recorded in Plat Book (Not Yet Recorded)
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant and land under construction

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	PUD	Vacant
South	ROI	PUD	Residential
East	ROI	PUD	Vacant
West	SLC AG 2.5	SLC AG 2.5	Residential

ROI: Residential/Office/Institutional, PUD: Planned Unit Development



Zoning

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><i>Traffic Circulation</i></p>	<p>This application and Traffic Report prepared by 'Rourke Engineering and Planning dated February 21, 2024 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.</p> <p>This proposed final plat for 237 single family lots is included in the overall LTC Ranch West development. This application is for a portion of the previously approved Preliminary Plat for the entire POD 2 development (520 lots) approved as part of Consent on City Council meeting of July 8, 2024. The overall development approved as part of the Development of Regional Impact Amendment through Resolution 23-R97 anticipates generating 3,615 PM Peak hour trips for the west side of I-95. This developer is conducting the design for the traffic signal and intersection improvements at Wylder Parkway and Glades Cut Off Road. Also, with the development of the adjacent POD 5 parcel, the developer is extending Wylder Parkway from the current terminus north to connect to Midway Road. There will be improvements to the intersection of Wylder Parkway and Midway Road as part of the road extension to accommodate the lane geometry that is needed.</p>
<p><i>Parks and Recreation Facilities</i></p>	<p>The LTC Ranch DRI requires the dedication of the park site to the City.</p>
<p><i>Stormwater Management Facilities</i></p>	<p>Paving and drainage plans which meet the required level of service are required in conjunction with site plan applications.</p>
<p><i>Solid Waste</i></p>	<p>Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.</p>

Public School Concurrency Analysis	N/A
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NATURAL RESOURCE PROTECTION

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

Native Habitat Protection: The property contains no native upland habitat or wetlands. A clearing plan was approved by the Site Plan Review Committee.

OTHER

Fire District: Ingress/egress will be reviewed by the Fire District for safety purposes in conjunction with the site plan applications.

Public Art: This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The development has elected to submit a proposal for alternative equivalent artwork to satisfy the public art requirement for LTC Ranch. A proposal has been submitted and is under review.

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 three dwelling units per acre.

Related Project:

- P23-231, LTC Ranch Pod 2 – Preliminary plat and construction plans was approved by City Council on July 8, 2024.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the final subdivision plat with construction plans on October 24, 2024.