

# LTC Ranch West – Phase 1

PRELIMINARY SUBDIVISION PLAT APPLICATION  
WITH CONSTRUCTION PLANS

(P20-250)

Laura H. Dodd, AICP, Planner II



# Overview:

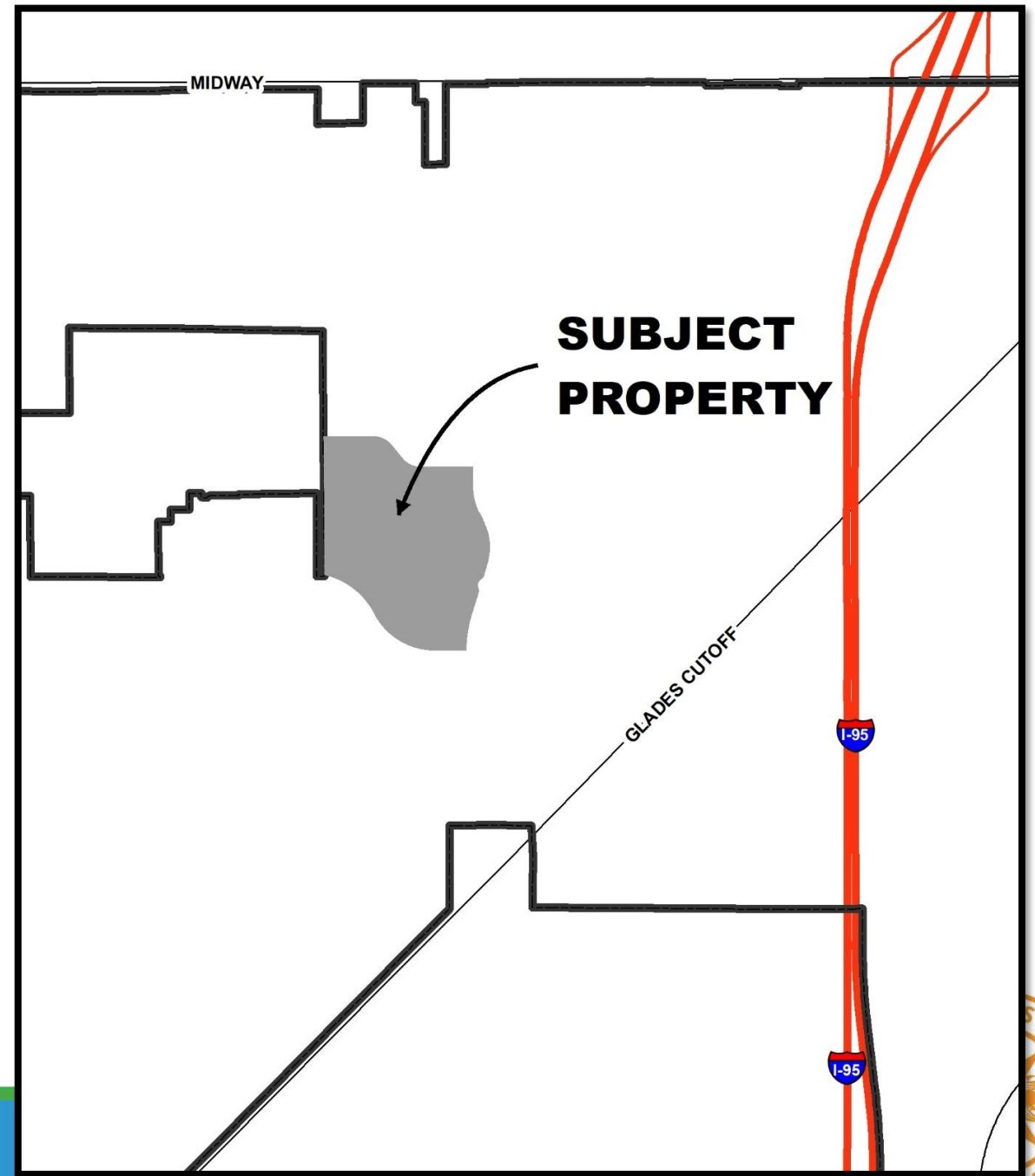
Through this preliminary plat application, 574 single family residential lots or townhomes are proposed for development over four (4) phases upon the total +/- 158-acre property. Other elements include water management tracts, conservation/open space tracts, private road rights-of-way, street trees, and landscaping.

Applicant: Kinan Husainy, Kimley Horn

Owner: Midway Glades Developers, LLC

# Location

LTC Ranch- Pod 1 is a part of the LTC Ranch DRI - West, which is approximately 2,055 acres in size and is located within the City of Port St. Lucie. The general geographic location is west of I-95 and south of Midway Road (SR 712).

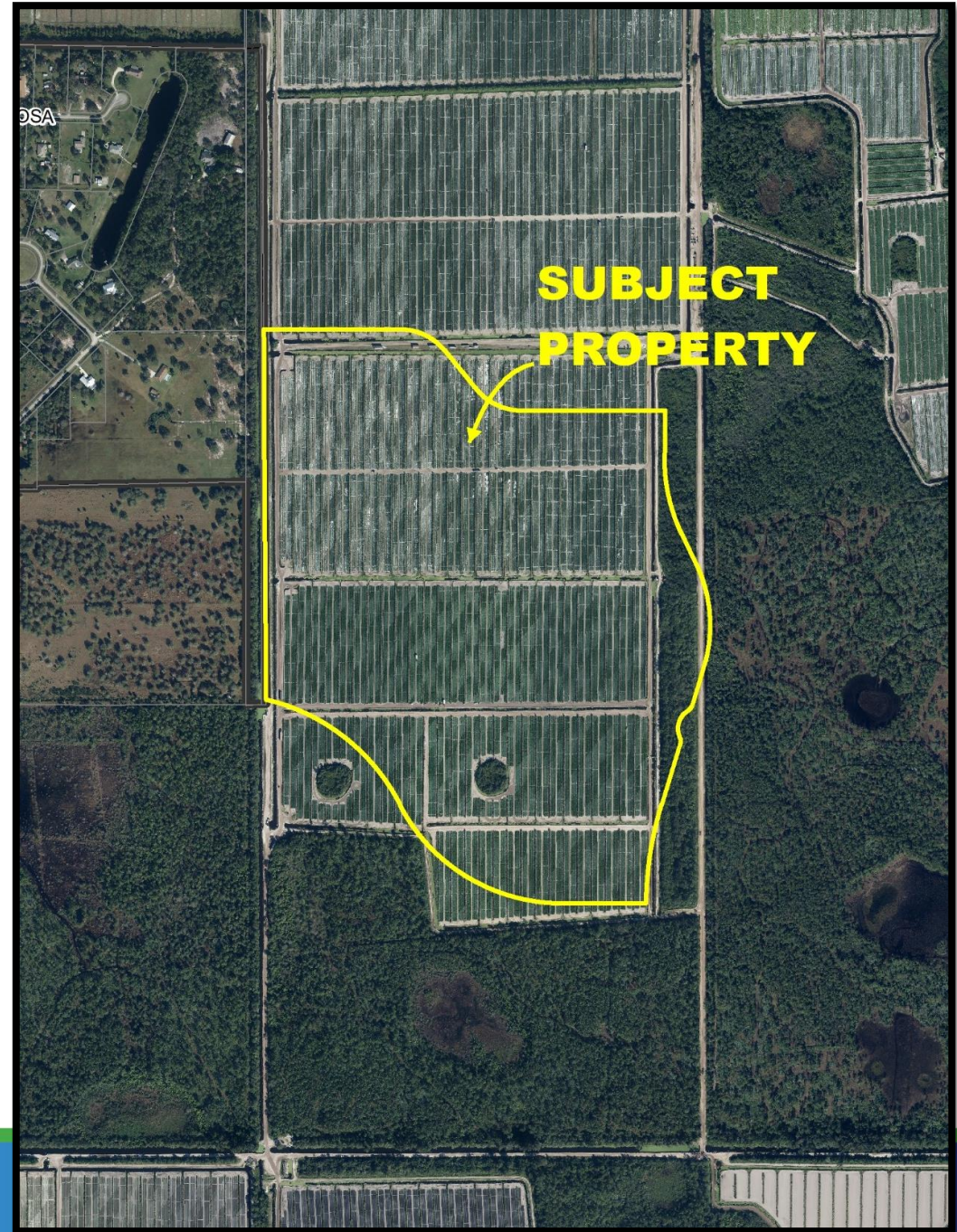


Direction	Future Land Use	Zoning	Existing Use
North	AG	AG-5	St. Lucie County Agricultural Lands
South,	RL	PUD	Copper Creek Residential
East	U	U	FPL Easements
West	RM	PUD	Vacant



# Aerial

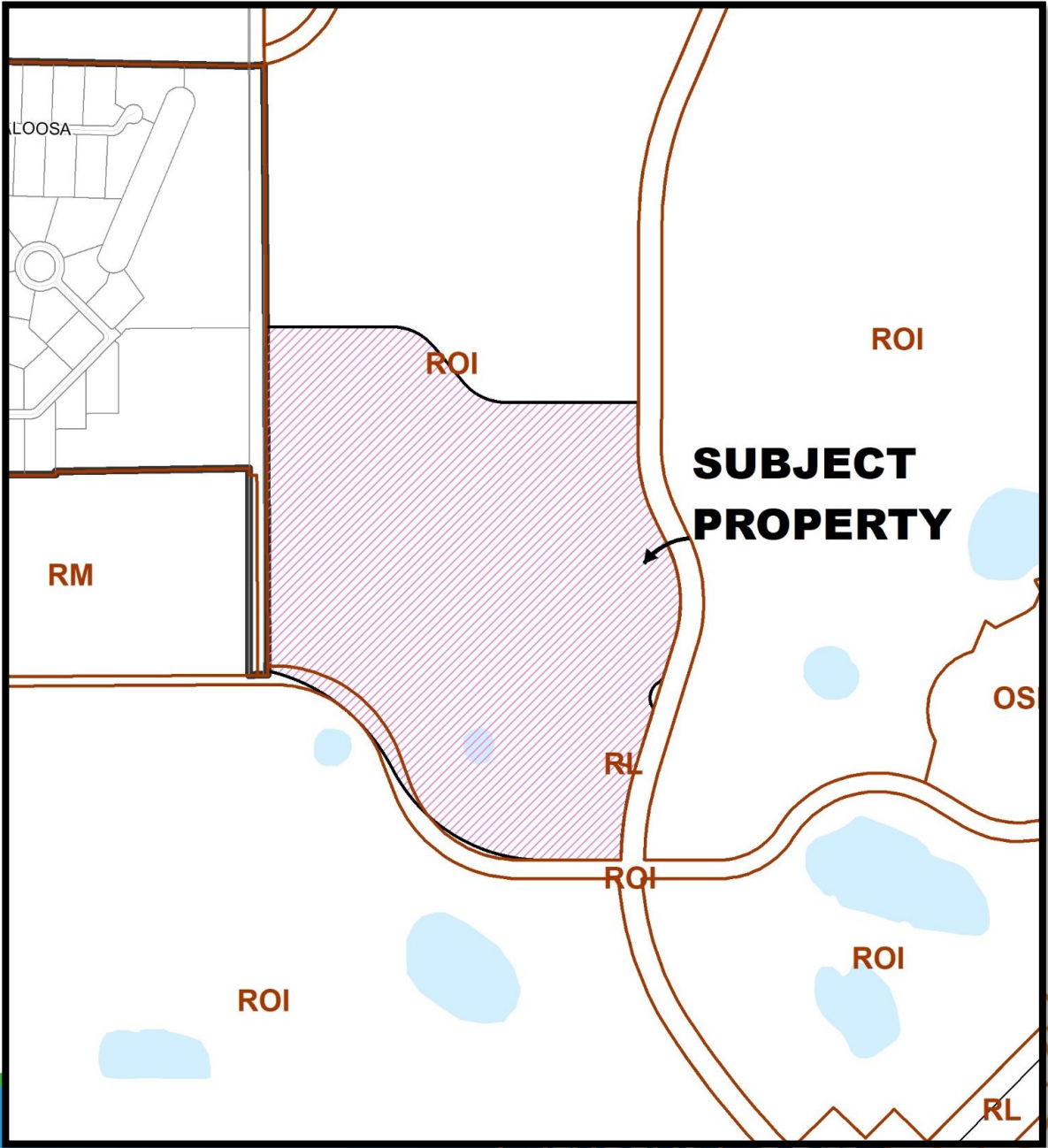
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# Land Use

ROI – Residential, Office, Institutional

Direction	Future Land Use	Zoning	Existing Use
North	AG	AG-5	St. Lucie County Agricultural Lands
South,	RL	PUD	Copper Creek Residential
East	U	U	FPL Easements
West	RM	PUD	Vacant

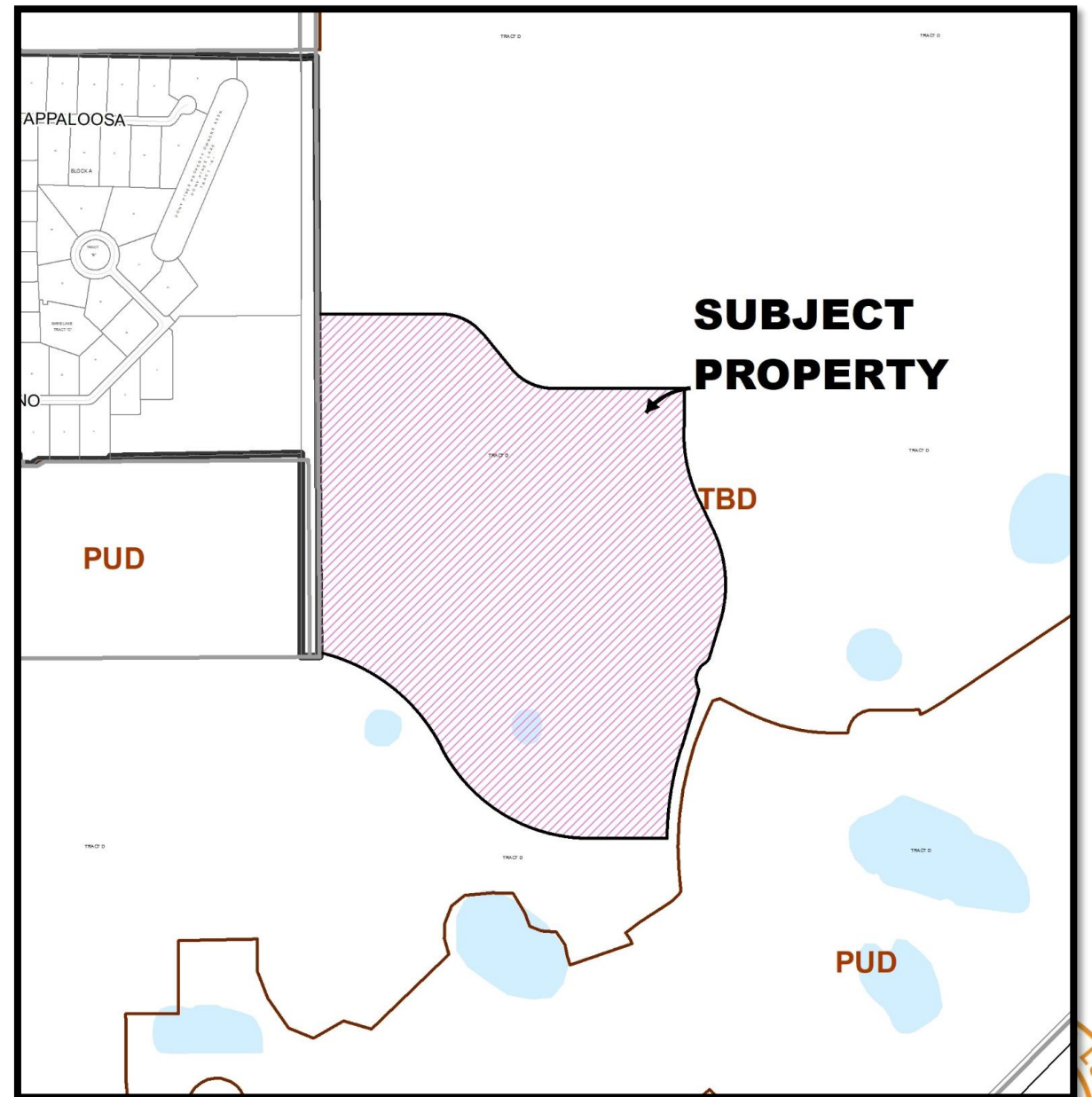




# Zoning

## PUD (PLANNED UNIT DEVELOPMENT)

Direction	Future Land Use	Zoning	Existing Use
North	AG	AG-5	St. Lucie County Agricultural Lands
South,	RL	PUD	Copper Creek Residential
East	U	U	FPL Easements
West	RM	PUD	Vacant



# Concurrency Review

Sanitary Sewer and Potable Water Facilities	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.
Traffic Circulation	<p>The LTC Ranch Residential PUD property is located on the west side of I-95, with Midway Road along the northern property boundary and Glades Cut Off Road along the southern boundary. Primary access to the community will be from the northern and southern boundaries. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the PUD.</p> <p>Phase 1 shall be served by a central arterial, 'Arterial A' to access the development. A transportation impact analysis was submitted and reviewed as part of the site plan approval procedures. The project will construct a westbound right-turn lane and eastbound left-turn lane at Glades Cut Off Road. The northbound approach is recommended to be striped with northbound left-turn lane and northbound through/right-turn lane. A traffic signal at Glades Cut Off Road and Commerce Center Drive is not warranted at this time.</p>
Parks and Recreation Facilities	The LTC West PUD shall dedicate a 113-acre park site to the City for parks and recreational concurrency.
Stormwater Management Facilities	The project includes paving and drainage plans which meet the required level of service.
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 Analysis	The LTC West PUD shall dedicate a 58-acre school site within the overall development to meet public school concurrency.

# Recommendation

The Site Plan Review Committee recommended approval of the preliminary plat with construction plans with conditions on April 14, 2021.

The Planning and Zoning Board recommended approval with conditions on June 15, 2021.

**Staff recommends approval with conditions.**





# Traffic Impact Analysis

- This development is contained within the LTC Ranch DRI area.
- Received latest Traffic Analysis Report in December 2020 completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by 3<sup>rd</sup> party consultant (Marlin Engineering) hired by City to review
- Found to be consistent with the latest LTC Ranch DRI.



# Traffic Recommendations

- This development will construct a westbound right-turn lane and eastbound left-turn lane at Glades Cut Off Road and Arterial 'A'.
- The northbound approach along Glades Cut Off Road will be striped for a northbound left-turn lane and northbound through/right-turn lane.
- A Traffic Signal is not warranted at this time however, each subsequent phase will require another analysis to be reviewed.



# Conditions

Planning recommends approval with the following conditions satisfied prior to final plat:

- Townhomes should adhere to the lot typical minimum width of 18'. PUD Townhome Typical, Pg. 35 & PUD Single-Family Development Standards, Exhibit 6(J)(3).
- Code Section 158.218 Townhouse Development Requirements stipulates the following: Before the building official shall be authorized to issue a building permit for construction, a subdivision plat complying with all requirements of this chapter and all appropriate requirements of the subdivision regulations of the City shall have been approved by the City Council and recorded within the records of the county. A site plan or a PUD concept plan, showing all proposed development, shall be included with the application for subdivision plat approval. The applicant shall submit a site plan indicating the townhomes are massed in accordance with the standards described in the PUD Exhibit 6, Development Uses and Standards (I)(3).
- The Applicant shall submit a site-specific environmental impact analysis.
- The wetland(s) shall be dedicated to being preserved in perpetuity.
- All platted lots within the proposed plat shall be clearly identified and consistent with the typicals more particularly described within the approved PUD development agreement.
- All construction drawings shall be representative of that which is proposed within the plat.
- Revised landscape and irrigation plans addressing all outstanding comments shall be provided.
- All minor revisions as depicted within Site Plan Review Committee comments adequately addressed.



# Conditions

Conditions to be met prior to final plat:

- The LTC Ranch West Residential Homeowners Association, Inc., needs to exist prior to final plat approval and governing documents need to be reviewed and approved by legal prior to final plat approval.
- The Midway Glades Community Development District does not exist. Further, there is a petition to establish the LTC West Residential CDD, which may be the entity the dedication should be in favor of. (Dedication 5 & Dedication 7). Or potentially an additional CDD may be being created. Applicant shall clarify prior to final platting.
- The HOA acceptance blocks mention Cadence HOA (i.e. is inconsistent with identifying the HOA).
- The CDD does not exist. Clarify.
- The applicant shall satisfactorily address the transportation elements of the project until found to be in compliance with the adopted level of service and requirements of Chapter 156 City Code, and Public Works Policy 19-01pwd.
- The applicant shall review and establish acceptable walking distances between bus stops as depicted within the development.

