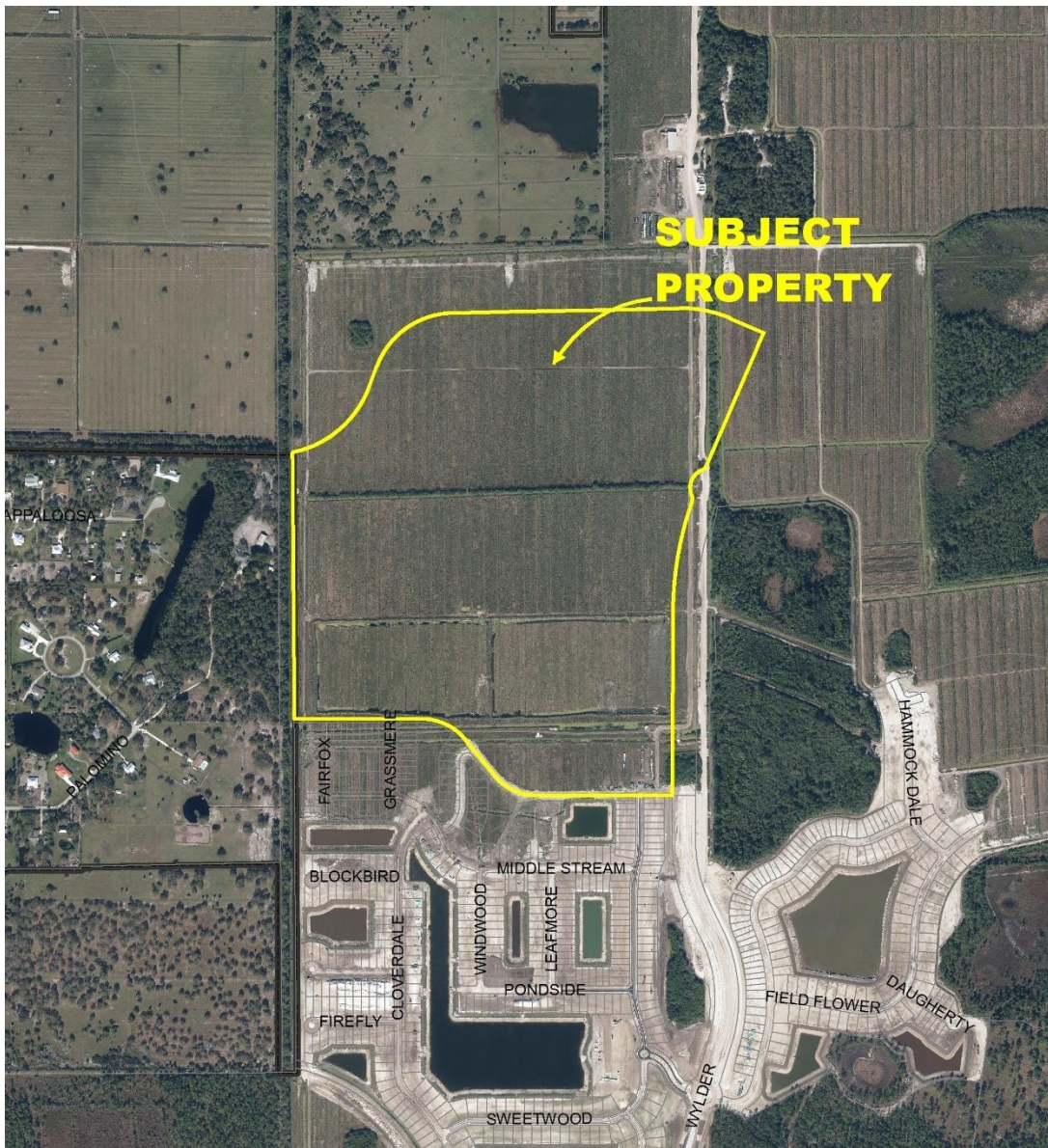




LTC Ranch Pod 2
Preliminary Subdivision Plat with Construction Plans
P23-231



Project Location Map

SUMMARY

Applicant’s Request:	The applicant is requesting approval of a preliminary plat with construction plans for 493 residential lots within the LTC Ranch West PUD.
Applicant:	Kinan Husainy, P.E.
Property Owner:	Midway Glades Developers, LLC
Location:	South of Midway Road and west of the proposed extension of Wylder Parkway.
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

Project Description

The applicant is requesting approval of a preliminary plat with construction plans for 493 residential lots; water management, amenity center and open space tracts; and private roads.

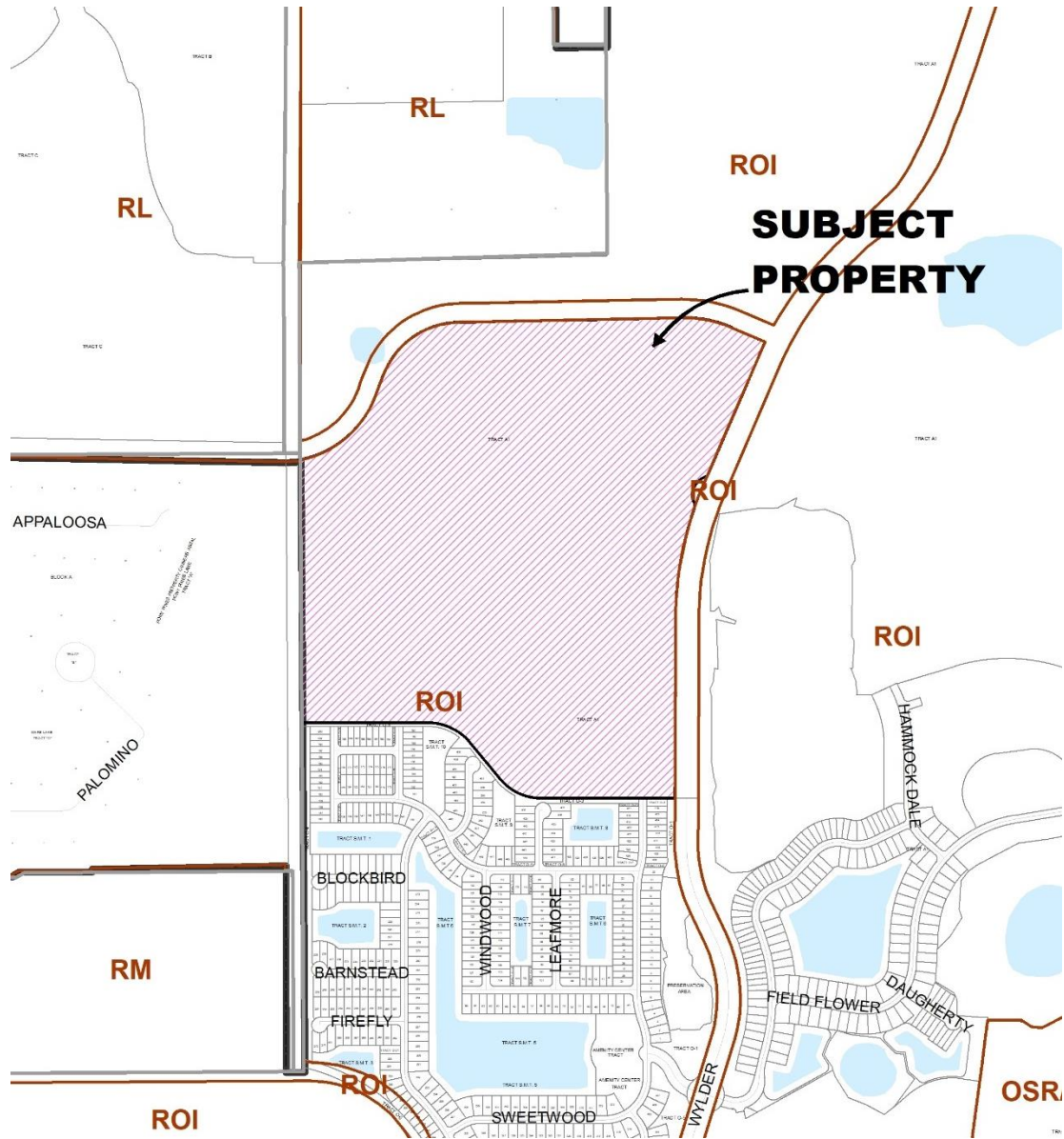
The LTC Ranch DRI permits up to 4,000 dwelling units within the LTC Ranch West Residential PUD. The proposed development is consistent with the LTC Ranch Development of Regional Impact (DRI), comprehensive plan and PUD as it shall provide for a density of approximately 3.1 dwelling units per acre and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

Location and Site Information

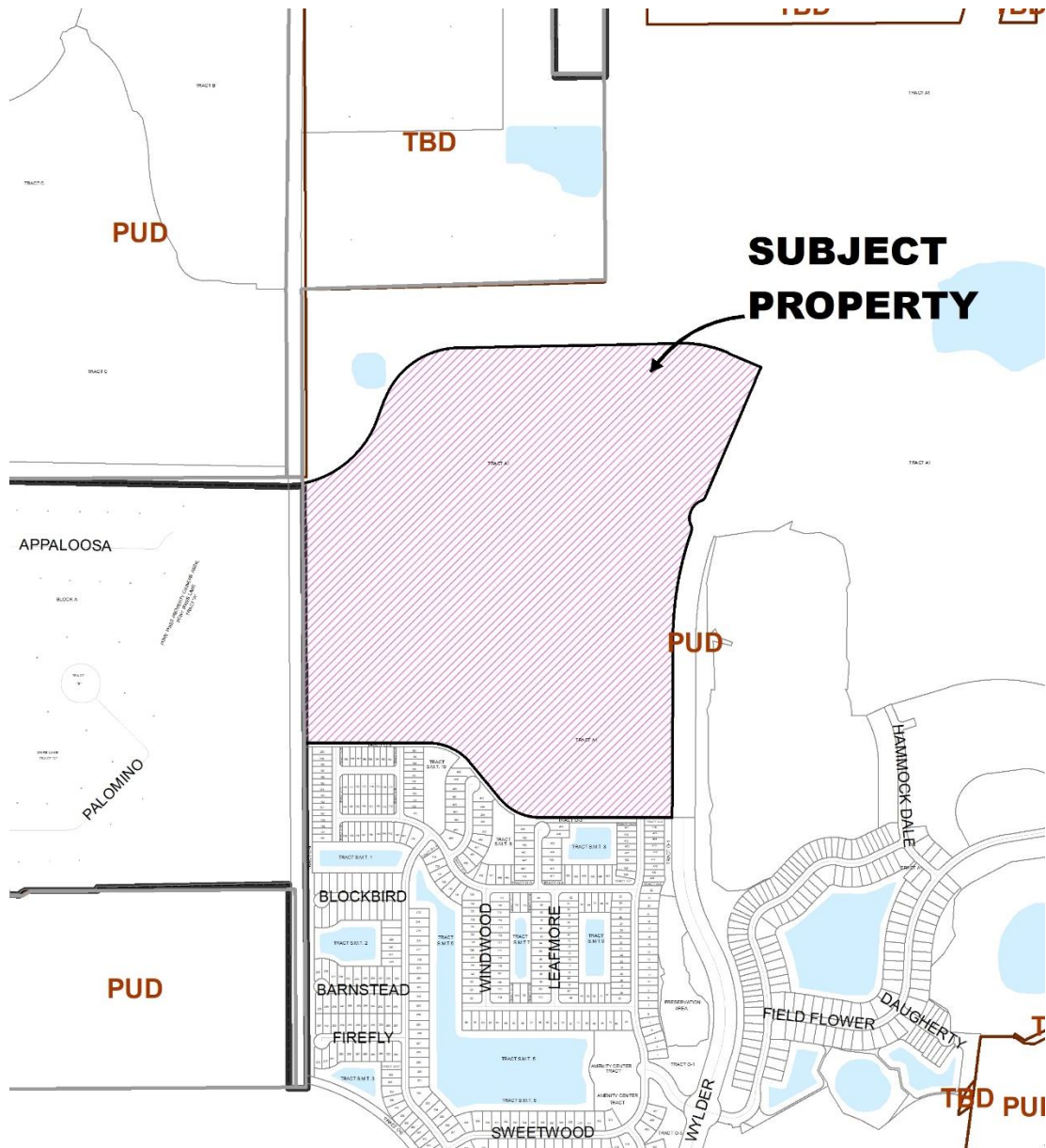
Parcel ID	3303-500-0013-000-8
Property Size:	Approximately 157.3 acres.
Legal Description:	A portion of LTC Ranch West Pod 6A Phase 1, Tract A2, as recorded in Plat Book 111, Page 1, Public Records of St. Lucie County Florida.
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	LTC Ranch (West) Residential PUD (Planned Unit Development)
Existing Use:	Vacant land

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



Future Land Use



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>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. See attached Public Works memo.</p> <p>This project will result in 468 PM Peak Hour trips. A traffic signal is required at Wylder Parkway and Glades Cut Off Road prior to the 582nd certificate of occupancy for the LTC Ranch DRI. As of April 30, 2024, 318 residential building permits have been issued. Additionally, the developer will be extending Wylder Parkway north from the current terminus to connect to Midway Road.</p>
<p><i>Parks and Recreation Facilities</i></p>	<p>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 applicant is required to deed a 113-acre park site to the city. The park property has been platted and will be deeded to the City.</p>
<p><i>Stormwater Management Facilities</i></p>	<p>The project includes paving and drainage plans which meet the required level of service.</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>
<p><i>Public School Concurrency Analysis</i></p>	<p>Per Policy PSFE 2.4.2(8) of the City's Comprehensive Plan, Public School Facilities Element, DRI's that received development orders prior to July 1, 2005 are exempt from school concurrency.</p>

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.

Wildlife Protection: A site survey was conducted for gopher tortoise burrows and none were found.

OTHER

Fire District: The proposed plat, construction plans and ingress/egress have been reviewed by the Fire District for safety purposes.

Art in Public Places: The developer submitted a proposal for an Alternative Equivalent Artwork for in order to satisfy the public art requirement. The artwork was approved by the City Council on May 13, 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 three dwelling units per acre.

Related Project:

- P23-132, LTC Ranch Wylder Parkway Phase 2 – Preliminary plat and construction plans was approved by City Council on January 8, 2024.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary subdivision plat with construction plans on January 10, 2024.