

LTC RANCH DRI

Comprehensive Plan Amendment

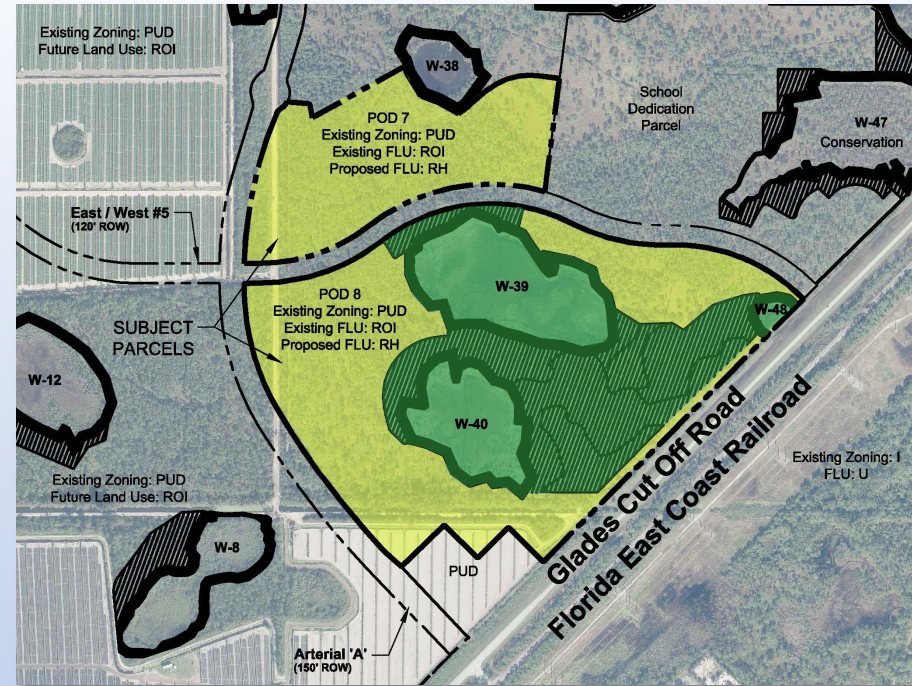
P22-298

Purpose of the Amendment:

1. Change approx. 140 ac of Residential, Office, Institutional (ROI) land use to High Density Residential (RH)

- ROI: Density 11 du's/ac (existing)
- RH: Density 15 du's/ac (proposed)
- Approx. 56 ac are protected wetlands, upland buffer, and upland preserve
- No increase to approved maximum residential unit count for the total PUD area
- School dedication parcel in immediate proximity to this area

2. Realignment of E/W #5 right-of-way to ease severity of roadway curves



Existing Condition:

- Development area approx. 118 ac
- Wetland area excluded
- Upland Preserve area included
- ROI: Density 11 du's/ac
- Allowable DU's = 1,298 units

Proposed Condition:

- Development area approx. 84 ac
- Wetland area excluded
- Upland Preserve area excluded
- RH: Density 15 du's/ac
- Allowable DU's = 1,260 units
- Proposed DU's = 1,100 units (13 du's/ac)

Comprehensive Plan Objectives, Policies, Goals:

Objective 1.1.3: Future growth is consistent with the adopted level of service standards.

Objective 1.1.4: Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.

Objective 3.1.1 – Assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of existing and future Port St Lucie residents.

Policy 1.1.7.1: Consistent with Land Use Map Amendment criteria.

Goal 3.1 of the Housing Element – Provision of an adequate mix of safe and sanitary housing which meets the needs of existing and future Port St Lucie residents.