

# Midway Glades Developers, LLC LTC Ranch DRI CPA

Large Scale Comprehensive Plan Amendment  
(P20-180)

Adoption Hearing

April 12, 2021 City Council Meeting



# Applicant and Owner

Matthew Yates of Lucido & Associates, is acting as the agent  
for

Midway Glades Developers, LLC

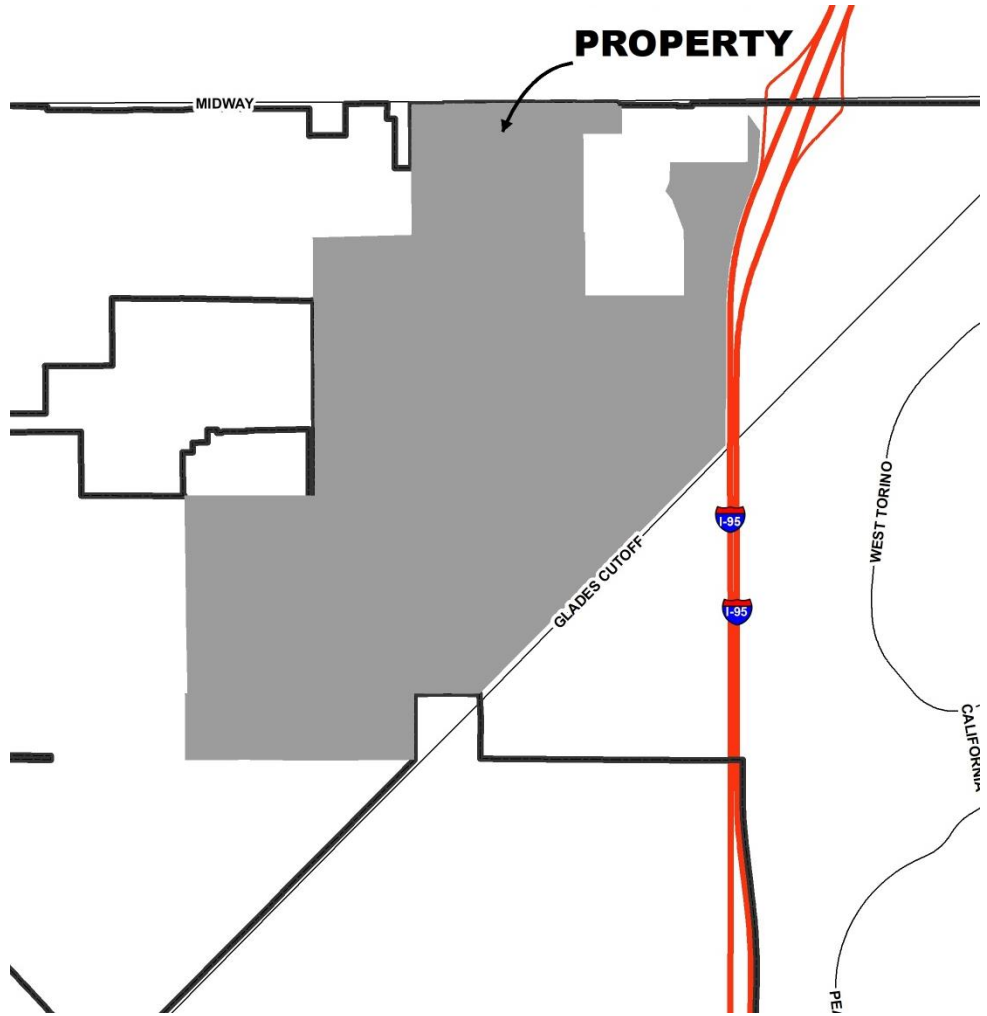


# Proposed Project

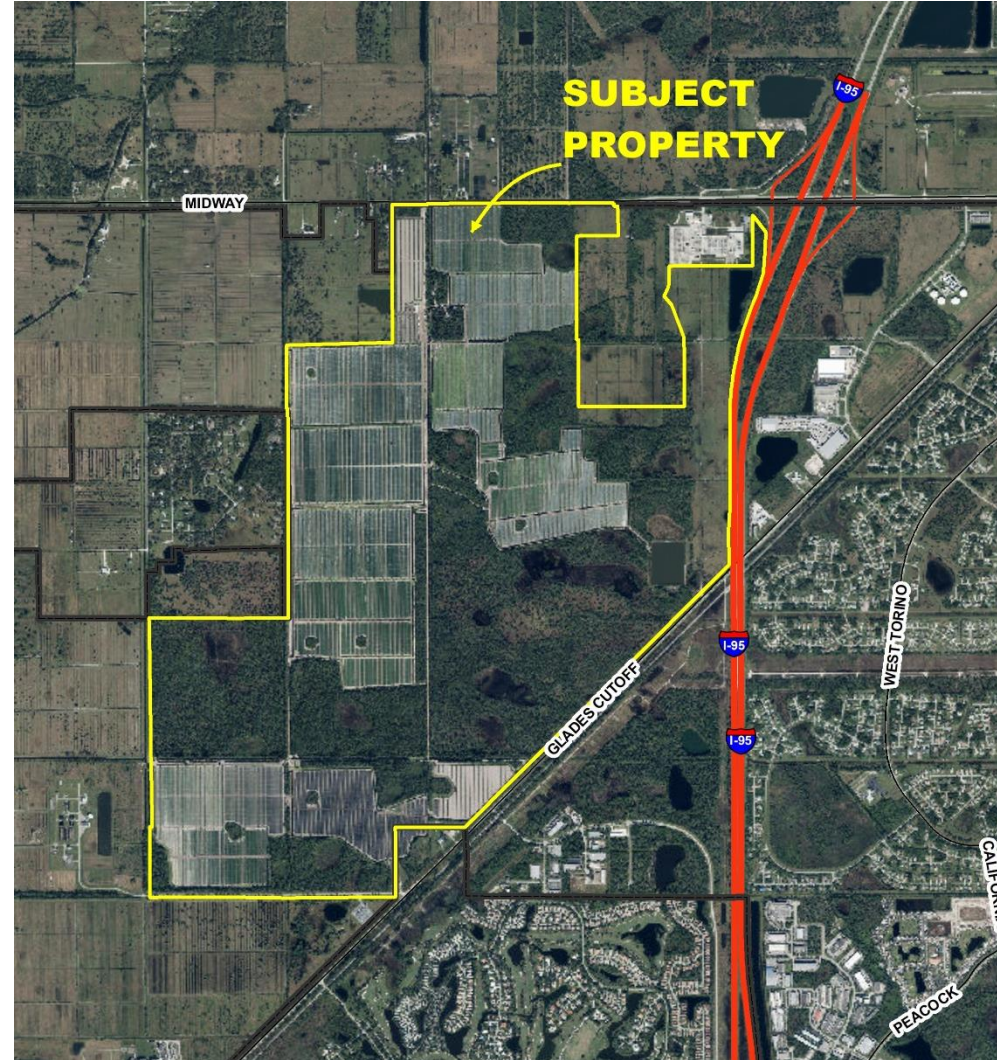
An application to amend the Future Land Use map for the LTC Ranch DRI area.



# Location

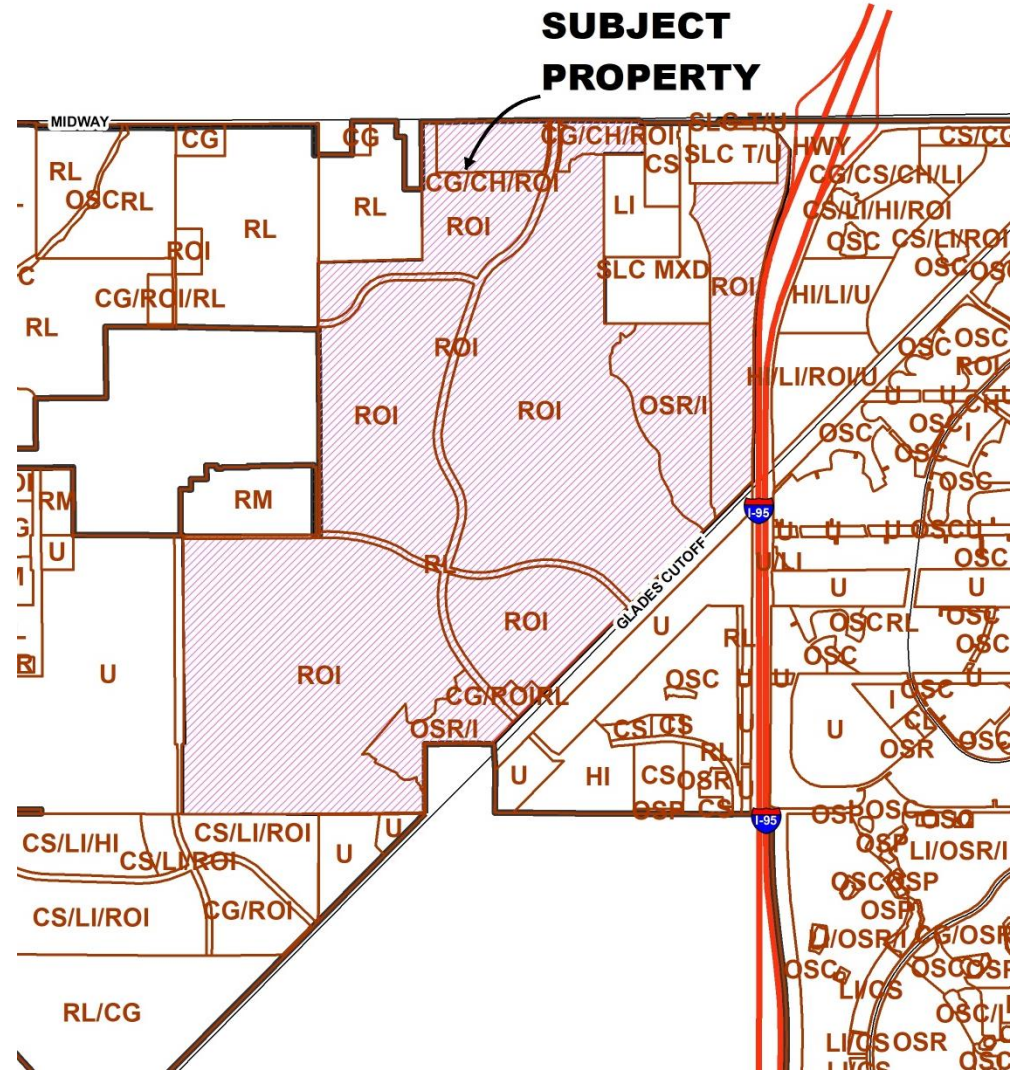


# Aerial





# Future Land Use



# Background

- LTC Ranch is an approved Development of Regional Impact (DRI) that is approximately 2,445 acres in size.
- Entitlements include:
  - 4,000 residential dwelling units
  - 725,000 square feet of retail
  - 1,508,500 square feet of office
  - 1,960,200 square feet of industrial



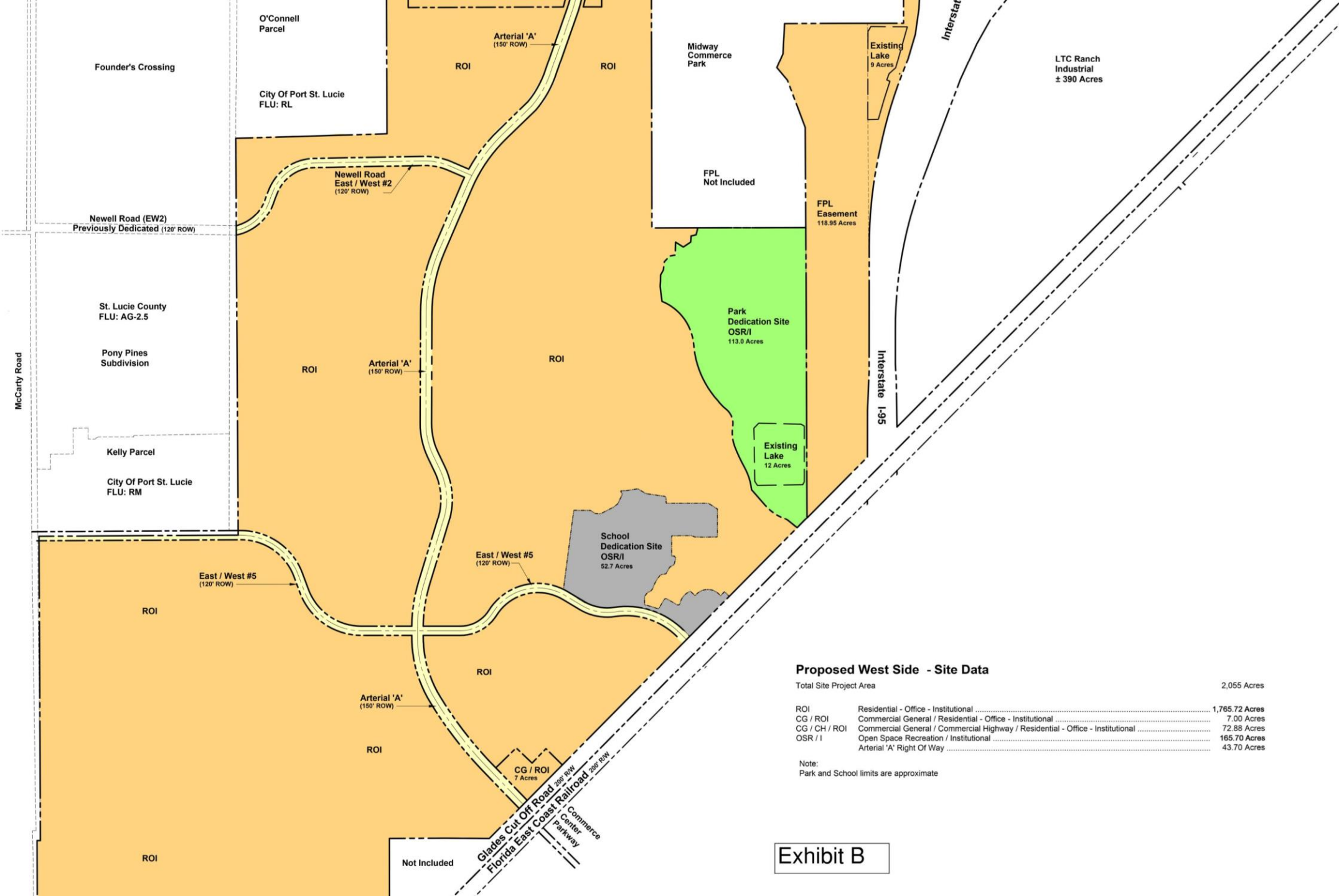
# Proposed Amendment

- Change 52.7 acres from ROI to OSR/I and 55 acres from OSR/I to ROI for the relocation of the proposed school dedication site. The proposed school site has been reduced from 55 acres to 52.7 since the original submittal, since the developer has agreed to incorporate the drainage retention for the school into the surrounding development.
- Realign the road rights of way for Arterial A, E/W #5 and E/W #2.









**Project Team:**

<b>Client &amp; Property Owner:</b>	Midway Glades Developers, LLC 7807 Baymeadows Road East, Suite 205 Jacksonville, Florida 32256
<b>Land Planner / Landscape Architect:</b>	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
<b>Engineer:</b>	Kimley Horn & Associates 445 24th Street Suite 200 Vero Beach, Florida 32960
<b>Surveyor:</b>	Culpepper & Terpening, Inc. 2960 South 25th Street Fort Pierce, Florida 34981
<b>Traffic Engineer:</b>	Mackenzie Engineering & Planning, Inc. 1172 SW 30th Street Suite 200 Palm City, Florida 34990
<b>Environmental Consultant:</b>	EVI Consultants 1000 SE Monterey Commons Blvd. Suite 200 Stuart, Florida 34996

# LTC Ranch DRI

## Proposed Future Land Use Plan

City of Port St. Lucie

Date	By	Description
16SEP20	SJS	Submittal
11DEC20	SJS	SLC - School Comments

### Proposed West Side - Site Data

Total Site Project Area	2,055 Acres
ROI	Residential - Office - Institutional ..... 1,765.72 Acres
CG / ROI	Commercial General / Residential - Office - Institutional ..... 7.00 Acres
CG / CH / ROI	Commercial General / Commercial Highway / Residential - Office - Institutional ..... 72.88 Acres
OSR / I	Open Space Recreation / Institutional ..... 165.70 Acres
	Arterial 'A' Right Of Way ..... 43.70 Acres

Note:  
Park and School limits are approximate

Exhibit B

NORTH

SCALE: 1" = 600'

REG. # 1018  
Thomas P. Lucido

Designer: SJS Sheet

# Recommendation

A public hearing for the first reading of the ordinance was held at the January 25, 2021 City Council meeting. The City Council approved the application for transmittal to the Department of Economic Opportunity (DEO) and reviewing agencies. There were no objections or comments to the proposed amendment from DEO or the reviewing agencies.

The Planning and Zoning Department recommends approval of the proposed comprehensive plan amendment.

