

Midway Glades Developers, LLC LTC Ranch DRI CPA

Large Scale Comprehensive Plan Amendment
(P20-180)

Transmittal Hearing

January 25, 2021 City Council Meeting



Applicant and Owner

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

Midway Glades Developers, LLC

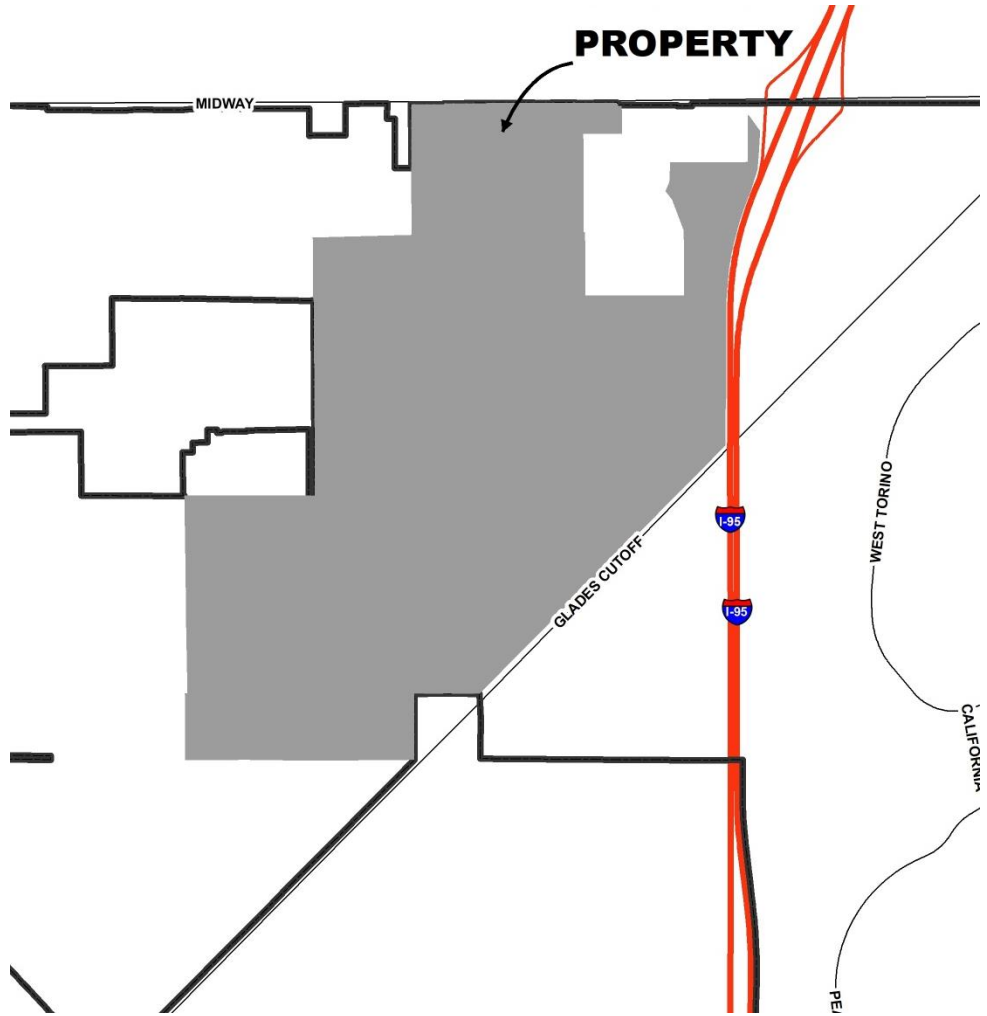


Proposed Project

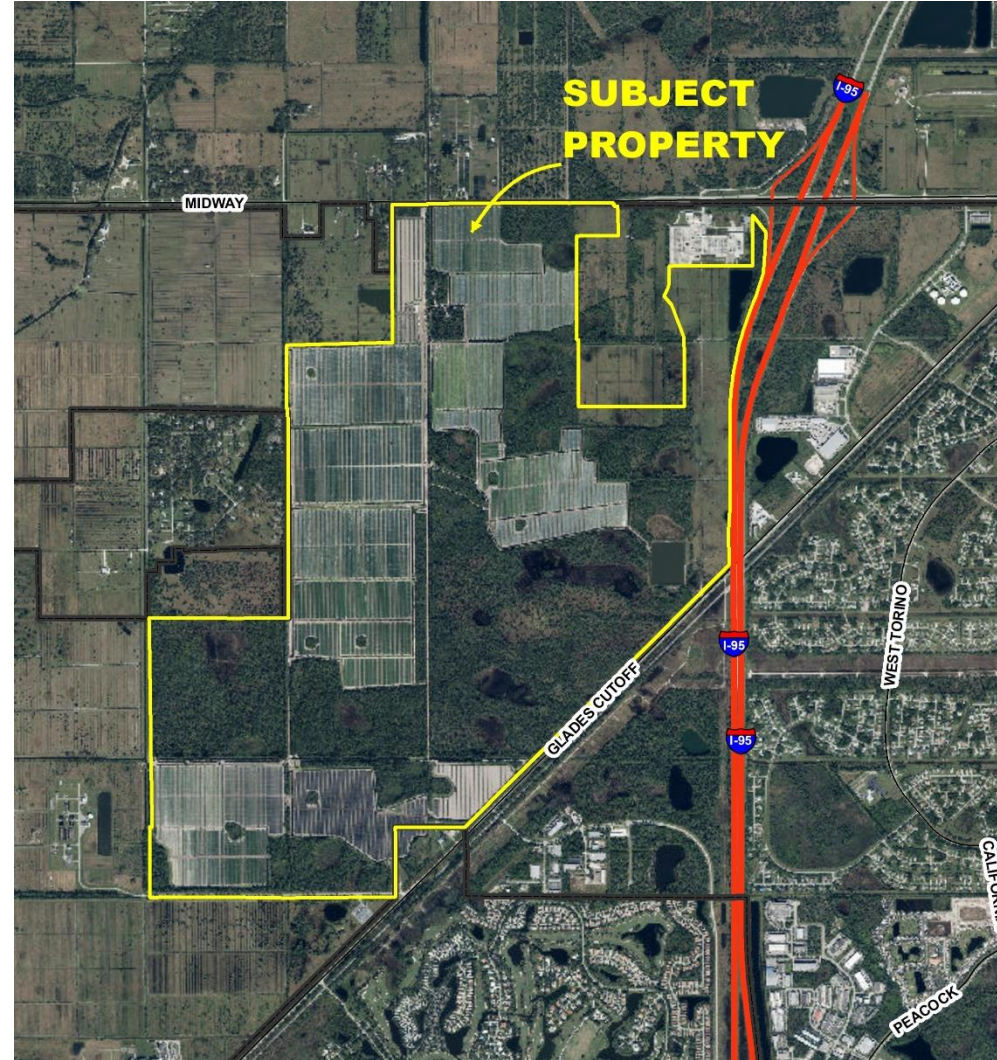
An application to amend the Future Land Use map for the LTC Ranch DRI area.



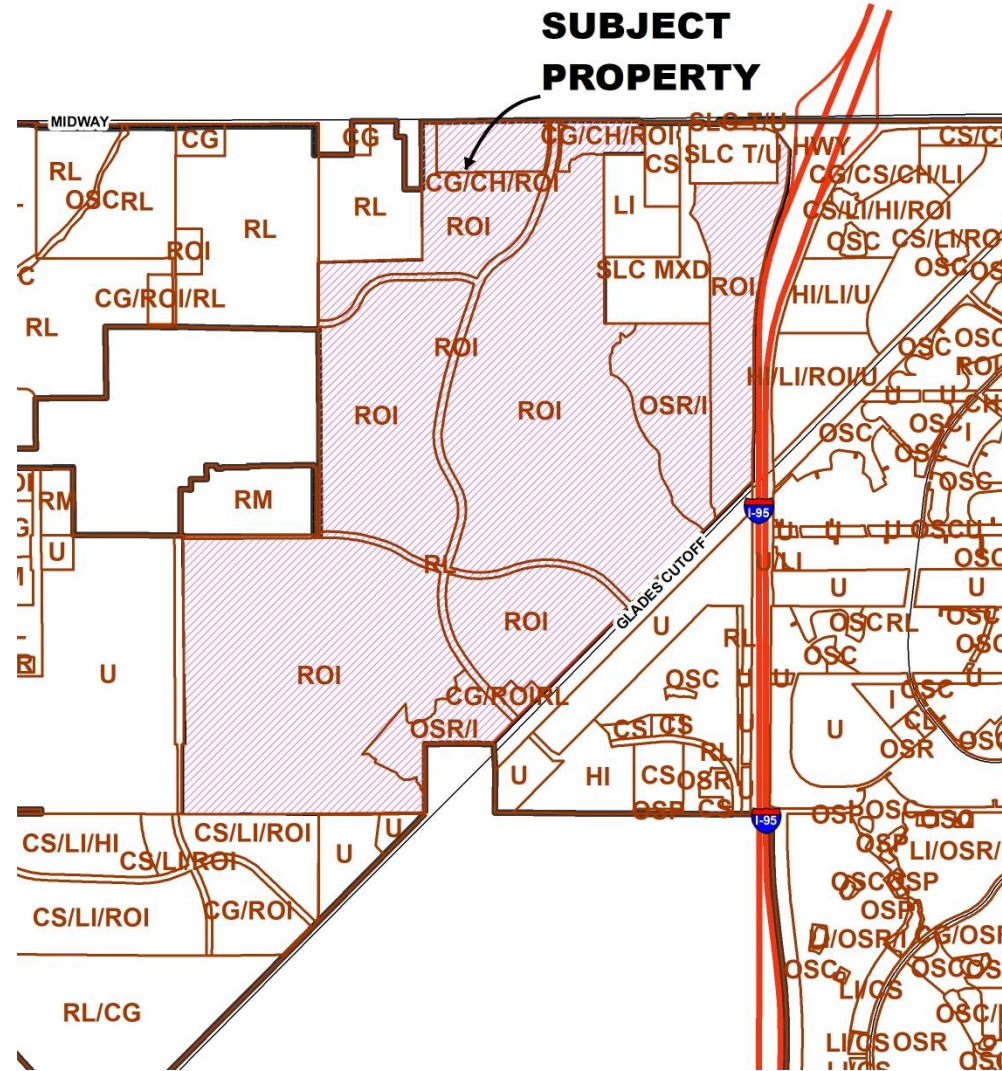
Location



Aerial



Future Land Use



Background

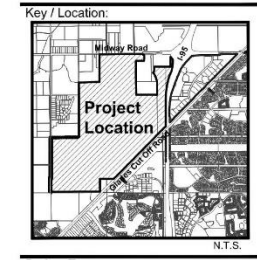
- LTC Ranch is an approved Development of Regional Impact (DRI) that is approximately 2,445 acres in size.
- Entitlements include:
 - 4,000 residential dwelling units
 - 725,000 square feet of retail
 - 1,508,500 square feet of office
 - 1,960,200 square feet of industrial



Proposed Amendment

- Change 58 acres from ROI to OSR/I and 55 acres from OSR/I to ROI for the relocation of the proposed school dedication site.
- Realign the road rights of way for Arterial A, E/W #5 and E/W #2.





Project Team:

Client & Property Owner: Midway Glades Developers, LLC
 7801 Baymeadows Road, Suite 205
 Jacksonville, Florida 32256

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34984

Engineer: Kimley-Horn & Associates
 440 24th Street
 Suite 200
 Vero Beach, Florida 32960

Surveyor: Calceper & Tezaring, Inc.
 2960 South 26th Street
 Fort Myers, Florida 34881

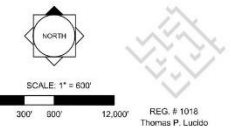
Traffic Engineer: Microenza Engineering & Planning, Inc.
 1172 SW 26th Street
 Suite 100
 Fort Myers, Florida 34902

Environmental Consultant: S.W. Crossroads
 1008 St. Monique Commons Blvd
 Suite 205
 Stuart, Florida 34988

LTC Ranch DRI

Existing Future Land Use Plan
 City of Port St. Lucie

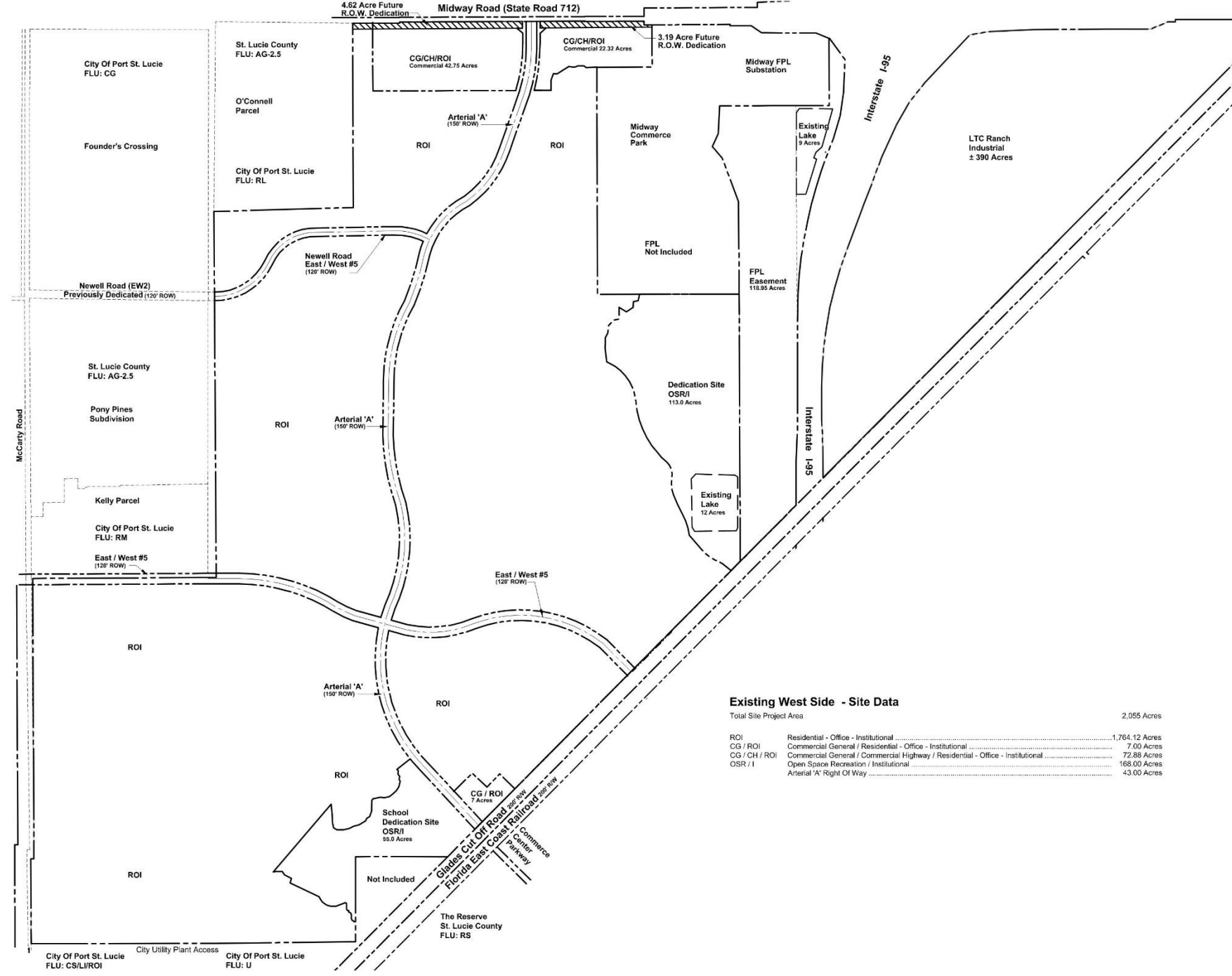
Date	By	Description
10/26/2023	SJS	Submitted



REG. # 1018
 Thomas P. Lucido

Designer: SJS Sheet
 Manager: SG
 Project Number: 20-535
 Municipal Number: ---
 Computer File: ---

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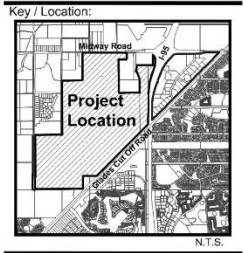
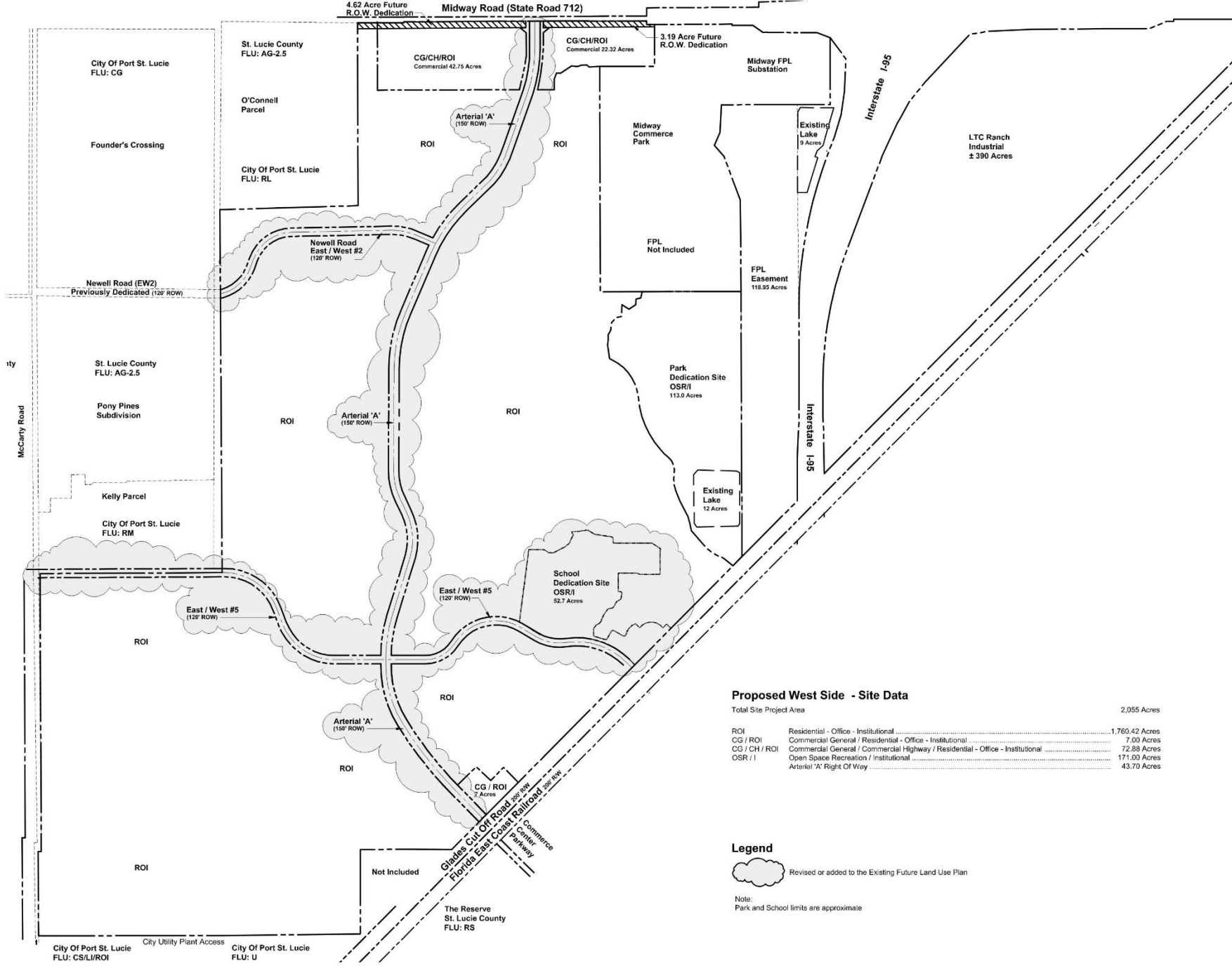


Existing West Side - Site Data

Total Site Project Area: 2,055 Acres

ROI	Residential - Office - Institutional	1,764.12 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	168.00 Acres
	Arterial 'A' Right Of Way	43.00 Acres

City Of Port St. Lucie FLU: CS/LI/ROI
 City Of Port St. Lucie FLU: U



Project Team:

Client & Property Owner:	Midway Glades Developers, LLC 7811 Baymeadows Road East, Suite 205 Jacksonville, Florida 32256
Land Planner / Landscape Architect:	Lucido & Associates 771 East Cross Boulevard Suite 101, Florida 34504
Engineer:	Kelley Horn & Associates 415 7th Street Suite 205 Vero Beach, Florida 32969
Surveyor:	Callaghan & Taveling, Inc. 2800 South 25th Street Fort Pierce, Florida 34981
Traffic Engineer:	Macdonald Engineering & Planning, Inc. 1172 SW 70th Street Suite 102 Palm City, Florida 34980
Environmental Consultant:	SLW Consultants 1000 SE Monrovia Gardens Blvd. Suite 201 Suwanee, Florida 31705

LTC Ranch DRI
Proposed Future Land Use Plan
 City of Port St. Lucie

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

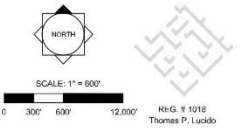
Proposed West Side - Site Data

Total Site Project Area	2,055 Acres
ROI	1,760.42 Acres
CG / ROI	7.00 Acres
CG / CH / ROI	72.88 Acres
OSR / I	171.00 Acres
Arterial 'A' Right Of Way	43.70 Acres

Legend

Revised or added to the Existing Future Land Use Plan

Note:
Park and School limits are approximate



Designer	SJS	Sheet
Manager	SG	
Project Number	20-535	
Municipal Number	---	
Computer File	20-535 - LTC - Proposed Future Land Use Plan.dwg	

1 of 1

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Recommendation

The Planning and Zoning Department recommended approval of the proposed amendment at their January 5, 2021 meeting.

