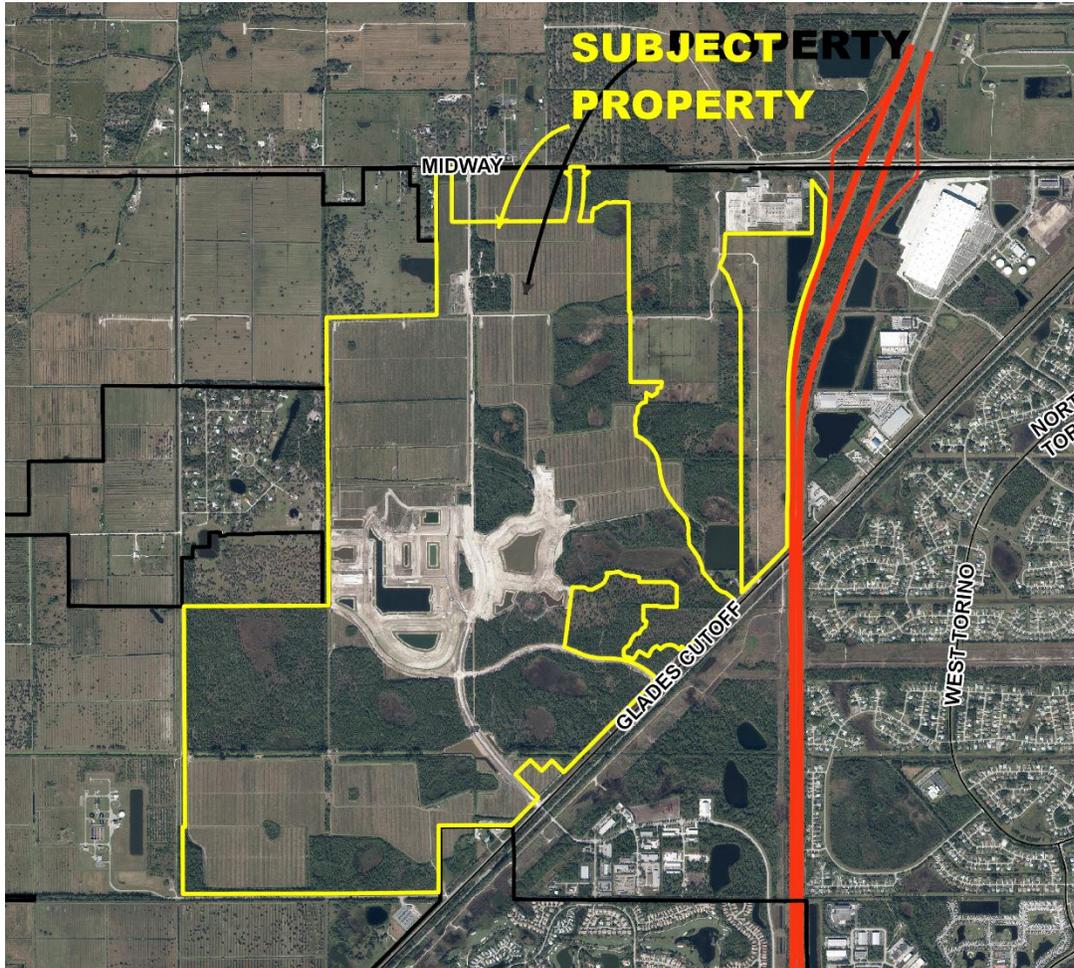




**LTC Ranch (West) Residential PUD Amendment No. 1
 PUD (Planned Unit Development) Amendment
 P22-278**



Project Location Map

SUMMARY

Applicant's Request:	A request to amend the LTC Ranch (West) Residential PUD zoning regulation document and concept plan.
Applicant:	Lucido & Associates
Property Owner:	Midway Glades Developers, LLC
Location:	The property is located south of Midway Road and northwest of Glades Cut Off Road.
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

Project Description

The LTC Ranch Residential project is a large-scale master planned residential community composed of approximately 1,804 acres and consisting of several neighborhoods. Total allowable dwelling units is 4,000 and will be a mix of single-family and multi-family units. No commercial uses are proposed within this PUD development.

The request includes:

- Amending the conceptual plan to remove a 3.91-acre wetland located west of Wylder Parkway and south of the proposed E/W #5 right-of-way and to relocate proposed bus stops on Wylder Parkway.
- Update the development standards to clarify setbacks, building height, parking requirements, multi-family product types, and pedestrian circulation elements.
- Update the legal description.
- Add roadway cross sections for the arterial and local roadways.

A complete list of the proposed changes is included in the attached PUD document and the changes are shown as ~~strike through~~ and underlined.

Background

The subject property is associated with the LTC Ranch DRI (Development of Regional Impact). The LTC Ranch DRI Development Order was originally approved by the Board of County Commissioners of St. Lucie County by Resolution No. 97-085. The property was annexed into the City and an amended DRI development order was approved by City of Port St. Lucie Resolution No. 00-R25. The DRI has been amended six times.

The total area of the LTC Ranch DRI property is 2,445 acres; LTC Ranch West and LTC Ranch East. The approved development plan allows for 4,000 residential dwelling units; 725,000 square feet of retail; 1,960,200 square feet of industrial; and 1,508,500 square feet of office. The Master Development Plan (Map H) includes approximately 80 acres for commercial uses; 390 acres for Industrial uses; 1,764 acres for residential; a 52.7-acre school site; a 113- acre public park site; and conservation areas with wetlands and upland.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the application on January 11, 2023.

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the item was included in the published notification for the Planning & Zoning Board’s agenda.

Property Size:	1,804 acres
Legal Description:	All of the residential lots and tracts within said residential area together with Tract “B” of the LTC Ranch Phase 1 plat and Tract “A1” of the LTC Ranch West Phase 2 plat.
Future Land Use:	ROI (Residential, Office, Institutional) and RH (High Density Residential)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant and agricultural

Proposed Use:	Large-scale master planned residential development
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Location and Site Information

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG/CH/ROI	SLC Agricultural; SLC Utility	FPL Substation; Agricultural; West Midway Road
South	CS/LI/ROI; U	SLC Agricultural	Vacant
East	CG/CS/CH/LI; U	PUD; Institutional	LTC Ranch East PUD; FPL Easement
West	U; RM; RL	PUD; SLC Agricultural; Utilities	Utilities; Single-family residential; vacant

CG/CH/ROI: Commercial General/ Highway Commercial/ Residential Office Institutional

CS/LI/ROI: Service Commercial/ Light Industrial/ Residential Office Institutional

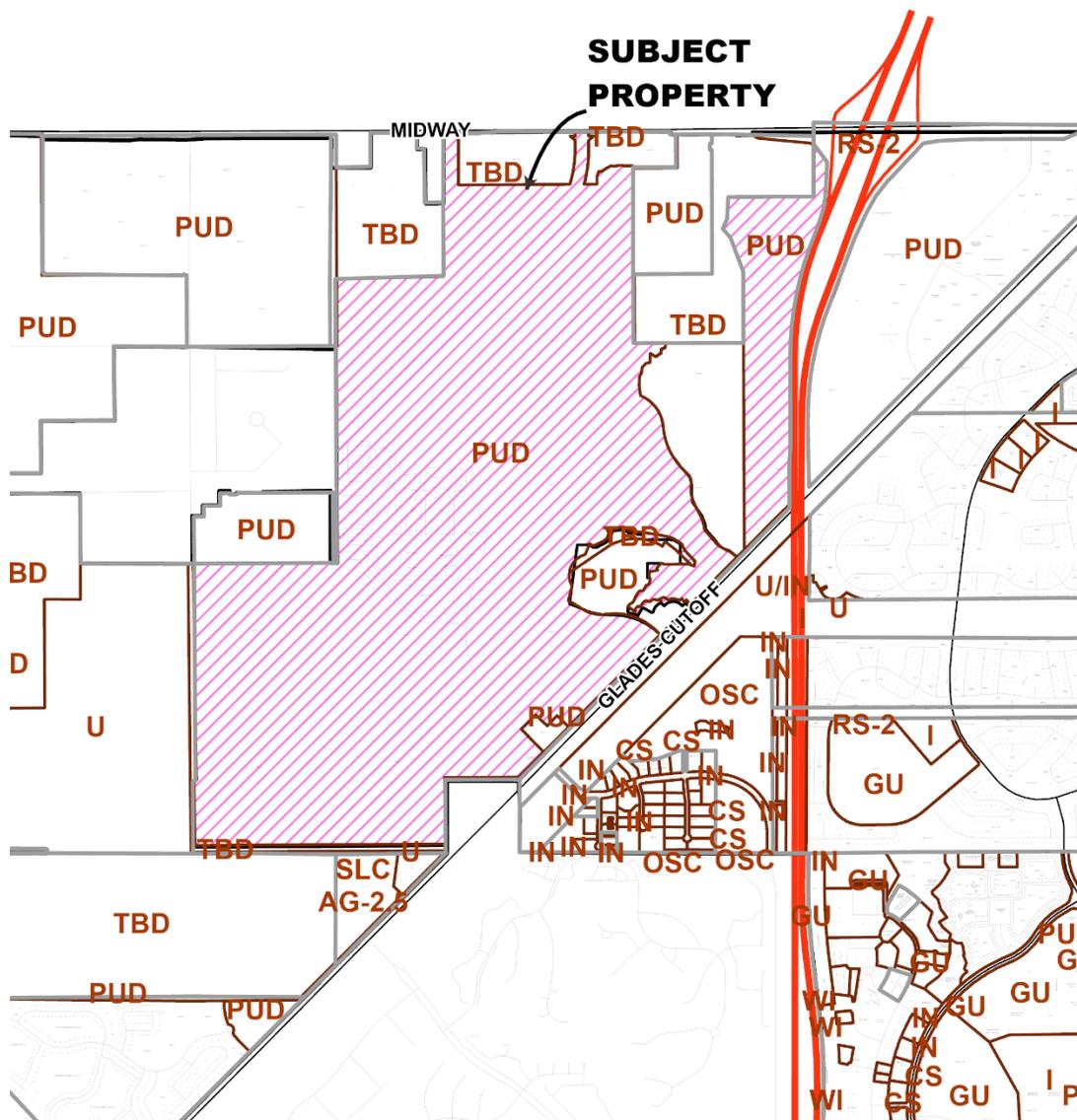
U: Utility

CG/CS/CH/LI: Commercial General/ Service Commercial/Highway Commercial/ Light Industrial

PUD: Planned Unit Development

RM: Medium Density Residential

RL: Low Density Residential



Zoning Map

IMPACTS AND FINDINGS

ANALYSIS AND COMPREHENSIVE PLAN REVIEW

The elimination of the 3.91-acre wetland is to accommodate the design of a proposed golf course community in the southwest area of the PUD. This will result in 225.19 acres of preserved wetlands and 12.52 acres of wetland impacts within the PUD. Wetland mitigation for the additional impacts will be provided through on site enhancement and purchase of offsite mitigation credits in accordance with the South Florida Water Management District permit. The proposed change is consistent with Policy 5.2.2.1 of the Conservation and Coastal Management Element, which is to continue to enforce standards for open space, wildlife and habitat preservation in conjunction with residential and commercial development.

The concept plan currently shows five bus stops along Wylder Parkway. The applicant is proposing to eliminate the two bus stops on the east side of Wylder Parkway since school buses will be entering the residential neighborhoods on that side to pick up and drop off the students. Three bus stops are proposed along the west side within the approximately 2.2-mile length of the roadway to accommodate mass transit and school buses. The proposed concept plan is consistent with Policy 2.2.1.4 of the Transportation Element which is to encourage new developments to construct bus stops and other transit amenities.

The addition of the right-of-way sections for the arterial and local roadways. is consistent with Objective 2.2.1 of the Transportation Element, which is to address motorized and non-motorized needs for each new development. The 150- foot- wide Wylder Parkway right-of-way will have a 12- foot- wide multi-purpose path and an 8 -foot- wide sidewalk, along with bicycle lanes and the other 120- foot -wide arterial rights-of-way will have two 8- foot- wide sidewalks and bicycle lanes at a minimum. A 12-foot-wide multi-purpose path, 8-foot sidewalk and bicycle lanes are proposed for the E/W #5 right-of-way. The local roadways will have two 5- foot- wide sidewalks.

RELATED PROJECTS

P22-298 LTC Ranch West Comprehensive Plan Amendment

P22-279 LTC Ranch DRI Amendment No. 6

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan. The Site Plan Review Committee recommended approval at their meeting of January 11, 2023.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.