

LTC Ranch DRI 4th Amendment

DRI Amendment Application
(P20-179)
City Council Board Meeting
April 12, 2021



Proposed Project

Purpose of the amendment is to amend the Master Development Plan, Map H-1; amend the Environmental Exhibit, Map G; to revise the buildout and expiration dates pursuant to the legislative time extensions granted by the Governor; and minor proposed changes to some conditions.

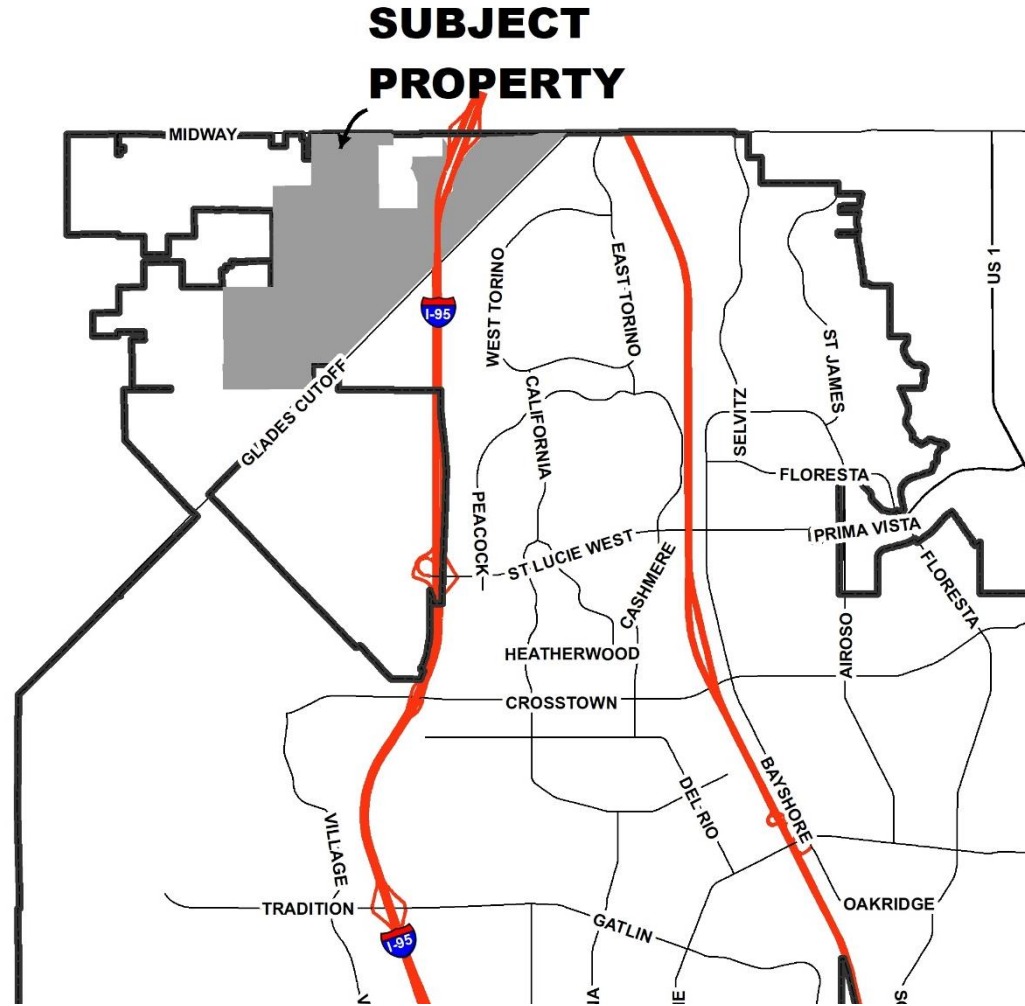


Applicant and Owners

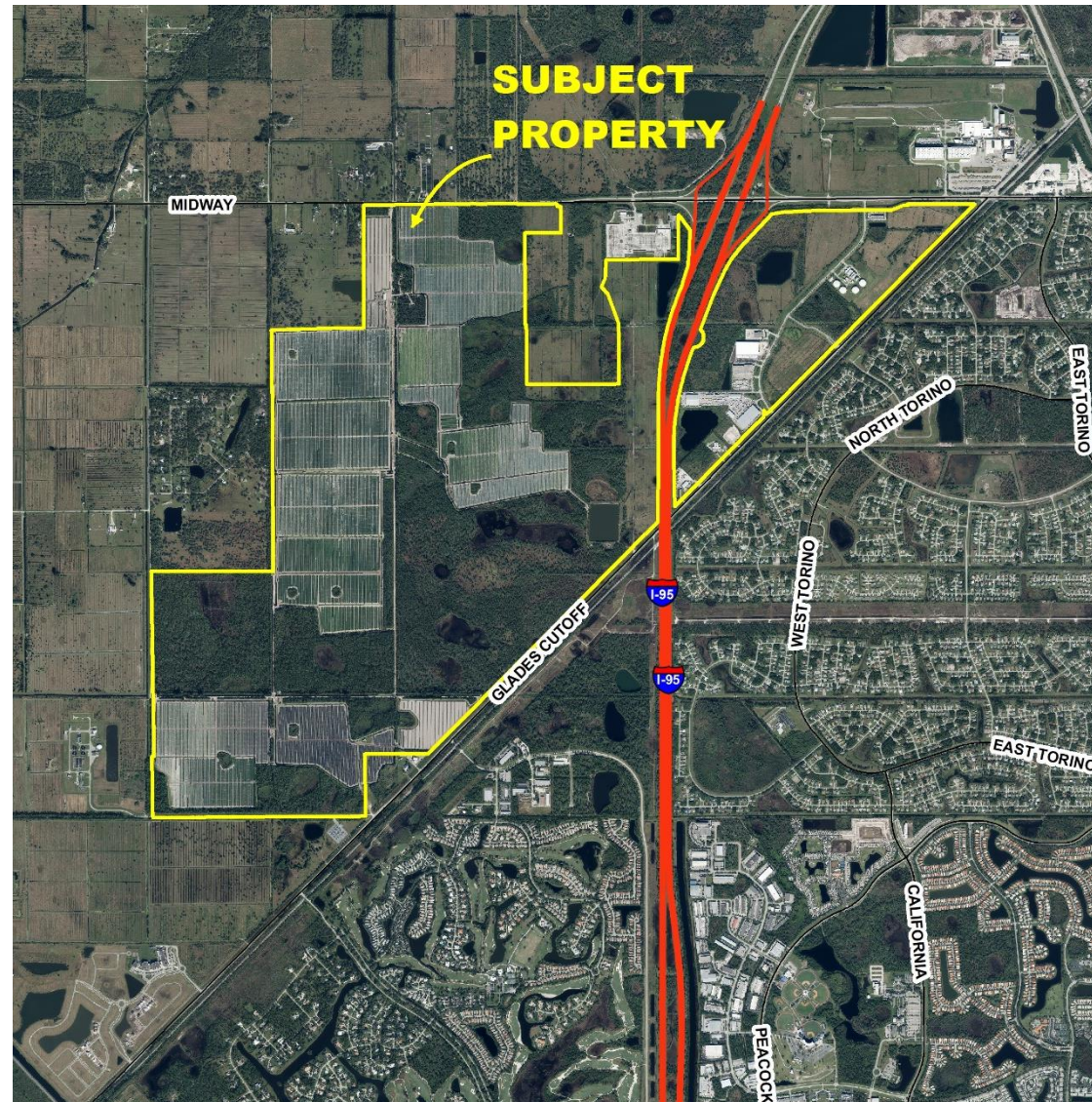
Lucido and Associates, acting as the agent for
Midway Glades Developers, LLC and LTC Midway, LLC



Location



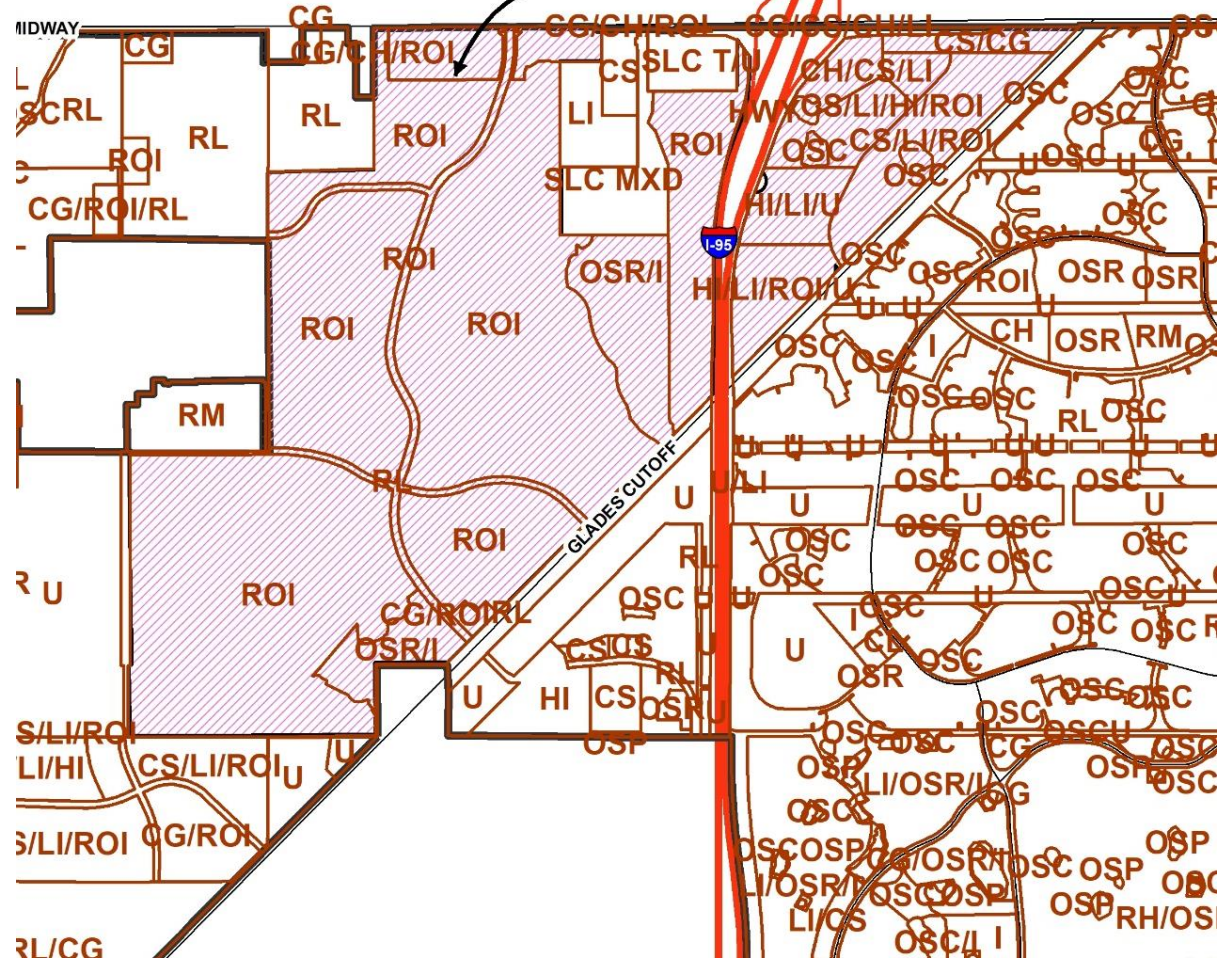
Aerial



Future Land Use



**SUBJECT
PROPERTY**



Background

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



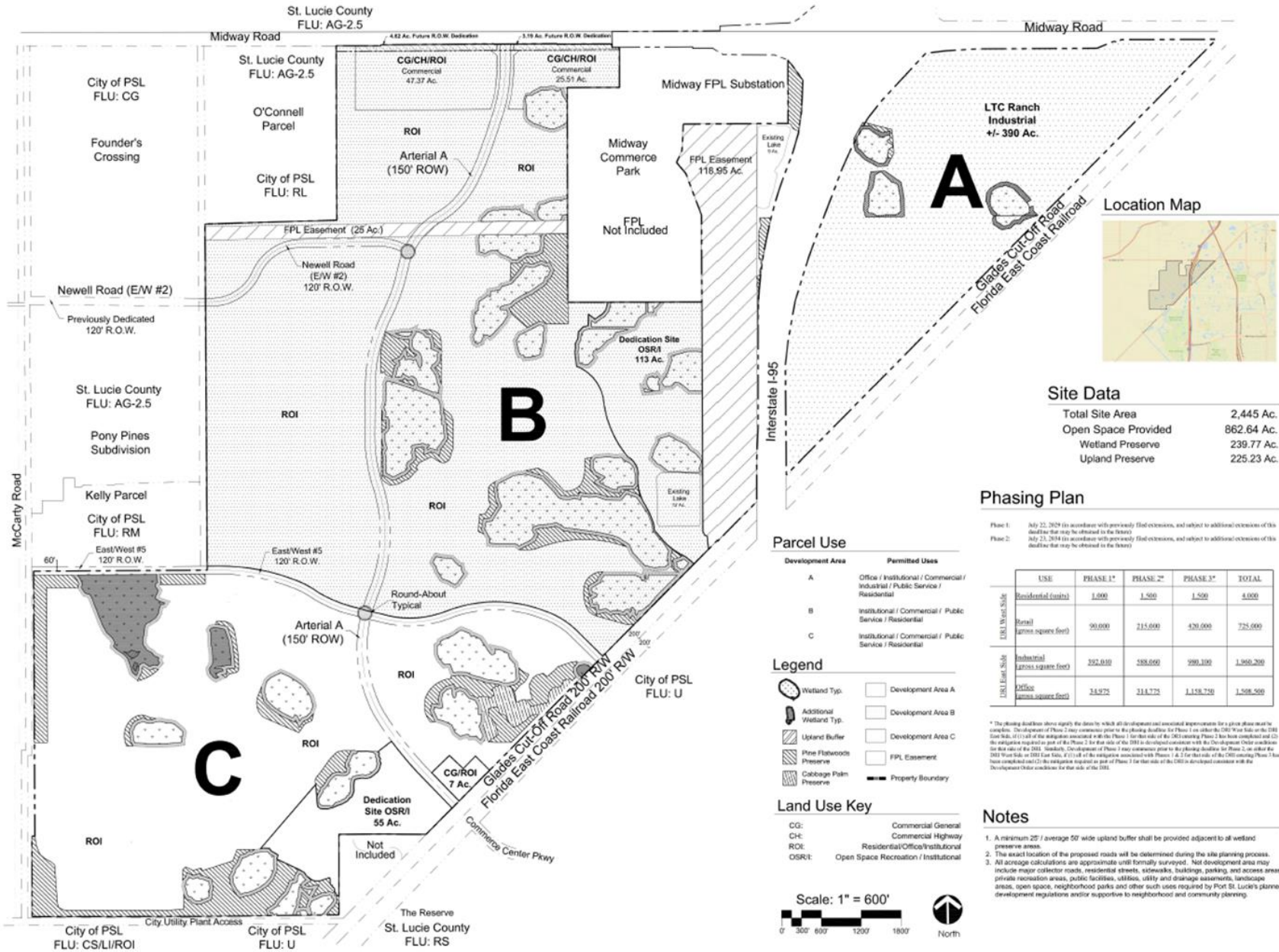
Proposed Amendment

The proposed changes to the LTC Ranch DRI development order include the following:

- Updates to the phasing and termination dates pertaining to the Governor’s executive orders and extensions that are available since the previous DRI amendment.
- Addition of a new property owner to the west side of the DRI and inserting references to “the West Side Owners” throughout the development order.
- Revisions to Condition No. 13, Education, regarding the school dedication site and specifying the entity that shall enter into an agreement with the School Board of St. Lucie County.
- Revisions to Condition No. 14, Recreation and Open Space, regarding a well site easement on the proposed City park site.
- Revisions to Map H-1, the Master Development Plan, to relocate the school dedication site and to realign the Arterial A, E/W #2, and E/W #5 rights-of-way.
- Revisions to Map G, Environmental Exhibit, to increase the amount of wetland and upland preserve.
- Revision to Condition No. 17.i, Transportation, to clarify that one or both of the West Side owners are responsible to enter into an agreement with the City regarding the four-laning of Glades Cut-Off Road from I-95 to the most southerly development access, if triggered in the future.



Existing Master Development Plan

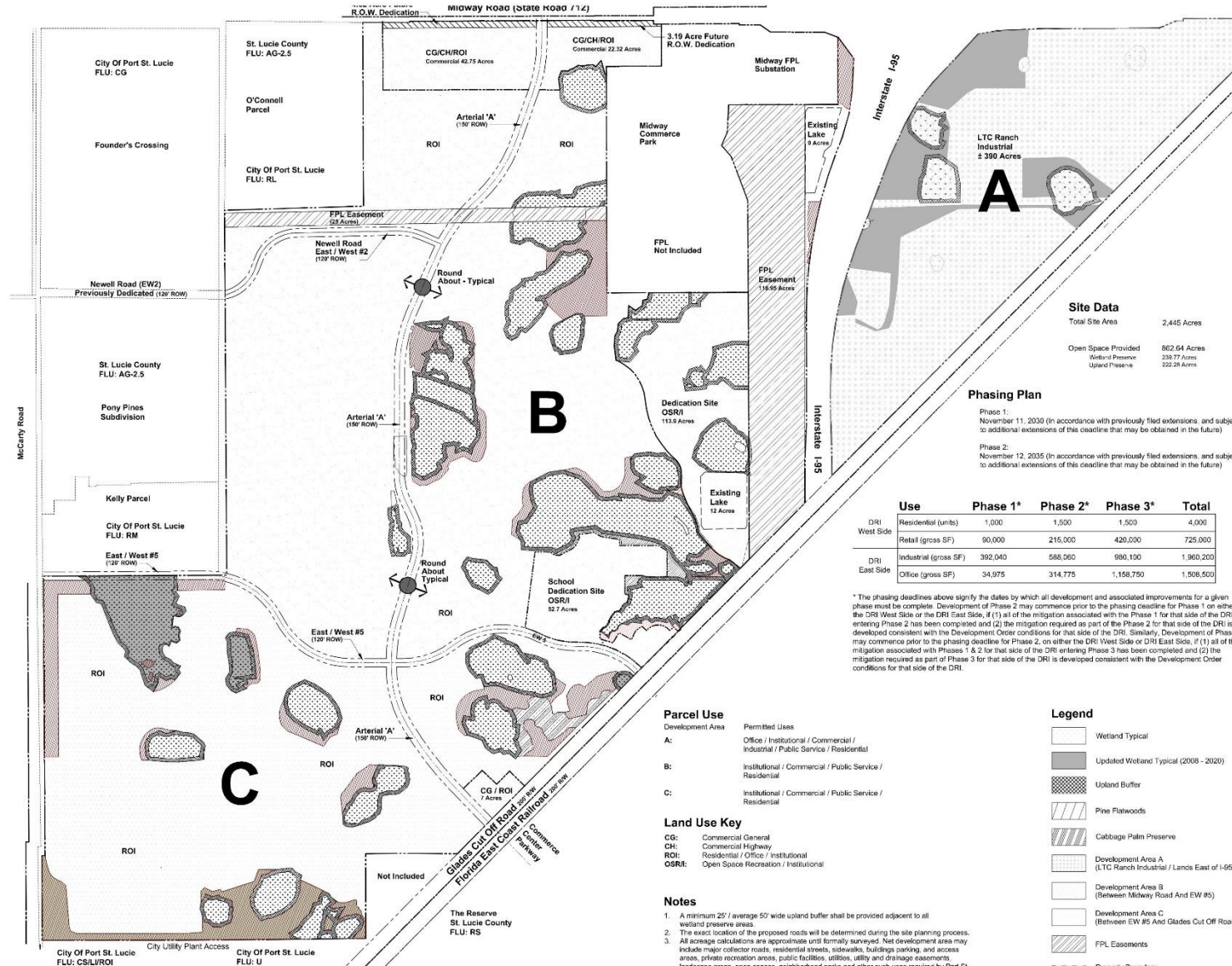


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LTC Ranch DRI
 City of Port St. Lucie
 Revised Map H-1

Job No. 18006
 Drawn By: [Signature]
 Checked By: [Signature]
 Approved By: [Signature]
 Submittal Date: 6-21-18
 Revision: [Signature]
 Revision Date: [Signature]

Proposed Master Development Plan



Site Data

Total Site Area	2,445 Acres
Open Space Provided	862.64 Acres
Wetland Preserve	238.77 Acres
Upland Preserve	222.28 Acres

Phasing Plan

Phase 1: November 11, 2030 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

Phase 2: November 12, 2035 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

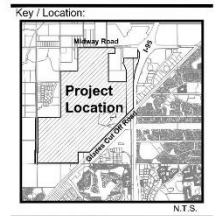
Use	Phase 1*	Phase 2*	Phase 3*	Total
DR1 West Side Residential (units)	1,000	1,500	1,500	4,000
Retail (gross SF)	90,000	215,000	420,000	725,000
DR1 East Side Industrial (gross SF)	392,040	588,060	990,100	1,960,200
Office (gross SF)	34,975	314,775	1,158,750	1,508,500

* The phasing deadlines above signify the dates by which all development and associated improvements for a given phase must be complete. Development of Phase 2 may commence prior to the phasing deadline for Phase 1 on either the DR1 West Side or the DR1 East Side, if (1) all of the mitigation associated with the Phase 1 for that side of the DRI entering Phase 2 has been completed and (2) the mitigation required as part of the Phase 2 for that side of the DRI is developed consistent with the Development Order conditions for that side of the DRI. Similarly, Development of Phase 3 may commence prior to the phasing deadline for Phase 2, on either the DR1 West Side or DR1 East Side, if (1) all of the mitigation associated with Phases 1 & 2 for that side of the DRI entering Phase 3 has been completed and (2) the mitigation required as part of Phase 3 for that side of the DRI is developed consistent with the Development Order conditions for that side of the DRI.

- Parcel Use**
- Development Area Permitted Uses
- A: Office / Institutional / Commercial / Industrial / Public Service / Residential
 - B: Institutional / Commercial / Public Service / Residential
 - C: Institutional / Commercial / Public Service / Residential
- Land Use Key**
- CG: Commercial General
 - CH: Commercial Highway
 - ROI: Residential / Office / Institutional
 - OSRI: Open Space Recreation / Institutional

- Legend**
- Wetland Typical
 - Updated Wetland Typical (2008 - 2020)
 - Upland Buffer
 - Pine Flatwoods
 - Cabbage Palm Preserve
 - Development Area A (LTC Ranch Industrial / Land East of I-95)
 - Development Area B (Between Midway Road And EW #5)
 - Development Area C (Between EW #5 And Glades Cut Off Road)
 - FPL Easements
 - Property Boundary

- Notes**
- A minimum 25' / average 50' wide upland buffer shall be provided adjacent to all wetland preserve areas.
 - The exact location of the proposed roads will be determined during the site planning process.
 - All acreage calculations are approximate until formally surveyed. Net development area may include major collector roads, residential streets, sidewalks, buildings parking, and access areas, private recreation areas, public facilities, utilities, utility and drainage easements, landscape areas, open spaces, neighborhood parks and other such uses required by Port St. Lucie's planned development regulations and/or supportive to neighborhood and community planning.



Project Team:

Client & Property Owner: Gladco II (Ray) Developments, LLC
1807 International Blvd., Suite 200
Jacksonville, Florida 32208

Land Planner / Landscape Architect: LUCIDO & ASSOCIATES
1701 East Ocean Blvd. Suite 200
Port St. Lucie, Florida 34956

Engineer: K&M Engineering & Associates
2400 US Highway 1
Suite 200
Port St. Lucie, Florida 34956

Surveyor: Cadmus Surveying, Inc.
2800 South US Highway 1
Port St. Lucie, Florida 34956

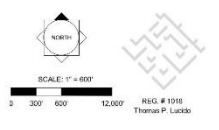
Traffic Engineer: Halcrow & Associates A/Florida, Inc.
1120 SW 53rd Street
Suite 200
Palm City, Florida 34980

Environmental Consultant: F&W Consulting
2000 US Highway 1
Suite 200
Port St. Lucie, Florida 34956

LTC Ranch DRI Revised Master Plan Map H-1

City of Port St. Lucie

Date	By	Description
06/25/2020	SJS	Submitter
12/24/2021	SJS	Update per Comp. Plan



Designer: SJS Sheet
Manager: SJS
Project Number: 20-535
Municipal Number: ---
Computer File: 20_535_LTC_Map H-1.dwg

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Recommendation

The Planning and Zoning Board recommended approval of the DRI Amendment at their meeting of February 2, 2021.

