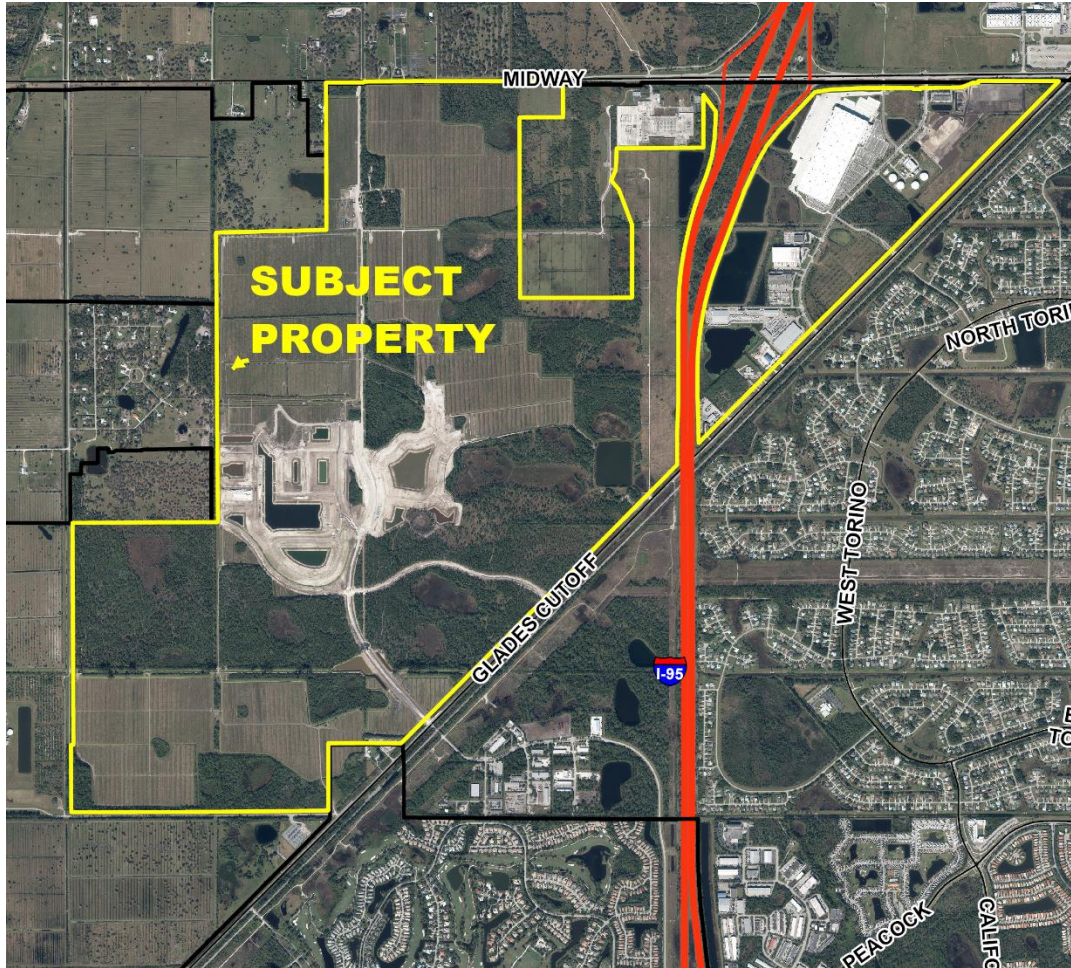




LTC Ranch Development of Regional Impact (DRI) Amendment Application
 6th Amendment to the DRI Development Order
 P22-279



SUMMARY

Applicant's Request:	An application to amend the development order for the LTC Ranch DRI (6 th amendment).
Applicant:	Derrick Phillips of Lucido & Associates
Property Owners:	Midway Glades Developers, LLC and LTC Midway, LLC (DRI west side)
Location:	The property is located south of Midway Road and west of I-95.
Legal Description:	A parcel of land lying in Sections 1, 2, 3, 4, 9, 10, 11, 15 and 16, Township 36 South, Range 39 East. The complete legal description is located in the development order.
Application Type:	Development of Regional Impact (DRI) Amendment

Project Background

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 second amendment to the development order was approved by City of Port St. Lucie Resolution No. 07-R77, the third amendment by City of Port St. Lucie Resolution 19-R40, the fourth amendment by City of Port St. Lucie Resolution 21-R11, and the fifth amendment by City of Port St. Lucie Resolution 22-R122.

The total area of the LTC Ranch DRI property is 2,445 acres. 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 public park site and 465 acres of conservation areas with wetlands and uplands.

Proposed Amendments

The proposed changes to the LTC Ranch DRI development order are to Condition No. 17 Transportation (g)5 regarding the timing of roadway improvements and to the Master Plan, Map H-1 and the Environmental Exhibit, Map G.

The changes to Condition 17(g)5 are to require the widening to 4 lanes of West Midway Road from Arterial A to I-95; the signalization and adding a second westbound left turn lane to the intersection of West Midway Road and Arterial A; and the widening to 4 lanes of Glades Cut-Off Road from I-95 to Arterial A to be triggered by the issuance of a certain number of building permits rather than traffic trips or when a monitoring report shows the improvements would be needed. The construction of the Glades Cut-Off Road improvements will occur after the Midway Road improvements are completed. The proposed changes are shown in the attached resolution as ~~strike through~~ and underlined.

The changes to the Master Plan, Map H-1 is to remove a 3.91- acre wetland, Wetland W-11, from the map to accommodate the proposed design of a residential golf course community. Mitigation will be provided for the wetland impacts.

The changes to the Environmental Exhibit, Map G, are to show the 3.91-acre Wetland W-11 as impacted and adjust the acreages of preserved and impacted wetlands and native upland habitat.

There were also several changes to update outdated statutory references throughout the DRI.

Analysis

Originally, the DRI development order required Wylder Parkway to be connected to Midway Road prior to issuance of any building permits. The 5th DRI amendment, approved by Resolution 22-R122, allowed for the Wylder Parkway connection to Midway Road to be pushed back to 950 dwelling units, since the Wylder Parkway to Glades Cut-off Road connection was proposed with the first phase of the development. At the City Council meeting of November 14, 2023, the west side developer agreed to work with the City with their next amendment to update the Glades Cut-off Road and Midway Road widening conditions. Several meetings occurred with the developer and City staff. St. Lucie County staff was also included since Midway and Glades Cut-Off are County roads. All three parties agreed to the proposed changes as shown in the attached resolution. The proposed amendment will give the City the certainty that widening of Midway Road and Glades Cut-off will occur at defined thresholds of building permits rather than by

number of trips or when a monitoring report indicates the improvements would be needed. A memo from the City's Public Works department further explaining the changes is attached.

The elimination of the 3.91-acre Wetland 11 as proposed on Maps H-1 and Map G will result in 225.19 acres of preserved wetlands and 12.52 acres of wetland impacts for the west side of the DRI. The upland preserve area for the west side will be reduced from 222.56 to 215.22 acres due to the elimination of the upland buffer and some native habitat around Wetland 11. Wetland mitigation for the additional impacts will be provided in accordance with the South Florida Water Management District permit. The proposed changes are consistent with the Conservation and Coastal Management Element of the City's Comprehensive Plan.

Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations. The proposed amendment has been reviewed for consistency with the City's Comprehensive Plan and is found to be consistent with the following policies:

Policy 2.1.2.2: Review all proposed development for consistency with the goals, objectives, and policies of this plan and require coordination of traffic circulation plans and improvements with land use, right-of-way and infrastructure plans, before development approval. Traffic circulation plan shall address the mitigation of all potential project impacts on the roadway system.

Policy 5.2.5.1: Continue to enforce standards for open space, wildlife and habitat preservation in conjunction with residential and commercial development.

RECOMMENDATION

The Planning and Zoning Board recommended approval of the DRI amendment at their August 1, 2023 meeting.