



December 7, 2022

*via electronic submittal*

Port St. Lucie Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

**RE: LTC Ranch PUD – Comprehensive Plan Amendment Application (P22-279)**

On behalf of Midway Glades Developers, LLC (“Owner”), we are pleased to submit an application for Comprehensive Plan Amendment.

Enclosed with this letter please find the following materials:

**Comprehensive Plan Amendment**

- a. Owners Authorization
- b. Location Map
- c. Proposed FLU and Boundary Exhibit

**Previously Submitted**

- d. Deed
- e. FEMA Flood Map
- f. REVISED Map H-1
- g. REVISED Map G
- h. REVISED PUD Concept Plan

The purpose of this amendment is to update items within the document to better accommodate the development program with the evolution of residential housing markets. Requesting to change from ROI to RH allows a variety of Single-Family and Multi-Family units to be constructed, while being consistent within the *City of Port St. Lucie’s Code of Ordinances*.

The primary justification for changing from ROI to RH is to accommodate multi-family rental neighborhoods which typically develop at or just below 15 dwelling units per acre. ROI only provides a maximum of 11 units per acre which is not consistent with market expectations of three-story walk-up apartment style home neighborhoods. Given the relocated future high school parcel, the Wylder master plan has planned and positioned the future RH land use immediately adjacent to and /or across E/W#5 from the future high school thus providing higher density and convenience to the high school by families. In addition to the future high school, there is an existing K-8 school (Allapattah Flats) just to the south of the proposed RH parcels along Glades Cut-off.

When comparing existing and planned infrastructure along with public services, the increase in dwelling units from the maximum 11 DU/ac to 15 DU/ac is minute when evaluated against the other uses allowed within ROI which essentially would not be developed with this proposed change.

**COMPREHENSIVE PLAN AMENDMENT:**

---

**1. REVISED CONCEPT PLAN**

- a. Changed approximately 140 ac of ROI to RH to increase density to allow up to 15 DU's in Pod 7 and Pod 8. There is no proposed increase in total project density.
- b. Added (RH) Residential High Density
- c. All Single-Family units in RH to meet minimum lot requirements
- d. Wetlands present in Pod 8 of PUD
- e. Flattening of E/W #5 ROW curvature

**SUPPLEMENTAL PROJECT INFORMATION:**

---

The acreages shown on the adopted future land use map have been AutoCAD verified and are as follows for the existing and proposed:

<b>FLU</b>	<b>Existing Acreage</b>	<b>Proposed Acreage</b>
ROI	140.00	0
RH	0	140.0
Total	140.00	140.00

**Applicant:** Lucido & Associates

**Owner:** Midway Glades Developers, LLC

**Location:** Bordered by Glades Cut Off Rd to the South, Interstate 95 to the East, and Midway Rd to the North

**Legal Description:** A portion of LTC Ranch West (PB 83, Page 17) Tract D (containing +/- 140 ac)

**Existing Zoning:** PUD

**Existing Future Land Use:** Refer to FLU Table above

**Proposed Zoning:** RH

**Existing Use:** Vacant and Agricultural Land

**Surrounding Uses:**

South: FDOT R/W, FECR R/W, Utility Land Uses – Institutional Zoning – Vacant and Commercial

West: ROI Land Uses – PUD Zoning – Vacant and Agricultural Uses

North: ROI Land Uses – PUD Zoning – Vacant and Agricultural Uses

East: OSR/I Land Uses – PUD Zoning – Vacant and PUD Uses

**Sewer/Water Service:**

The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the subject property. Under the current ROI and RH future land use designation, the most intense use would be multi-family residential at 15 units per acre. The level of service for potable water is 115 gallons per capita per day for residential and 120 gallons per day per 1,000 sf for institutional. Sanitary sewer is 85% of the potable water level of service.

**Transportation:** There is no anticipated increase in traffic due to the requested changes. The existing LTC Ranch DRI development order addresses traffic impacts and the required associated improvements for a maximum threshold of development in order to ensure acceptable levels of service on the adjacent roadways.

**Park/Open Space:** The LTC PUD property currently has 113 acres for a public park (not changing in these applications) and a separate 52.7 acres for a school site for a total of 165.70 acres. The school site is adjacent to the 113-acre City Park dedication site allows the potential of shared program development and use and supports the school districts and City goals of co-location of these uses. The proposed park site will provide adequate land to maintain the City's level of service of 5.0 acres per 1,000 population.

**Schools:** The St. Lucie County School Board staff has agreed to the location of the school site, which is proposed just south of the 113 park site dedication on the north side of E/W #5 and Glades Cut Off Road.

**Storm Water:** The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

**Environmental:** A portion LTC Ranch PUD containing approximately 140 acres, contains three (3) wetland areas totaling 21.04 acres, upland preserve/buffers 35.47 acres and approximately 83.49 acres of ROI intended to serve the PUD community. **See Civil Engineering submittal from Dr Horton.**

**Flood Zone:** The flood map for the property is panel number 12111C0260J. The property is located in Zone X, an area of minimal flood hazard. Zone X is determined to be outside the 0.2% annual chance of flooding.

**Police:** The LTC Ranch Comprehensive Plan and DRI Amendment requires coordination with the City of Port St. Lucie Police Department through the development review process to ensure the ability for the Department to provide for public safety.

**Fire/EMS:** The LTC Ranch Comprehensive Plan and DRI Amendment requires coordination with the St. Lucie County Fire District through the development review process to ensure the ability of the Department to provide for public safety.

Upon your review, if you have any question, feel free to contact me directly at (772) 220-2100.

Respectfully,



Steven D. Garrett