

**LTC Ranch PUD  
PUD Amendment No. 2  
P21-028  
City Council**

**Agenda Item No. 8.h**

**April 26, 2021**

**Kimley»»Horn**

# Executive Summary

The Applicant seeks the following approval from the City of Port St. Lucie:

- Amend the PUD Agreement between the City and LTC Ranch Joint Ventures
- Amend the existing map series as an exhibit to the PUD Agreement
- Specific PUD modifications:
  - Include the definition of Distribution and Fulfillment Services and Facilities
  - Adjust the PUD maps
  - Realignment and adjustments of proposed internal access roads
  - Addition and relocation of lake systems for onsite drainage
  - Modification of mitigation areas
  - Administrative clean up of Standards to be consistent with City Codes

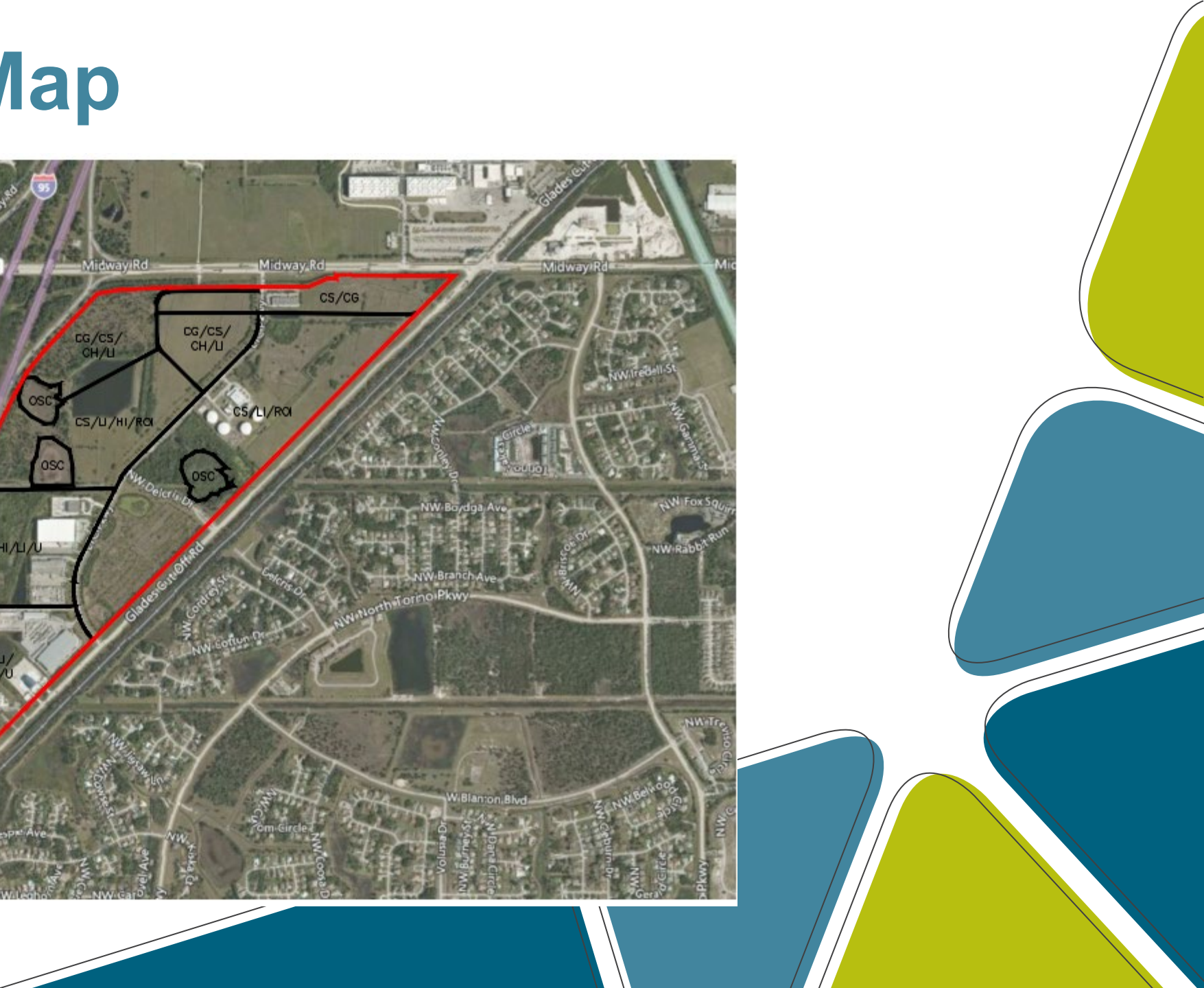
# LTD Ranch History

- LTC Ranch Development of Regional Impact (“DRI”) originally included approximately 2,455 acres back in 1997
- The original DRI Development Order (“DO”) authorized 4,193,700 sq. ft. of Industrial, Commercial, Retail and Office uses
- Upon annexation into the City of Port St. Lucie, the DO permitted 2,750,000 sq. ft. of Industrial, Commercial, Retail and Offices uses on approximately 388 acres
- The DO further granted an overall zoning designation of Planned Unit Development (“PUD”) to the 388 acres (City Ordinance 00-113)
- City Ordinance 13-20 (April 22, 2013) authorized the 1<sup>st</sup> amendment to the PUD Agreement
- That request permitted recreational vehicle sales within the PUD
- Application P21-028, requests the 2<sup>nd</sup> amendment to the PUD Agreement

# Zoning Map



# Land Use Map



# Summary and Conclusion

Approval of the requested action by the City Council is justified by the following:

- Maintains the general character and integrity of the overall PUD
- Updates, improves and revises the PUD Agreement, as amended
- Meets the intent and purpose of the zoning districts
- Complies with the Goals, Policies and Objectives of the City's Comprehensive Plan
- Adheres to the development patterns within the LTC Ranch PUD
- Supports SPRC recommendation of approval (02-24-2021)
- Planning & Zoning Board unanimous recommendation of approval (4-6-21)

The background features several overlapping, rounded geometric shapes in shades of blue and green. A large, light blue shape is on the right side. On the left, there are several darker blue and green shapes, some with white outlines, arranged in a circular pattern around a central white space.

# Questions?

Kimley»»Horn