

LTC Ranch DRI 6th Amendment

DRI Amendment Application
(P22-279)

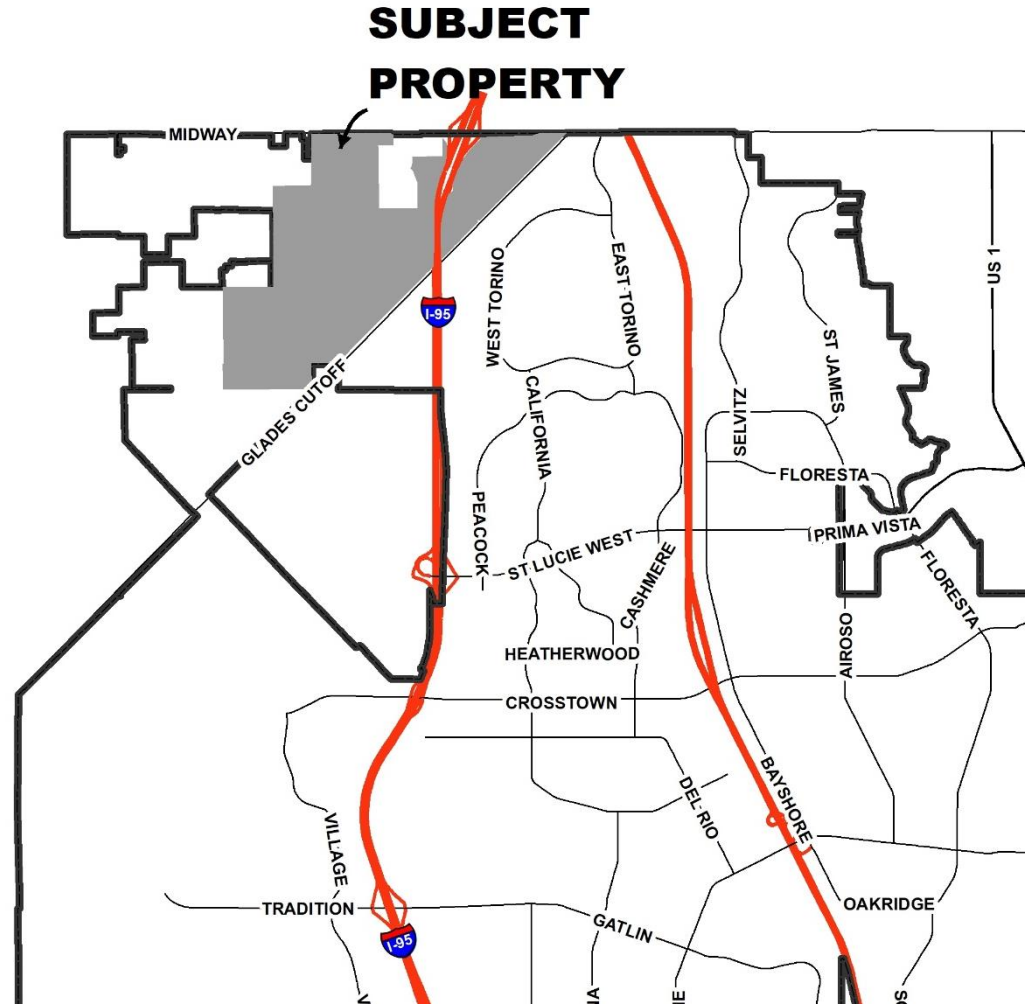


Applicant and Owners

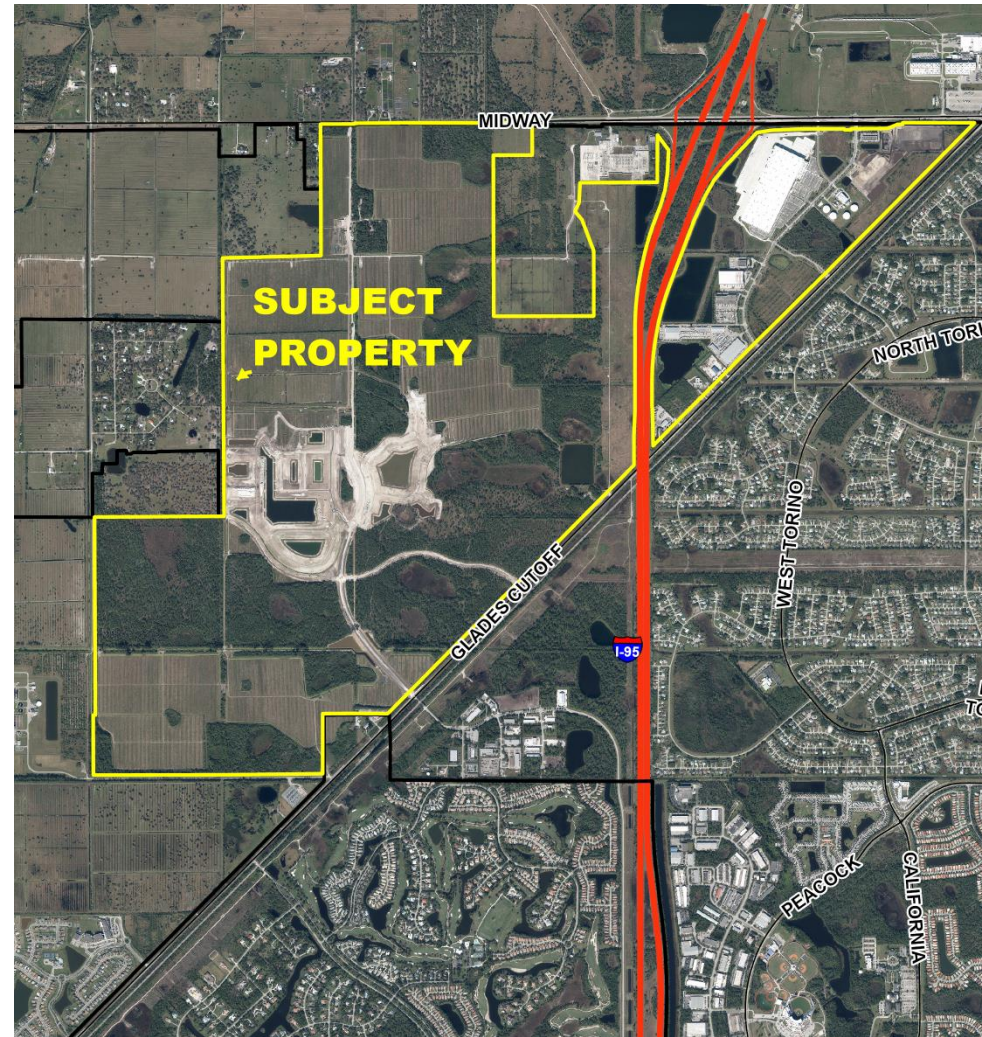
Lucido & Associates, acting as the agent for
Midway Glades Developers, LLC and LTC Midway, LLC



Location



Aerial



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 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.



Transportation-Previous DRI Amendment

- Original DRI roadway configuration intended for construction to begin on the northern side of the development closer to Midway road rather than the current switch to start south near Glades Cutoff Road.
- Due to this shift, the previous approved DRI Amendment extended the deadline for the Midway Road and Wylder Parkway connection to 950 dwelling units. This allowed the developer to start building houses while the review and construction of this connection occurs.
- This provides a secondary arterial access at approximately 40% buildout of the current approved and under review developments within this DRI.



Transportation Coordination

With the direction of City Council to move towards rooftops over the existing traffic trip triggers, we worked to implement this change as part of this DRI Amendment.

- The applicant met with staff from the City and St. Lucie County and agreed to switch to rooftop triggers for the widening of Glades Cut-Off Road and Midway Road as well as accelerating that work to ensure the roadway network is sufficient to serve the development and the adjacent community.

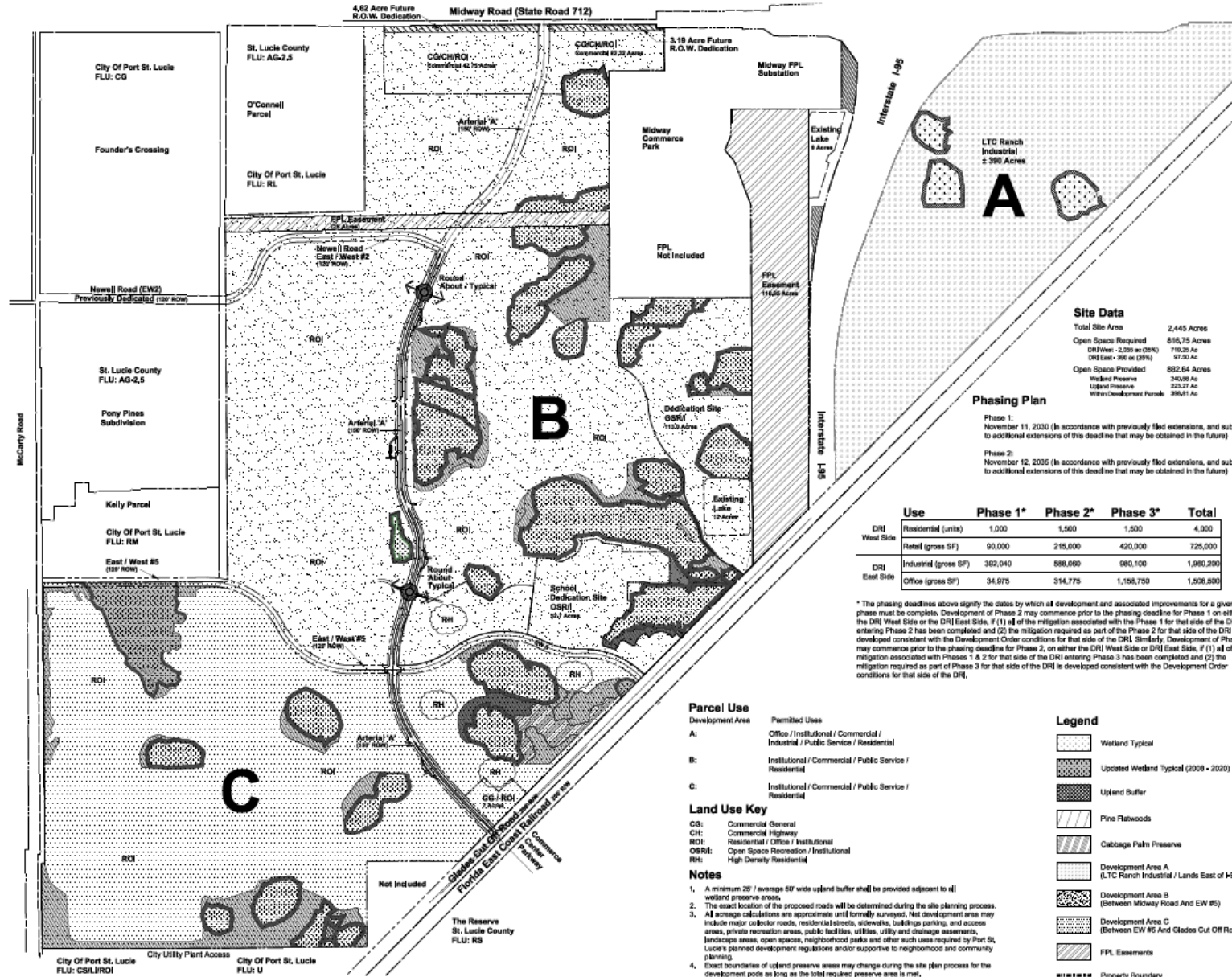


Proposed Transportation Conditions

- DRI requirement for widening to 4 lanes for Glades Cut-off Road and Midway Road between Arterial A and I-95.
- Existing Triggers for improvements:
 - 10,000 Average daily trips, 660 AM Peak hour trips, 1,030 PM Peak hour trips, or when determined by monitoring.
- Proposed Triggers for improvements:
 - Midway Road widening to 4 Lane
 - Construction to begin no more than 90 days after issuance of 1,100 building permits
 - Glades Cut Off Road widening to 4 Lanes
 - Design & Permitting to begin at 1,100 building permits
 - Construction to begin at the earlier of 6 months after 1,400 building permits, or 12 months after completion of the Midway Road widening
 - This will occur no sooner than the completion of the Midway Road widening & signalization



Master Development Plan – Map H-1



Site Data

Total Site Area	2,445 Acres
Open Space Required	816.75 Acres
DR West - 2.0% w/ 20%	710.25 Ac
DR East - 9% w/ 20%	87.50 Ac
Open Space Provided	862.94 Acres
Wetland Preserve	340.90 Ac
Upland Preserve	232.37 Ac
With Development Parks	390.61 Ac

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
DR West Side				
Residential (units)	1,000	1,500	1,500	4,000
Retail (gross SF)	90,000	210,000	420,000	720,000
DR East Side				
Industrial (gross SF)	392,040	598,080	980,100	1,980,200
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 DR West Side or the DR East Side, if (1) all of the mitigation associated with the Phase 1 for that side of the DR entering Phase 2 has been completed and (2) the mitigation required as part of the Phase 2 for that side of the DR is developed consistent with the Development Order conditions for that side of the DR. Similarly, development of Phase 3 may commence prior to the phasing deadline for Phase 2, on either the DR West Side or DR East Side, if (1) all of the mitigation associated with Phases 1 & 2 for that side of the DR entering Phase 3 has been completed and (2) the mitigation required as part of Phase 3 for that side of the DR is developed consistent with the Development Order conditions for that side of the DR.

Parcel Use

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
 RH: High Density Residential

- Notes**
1. A minimum 20' / average 50' wide upland buffer shall be provided adjacent to all wetland preserve areas.
 2. The exact location of the proposed roads will be determined during the site planning process.
 3. All acreage calculations are approximate until formally surveyed. Net development areas may include major collector roads, residential streets, sidewalks, bike/parking, and access areas, private recreation areas, public facilities, utilities, utility and drainage assessments, 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.
 4. Exact boundaries of upland preserve areas may change during the site plan process for the development pods as long as the total required preserve area is met.

Legend

- Wetland Typical
- Updated Wetland Typical (2008 - 2020)
- Upland Buffer
- Pine Flatwoods
- Cabbage Palm Preserve
- Development Area A (LTC Ranch Industrial / Lands 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

Master Development Plan - Map H-1

- A proposed comprehensive plan amendment (P22-298) to change the land use for 140 acres from ROI (Residential, Office, Institutional) to RH (High Density Residential) and the roadway alignment E/W #5 to be consistent with the proposed changes to the DRI Master Plan, Map H-1 was reviewed by the Planning and Zoning Board on February 7, 2023, and the City Council on February 27, 2023.
- The proposed amendment was transmitted to the Florida Department of Economic Opportunity (DEO) and reviewing agencies. There were no comments.
- The comprehensive plan amendment will be considered by the City Council for adoption at the same meeting as the DRI amendment.



Environmental Exhibit – Map G

- The elimination of the 3.91-acre Wetland 11 is proposed on Maps H-1 and Map G.
- The upland preserve area for the west side will be slightly reduced due to the elimination of the upland buffer and some native habitat around Wetland 11 and to the reconfiguration of the upland preserve area on the west side of the development to accommodate the proposed golf course and residential lots.
- 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.



Recommendation

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

Staff finds the proposed amendment to be consistent with the direction and intent of the City's Comprehensive Plan and recommends approval.

