

City of Port St. Lucie
LTC Ranch West
Planned Unit Development Rezoning
(P20-192)

Planning & Zoning Board Meeting
Laura H. Dodd, Planner II



Overview:

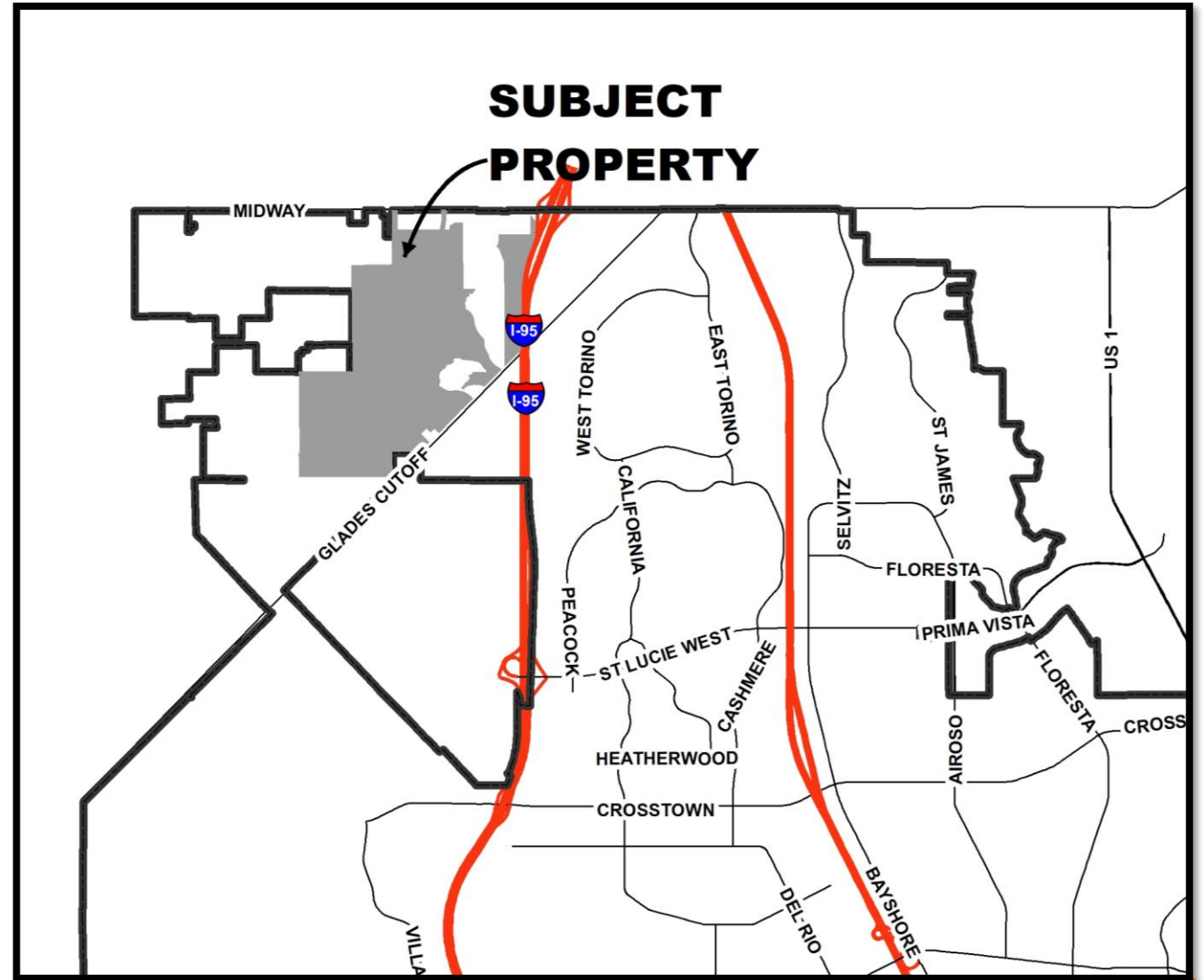
Owner: Midway Glades Developers, LLC

Applicant: Matt Yates, Lucido & Associates

Request: Applicant is requesting approval of a PUD (Planned Unit Development) rezoning. The proposal consists of a large-scale master planned residential community composed of approximately 1,804 acres and consisting of several neighborhoods, with 4,000 total allowable dwelling units.

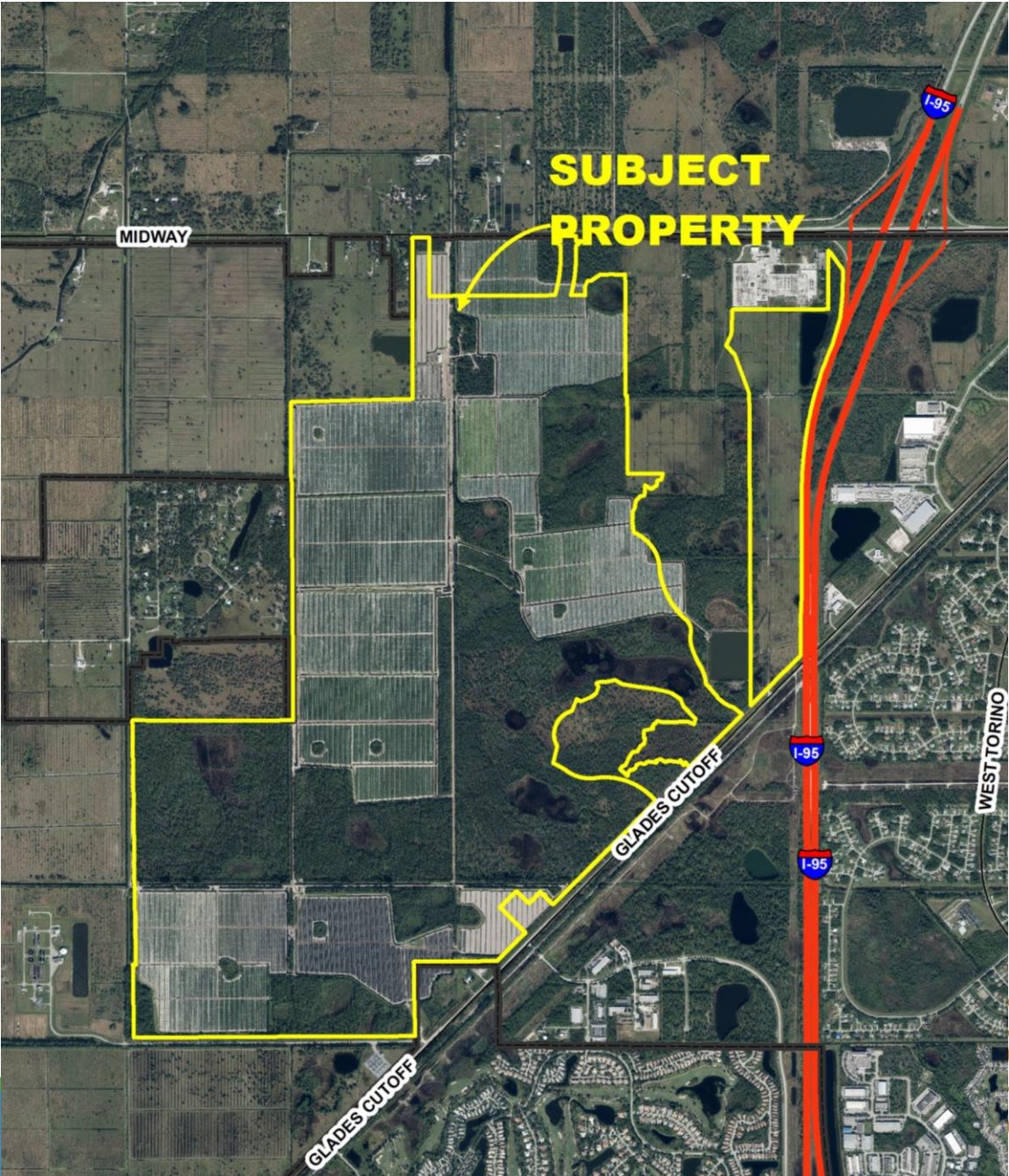
Location Map

- Generally located south-west of the Midway Road and I95 interchange, included approximately 1,804 acres.



Aerial

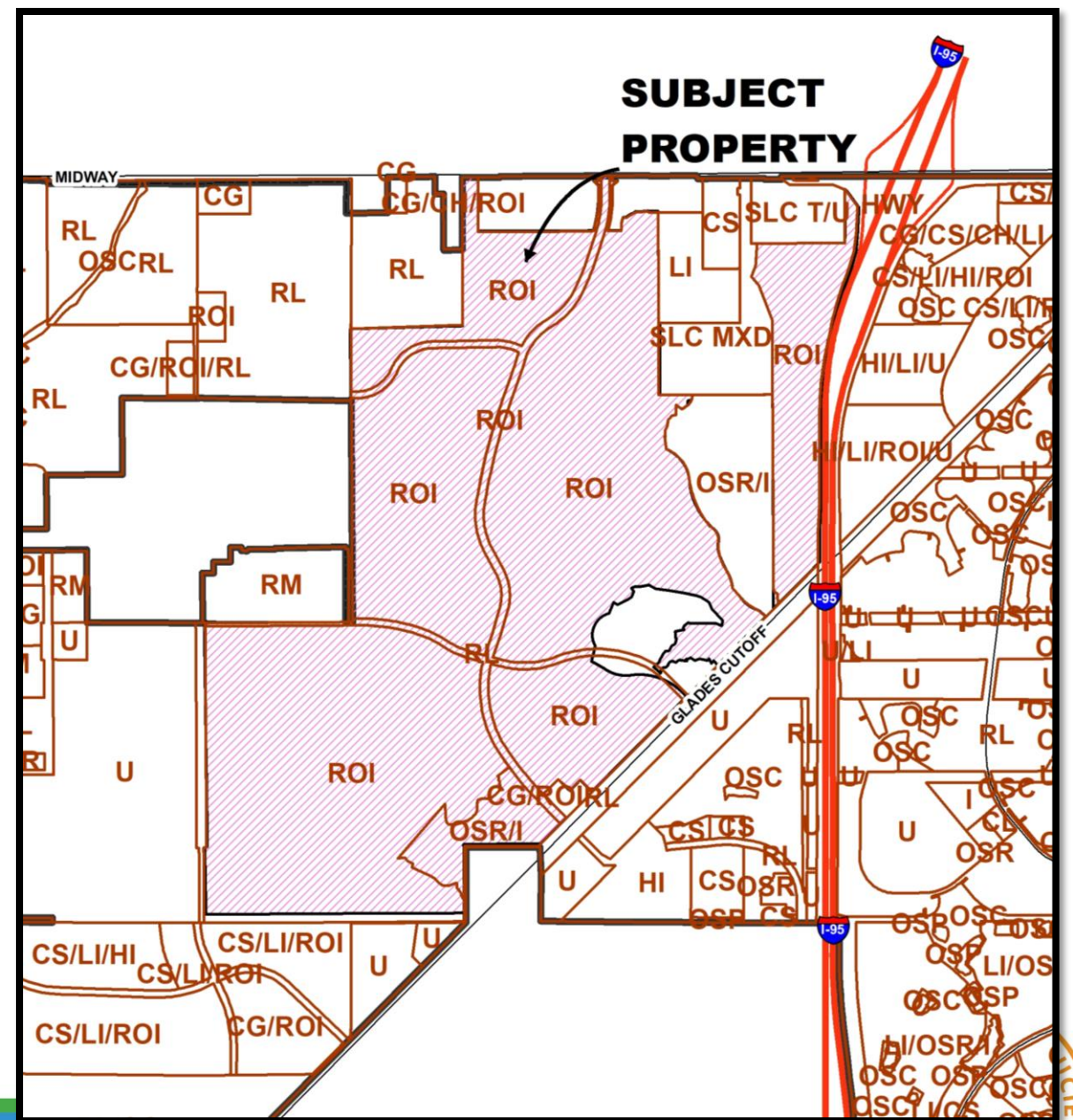
Direction	Future Land Use	Zoning	Existing Use
North	CG/CH/ROI	SLC Agricultural; SLC Utility	FPL Substation; Agricultural; West Midway Road
South	CS/LI/ROI; U	SLC Agricultural	Vacant
East	CG/CS/CH/LI; U	PUD; Institutional	LTC Ranch East PUD; FPL Easement
West	U; RM; RL	PUD; SLC Agricultural; Utilities	Utilities; Single- family residential; vacant



Future Land Use

ROI & OSR/I

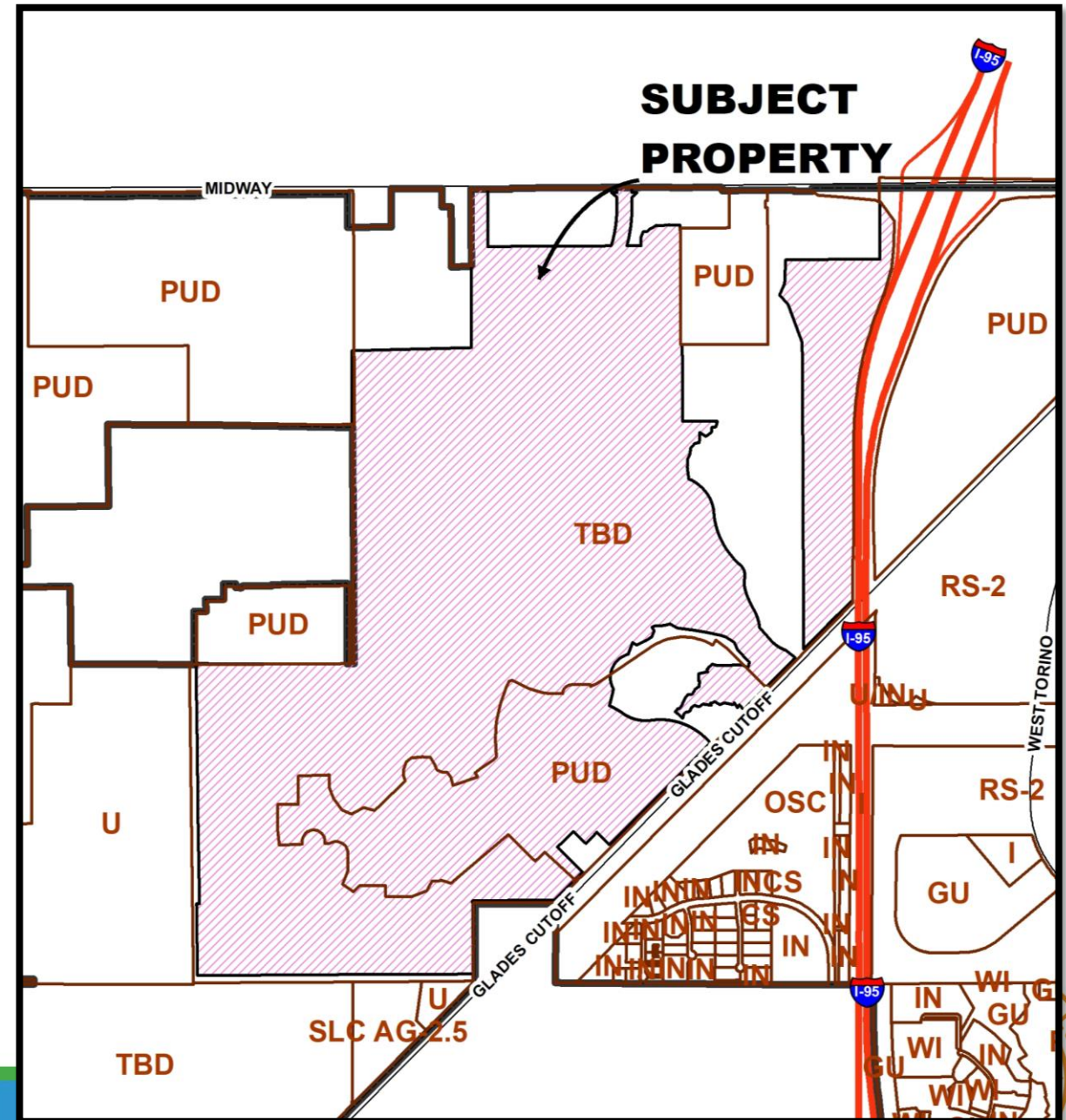
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Zoning Classification

St. Lucie County Agricultural & Expired PUD

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South	CS/LI/ROI; U	SLC Agricultural	Vacant
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Background

- LTC Ranch is an approved Development of Regional Impact (DRI) that consists of approximately 2,445 acres. LTC Ranch Development of Regional Impact (DRI) was originally approved by the Board of County Commissioners of St. Lucie County by Resolution No. 97-085. There have been three amendments to the St. Lucie West DRI. The current development order provides for:
 - 4,000 residential units
 - 725,000 square feet of retail
 - 1,960,200 square feet of industrial
 - 1,508,500 square feet of office

Additionally...

- a 55-acre school site;
- 465 acres of conservation areas with wetlands and uplands



PUD Rezoning Summary:

The request includes:

- Rezone approximately 1,804 acres from St. Lucie County Agricultural and residual (expired) PUD to PUD; and
- Preserve approximately 410 acres of wetlands and native upland habitat; and
- Entitlement for up to 4,000 new single-family or multifamily dwelling units and an overall gross density not to exceed 2.48 du's/acre; and
- Three (3) proposed phases of development; and
- Approval of conceptual master plan and development regulating documents.



Consistency with Comprehensive Plan:

According to the City of Port St. Lucie Comprehensive Plan Policy 1.1.4.10 the ROI land use category allows a medium density residential land use of 1-11 du's/ acre. The applicant is proposing a gross density of 2.48 du's/acre and adheres to the residential component specified in the ROI land use regulations.

Further and adheres to Comprehensive Plan Policy 1.1.4.2, the definition of the ROI land use: a mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial areas.



Planning and Zoning Board Recommendation:

The Planning and Zoning Board recommended approval of the LTC Ranch PUD at their February 2, 2021 meeting.

