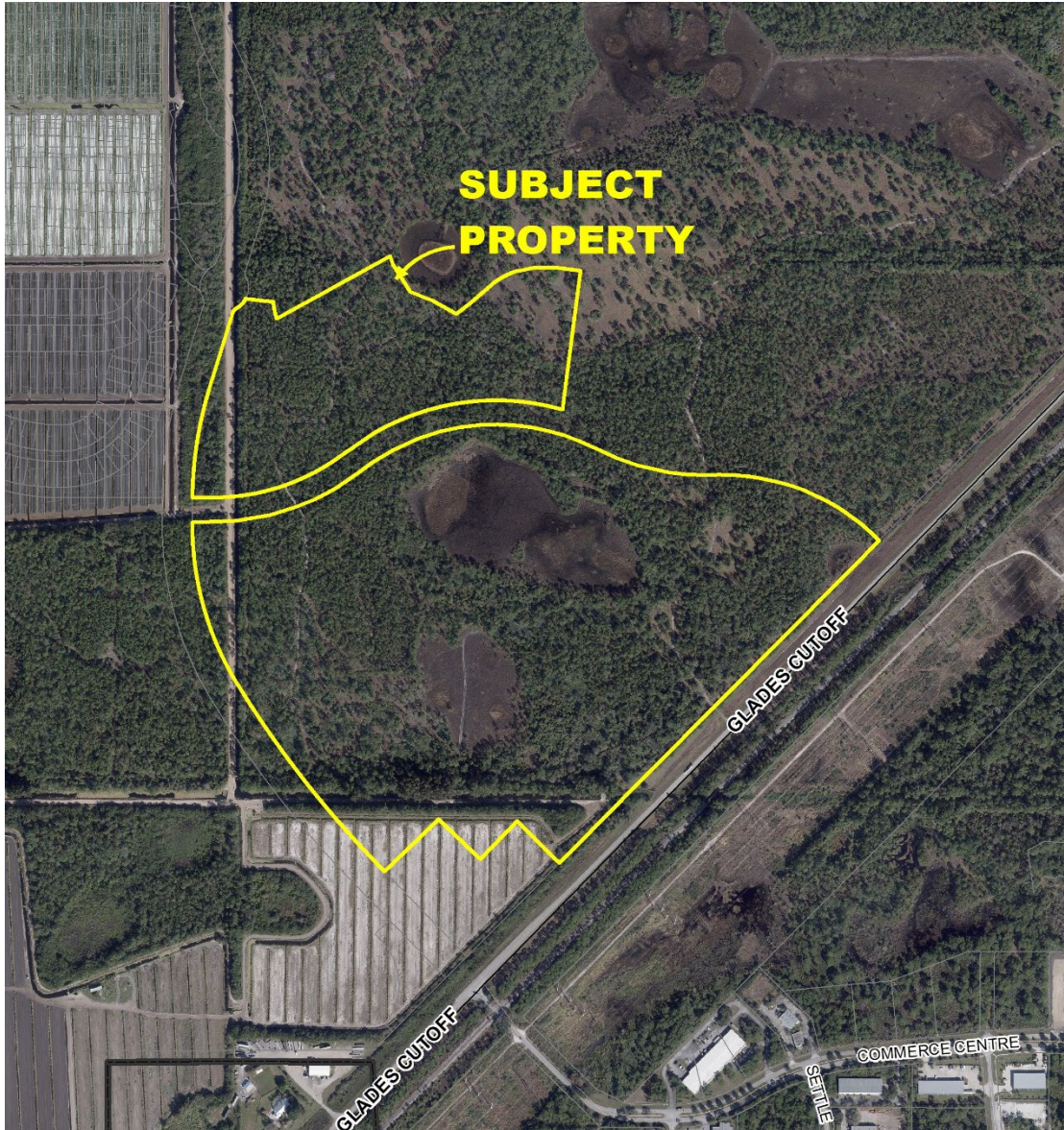




**Midway Glades Developers, LLC (LTC Ranch DRI)
Large Scale Comprehensive Plan Amendment
P22-298**



Project Location Map

SUMMARY

Applicant's Request:	Large Scale Comprehensive Plan Amendment
Applicant's Agent:	Lucido & Associates

Applicant/Property Owner:	Midway Glades Developers, LLC
Location:	South of Midway Road and west of I-95
Address:	TBD
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

Project Description

The proposed changes to the Future Land Use map for LTC Ranch DRI area are as follows:

1. Changing approximately 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH).
2. Re-alignment of the road right-of-way for E/W # 5 from Glades Cutoff Road to Wylder Parkway to reduce the proposed curvature of the road.

Public Notice Requirements

Public notice was sent to owners within 750 feet and the file was included in the ad for the February 7, 2023 Planning & Zoning Board meeting.

Location and Site Information

Parcel Number:	3302-705-0037-000-8
Property Size:	140 acres
Legal Description:	A portion of Tract "D" of LTC Ranch West, according to the map or plat thereof, as recorded in Plat Book 83, Pages 17-24, of the Public Records of St. Lucie County, Florida.
Future Land Use:	ROI
Existing Zoning:	PUD
Existing Use:	Vacant and land
Proposed Use:	Residential

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI and OSR/I	PUD and AG- 2.5	Vacant land
Southeast	ROI, CG/ROI and U	PUD and I	Vacant land, Glades Cut Off Road, and railroad
West	ROI	PUD	Residential (under construction) and vacant land

AG-2.5 – Agricultural 1du/2.5 acres

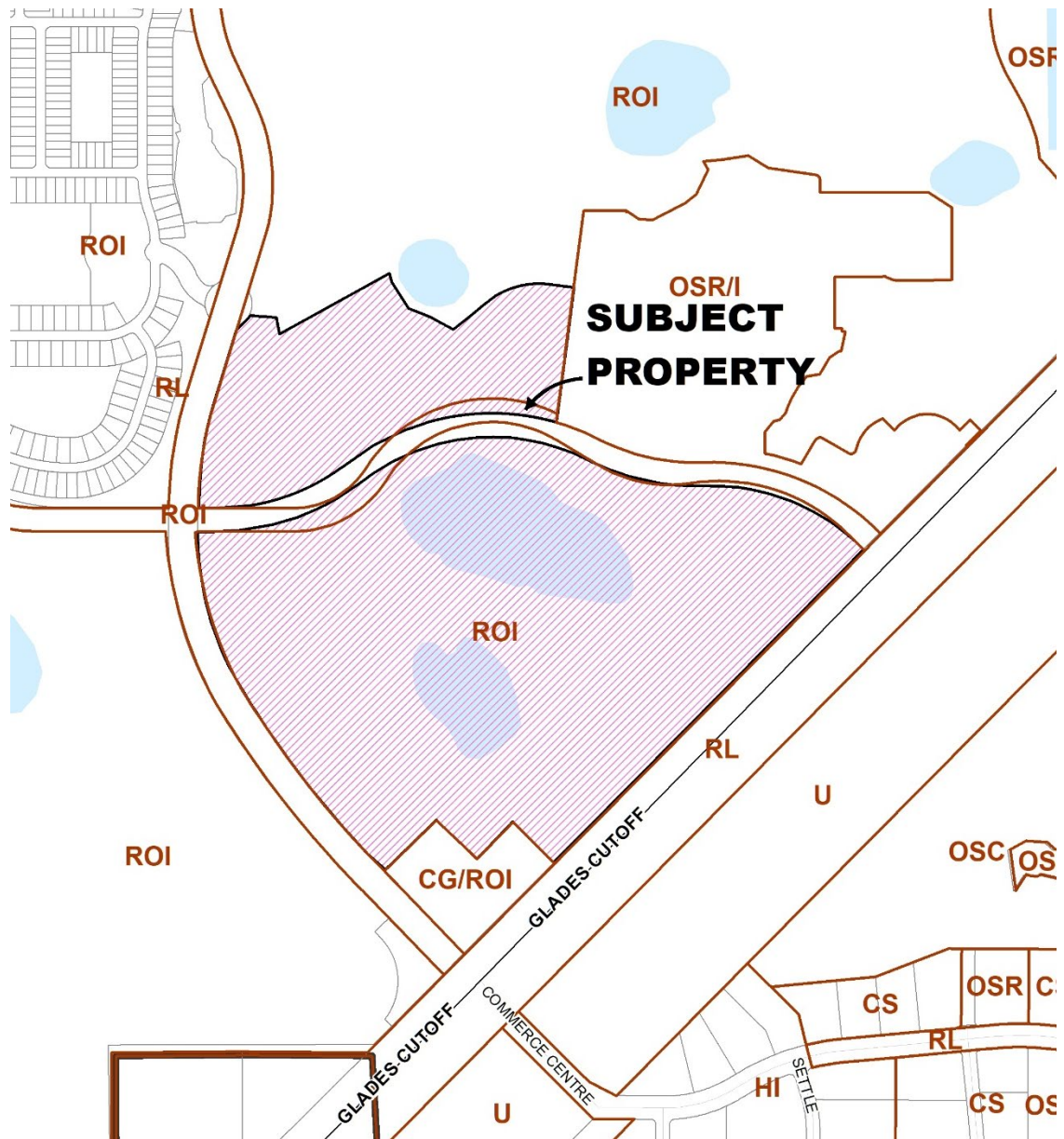
OSR - Open Space Residential

I - Institutional

ROI – Residential, Office, Institutional

U - Utility

PUD – Planned Unit Development



Existing Future Land Use Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement 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.

Land Use Consistency (Objective 1.1.4): This application is consistent with Objective 1.1.4 which states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

Staff Analysis: The current ROI future land use designation allows for a maximum residential density of 11 units per acre. The proposed RH designation would allow up to 15 dwelling units per acre. The LTC Ranch Development of Regional Impact (DRI) is the only DRI in the City that does not have the ability to develop an area with 15 dwelling units per acre. The LTC Ranch DRI development order allows 4,000 dwelling units over the entire 2,445 acres of the DRI. The proposed amendment will not increase the total number of units.

The proposed amendment is consistent with Goal 3.1 of the Housing Element, which is for the provision of an adequate mix of safe and sanitary housing which meets the needs of existing and future Port S. Lucie residents and with Objective 3.1.1, which is to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents. The proposed RH future land use area is adjacent to and across E/W # 5 from the high school site. This will assist in providing a variety of housing types for employees of the school and families in the area.

Adequate Public Facilities Review (Objective 1.1.3)

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: The proposed change in land use from ROI to RH will result in an increase in demand of 95,450 gallons per day of potable water and 81,830 gallons per day of sewer demand based on the density as documented below. However, there will not be an overall increase in the number of residential dwelling units in the overall DRI.

Water and Wastewater Calculations					
	Maximum Development Density	Potable Water Rate gallons per capita per day	Wastewater Rate gallons per capita per day	Projected Potable Water Demand	Projected Wastewater Demand
Existing ROI	918 dus	115	98	263,925 gpd	224,910 gpd
Proposed RH	1,252 dus	115	98	359,375 gpd	306,740 gpd

Transportation: The trip generation calculation for the proposed change indicates an increase of 2,141 average daily trips and 140 PM peak hour trips, based on amount of residential development. However, the proposed change in land use will not increase in trips for the overall DRI since the total number of dwelling units is limited to 4,000.

Existing Future Land Use	Acre	Maximum dwelling units	Trip Generation Average Rate (ITE Code)	Average Daily Trips	P.M. Peak Hour Trips
ROI	83.49	918	220	5,960	420
Proposed Future Land Use	Acre	Maximum dwelling units	Trip Generation Average Rate (ITE Code)	Trip Generation Calculation	P.M. Peak Hour
RH	83.49	1,252	220	8,101	560

Parks/Open Space: The LTC Ranch DRI property contains 113 acres for a public park. The park site is not affected by the proposed amendment.

Stormwater: Paving and drainage plans that are in compliance with the adopted level of service standard are required to be approved by the City prior to any development.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Schools: The developer of the LTC ranch DRI is required to dedicate a school site, which is proposed adjacent to this property. The proposed amendment will not result in an increase in the overall number of dwelling units and will not adversely impact the public school level of service.

Environmental: The site contains three wetlands totaling 10.95 acres, that will be preserved per the DRI Master Plan. The wetlands are surrounded by native upland buffers and there is native upland

habitat preserve connecting the three wetlands. The wetland and native upland habitat areas comprise 56.51 acres of the site. Site surveys for gopher tortoises and other listed species are required at the time of development within areas not designated for preservation.

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. Zones X is determined to be outside the 0.2% annual chance of flooding.

Fire District: The LTC Ranch DRI Development Order condition No. 16 requires coordination with the St. Lucie County Fire District through the development review process to ensure the ability of the District to provide for public safety.

Police: The LTC Ranch DRI Development Order condition No. 15 requires coordination with the City of Port St. Lucie Police Department through the development review process to ensure the ability of the Police Department to provide for public safety.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Yes
Accommodate projected population or economic growth of the City	Yes
Diversify the housing choices in the City	Yes
Enhance or impede provision of services at adopted LOS Standards	N/A
Compatibility with abutting and nearby land uses	Yes
Enhance or degrade environmental resources	N/A
Job creation within the targeted industry list	N/A

RELATED PROJECTS

P20-179 LTC Ranch DRI Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department recommends transmittal of the proposed comprehensive plan amendment to the Florida Department of Economic Opportunity and the reviewing agencies for review and comment.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council.
- Motion to recommend approval to the City Council with conditions.
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.