

# Midway Glades Developers, LLC LTC Ranch DRI CPA

Large Scale Comprehensive Plan Amendment  
(P22-298)



# Applicant and Owner

Matthew Yates of Lucido & Associates, is acting as the agent  
for

Midway Glades Developers, LLC

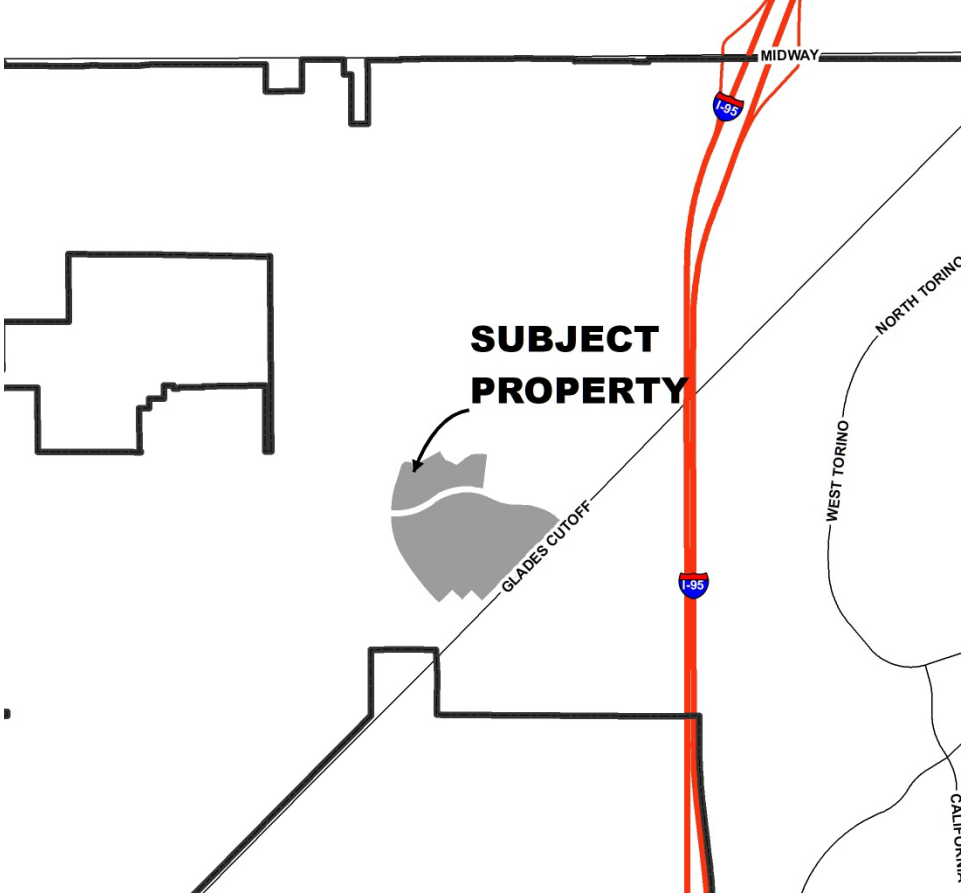


# Proposed Project

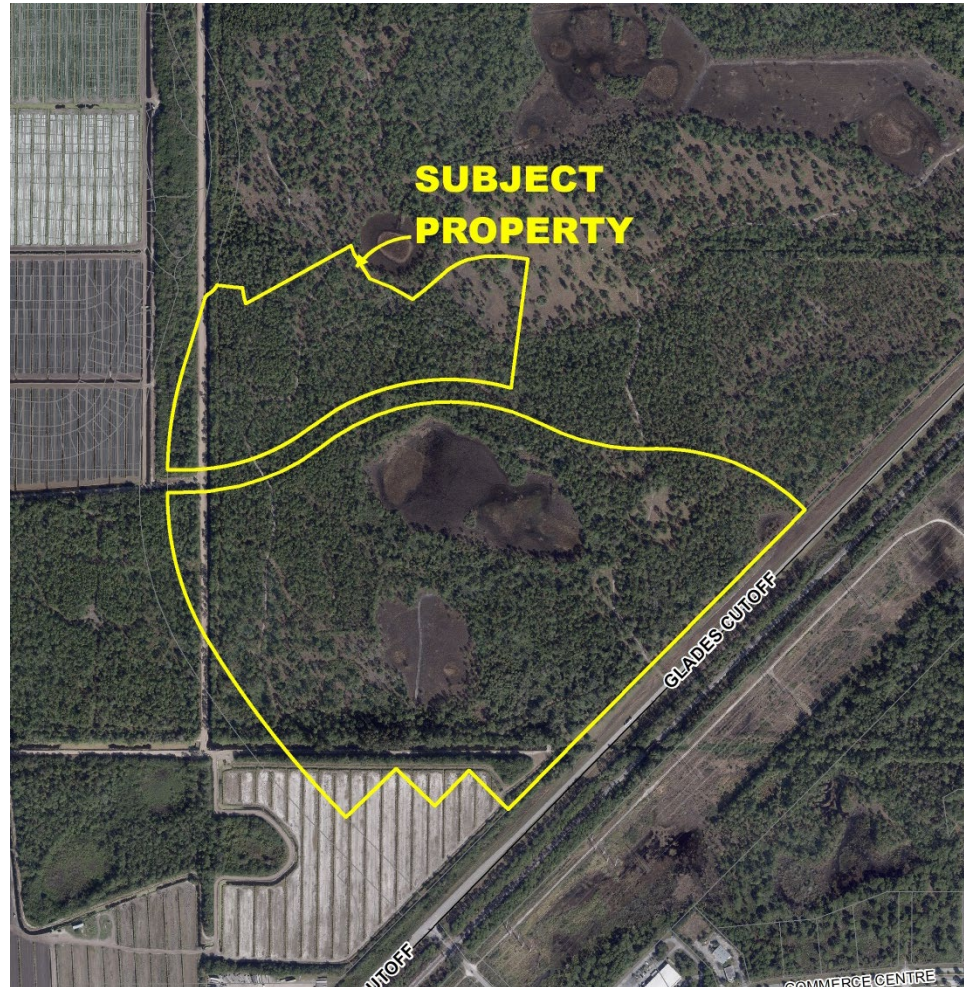
An application to amend the Future Land Use map for 140 acres within the LTC Ranch DRI



# Location



# Aerial



# Background

- LTC Ranch is an approved Development of Regional Impact (DRI) that is approximately 2,445 acres in size.
- Entitlements include:
  - 4,000 residential dwelling units
  - 725,000 square feet of retail
  - 1,508,500 square feet of office
  - 1,960,200 square feet of industrial

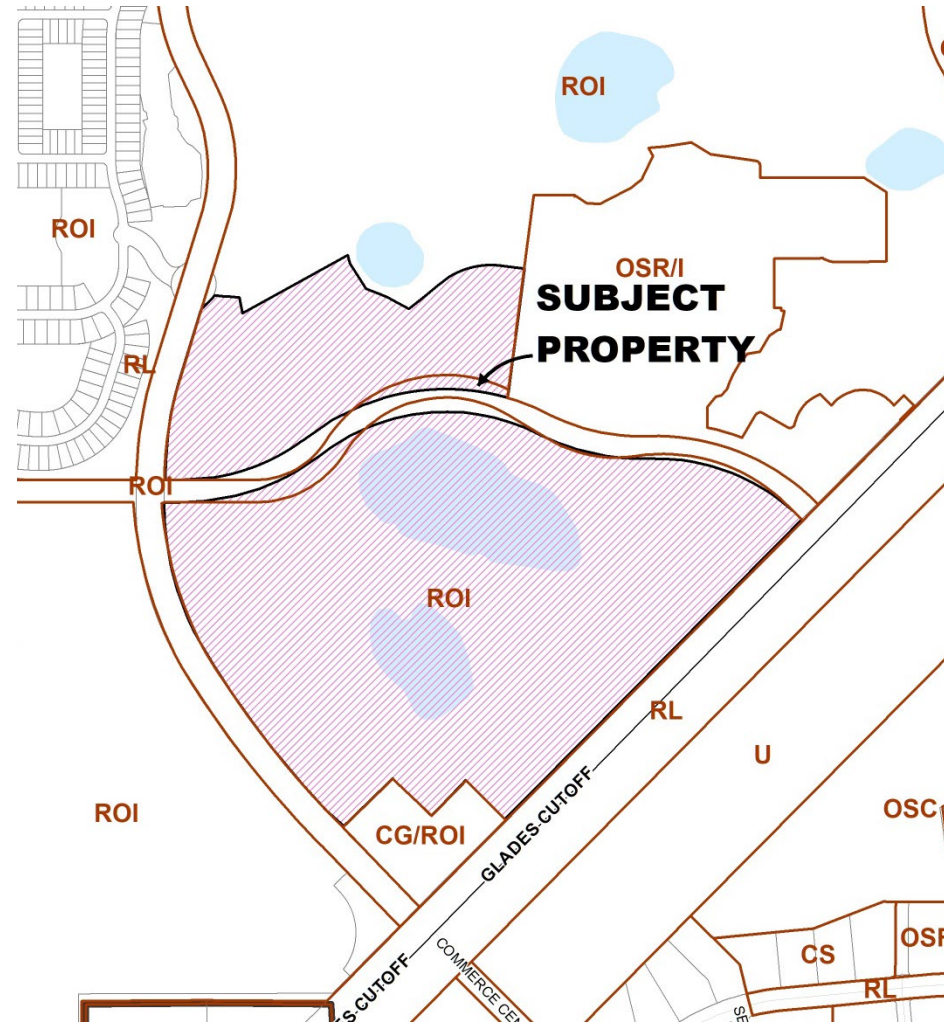


# Proposed Amendment

- Change 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH).
- Realign the adjacent segment of the proposed E/W # 5 roadway to flatten out the curve.



# Future Land Use



# Comprehensive Plan Consistency

- Goal 3.1 of the Housing Element - Provision of an adequate mix of safe and sanitary housing which meets the needs of existing and future Port St. Lucie residents.
- Objective 3.1.1 - Assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents.



# Recommendation

The Planning and Zoning Department recommends approval of the proposed comprehensive plan amendment.

