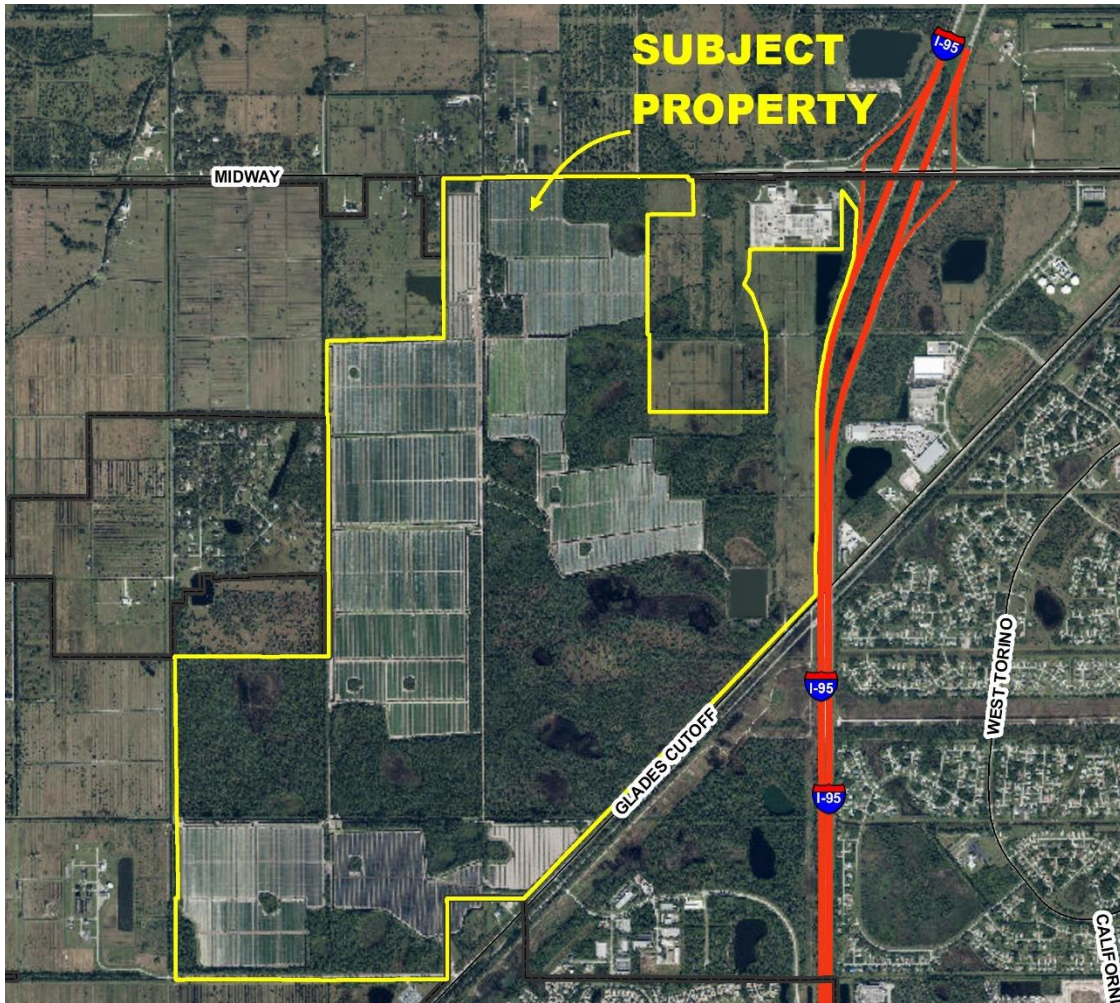




**Midway Glades Developers, LLC (LTC Ranch DRI)
 Large Scale Comprehensive Plan Amendment
 P20-180**



Project Location Map

SUMMARY

| | |
|----------------------|---|
| Applicant's Request: | Large Scale Comprehensive Plan Amendment |
| Applicant: | Lucido & Associates |
| 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. Re-alignment of the road rights-of-way for Arterial A, E/W # 5 and E/W # 2. The proposed re-alignment of Arterial A will result in an increase in acreage of the right-of-way from 43 to 43.7 acres.
2. Changing 52.7 acres of land designated as Residential, Office, Institutional (ROI) to Open Space Recreation/Institutional (OSR/I) and 55 acres of OSR/I to ROI for the relocation of the proposed school dedication site from the southwest corner of Arterial A and Glades Cut Off Road to the northwest corner of E/W # 5 and Glades Cut-off Road.
3. The school dedication site is proposed to decrease by 2.3 acres from 55 acres to 52.7 acres, since the developer has agreed to incorporate the drainage for the school site into their development.

The existing Future land Use map is attached as Exhibit A and the proposed Future Land Use map is attached as Exhibit B. The net effect of the proposed amendment will be to increase the Residential, Office, Institutional (ROI) land use by 1.1 acres; decrease the Open Space Recreation/Institutional (OSR/I) land use by 2.3 acres and increase the road right-of-way area by 0.7 acres.

Public Notice Requirements

Public notice was sent to owners within 750 feet and the file was included in the ad for the January 5, 2021 Planning & Zoning Board.

Location and Site Information

| | |
|--------------------|--|
| Parcel Number: | 3302-704-0004-000-5 |
| Property Size: | 2055 acres |
| Legal Description: | 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; CG/ROI; CG/CH/ROI; OSR/I |
| Existing Zoning: | PUD and AG-2.5 |
| Existing Use: | Vacant and agricultural land |
| Proposed Use: | Residential, Commercial and school uses. |

Surrounding Uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|--------------------|-----------------|---|
| North | AG- 2.5 | AG- 2.5 | Midway Road and agricultural land |
| South | RS, AG-2.5, U | RE-1 and AG-2.5 | Glades Cut Off Road, residential and industrial |
| East | HI, LI, CS, ROI, U | PUD and IN | I-95 and industrial |
| West | RL, AG-2.5, RM, U | PUD, AG-2.5, U | Utility plant, vacant and residential |

AG-2.5 – Agricultural 1du/2.5 acres

RS - Residential Suburban

RE-1 - Residential Estate

HI – Heavy Industrial

LI – Light Industrial

CS – Service Commercial

ROI – Residential, Office, Institutional

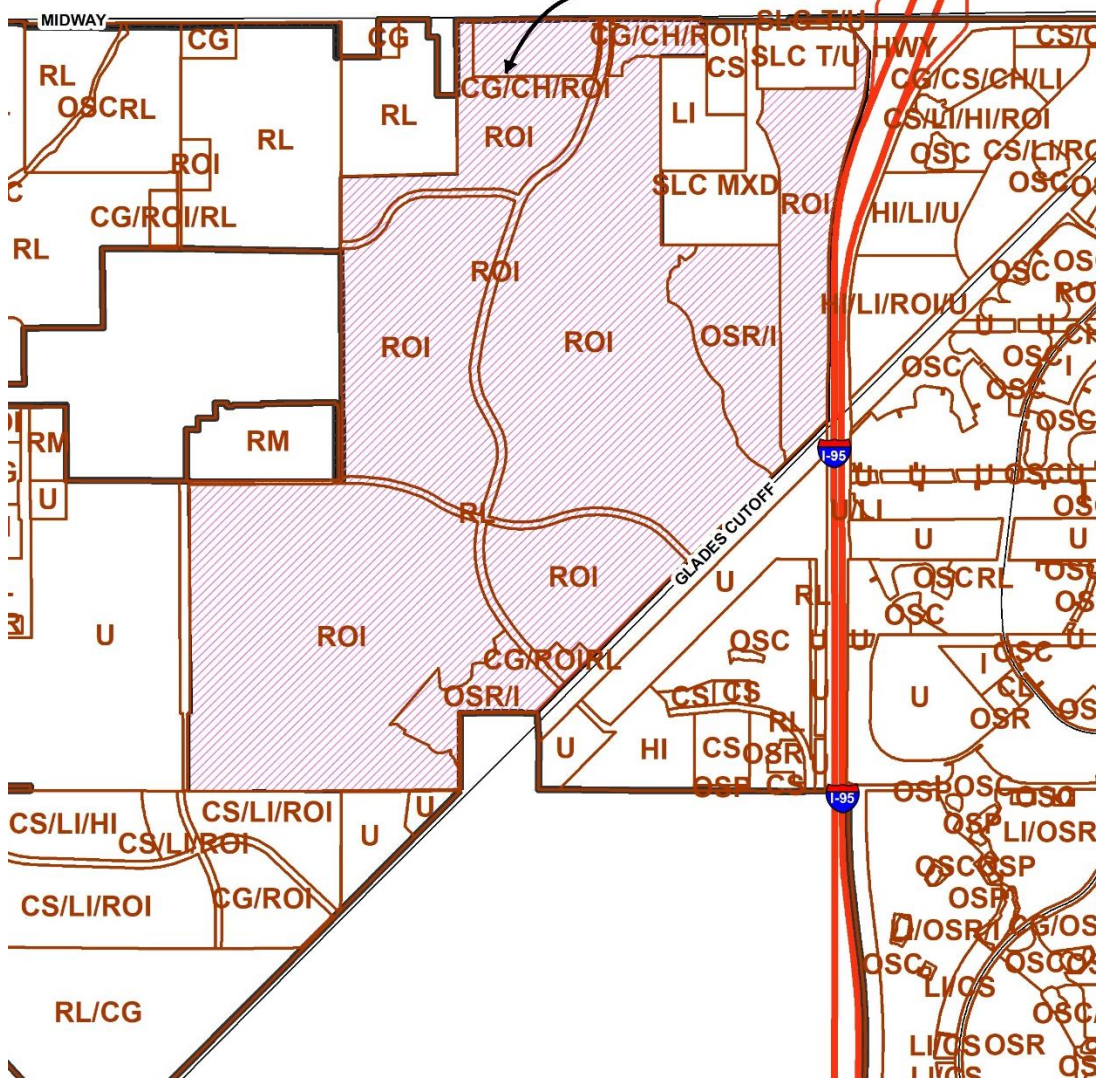
U - Utility

PUD – Planned Unit Development

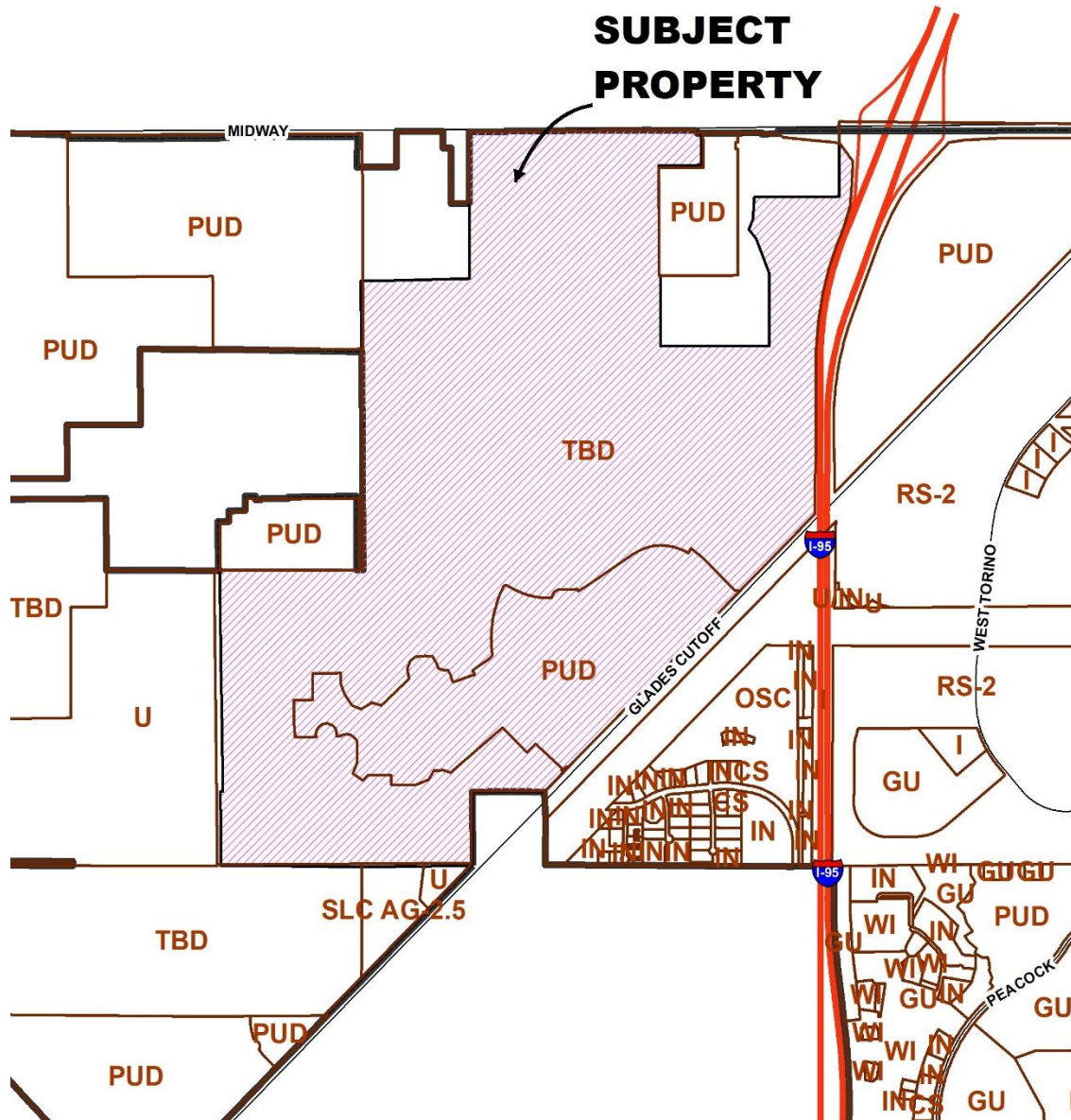
RL – Low Density Residential

RM – Medium Density Residential

SUBJECT PROPERTY



Existing Future Land Use Map



Existing Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant’s Justification Statement The applicant is proposing to re-align the road rights-of-way “ to better accommodate the conceptual development plan for the property, allow for more efficient use of the developable acreage and provide a shorter distance of access from Glades Cut off Road to the first subdivisions. The proposed school site provides much more balanced, safer and easier to manage transportation options than the existing site by providing primary access from E/W # 5, secondary access direct from Glades Cut Off and the ability still to use Arterial A.”

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 relocation of the school site is compatible with Policy PSFE 3.4.1 regarding evaluation of potential school sites. The policy contains a list of school siting standards that potential school sites shall be consistent with to the maximum extent practicable. The proposed high school site is consistent with the standards that high schools be located near arterial streets, the compatibility of the school site with present and future land uses of adjacent property, and existing or planned availability of adequate public facilities and services to support the school.

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 OSR/I to ROI will result in a decrease in demand of 68 gallons per day of potable water and an increase of 58 gallons per day of sewer demand based on maximum amount of development allowed and documented as follows:

| Water and Wastewater Calculations by Land Use | | | | | |
|---|---------------------|---|------|--------------------------------------|---|
| Future Land Use | Maximum Development | Potable Water Rate (gpd) /1000 S.F. or per capita | Rate | Projected Demand Potable Water (gpd) | Projected Demand Wastewater (85% of potable water rate) (gpd) |
| Existing OSR/I | 30,056 S.F. | 120 | 30.1 | 3,612 gpd | 3,070 gpd |
| Proposed ROI | 1.1 acres | 115 | 32 | 3,680 gpd | 3,128 gpd |

Transportation: The trip generation calculation for the proposed change indicates a decrease of 691 average daily trips and 70 PM peak hour trips, based on maximum amount of development. However, the proposed change in land use is to relocate the school site and re-align roadways, therefore no new trips would be generated.

| Existing Future Land Use | Acres | Maximum Coverage (S.F.) | Trip Generation Average Rate (ITE Code) | Average Daily Trips | P.M. Peak Hour Trips |
|--------------------------|-------|-------------------------|---|-----------------------------|----------------------|
| OSR/I | 2.3 | 30,056 | 733 | 839 | 86 |
| | | | | | |
| Proposed Future Land Use | Acres | Maximum Dwelling Units | Trip Generation Average Rate (ITE Code) | Trip Generation Calculation | P.M. Peak Hour |
| ROI | 1.1 | 12 | 210 | 148 | 16 |

Parks/Open Space: The 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 St. Lucie County School Board staff has agreed to the proposed relocation of the school site.

Environmental: Native upland habitat and wetland preservation areas are addressed in the LTC Ranch DRI development order. 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 | N/A |
| Accommodate projected population or economic growth of the City | Yes |
| Diversify the housing choices in the City | N/A |

| | |
|--|---------|
| Enhance or impede provision of services at adopted LOS Standards | Enhance |
| 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

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board recommended approval of the proposed comprehensive plan amendment at their meeting of January 5, 2021.

STAFF RECOMMENDATION

A public hearing for the first reading of the ordinance was held at the January 25, 2021 City Council meeting. The City Council approved the application for transmittal to the Department of Economic Opportunity (DEO) and reviewing agencies. There were no objections or comments to the proposed amendment from DEO or the reviewing agencies.

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