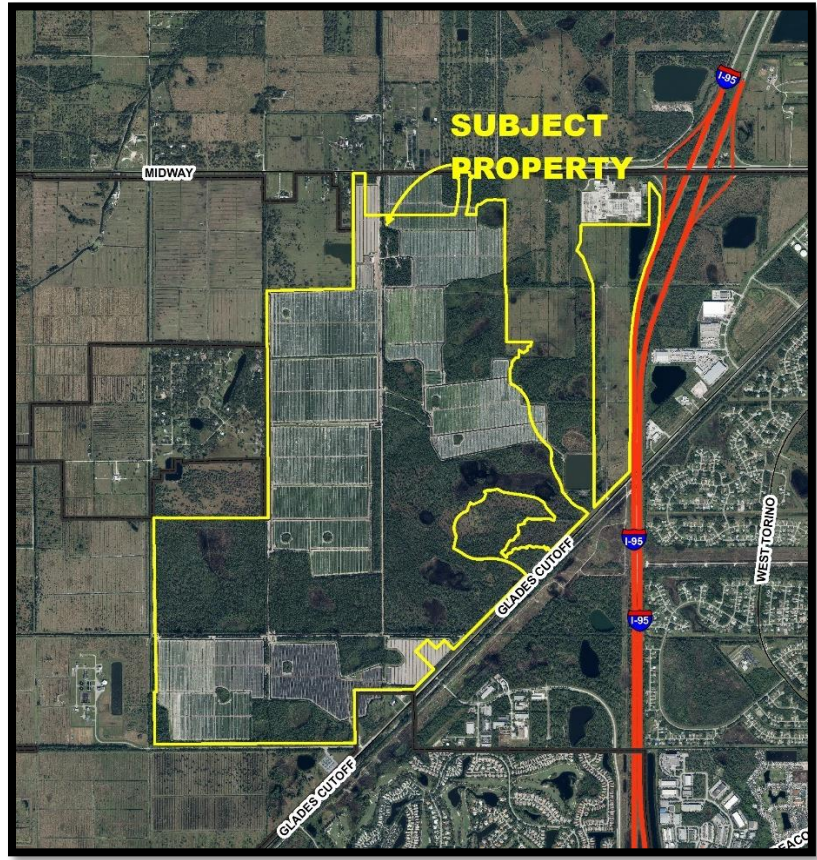




**LTC Ranch West – Residential PUD  
 PUD Rezoning  
 P20-192**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a PUD rezoning for the LTC Ranch West, residential development.
Applicant:	Matt Yates, Lucido Design
Property Owners:	Midway Glades Developers, LLC
Legal Description and Location:	LTC Ranch West (PB 83-17) Tract D (1975.26 ac - 86,042,325 sf); Generally located south-west of the Midway Road and I95 interchange, including approximately 1,804 acres.
Project Planner:	Laura H. Dodd, Planner II

**Project Description**

The LTC Ranch Residential project is a large-scale master planned residential community composed of approximately 1,804 acres and consisting of several neighborhoods. Total allowable dwelling units is 4,000 and will be a mix of single-family and multi-family units. No commercial uses are proposed within this PUD development. The master plan anticipates a major public roadway (Arterial 'A') bisecting the Project from north to south creating essentially an eastern and western side, each with neighborhoods and related development.

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.

### **Background**

The subject property is associated with the LTC Ranch DRI (Development of Regional Impact). The LTC Ranch DRI Development Order was originally approved by the Board of County Commissioners of St. Lucie County by Resolution No. 97-085. The property was annexed into the City and an amended DRI development order was approved by City of Port St. Lucie Resolution No. 00-R25. The second amendment to the development order was approved by City of Port St. Lucie Resolution No. 07-R77 and the third amendment was approved by City of Port St. Lucie Resolution 19-R40.

The total area of the LTC Ranch DRI property is 2,445 acres; LTC Ranch West and LTC Ranch East. The approved development plan allows for 4,000 residential dwelling units; 725,000 square feet of retail; 1,960,200 square feet of industrial; and 1,508,500 square feet of office. The Master Development Plan (Map H) includes approximately 80 acres for commercial uses; 390 acres for Industrial uses; 1,764 acres for residential; a 55-acre school site; 465 acres of conservation areas with wetlands and uplands; road rights-of-way for North/South Arterial A and two East/West arterial roads and Florida Power and Light easements.

In addition to the PUD proposal, the Applicant is requesting approval of the fourth (4<sup>th</sup>) amendment to the LTC Ranch DRI (P20-179). The proposed LTC Ranch PUD (P20-192) encompasses the western portion of the DRI and is consistent with the LTC Ranch Master Conceptual Plan proposed within the 4<sup>th</sup> amendment to the LTC Ranch DRI.

### **Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the application on November 25, 2020. The Planning and Zoning Board recommended approval on February 2, 2021.

### **Public Notice Requirements**

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

**Location and Site Information**

Parcel Numbers:	3302-704-0004-000-5
Property Size:	1,804 acres
Legal Description:	LTC Ranch West (PB 83-17) Tract D (1975.26 ac - 86,042,325 sf)
Future Land Use:	ROI (Residential Office Institutional)
Existing Zoning:	St. Lucie County Agricultural and Expired PUD
Existing Use:	Vacant and agricultural
Requested Zoning:	PUD
Proposed Use:	Large-scale master planned residential development

**Surrounding Uses**

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

CG/CH/ROI: Commercial General/ Highway Commercial/ Residential Office Institutional

CS/LI/ROI: Service Commercial/ Light Industrial/ Residential Office Institutional

U: Utility

CG/CS/CH/LI: Commercial General/ Service Commercial/Highway Commercial/ Light Industrial

PUD: Planned Unit Development

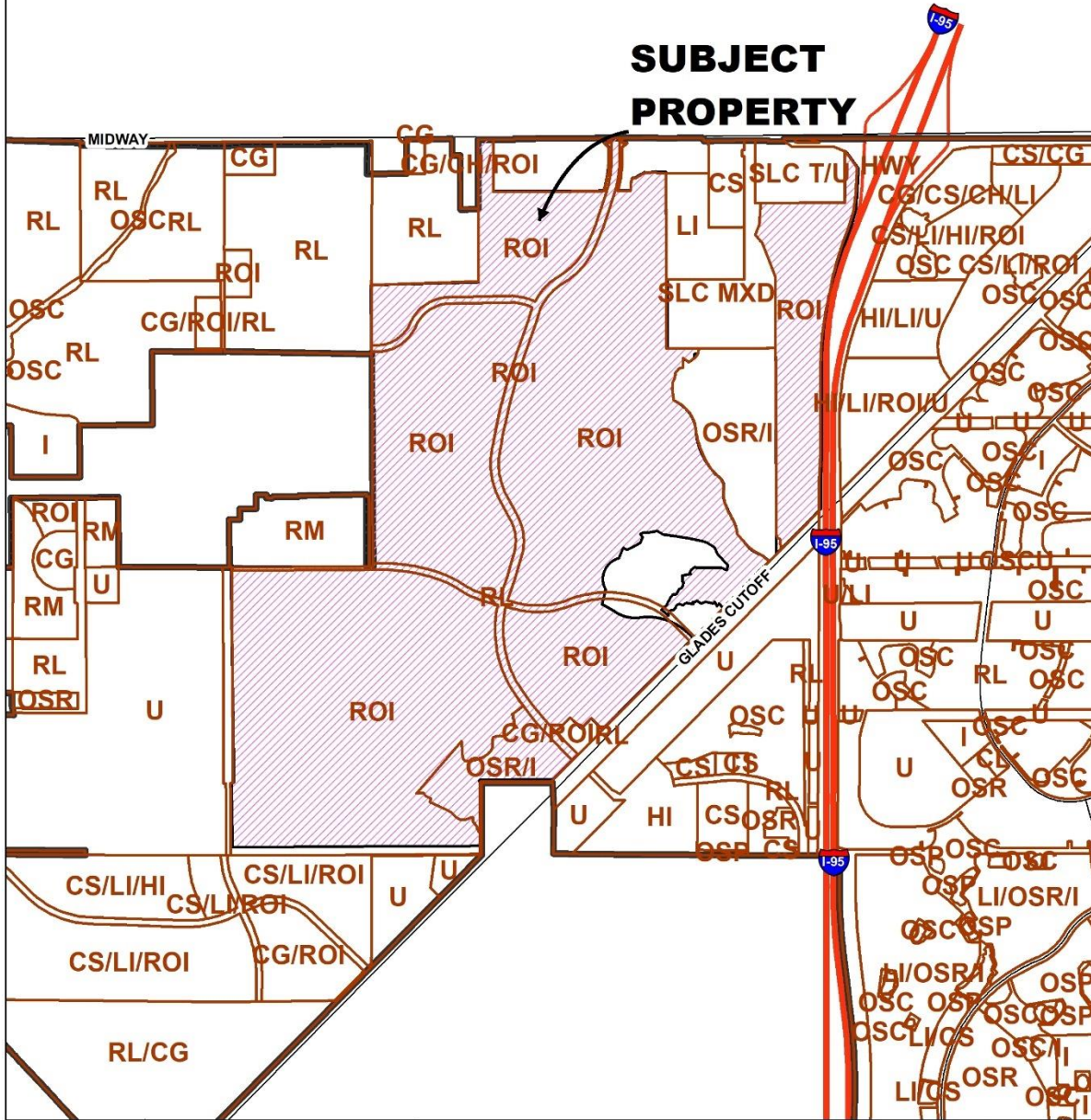
RM: Medium Density Residential

RL: Low Density Residential

# FUTURE LAND USE



**SUBJECT  
PROPERTY**

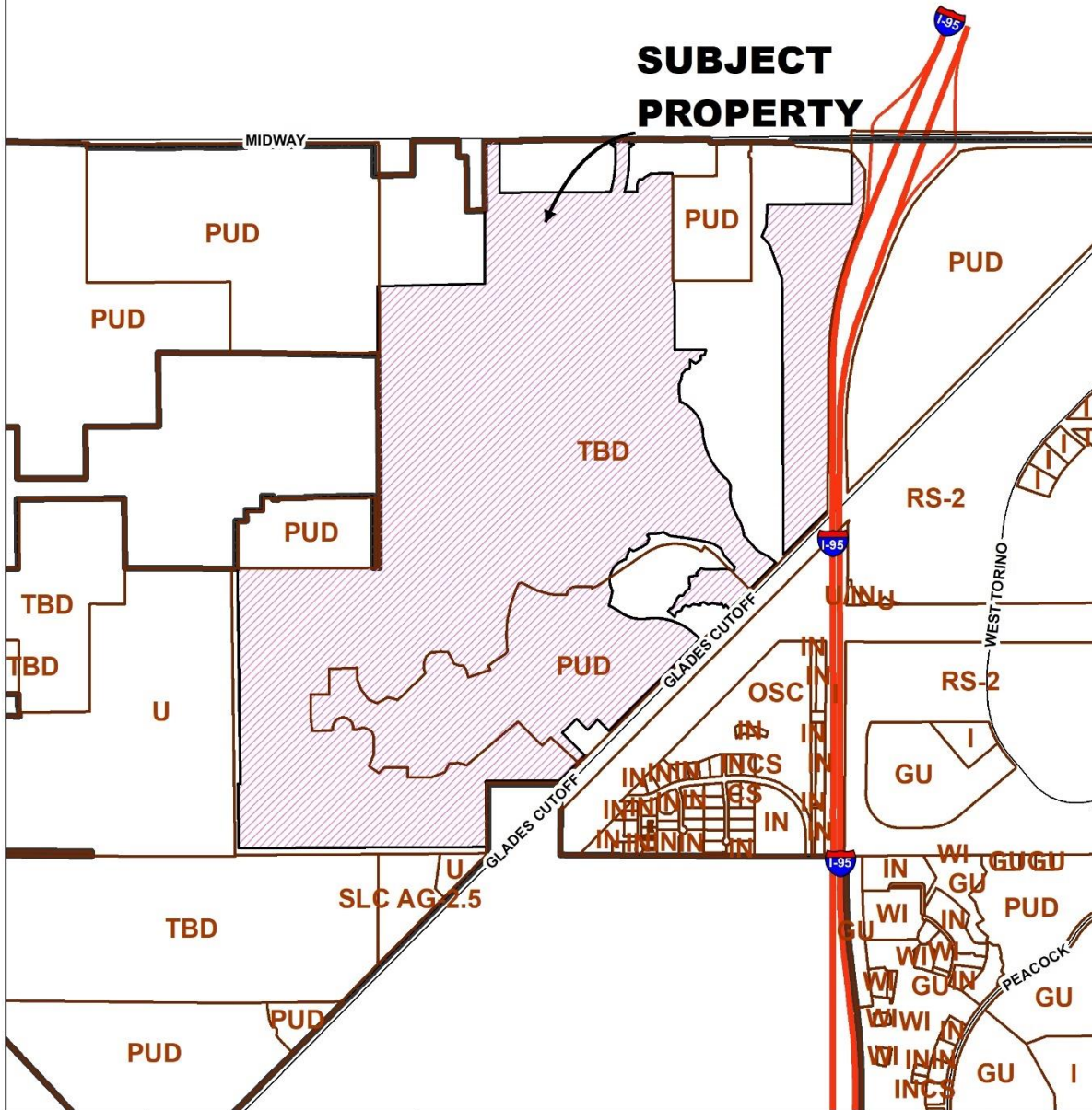



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

PUD REZONING  
LTC RANCH PUD  
TRACT 'D', LTC RANCH WEST

DATE:	1/13/2021
APPLICATION NUMBER:	P20-192
USER:	patricias
SCALE:	1 in = 2,500 ft

# EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD REZONING LTC RANCH PUD TRACT 'D', LTC RANCH WEST	DATE: 1/13/2021
			APPLICATION NUMBER: P20-192
			USER: patricias
			SCALE: 1 in = 2,500 ft

## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency (and Policy 1.1.4.10):** 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.

### ZONING REVIEW (ARTICLE X)

**Project Description:** The site is proposed to be rezoned from the expired PUD (Planned Unit Development) and SLC-Agricultural Zoning designations to a City of Port St. Lucie PUD (Planned Unit Development) Zoning designation. The PUD proposal incorporates a bisecting transit arterial, open spaces, and environmental preservation areas.

### Standards for District Establishment

Area Requirement	The subject property for the PUD totals 1,804 acres. The minimum acres required for district establishment is 2 acres per Section 158.172 (PUD) Standards for District Establishment.
Relation to Major Transportation Facilities	<p>The LTC Ranch Residential PUD property is located on the west side of I-95, with Midway Road along the northern property boundary and Glades Cut Off Road along the southern boundary. Primary access to the community will be from the northern and southern boundaries. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the PUD.</p> <p>Transportation is proposed to be specify that one or both of the West Side Owners is responsible to enter into an agreement with the City regarding the four-laning of Glades Cut-Off Road from I-95 to the most southerly development access, if triggered. These proposed changes are not inconsistent with the City's Comprehensive Plan.</p>
Consistency with City's Comprehensive Plan	<p>Per Section 158.172 (E), to be eligible for consideration, a PUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.</p> <p>The LTC Ranch Residential PUD proposes a ROI land use to create a residential community. Policy 1.1.4.2.a designates ROI as a mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial areas. Portions of the LTC Ranch project site have been excluded from the rezoning process</p>

	<p>including dedication parcels for the creation of a 113-acre future City park site and a 58-acre school site.</p> <p>Comprehensive Plan Policy 1.1.4.10 provides 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.</p> <p>Portions of the property are in active agricultural use. The agricultural operations and exemptions will cease on those portions of the property upon commencement of construction activities pursuant to policy 1.2.2.14.</p>
Relation to Utilities, Public Facilities, and Services	The LTC Ranch Residential PUD property will be served by Port St. Lucie Utility Systems Department for water and wastewater, and Florida Power & Light for electricity.
Evidence of Unified Control of Area	Unified Control of Area has been provided.

**PUD Conceptual Master Plan and Regulation Book Requirements**

PUD Concept Plan and Regulation Book	A PUD concept plan and regulation book has been provided and is attached under separate heading.
Residential Density and non-residential intensity	The Applicant's proposal includes a gross density of 2.48 du's/acre. The permissible density for the property's ROI land use classification is 1-11 du's. No commercial uses are proposed within the development. The proposal adheres to the residential density and non-residential intensity for the land use district.
Provision for Pedestrian Circulation	<p>The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with City of Port St. Lucie Code of Ordinances.</p> <p>A 12' wide multi-use path is planned within the Arterial 'A' right-of-way to further enhance mobility and expansion of connectivity within the City and St. Lucie County.</p> <p>A trails and open space plan shall be provided with each subdivision plat or site plan application and will depict the interconnectivity of the pedestrian network and proposed open/park space areas.</p>
Off Street Parking and Loading Requirements	Off-street parking associated with ancillary residential amenities shall be in accordance with the proposed PUD regulation document.

Underground Utilities	All utility lines will be installed underground.
Protection of Natural Features	The PUD property proposes approximately 410 acres of wetlands and native upland to be preserved.
Stormwater	Dry detention/ stormwater management areas shall be depicted within the subdivision proposals. To provide flexibility in design, no stormwater tracts are delineated upon the PUD concept.
Landscaping and Buffering Requirements	Development located adjacent to a right-of-way or abutting another property shall provide one tree for each 30 linear feet of right-of-way or abutting property or fractional part thereof. Tree spacing may vary but shall not exceed 50 feet on center. Shrub spacing shall be based upon the growth characteristics of the species and may exceed 24 inches on center.

**RELATED PROJECTS**

P20-179: LTC Ranch DRI Amendment #4

**STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan. The Site Plan Review Committee recommended approval at their meeting of November 20, 2020.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.