

Midway Glades Developers, LLC LTC Ranch DRI CPA

Large Scale Comprehensive Plan Amendment
(P22-298)

Adoption Hearing

August 14, 2023 City Council Meeting

INCORPORATED

CityofPSL.com



Applicant and Owner

Lucido & Associates, is acting as the agent for
Midway Glades Developers, LLC

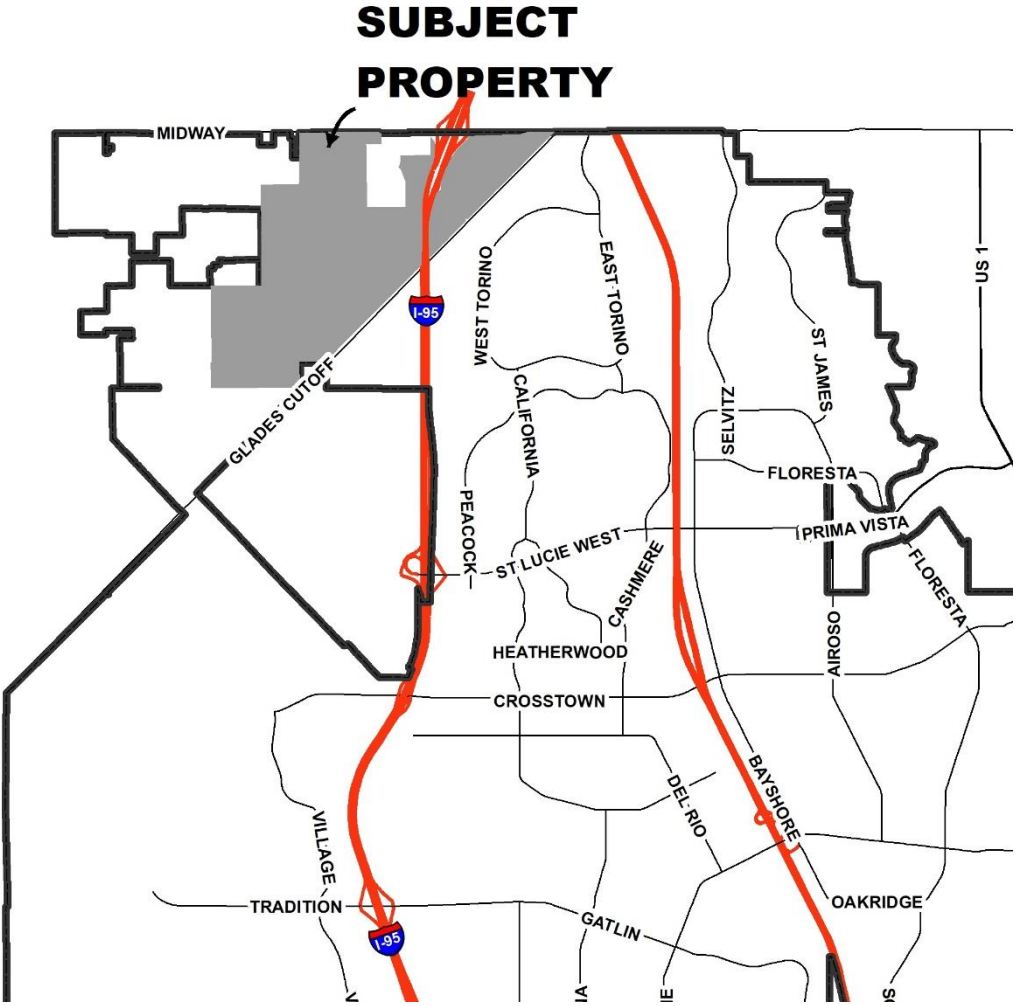


Background

- LTC Ranch is an approved Development of Regional Impact (DRI) that is approximately 2,445 acres in size. The east side is east of I-95 and the west side is west of I-95.
- Entitlements include:
 - 4,000 residential dwelling units (west side)
 - 725,000 square feet of retail (west side)
 - 1,508,500 square feet of office (east side)
 - 1,960,200 square feet of industrial (east side)



Location

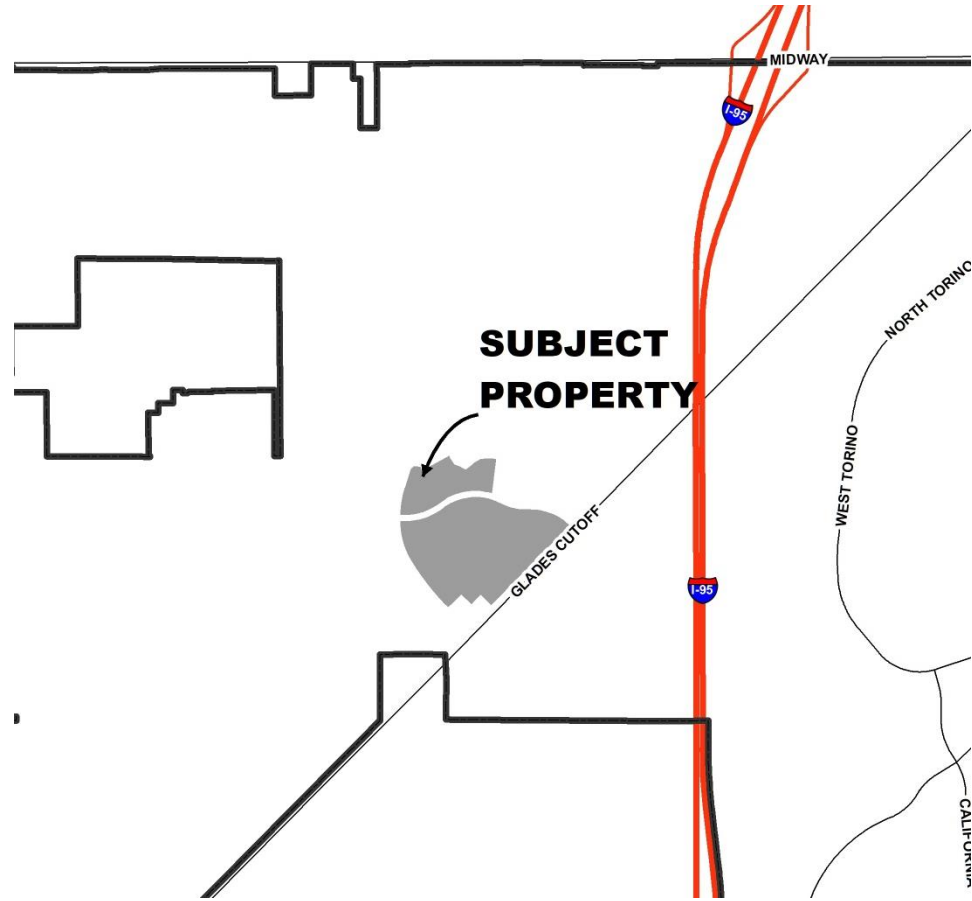


Proposed Amendment

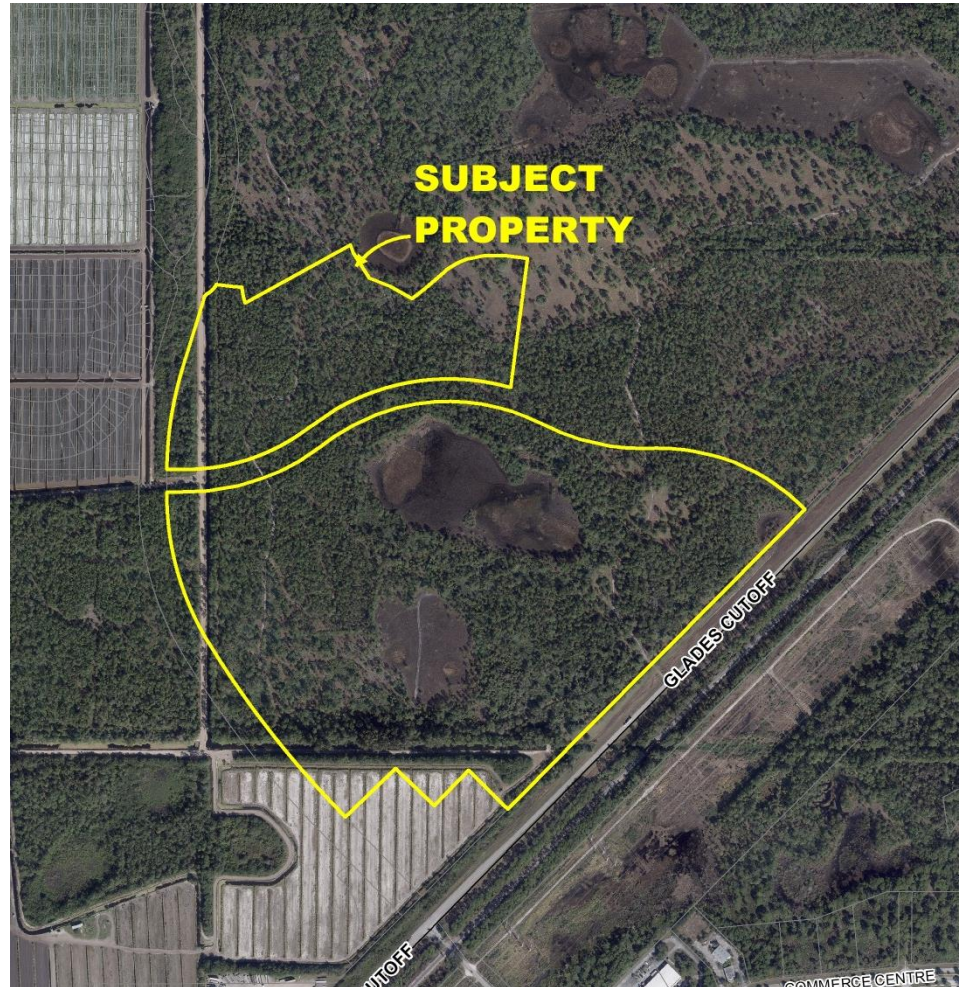
- Change 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH).
- Realign the adjacent segment of the proposed E/W # 5 roadway to flatten out the curve.



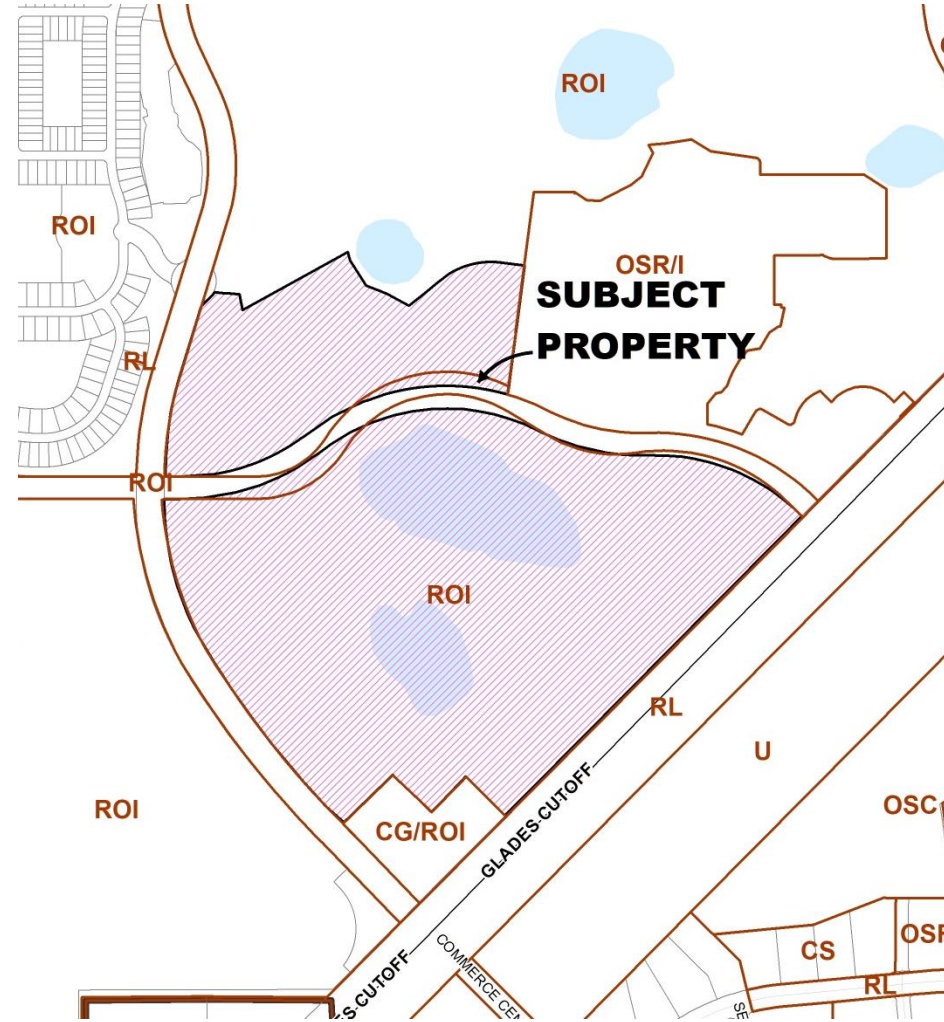
Location



Aerial



Future Land



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.



Reviewing Agency Comments

- The transmittal hearing was held on February 27, 2023.
- The Florida Department of Transportation provided a technical assistance comment that the City address transportation needs that support a multimodal transportation system within the vicinity of the project when reviewing the site plan for the area. There will be sidewalks and bike lanes on both sides of Wylder Parkway and a future bus stop in the vicinity.
- There were no comments from DEO or the other reviewing agencies.



Recommendation

- The Planning and Zoning Board recommended approval of the proposed comprehensive plan amendment at their February 7, 2023 meeting.
- Staff recommends that Council approve the amendment.

