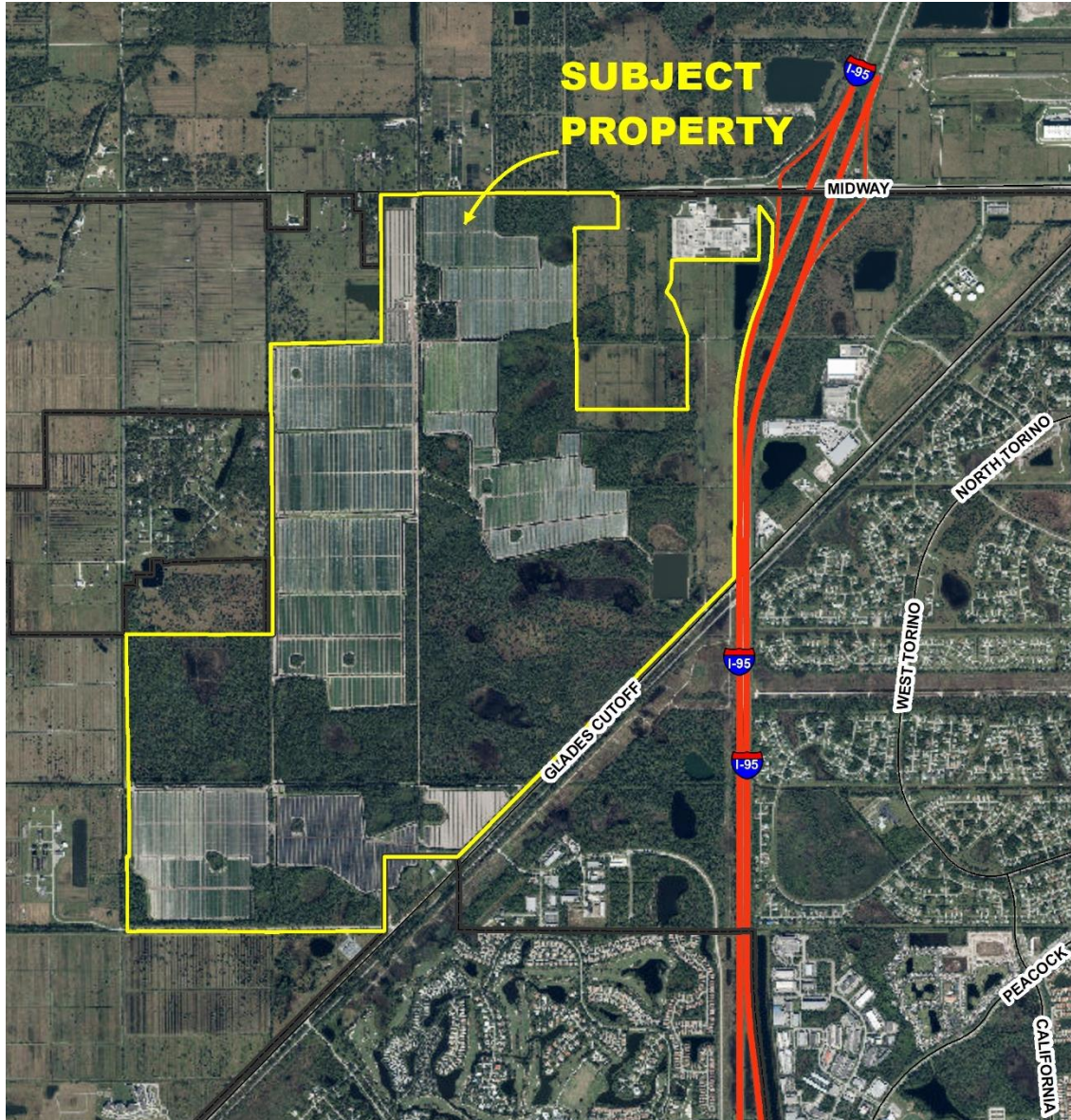




LTC Ranch Development of Regional Impact (DRI) Amendment Application  
5<sup>th</sup> Amendment to the DRI Development Order  
P22-296



**SUMMARY**

|                      |  |
|----------------------|--|
| Applicant's Request: | An application to amend the development order for the LTC Ranch DRI (5 <sup>th</sup> amendment).   |
| Applicant:           | Lee Dobbins of Dean, Mead, Minton & Moore  |
| Property Owners:     | Midway Glades Developers, LLC and LTC Midway, LLC (DRI west side)  |
| Location:            | The property is located south of Midway Road and west of I-95.   |
| Legal Description:   | A parcel of land lying in Sections 1, 2, 3, 4, 9, 10, 11, 15 and 16, Township 36 South, Range 39 East. The complete legal description is located in the development order. |
| Application Type:    | Development of Regional Impact (DRI) Amendment   |

**Project Background**

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, the third amendment was approved by City of Port St. Lucie Resolution 19-R40, and the fourth by Resolution 21-R11.

The total area of the LTC Ranch DRI property is 2,445 acres. 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.

**Proposed Amendment**

The proposed change to the LTC Ranch DRI development order is to Condition No. 17 Transportation (c) regarding required improvements to the intersection of Arterial A and West Midway Road. The existing condition requires that no building permits be issued within a parcel which has direct access to Arterial A until the intersection improvements have been completed or contract have been let and bonded with the City or St. Lucie County. The proposed change is to allow building permits to be issued for up to 950 residential dwelling units before the intersection improvements are required to be completed or contracts let and bonded. The proposed amendment is shown as ~~strike-through~~ and underline as follows:

- c. ~~No b~~ Building permits for no more than 950 residential dwelling units may be issued for development within the DRI west side shall be issued within a parcel which has direct access to Arterial A (as shown on map H-1) unless and until intersection improvements have been completed or contracts let and bonded with the County or the City of Port St. Lucie, as applicable to obtain the following access configurations (this paragraph A.17.c shall not apply to the DRI East Side, and the DRI East side shall have no obligation hereunder):

West Midway Road and Arterial A

Northbound Arterial A                      Eastbound West Midway Road

One right-turn lane\*                                      One through lane

One left-turn lane\*

Westbound West Midway Road

One through lane

One left-turn lane\*

\* Required Improvement.

### **Analysis**

The developer had originally anticipated that the first phase of development would occur in the northern portion of the property and therefore the construction of Arterial A would start at West Midway Road and continue south. The development plans have changed to have the first phase in the middle and southern parts of the property. Construction plans have been submitted to the City for Arterial A, starting at Glades Cut-off Road. The Public Works Department has reviewed the proposed amendment and has no issues as indicated in their attached memo.

Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations. The proposed amendment has been reviewed for consistency with the City's Comprehensive Plan.

## **STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

### **Planning and Zoning Board Action Options:**

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with changes
- 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.