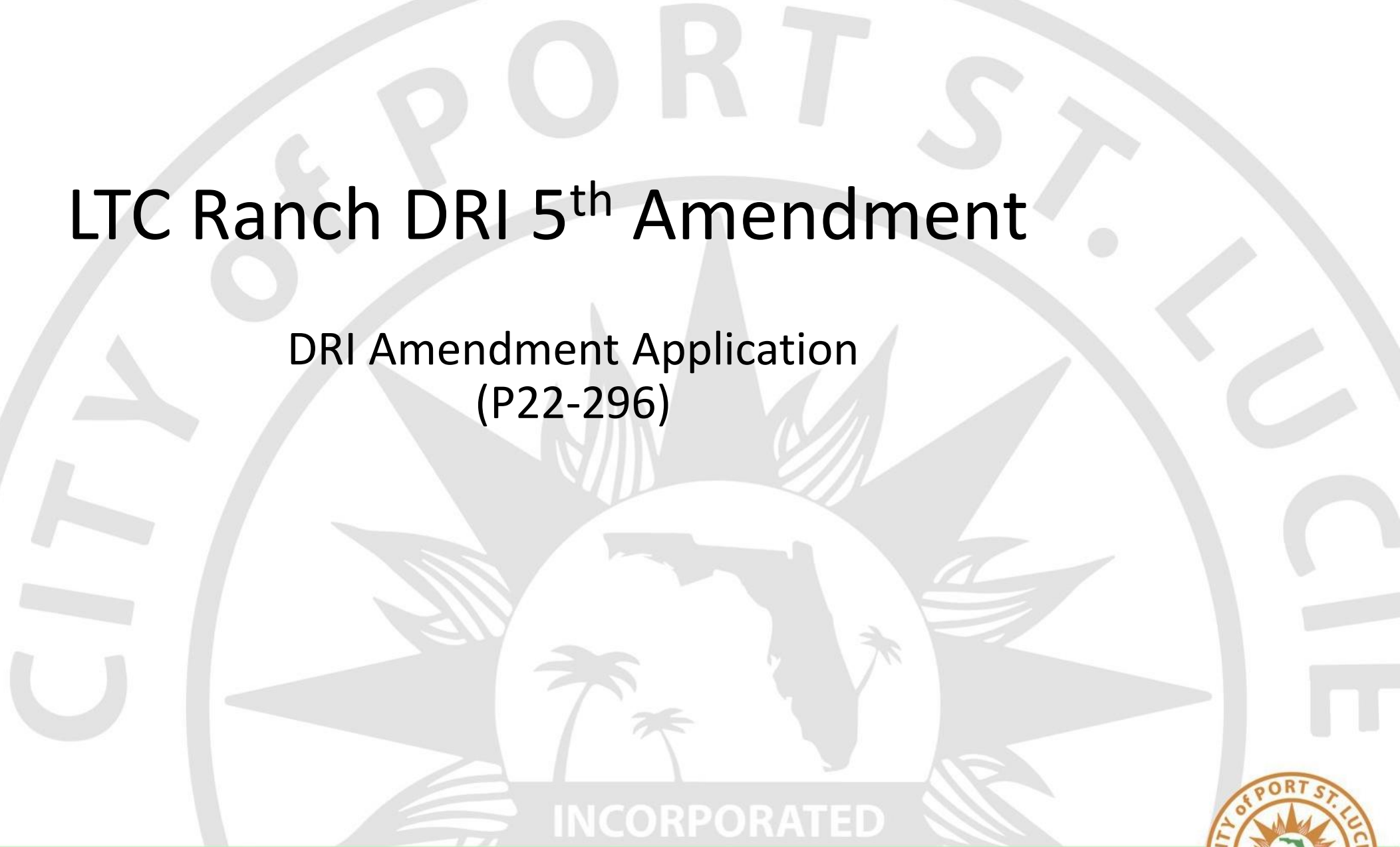


LTC Ranch DRI 5th Amendment

DRI Amendment Application
(P22-296)

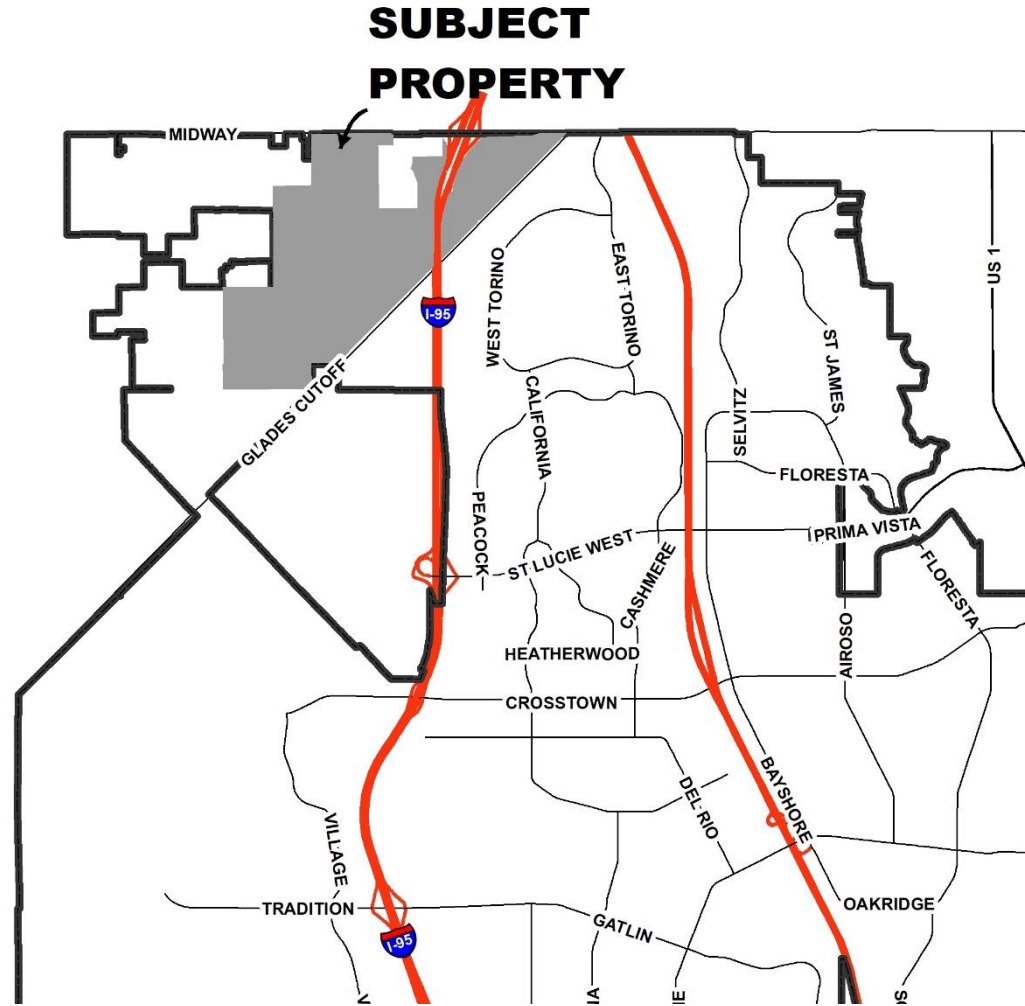


Applicant and Owners

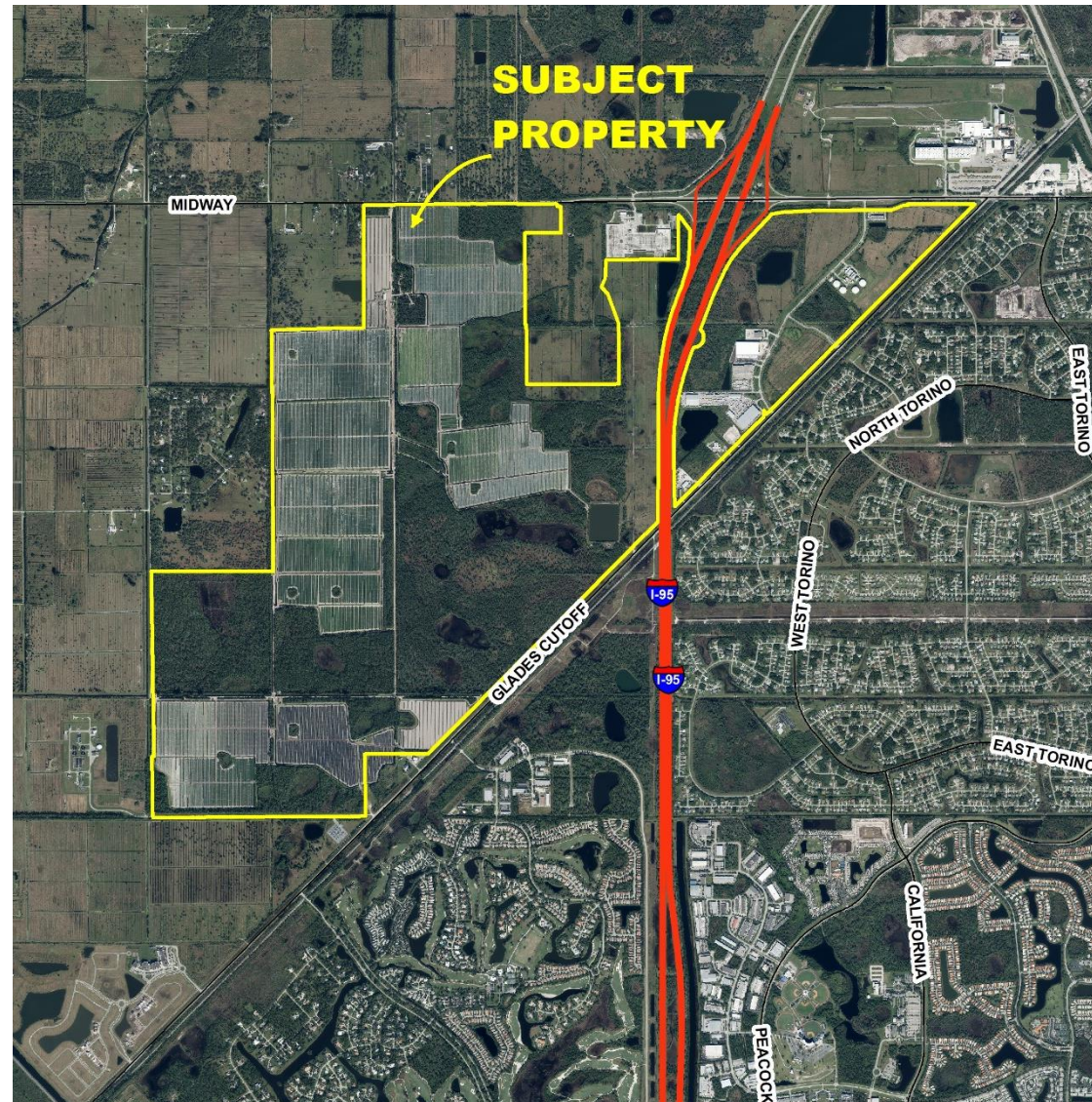
Lee Dobbins, acting as the agent for
Midway Glades Developers, LLC and LTC Midway, LLC



Location



Aerial



Background

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

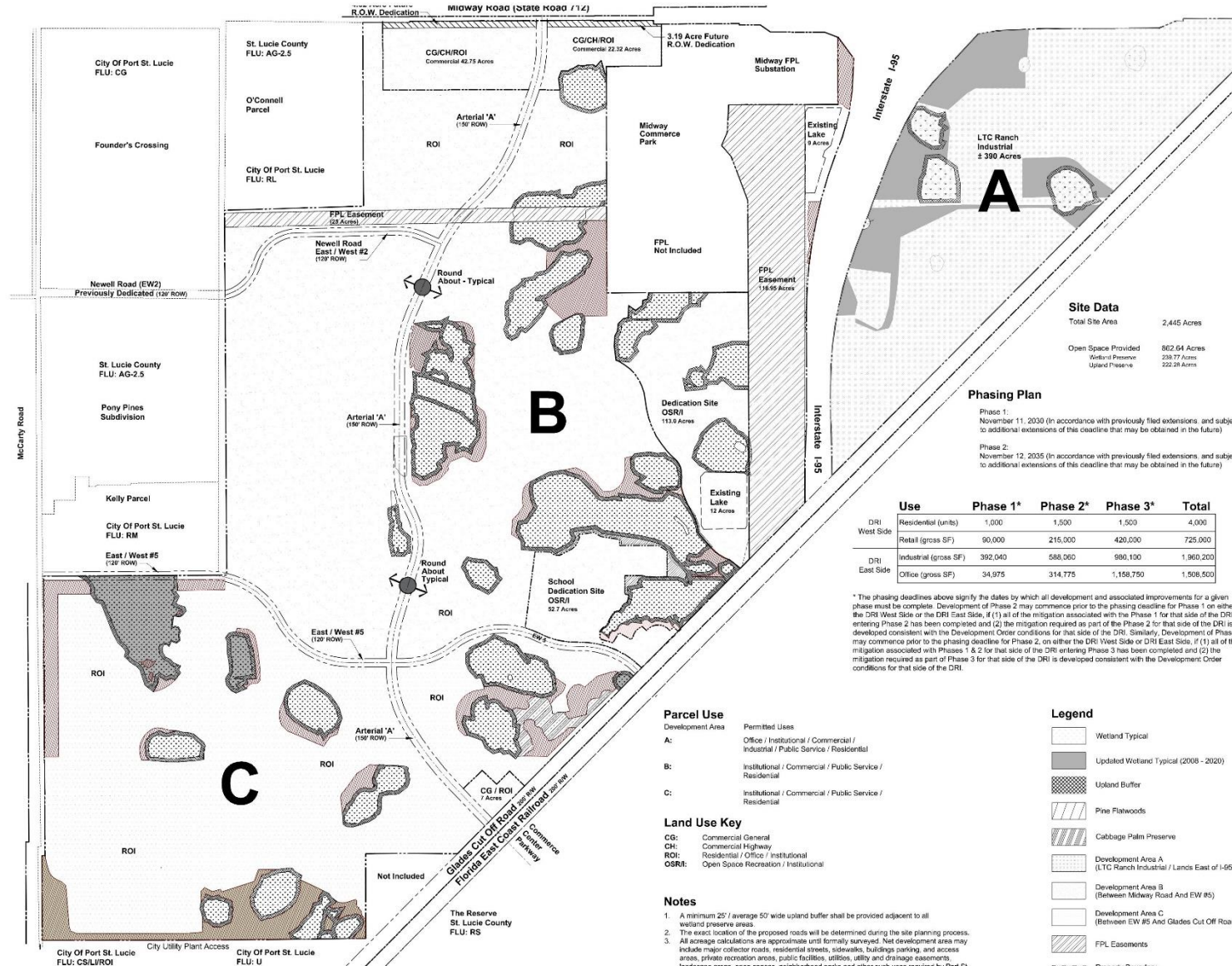


Proposed Amendment

The existing Condition No. 17 – Transportation (c) 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 contracts 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.



Master Development Plan



Site Data

Total Site Area	2,445 Acres
Open Space Provided	862.64 Acres
Wetland Preserve	238.77 Acres
Upland Preserve	222.28 Acres

Phasing Plan

Phase 1: November 11, 2030 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

Phase 2: November 12, 2035 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

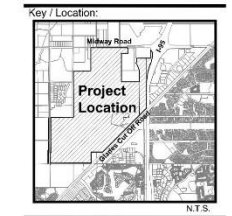
Use	Phase 1*	Phase 2*	Phase 3*	Total
DR1 West Side Residential (units)	1,000	1,500	1,500	4,000
Retail (gross SF)	90,000	215,000	420,000	725,000
DR1 East Side Industrial (gross SF)	392,040	588,060	990,100	1,960,200
Office (gross SF)	34,975	314,775	1,158,750	1,508,500

* The phasing deadlines above signify the dates by which all development and associated improvements for a given phase must be complete. Development of Phase 2 may commence prior to the phasing deadline for Phase 1 on either the DR1 West Side or the DR1 East Side, if (1) all of the mitigation associated with the Phase 1 for that side of the DRI entering Phase 2 has been completed and (2) the mitigation required as part of the Phase 2 for that side of the DRI is developed consistent with the Development Order conditions for that side of the DRI. Similarly, Development of Phase 3 may commence prior to the phasing deadline for Phase 2, on either the DR1 West Side or DR1 East Side, if (1) all of the mitigation associated with Phases 1 & 2 for that side of the DRI entering Phase 3 has been completed and (2) the mitigation required as part of Phase 3 for that side of the DRI is developed consistent with the Development Order conditions for that side of the DRI.

- Parcel Use**
- Development Area Permitted Uses
- A: Office / Institutional / Commercial / Industrial / Public Service / Residential
 - B: Institutional / Commercial / Public Service / Residential
 - C: Institutional / Commercial / Public Service / Residential
- Land Use Key**
- CG: Commercial General
 - CH: Commercial Highway
 - ROI: Residential / Office / Institutional
 - OSRI: Open Space Recreation / Institutional

- Notes**
- A minimum 25' / average 50' wide upland buffer shall be provided adjacent to all wetland preserve areas.
 - The exact location of the proposed roads will be determined during the site planning process.
 - All acreage calculations are approximate until formally surveyed. Net development area may include major collector roads, residential streets, sidewalks, buildings parking, and access areas, private recreation areas, public facilities, utilities, utility and drainage easements, landscape areas, open spaces, neighborhood parks and other such uses required by Port St. Lucie's planned development regulations and/or supportive to neighborhood and community planning.

- Legend**
- Wetland Typical
 - Updated Wetland Typical (2008 - 2020)
 - Upland Buffer
 - Pine Flatwoods
 - Cabbage Palm Preserve
 - Development Area A (LTC Ranch Industrial / Landc East of I-95)
 - Development Area B (Between Midway Road And EW #5)
 - Development Area C (Between EW #5 And Glades Cut Off Road)
 - FPL Easements
 - Property Boundary



Project Team:

Client & Property Owner: Gladco II (Ray) Developments, LLC
1807 International Blvd., Suite 200
Jacksonville, Florida 32208

Land Planner / Landscape Architect: LUCIDO & ASSOCIATES
1701 East Ocean Blvd. Suite 100
P.O. Box 19154
Palm Beach, Florida 33408

Engineer: K. HAY & ASSOCIATES
2400 N. W. 10th Street
Suite 200
P.O. Box 1200
Palm Beach, Florida 33408

Surveyor: Cadmus S. Terry, Inc.
2885 South US Highway 1
P.O. Box 1200
Palm Beach, Florida 33408

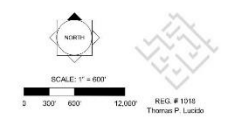
Traffic Engineer: HICKMAN CONSULTANTS & PLANNING, INC.
1122 SW 53rd Street
Suite 100
Palm City, Florida 34909

Environmental Consultant: F&W CONSULTING
2000 US Highway 1 North
Suite 200
Palm Beach, Florida 33408

LTC Ranch DRI Revised Master Plan Map H-1

City of Port St. Lucie

Date	By	Description
06/25/2020	SJS	Submitter
12/24/2021	SJS	Update per Comp. Plan



Designer: SJS Sheet
 Manager: SJS
 Project Number: 20-636
 Municipal Number: ---
 Computer File: 20_636_LTC_Map H-1.dwg

1 of 1

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Traffic Impact Review

- Original DRI roadway commitment intended for construction to begin closer to Midway road instead of the switch to connect to Glades Cut-off Road first.
- Due to this shift, Public Works is ok with extending the deadline for the Midway Road and Wylder Parkway connection and Midway Road improvements as requested to 950 dwelling units.
- This provides a secondary access at approximately 60% buildout of the current developments we have under review within this DRI.



Traffic Commitments

- DRI requirement for widening to 4 lanes of Glades Cut-off Road and Midway Road between Arterial A and I-95.
- Triggers for improvement:
 - 10,000 Average daily trips, 660 AM Peak hour trips or 1,030 PM Peak hour trips.
- Currently 2 approved plats:
 - Total 4,974 Average daily trips, 423 AM Peak hour trips, and 512 PM Peak hour trips.



Staff Recommendation

Staff finds the proposed amendment to be consistent with the direction and intent of the City's Comprehensive Plan and recommends approval.

