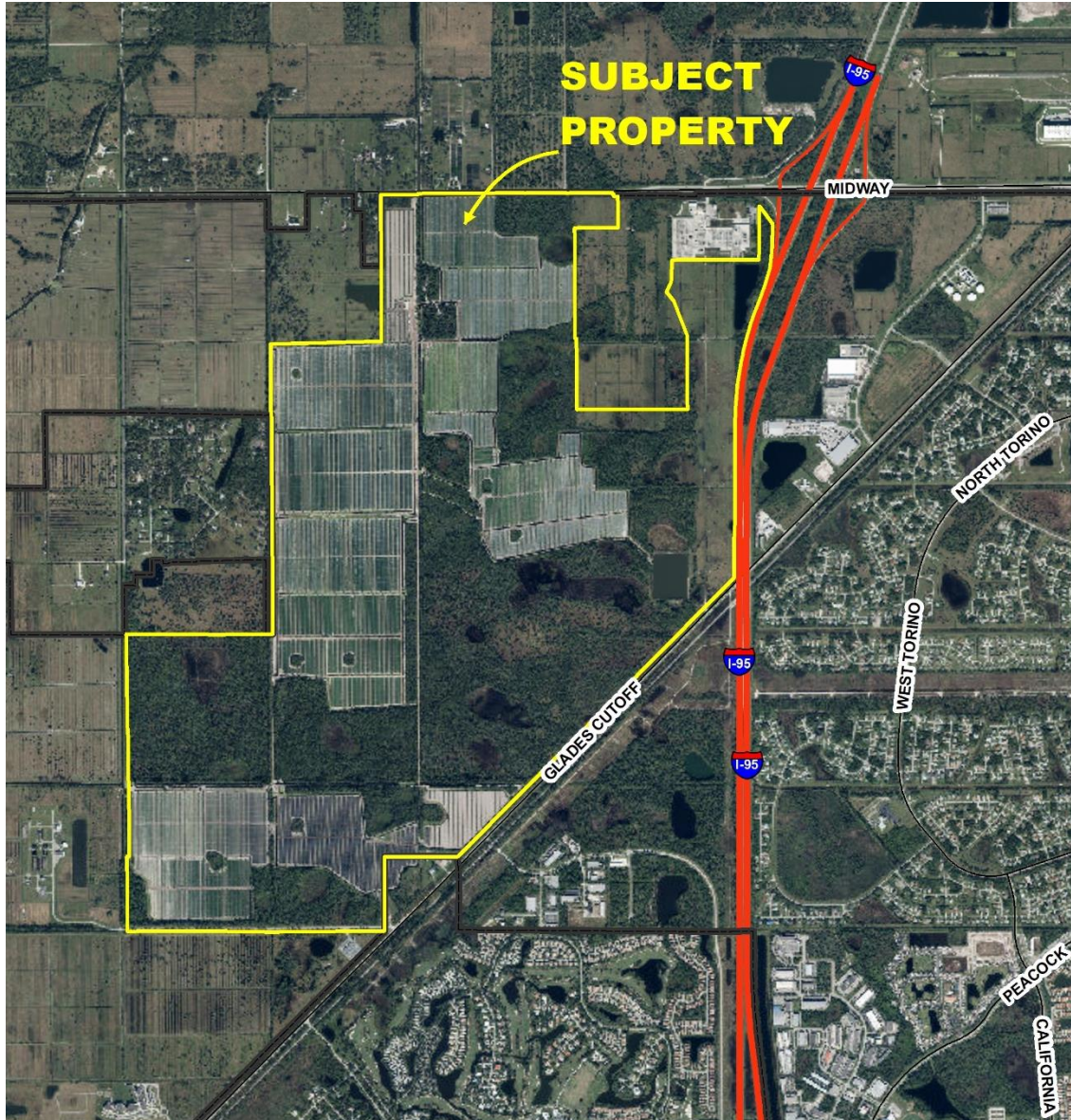




LTC Ranch Development of Regional Impact (DRI) Amendment Application  
4<sup>th</sup> Amendment to the DRI Development Order  
P20-179



**SUMMARY**

Applicant's Request:	An application to amend the development order for the LTC Ranch DRI (4 <sup>th</sup> amendment).
Applicant:	Lucido & Associates
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 Planner:	Anne Cox, Assistant Director of Planning and Zoning

**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 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. 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 changes to the LTC Ranch DRI development order include the following:

- Updates to the phasing and termination dates pertaining to the Governor's executive orders and extensions that are available since the previous DRI amendment.
- Addition of a new property owner to the west side of the DRI and inserting references to "the West Side Owners" throughout the development order.
- Revisions to Condition No. 13, Education, regarding the school dedication site and specifying the entity that shall enter into an agreement with the School Board of St. Lucie County.
- Revisions to Condition No. 14, Recreation and Open Space, regarding a well site easement on the proposed City park site.
- Revisions to Map H-1, the Master Development Plan, to relocate the school dedication site and to realign the Arterial A, E/W #2, and E/W #5 rights-of-way.
- Revisions to Map G, Environmental Exhibit, to increase the amount of wetland and upland preserve.
- Revision to Condition No. 17.i, Transportation, to clarify that one or both of the West Side owners are 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 in the future.







## **Analysis**

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 applicant has submitted a comprehensive plan amendment for the property (P20-180) which is being reviewed and processed concurrently with the DRI amendment.

### **Map H-1, Master Development Plan**

The proposed changes to Map H-1, the Master Development Plan of the DRI are consistent the proposed changes to the future land use map. The existing Map H-1 and future land use map show a 55-acre school dedication site for a future high school, at the southwest corner of Arterial A and Glades Cut-Off Road. The school site is proposed to be relocated to the northwest corner of East/West # 5 and Glades Cut-Off Road and decrease in size to 52.7 acres. The applicant worked with the St. Lucie County School Board staff regarding the relocation of the school site. 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 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.

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. The Public Works Department has reviewed the proposed alignments and did not identify any issues.

### **Map G, Environmental Exhibit**

The proposed changes to Map G, Environmental Exhibit, increases the acreage of preserved wetlands from 239.77 to 246.82 acres. This is due to an increase in jurisdictional wetlands since the last DRI amendment. The total upland habitat preserve area is also proposed to increase from 223.53 acres to 230.61 acres. This exceeds the requirements of Condition 8.b.1 and is consistent with Goal 5.2, Objective 5.2.5, and Policy 5.2.5.1 of the Conservation and Coastal Management Element regarding the conservation and protection of natural resources. The proposed change is also consistent with Chapter 157, Natural Resource Protection of the City's Land Development Regulations.

### **Other Proposed Changes**

The other proposed changes to the development order include extending the phasing and termination dates and to add a new owner to the West Side. Condition No. 13, Education, is proposed to be amended to clarify the developer of the west side that is responsible for entering into an agreement with the School Board regarding the school site and impact fees. Condition No. 14, Recreation and Open Space is proposed to be amended to specify that an existing well easement located on the proposed City Park site will not be deemed to reduce the acreage of land being dedicated. The 113-acre proposed park site dedication exceeds the required level of service for park land for this project. Condition 17.i, 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.

On January 25, 2021, the Port St. Lucie City Council approved the transmittal of a proposed large-scale comprehensive plan amendment to the future land use map of the City's comprehensive plan for review by the State Land Planning Agency and reviewing agencies. If there are no objections to the proposed amendment, the comprehensive plan amendment will be scheduled for a future adoption hearing before the City Council. The adoption hearing for the DRI amendment will occur at the same meeting as the adoption hearing for the comprehensive plan amendment.

**RELATED PROJECTS**

P20 - 180 – Midway Glades Developers, LLC - Large Scale Comprehensive Plan `Amendment Application

**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 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.