

LTC Ranch DRI 6th Amendment

DRI Amendment Application
(P22-279)

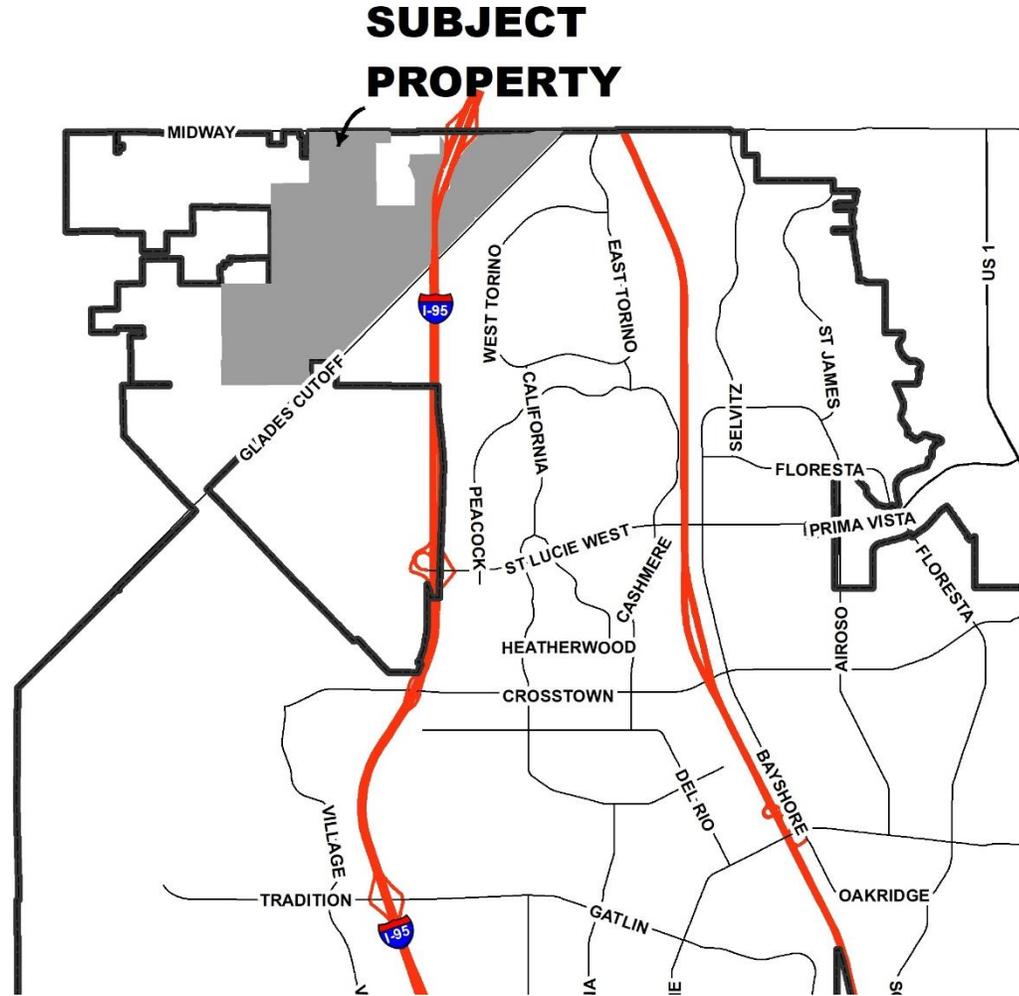


Applicant and Owners

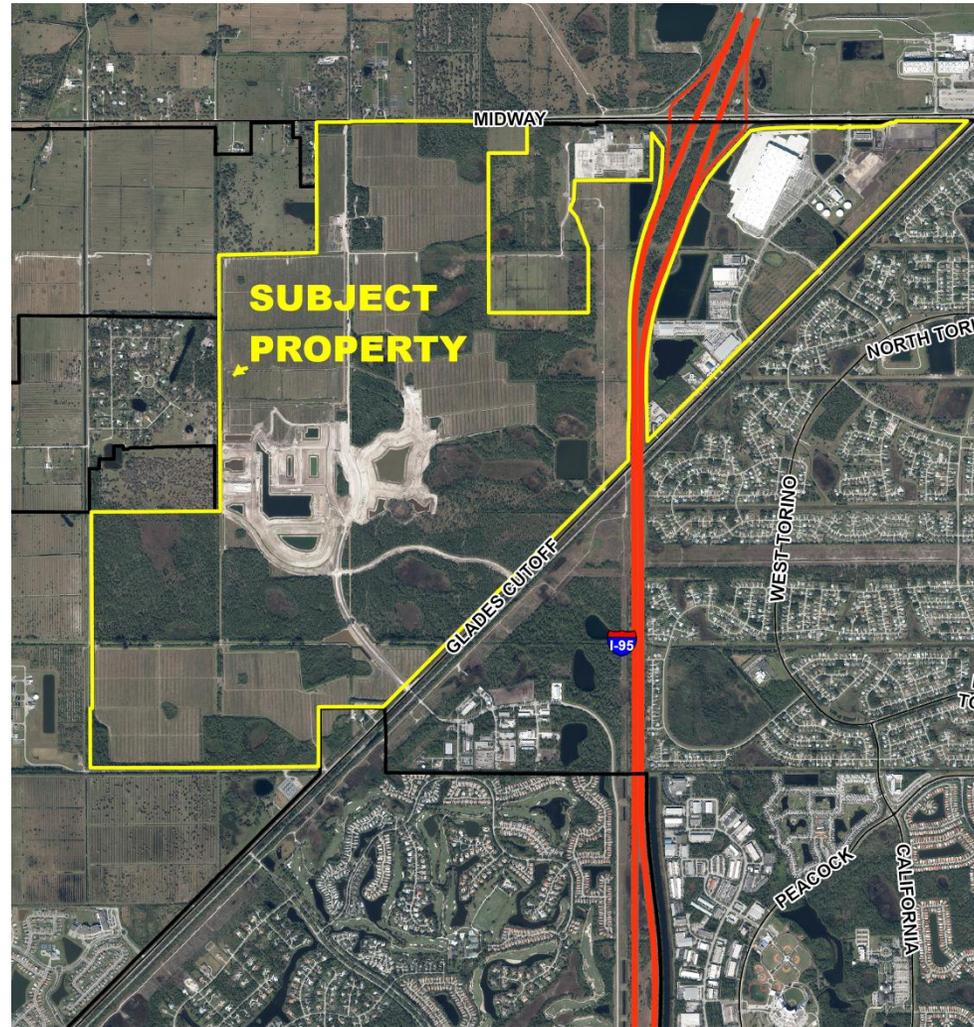
Lucido & Associates, acting as the agent for
Midway Glades Developers, LLC and LTC Midway, LLC



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 proposed changes to the LTC Ranch DRI development order are to Condition No. 17 Transportation (g)5 regarding the timing of roadway improvements and to the Master Plan, Map H-1 and the Environmental Exhibit, Map G.



Current Traffic Impacts

- Original DRI roadway configuration intended for construction to begin on the northern side of the development closer to Midway road rather than the current switch to start south near Glades Cut-off Road.
- Due to this shift, the previous approved DRI Amendment extended the deadline for the Midway Road and Wylder Parkway connection to 950 dwelling units. This allowed the developer to start building houses while the review and construction of this connection occurs.
- This provides a secondary arterial access at approximately 40% buildout of the current approved and under review developments within this DRI.

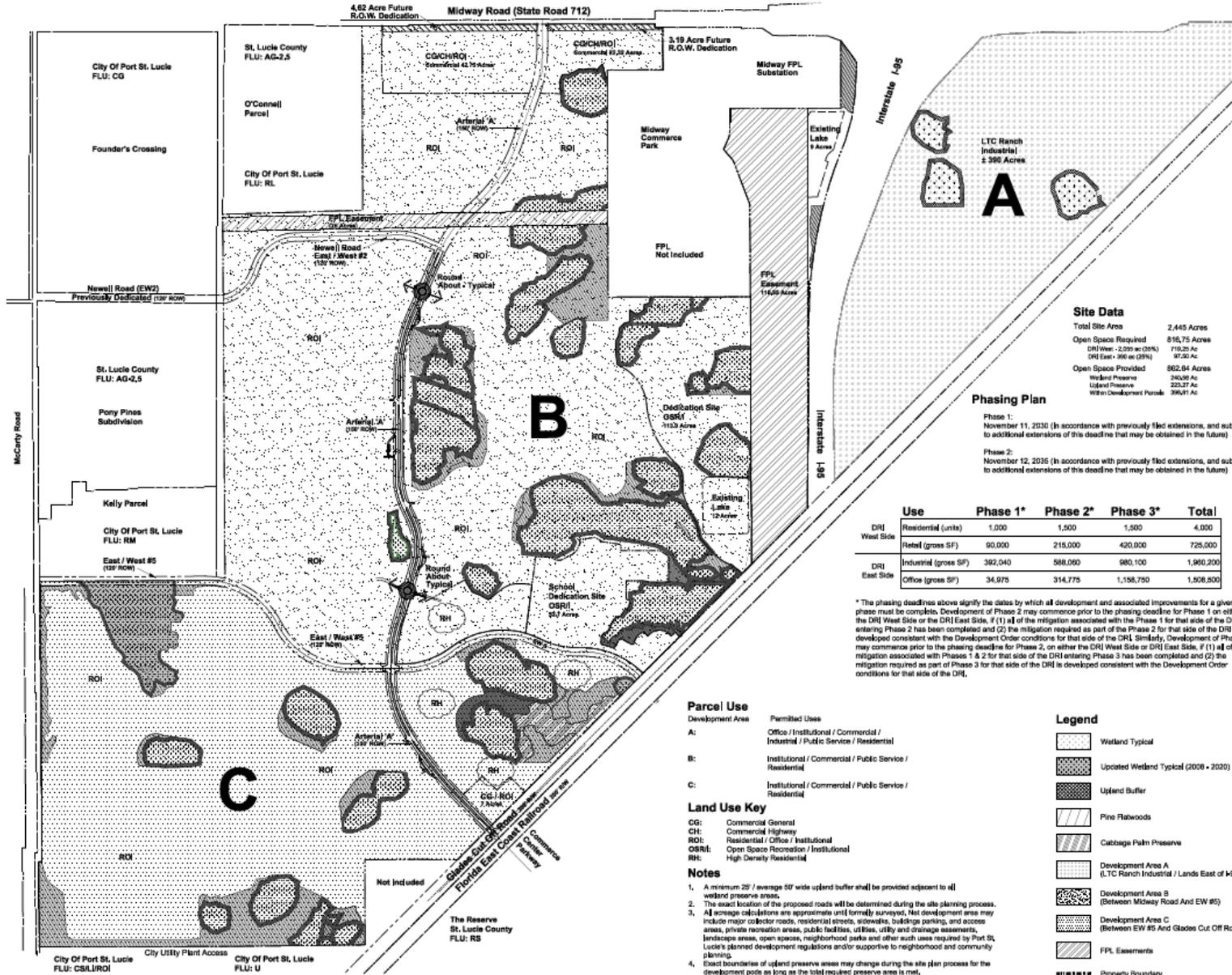


New Traffic Commitments

- DRI requirement for widening to 4 lanes for Glades Cut-off Road and Midway Road between Arterial A and I-95.
- Existing Triggers for improvements:
 - 10,000 Average daily trips, 660 AM Peak hour trips, 1,030 PM Peak hour trips, or when determined by monitoring.
- Proposed Triggers for improvements:
 - Midway Road widening to 4 Lane
 - No more than 90 days after issuance of the 1,100th building permit
 - Glade Cut Off Road widening to 4 Lanes
 - Design & Permitting to begin at 1,100 building permits
 - Construction to begin at the earlier of 6 months after 1,400 building permits, or 12 months after completion of the Midway Road widening
 - This will occur no sooner than the completion of the Midway Road widening & signalization



Master Development Plan – Map H-1



Master Development Plan - Map H-1

- A proposed comprehensive plan amendment (P22-298) to change the land use for 140 acres from ROI (Residential, Office, Institutional) to RH (High Density Residential) and the roadway alignment E/W #5 to be consistent with the proposed changes to the DRI Master Plan, Map H-1 was reviewed by the Planning and Zoning Board on February 7, 2023, and the City Council on February 27, 2023.
- The proposed amendment was transmitted to the Florida Department of Economic Opportunity (DEO) and reviewing agencies. There were no comments.
- The comprehensive plan amendment will be considered by the City Council for adoption at the same meeting as the DRI amendment.



Environmental Exhibit – Map G

- The elimination of the 3.91-acre Wetland 11 is proposed on Maps H-1 and Map G.
- The upland preserve area for the west side will be slightly reduced due to the elimination of the upland buffer and some native habitat around Wetland 11 and to the reconfiguration of the upland preserve area on the west side of the development to accommodate the proposed golf course and residential lots.
- Wetland mitigation for the additional impacts will be provided in accordance with the South Florida Water Management District permit.
- The proposed changes are consistent with the Conservation and Coastal Management Element of the City's Comprehensive Plan.



Staff Recommendation

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

