

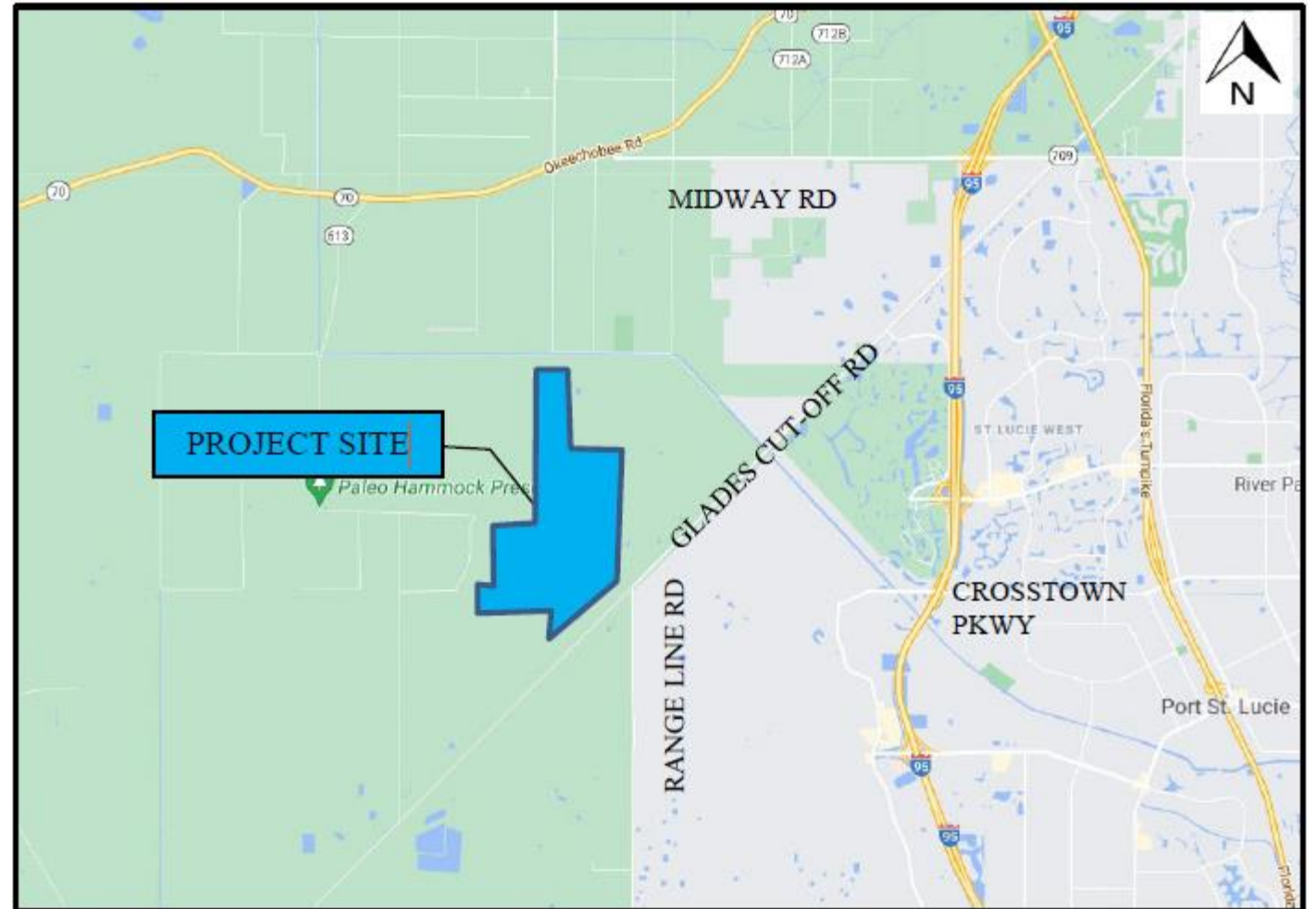
St Lucie County Oak Ridge Ranches Development Project

Planning and Zoning Department Update



Oak Ridge Ranches

- 3,229.27 acres from AG-5 (Agricultural - 5) to the MXD (Mixed Use Development)
- Up to 8,600 dwelling units and up to 650,000 square feet of non-residential uses
- Proposed Comprehensive Plan Amendment and PUD Rezoning scheduled for adoption on October 12, 2023.



Oak Ridge Ranches Proposed Traffic Improvements - SLC

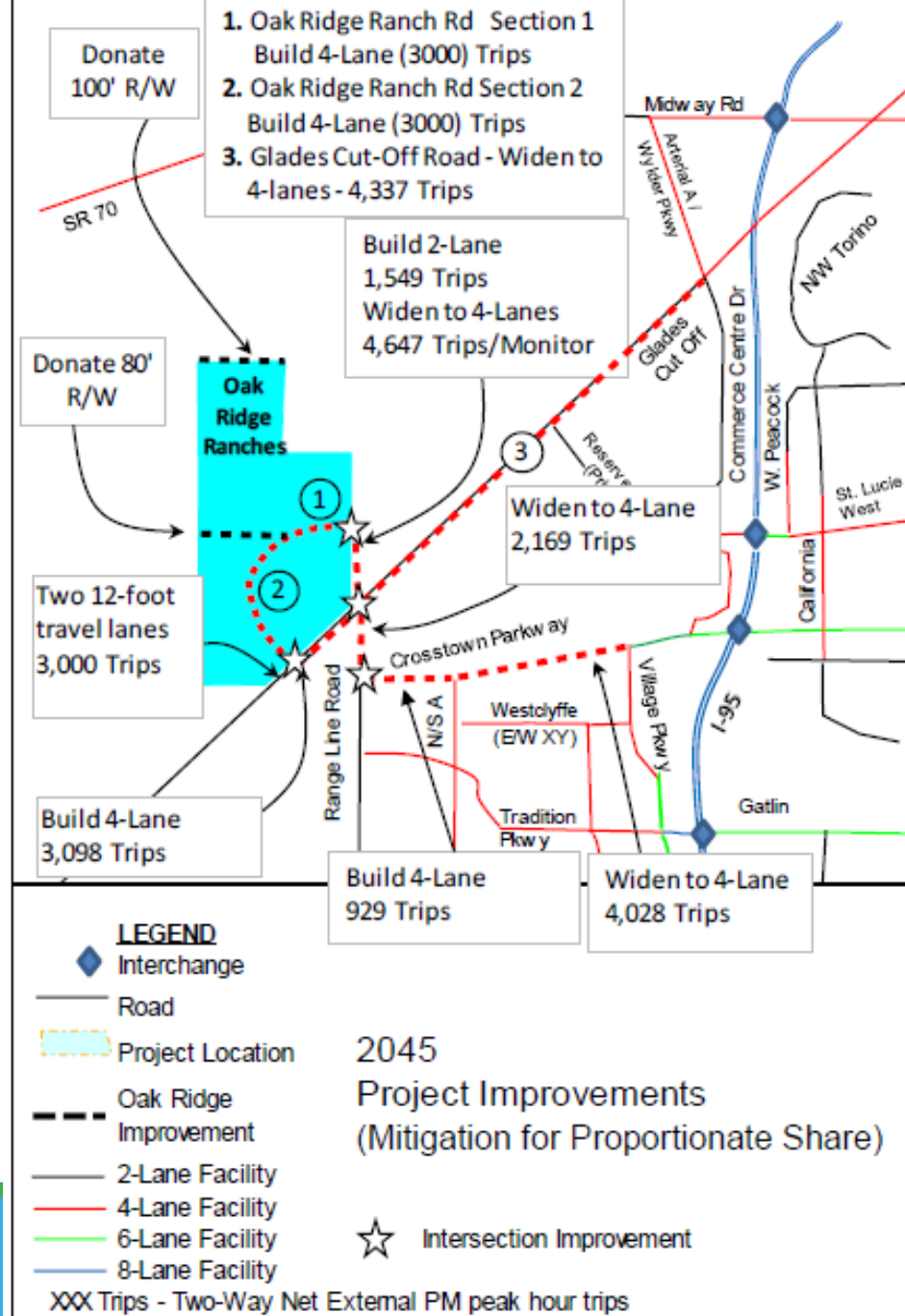
- Range Line Road – Project Entrance to Glades Cut Off Road – Build 2-lane Road and donate ½ of the ultimate 140-foot right-of-way
- Range Line Road – Crosstown Parkway to Glades Cut Off Road – Widen to 4-lanes plus expanded intersection improvements
- Glades Cut Off Road – Project Entrance to Range Line Road - Widen from 2-Lane to 4-lane Road
- Oak Ridge Ranch Road – Glades Cut Off Road to Range Line Road – New 4-lane Road within 120 feet of right-of-way
- Glades Cut Off Road – Project Entrance to Western project boundary – resurface and widen roadway to 12-foot travel lanes
- Intersection improvements:
 - Range Line Road & Crosstown Parkway
 - Range Line Road & Glades Cut Off Road

Oak Ridge Ranches Proposed Traffic Improvements – City of Port St. Lucie

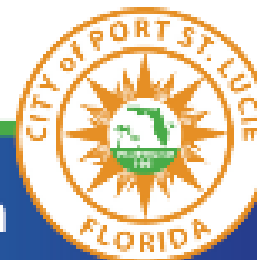
- Crosstown Parkway will be constructed as a 4-lane road during the 1st phase of the project from Range Line Road to Village Parkway including intersection and signalization improvements at Range Line Road
- The project will pay its proportionate share to mitigate its project impacts in Port St. Lucie including:
 - Add 2nd Northbound Lane at I-95 & Crosstown Parkway Interchange
 - Add right turn lane on Tradition Parkway from Community Boulevard to Village Parkway



Map Provided by Applicant



CityofPSL.com



City Staff and Consultant's Concerns

- “We have one chance to get this right.”
- BOCC approval will vest the project for development entitlements, number of trips, and the approved list of transportation improvements.
- If project overburden's City and County roadways, the City and County will field the complaints and will have to fund any additional improvements.
- The main roads that the project traffic will impact are Glades Cut-Off, Range Line, and Crosstown. **However**, if those roads get congested, it will spread to Tradition and Village Parkway as well.
- Depending on Developer and County to make sure the City's interests are met. No development agreement has been negotiated yet.



City Staff and Consultant's Concerns

- The traffic analysis is still under review.
- Staff has not seen the draft development agreement and proposed conditions to understand if they have been revised to reduce staff concerns.
- Staff will need to prepare for the October 12, 2023, in order to participate in the hearing and put testimony and evidence on the record to preserve the City's interests and rights should City Council desire to take further action on the applications in the future.
- Staff will schedule one-on-one's with Council to update City Council on the applications once staff has additional materials from the County



Staff Request

Staff is requesting direction from Council and authorization to take all actions necessary to preserve the City's rights and interests, in all matters related to the Oak Ridge Ranches applications, including but not limited to, participation on behalf of the City as an interested party and raising objections.

