



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Annexation – Village at Midway

DATE: October 24, 2014

STAFF REPORT

Owner/ Applicant: Walton Acquisitions FL, LLC
4800 North Scottsdale Rd., Suite 4000
Scottsdale, Arizona 85251

Representative: Mark E. Jacobson
8390 Champions Gate Blvd., Suite 315,
Champions Gate, FL 33896

Requested Action: Approval of the proposed annexation with comparable zoning and FLU designations.

Location: 9850 Midway Road

Parcel Ids: 2334-340-0000-000-7

Current Zoning: AG-1, Agriculture / AG-2.5, Agriculture / PNRD, Planned Non-Residential Development

Current Future Land Use: AG-2.5, Agriculture / MXD, Mixed Use Development

Proposed Zoning: AG-1, Agriculture / PUD, Planned Development

Proposed Future Land Use: MXD, Mixed Use Development

Surrounding Zoning/FLU:

North	East	South	West
AG-2.5 (County)/ AG-2.5	PNRD-AG 2.5/	n/a	AG 2.5 (County)/ AG 2.5

Parcel(s) Size: 116.61 acres

Staff Analysis:

The applicant is requesting the approval to annex the property located at 9850 Midway Road (parcel number 2334-340-0000-000-7). Staff has confirmed that the property is located within an unincorporated part of St. Lucie County and is contiguous to the Fort Pierce City municipal boundary.

Currently, the property has an overlapping zoning of AG-1, Agriculture, AG-2.5, Agriculture, and PNRD, Planned Non-Residential Development within St. Lucie County. The parcel will receive comparable zoning of AG-1, Agriculture, AG-2.5, Agriculture and PUD, Planned Unit Development. The Future Land Use will be comparable to the St. Lucie County Future Land Use designation of MXD, Mixed Use Development which will be applied to the entire parcel. Historically, the City of Fort Pierce will keep the zoning or Future Land Use of the County in the unique circumstance where the City does not have a comparable designation established. This parcel is included in a future proposal to amend the zoning designation along with a number of other parcels abutting in hopes to establish a uniform '*PD, Planned Development*' zoning once such zoning is codified. This proposal will be heard at a later date.

The property is within the St. Lucie County Utilities service area and encroaches upon the Urban Service Boundary; however, if St. Lucie County cannot service the property, FPUA will consider serving them directly. Staff will coordinate with the applicant and the County to discuss shifting the Urban Service Boundary to include the entire parcel.

TRC Comments:

FPUA Water/Wastewater: Within bulk area which is served by St. Lucie County Utilities. FPUA will look into serving parcel directly if St. Lucie County Utilities is not able to serve.

FPUA Electric: Parcel is within FPL territory.

Other departments supplied no comment.

Comprehensive Plan

Consistent with Objective 1.11 and Policies, 1.11.5 and 1.11.6 of the City Comprehensive Plan, the City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

Properties annexed shall receive a future land use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification

will remain until the request is made by the property owner for a zoning change to a City classification.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities and the elimination of the municipal boundary irregularities to improve service delivery.

Staff Comments:

Staff recognizes that services may be provided by St. Lucie County Utilities, with FPUA Water/Wastewater willing to provide services if needed. As the proposed annexation meets the above standards, Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.