



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: Annexation – Village at Midway – 9850 Village at Midway
DATE: May 22nd, 2015

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 / AG-2.5, 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. Currently 39.05 acres of the parcel is under the AG 2.5 Future Land Use while the remaining parcel is MXD, Mixed Used 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.

UPDATE

After the first reading of this item, the annexation was transmitted to State reviewing agencies. Staff received comments and attached them to this staff report. The applicant's representative, Brian Nolan ASLA, APA, has submitted a narrative (attached) to respond to these comments as well as coordinated with the respective departments. Furthermore, On May 26th, 2015 a meeting is scheduled to discuss the Florida Department of Transportation's comments that were received. Strategies will be discussed on how to address the comments. The City is prepared to address some of the concerns made by FDOT in regards to the Midway Road interchange as a proper and formal proposal is submitted to the City by the applicant. Staff has also contacted the St. Lucie County Transportation Planning Organization for additional information on the extension of what is now called Eleven Mile Road to provide a roadway that will run parallel to I-95 on the west side of the Urban Service Boundary. FDOT's comments in regards to an approval process needed to approve transportation infrastructure causing interchange modification is noted.

St. Lucie County School District stated that there were concerns in regards to school sittings on the west side of I-95 and accommodating the scattered houses that exist and the residential component that could be proposed in the applicant's submittal. The representative responded and discussed entering into a Contribution Agreement that would require the developer to pay the school District a contribution for each building permit pulled for residential units in excess of the number of units allowed under the current land use. Staff has reviewed this response and agrees with the Contribution Agreement's terms and conditions.

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.

Planning Board Recommendation:

At the December 9th, 2014 meeting, the Planning Board gave a recommendation of **approval**.

City Commission Decision:

On first reading, the City Commission approved the annexation at their February 2nd, 2015 meeting.

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 City Commission **approve** the annexation application on second reading.