



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

### Text Amendment

Property address or Location NW quadrant of I-95 and Midway Road

Parcel ID #(s) 2334-340-0000-000-7 / 2334-410-0000-000-1

Project description Proposed mixed-use development

Walton Acquisitions FL, LLC

**Property Owner(s)**

8390 Championsgate Blvd., Suite 315

Street Address

Championsgate FL 33896

City State Zip

727.744.7283

Phone Number

mjacobson@walton.com

Email Address

Mark E. Jacobson, Sr. Planning & Development Mgr, WDM

**Applicant/Representative, Title, Company**

8390 Championsgate Blvd., Suite 315

Street Address

Championsgate FL 33896

City State Zip

727.744.7283

Phone Number

mjacobson@walton.com

Email Address

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Please see attached signature page

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_ who is personally known to me or has produced

\_\_\_\_\_ as identification.

Signature of Notary

(seal)

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 46j<sup>2</sup>tjfe**

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |            |
|--------|-----------------|-------------|-------------------|----------------------|------------|
|        |                 |             |                   | Contributing         | Individual |
|        |                 |             |                   | Non-Contributing     | None       |

Pre-Application Meeting Date \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Intake Date Stamp

# TEXT AMENDMENT

*Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.*

- Complete notarized application
- Narrative describing the reason for the proposed amendment
- Draft Ordinance specifying changes

Application Type:

- Text Amendment to the Land Development Regulations (Zoning Code)
- Text Amendment to the Comprehensive Plan

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### Sec. 22-131. - Basic amendment standards.

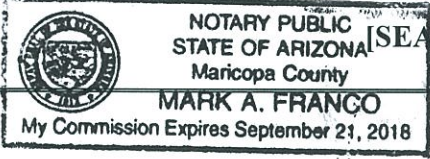
Before an amendment is approved, findings will be made that the following standards are satisfied:

- (1) The amendment is consistent with the comprehensive plan;
  - (2) The amendment will not have an adverse affect on the ability of the city to:
    - a. Satisfy land and water use needs; and
    - b. Meet transportation demands and provide community facilities and services; and
  - (3) The amendment will promote and protect the public health, safety and general welfare.
- 

#### Application Outlook



**Property Owner Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

|  |  |
|--|--|
| <b>WALTON ACQUISITIONS FL, LLC</b><br>a Florida limited liability company                      | <b>STATE OF ARIZONA</b><br><b>COUNTY OF MARICOPA</b>   |
| By: <b>Walton International Group, Inc.</b> ,<br>a Nevada Corporation,<br>Its Manager          | The foregoing instrument was<br>acknowledged before me this <u>21<sup>st</sup></u> day of<br>May, 2015, by <u>Carey Herbert</u><br>and <u>Gordon A. Price</u> ,<br>who are personally known to me.               |
| By: <u>Carey Herbert</u><br>Name: <u>Carey Herbert</u><br>Its: <u>Authorized Signatory</u>     | <u>[Signature]</u><br>Signature of Notary  |
| By: <u>Gordon A. Price</u><br>Name: <u>GORDON A. PRICE</u><br>Its: <u>AUTHORIZED SIGNATORY</u> | <br>NOTARY PUBLIC [SEAL]<br>STATE OF ARIZONA<br>Maricopa County<br>MARK A. FRANCO<br>My Commission Expires September 21, 2018 |



June 8, 2015

Rebecca Grohall, AICP  
Planning Manager, City of Fort Pierce  
City Hall  
100 N US 1  
Fort Pierce, FL 34950

**Re:** Village at Midway – Comprehensive Plan Text Amendment  
**Our Reference Number:** 15-130 (fka 14-290)  
**Parcel ID Number:** 233434000000007 / 2334-410-0000-000-1

Dear Ms. Grohall,

On behalf of *Walton Acquisitions FL, LLC* (“Walton”), *Lucido & Associates* presents to you on the attached Application for a Text Amendment (Amendment) to the Future Land Use Element of the current City of Fort Pierce Comprehensive Plan (Comp Plan). The Amendment, in short, proposes to:

- 1.) Remove the requirement that developments within MXD-designated lands provide residential uses comprising a minimum of 40% of the total floor area of the MXD future land use designation (**SEE INSERT #1, Below**), and;
- 2.) Reduce from three (3) to two (2) the requirement for a minimum number of uses within developments occurring in MXD-designated lands (**SEE INSERT #2, below**), and;
- 3.) Decreased general open and green space requirements from 25% to 20% for development and redevelopment within Planned Development Zoning District and Downtown Business and Entertainment Overlay District (**SEE INSERT #3, below**).

INSERT #1: N/A

INSERT #2: two (2)

INSERT #3: provided however, that development and redevelopment in the Planned Development (PD) Zoning District or the Downtown Business and Entertainment Overlay District shall only be required to provide a minimum of 20% pervious open and green space, in accordance with requirements more specifically set forth in the Code of Ordinances.

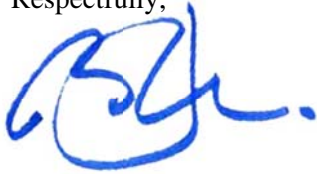
The pages from the Comprehensive Plan containing the affected language can be found on the attached documentation.

The intent of the proposed amendments is to promote more flexible, innovative and efficient site design than would be currently allowed under the current language of the Comprehensive Plan. Furthermore, we believe that the proposed amendments are in keeping with the spirit and intent of the recent amendments

to the City's land development code set forth in the new Sec. 22-40 - Planned Development Zone (PD). According to Sec. 22-40 (a), the new PD zoning provisions are intended to "promote flexibility of design and permit planned diversification and integration of uses and structures".

Again, it is our pleasure to submit to you the proposed text amendments to the City of Fort Pierce Comprehensive plan and we look forward to working with you further on this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "BN", with a stylized flourish at the end.

Brian Nolan, ASLA, APA  
Senior Project Manager

C/c: file

Mark Jacobson, P.E. – Walton Acquisitions FL, LLC  
Chris Forbes – Walton Acquisitions FL, LLC  
Howard Ehram, P.E. – Bowman Consulting  
Lee Dobbins, Esq. – Dean Mead



June 8, 2015

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**Parcel ID Number:** 233434000000007 / 2334-410-0000-000-1

Dear Ms. Grohall,

On behalf of *Walton Acquisitions FL, LLC* (“Walton”), *Lucido & Associates* presents to you on the attached Application for a Text Amendment (Amendment) to the Future Land Use Element of the current City of Fort Pierce Comprehensive Plan (Comp Plan). Please find attached herewith, five (5) copies of the application material, which includes the following:

- Cover Letter;
- Executed Text Amendment Application and Application fee check in the amount of \$3,960.00;
- Excerpts of affect Comprehensive Plan text with mark-ups.

Additionally, please find attached two (2) CD-ROM disks with the above in .pdf format.

Again, it is our pleasure to submit to you the proposed text amendments to the City of Fort Pierce Comprehensive plan and we look forward to working with you further on this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brian Nolan", is written over a faint, larger version of the signature.

Brian Nolan, ASLA, APA  
Senior Project Manager

C/c: file

Mark Jacobson, P.E. – Walton Acquisitions FL, LLC  
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| Land Use Category                  | Residential Density<br>(dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)* | Non-Residential Floor Area Ratio (FAR)* | Land Use Breakdown  |
|------------------------------------|--|---|---|
| Central Business District (CBD)    | 30 du/ac*  | 3.0                                     | Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.                            |
| Marine Commercial (MC)             | 15 du/ac   | 1.0                                     | Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.   |
| Urban Neighborhood (UN)            | 15 du/ac   | 1.2                                     | Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.  |
| <b>MIXED USE</b>                   |  |   |   |
| Hutchinson Island Mixed Use (HIMU) | 8 du/ac  | 1.0                                     | Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.<br><i>SEE MISER #1</i> |
| Mixed Use Development (MXD)        | 15 du/acre   | 1.5                                     | Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.                                |

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

**Marine Commercial (MC):** The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

**Mixed Use Development (MXD):** The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of ~~three (3)~~ of the following general land uses:

SEE INSERT # 2

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

SEE INSERT # 1

~~Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.~~

**Offices – Professional and Business Services (OP):** The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

**Urban Neighborhood (UN):** The Urban Neighborhood designation is characterized by established pedestrian-oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

existing water supply and replacement of facilities using the Capital Improvements Program and the Capital Improvements Element.

3.16.2 Policy:

The City shall implement the 10-Year Water Supply Plan addressing water supply facilities necessary to serve existing and future development within the City consistent with the water service districts' consumptive use permit.

## NATURAL GROUNDWATER AQUIFER RECHARGE

### Goal 3.5

#### Protect the function of natural ground water/aquifer recharge areas and natural drainage features.

3.16 Objective:

*Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.*

3.16.1 Policy:

Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including:

- Requiring development and redevelopment to provide a minimum of 25% of pervious open and green space; and ← SEE INSERT # 3
- Amending the Land Development Regulations to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Regulations to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

3.16.2 Policy:

The City will promote the use of reclaimed water through citywide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation once the MWRP is constructed and operating.

3.16.3 Policy:

The City shall continue to require that all development and redevelopment codes at a minimum, comply with SFWMD environmental protection rules for stormwater disposal methods.