



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner & Brandon Creagan, Planner

SUBJECT: **Application for Annexation
 Celebration Pointe
 5501 Peterson Road**

DATE: July 3, 2017

STAFF REPORT

Owner(s)/Applicant(s): Celebration Pointe Property Dev. LLC
 380 Creekstone CT
 Longwood, FL 32779-6115

Celebration Point CDD
 5385 N Nob Hill Rd
 Sunrise FL 33351

Representative: Thomas Harvey
 397 Enterprise Street, Suite G
 Ocoee, FL 34761

Requested Action: Approval of voluntary annexation of the Celebration Pointe Planned Development; designating the property as PD, Planned Development Zoning; and RM, Medium Density Residential Future Land Use

Location: 5501 Peterson Road (Southeast Corner of S. Jenkins Road & Peterson Road)

Parcel IDs: 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision)

Current Zoning: PUD, Planned Unit Development (County)

Current Future Land Use: RM, Residential Medium (County)

Proposed Zoning: PD, Planned Development

Proposed Future Land Use: Medium Density Residential (RM)

Surrounding Zoning:

North	East	South	West
RS-3	E-3, PD, RM-5 (SLC)	R-4, C-3	RS-2, RS-4, AG-1,

Collective Size: 147.14 acres

Request:

The applicant is requesting a voluntary annexation of the Celebration Pointe Planned Development located at 5501 Peterson Road (1000 – 1800 S. Jenkins Road), which is at the southeast corner of Jenkins Rod and Peterson Road.

History:

On January 18 2005, the St. Lucie County Commission granted Preliminary and Final PUD approval along with a change in zoning classification for the Celebration Pointe development, proposed by United Homes International, Inc..

The approved development encompasses capacity for 755 residential units, consisting of 318 single-family homes lots, 292 single-story villas lots, and lots for 145 two-story townhouses. The approved density for the development is represented at 5.12 dwelling units per acre. The property holds a PUD, Planned Unit Development (County) zoning designation, and is within the RM, Residential Medium (County) future land use category.

After approval, the development was acquired by Lo Land Assets LP, with the creation of a Community Development District for the project in May, 2006. Initial development activities commenced with a variety of paving, grading, drainage, sidewalk, and off-site roadway improvements. The plat was approved, and recorded in 2007, contingent upon completion of the required infrastructure and bonds for outstanding improvements.

A portion of the subdivision infrastructure and four model homes were completed on-site when the project stalled due to limited demand in the housing market. The recordation of the plat, in the absence of fulfilling outstanding obligations to timely develop and construct the subdivision improvements caused St. Lucie County to initiate action on the bonds. The result was an Assignment between St. Lucie County and the previous owner Lo Land Assest, LP, which placed conditions upon retention and completion of the subdivision. These encumbrances placed on the development remain, and shall be satisfied prior to further development actions.

Staff Analysis:

The applicant is further requesting that the City assign the PD, Planned Development zoning designation as a continuation of its current County zoning. The requested Future Land Use designation of Medium Density Residential (RM) will also be comparable to the St. Lucie County Future Land Use designation of RM, Residential Medium.

The property is contiguous to the Fort Pierce City municipal boundary, located within unincorporated St. Lucie County. The property is also within the FPUA service area, with connection to FPUA services as a condition of development approval.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation consistent with the following Objectives and Policies:

Objective 1.12 of the Comprehensive Plan:

- "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary.

Policy, 1.12.1 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"

By eliminating irregularities along the City's boundary, the acceptance of this property into the City helps to provide more efficient public service provisions.

Policy 1.12.5 of the City's Comprehensive Plan:

- "Properties annexed shall receive a land use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission."

The applicant is requesting Zoning and Future Land Use designations consistent with the current County designations, and compatible with adjacent districts, therefore the request is consistent with this Policy.

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. The subject development was issued approval by St. Lucie County in 2005, and subsequently platted. The approval included a certificate of capacity by St. Lucie County, vested by the subdivision of property and off-site roadway improvement. Subsequent development of the residential units will entail assessment of impact fees according to established County and City schedules.

Technical Review Committee:

All affected departments have reviewed the proposed Annexation, and provided comments based upon requirements of the City Code, and other applicable regulations.

The St. Lucie County Engineering Department has asserted requirement of the applicant to certify all off-site improvements prior to formal acceptance by the County. Additionally, the interior streets existing and planned are the ownership and maintenance responsibility of the Community Development District.

Staff Recommendation:

The annexation meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.