



# 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:** Zoning Atlas Amendment, Planned Development Plan and Preliminary Plat Village at Midway – 9850 Midway Road

**DATE:** March 2<sup>nd</sup>, 2016

### STAFF REPORT

**Owner/Applicant:** Walton Acquisitions FL, LLC  
4800 North Scottsdale Road, Suite 4000  
Scottsdale AZ, 85251

**Representative:** Mark E. Jacobson, P.E., LEED AP  
Senior Planning and Development Manager – Florida  
Walton Development and Management  
8390 Champions Gate Blvd., Suite 315  
Champions Gate, FL 33896

**Requested Action:** Approval of a Zoning Atlas Amendment, Planned Development Plan and Preliminary Plat application

**Location:** 9850 Midway Road

**Parcel IDs:** 2334-340-0000-000-7; 2334-410-0000-000-1

**Current Zoning:** AG 2.5, County Agriculture; AG-1, Agriculture, PUD, Planned Unit Development

**Proposed Zoning:** PD, Planned Development

**Current Future Land Use:** MXD, Mixed-Use Development

**Surrounding Zoning:**

North	East	South	West
AG-1; AG-2.5 (County)	I1; IL (County)	AG 2.5 (County)	AG 2.5 (County)

**Parcel(s) Size:** 516.3 acres

**Utility Provider:** FPL; St. Lucie County Water and Wastewater

**Staff Analysis:**

The applicant, Walton Acquisitions FL, LLC, is proposing a zoning change from the current zoning districts to PD, Planned Development, a Planned Development Plan, as well as a Preliminary Plat located on 9850 Midway Road and a parcel to the northeast (2334-410-0000-000-1). The parcels are currently 516.3 acres. The largest parcel was annexed in 2010 and retained its County zoning AG 2.5, Agriculture, while the 116 acre parcel was the first annexation of 2015. The future land use designation is MXD, Mixed-Use Development.

The intent of this project is to become a commercial and industrial park with a separate residential component. This property is immediately off the Midway Road exit of I-95, an exit that shares industrial as well as commercial businesses. The proposal is to allow for many different uses that are briefly notated in Exhibit A, as well as their allocated square footage. Walton Acquisitions will provide the land for multiple developers to relocate or start their industrial or commercial industries.

Exhibit A USE AND INTENSITY ALLOCATION		
General Use	Applicable Lot Type(s)	Intensity Allocation
Warehouse	Flex-Industrial/Warehouse;	1,500,000 sf.
Multifamily Residential	Residential - Multifamily	650 Units
Shopping Center	Commercial General;	160,000 sf.
General Light Industrial	Flex Industrial/Warehouse;;	1,200,000 sf.
Convenience Store	Commercial General;	5,000 sf.
Fast Food Restaurant	Commercial General	10,000 sf.
High Turnover Restaurant	Commercial General	25,000 sf.

Planned Development Plan

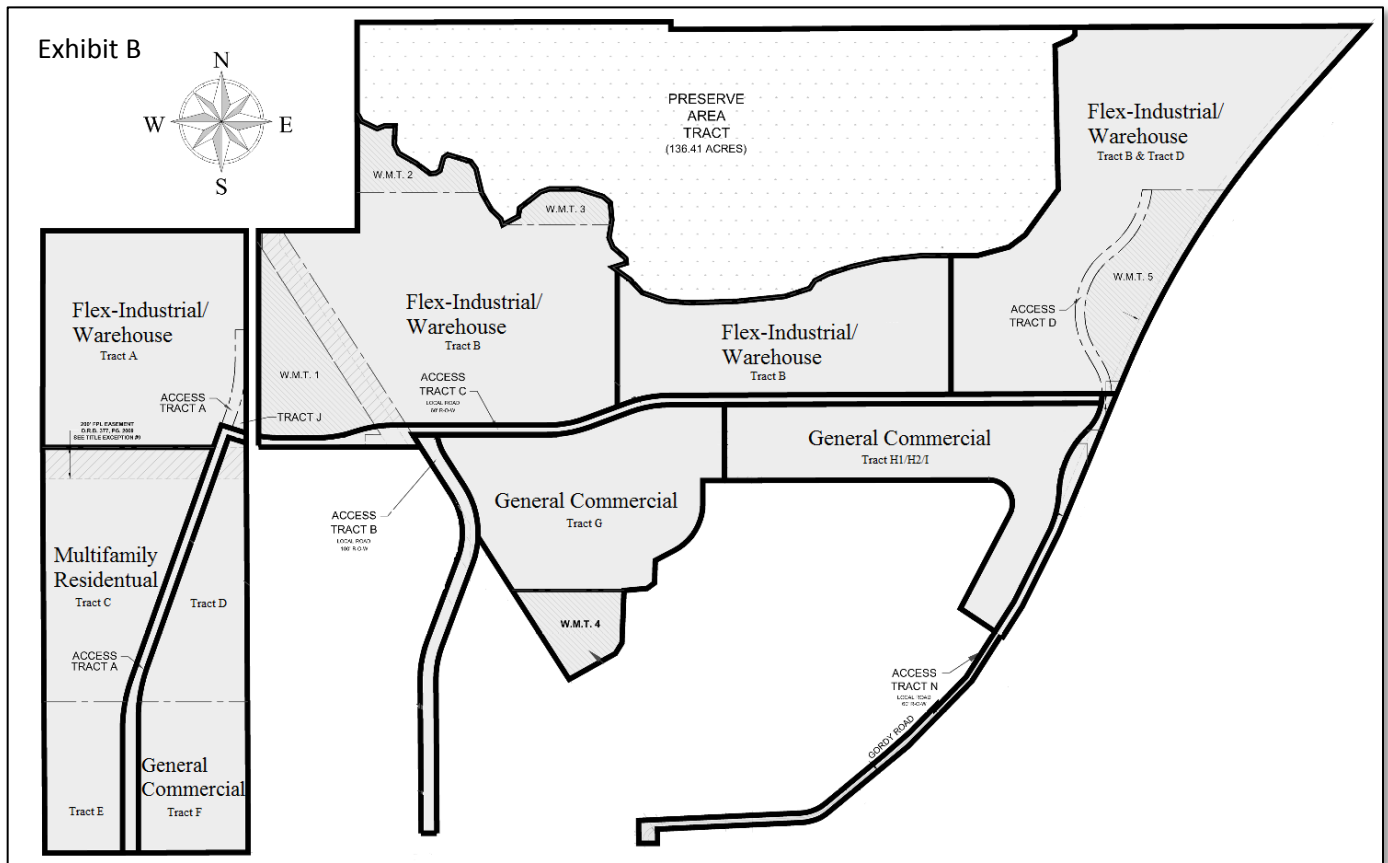
Walton Acquisitions is proposing development guidelines that divide certain uses by the lot type: Flex Industrial/Warehouse, General Commercial, and Multifamily Residential. Each lot type has a designated area within the property as shown in Exhibit B.

The lot type “Flex Industrial/Warehouse” allows light to heavy industrial uses, manufacturing, wholesale, etc. This lot type will support uses from communications, personal and business services and agriculture to manufacturing fabricated metal products, industrial/commercial machinery and electronics.

Lot type “Commercial – General” supports a variety of retail, service establishments and more. This lot type allows uses that are very similar to the City of Fort Pierce’s C3, General Commercial zoning district. It gives the opportunity to operate businesses such as general merchandise stores, florists, grocery stores, restaurants, and boutiques.

“Residential – Multifamily” lot type is specifically designated for the parcel to the west. This lot type allows multifamily developments at 15 dwelling units per acre with the cap at 650 dwelling units. The conservation area will be open to these residents for passive recreation.

Each lot type has permitted uses and restricted uses. The restricted uses are very similar to what the City of Fort Pierce calls “Conditional Uses”. If a developer desires to implement a restricted use, such applicant will seek approval from Walton Acquisitions where they will approve, approve with conditions or deny the application. You can find a list of permitted and restricted uses on page 13 of the Planned Development Guidelines.



### Architectural Design Standards

The architectural aesthetic will be reviewed at the time of Site Plan and will conform to Fort Pierce Design Review standards.

### Preliminary Plat and Infrastructure Plan

The Village at Midway Preliminary Plat is made up of 14 large tracts of land. Each tract has an approximate size notated. Developers will be able to purchase and shape their own lots to accommodate their businesses. When each tract is tapped into by a developer it triggers infrastructure to be built to access that parcel of land. For example, if a developer purchases and forms a lot in Tract B, Phase 1B is triggered where roadwork including storm water conveyance, sidewalks, street lighting, etc. is implemented. This Preliminary Plat that was provided and complied with the following: *Proposed name of the subdivision, Name and address of owner of record, Name, address and telephone number of subdivider, Scale, north arrow, and the date plat was drawn, Boundary lines of the tract indicated by a heavy line giving approximate dimensions, Approximate number of lots, and typical lot sizes, Divisions or state development, if any, proposed by the subdivider, Natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features, Contour lines, having a one-foot interval, Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose, Names of adjacent platted subdivisions, Names of adjacent unplatted property owners, Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision, Certificate of preliminary plat preparation, Vicinity sketch showing the relation of the proposed subdivision to adjoining property and the city, Name and address of the engineer*

*and/or surveyor who prepared the plat and design improvements be listed on the preliminary plat, Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project.*

### Final Plat

If the Preliminary Plat is approved, Walton Acquisitions themselves will apply for Final Plat after Walton and the developer determine a lot layout. Walton will apply for the final plat, bond or build the infrastructure, and then convey the lot to the developer. Developers will be tasked with applying for their own site plan. Both of these applications can be reviewed concurrently.

### **TRC Comments:**

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

### **Planning Board Recommendation:**

At their February 9<sup>th</sup> meeting, the Planning Board recommended approval with staff recommendations.

### **Staff Recommendation:**

Staff recommends that the Preliminary Plat decision be decided in a separate motion. Staff also recommends that the City Commission approve the Zoning Atlas Amendment and Planned Development Plan with the following conditions:

1. A signed Proportionate Fair Share Agreement with St. Lucie County shall be provided to the City of Fort Pierce prior to final plat approval for the first plat within the Village at Midway Planned Development;
2. A Right-of-Way dedication of 42.5 feet is required along the project's frontage on Midway Road, at the time that the land fronting Midway Road is platted;
3. A 6 foot wide concrete sidewalk shall be constructed within the ultimate Right-of-Way of Midway Road or a fee in lieu of construction of said sidewalk shall be submitted to St. Lucie County for review and approval;
4. A traffic tracking sheet will be submitted with each site plan application, for the purpose of identifying when a Proportionate Share payment is due. Each traffic tracking sheet shall include (a) the total Average Daily Trips and Peak AM and Peak PM Trips associated with the proposed development, and (b) the cumulative Trips set forth in the traffic tracking sheets for any site plans previously filed within the Villages at Midway. This will also be used to monitor the overall approved traffic analysis for the project as a whole.
5. If Arterial A (also known as Access Tract A) is on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the land owner shall dedicate to the County any additional right-of-way which is needed to make Arterial A the width required by the County's Thoroughfare Network Right-of-Way Protection Plan, but only if:
  - (a) the total right-of-way for Arterial A shall not exceed a width of 160 feet; and
  - (b) the County enters into an agreement with the land owner, that the land owner shall receive compensation from the County for the right-of-way dedication, which may be in the form of cash or impact fee credits, and that the County shall accept the dedication of Arterial A and shall maintain Arterial A as a County Road.

If Arterial A is not on the County's Thoroughfare Network Right-of-Way Protection Plan at

the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the width of the Arterial A right-of-way shall remain as shown in this approval.

Staff recommends that the City Commission approve the Preliminary Plat with the following conditions:

1. If Arterial A (also known as Access Tract A) is on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the land owner shall dedicate to the County any additional right-of-way which is needed to make Arterial A the width required by the County's Thoroughfare Network Right-of-Way Protection Plan, but only if:

(a) the total right-of-way for Arterial A shall not exceed a width of 160 feet; and

(b) the County enters into an agreement with the land owner, that the land owner shall receive compensation from the County for the right-of-way dedication, which may be in the form of cash or impact fee credits, and that the County shall accept the dedication of Arterial A and shall maintain Arterial A as a County Road.

If Arterial A is not on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the width of the Arterial A right-of-way shall remain as shown in this approval.