



DEVELOPMENT REVIEW

Property Information

Property address or Location 9850 Midway Road; TBD
 Parcel ID #(s) 2334-340-0000-000-7; 2334-410-0000-000-1
 Project description Sunrise Residential Master PD

Application Type

- Site Plan Minor Site Plan Innovative Residential Development
 Minor Amendment Major Amendment Conditional Use w/New Construction

Site Information

Non-Residential: Proposed Sq. Ft.: 100,000 SF Site Acreage: +/- 10 acres
Residential: Proposed Units: 1590 Proposed Sq. Ft.: TBD Site Acreage: TBD

Walton Acquisitions

Property Owner(s)

4800 North Scottsdale Road STE 4000
 Street Address
Scottsdale AZ 85251
 City State Zip
407.904.9054
 Phone Number
rpbelling@legacygroupfl.com
 Email Address

Derrick E Phillips Jr (Lucido and Associates)

Applicant/Representative, Title, Company

701 SE Ocean Blvd
 Street Address
Stuart FL 34994
 City State Zip
772.220.2100
 Phone Number
dphillips@lucidodesign.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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

Date

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- Appointments are required for application hard copy submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original, one (1) hard copy and one (1) Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: 9850 Midway Rd; TBD
2. Property Tax ID(s): 2334-340-0000-000-7; 2334-410-0000-000-1
3. Total Acreage: 516.32
4. Existing Future Land Use Designation: Mixed-Use Development
5. Existing Zoning Classification: Planned Development
6. Proposed Zoning Classification: Master Planned Development
7. Other applications being submitted concurrent with this application, if any: Cap Analysis; Development Review

- 8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

- 9. Are there any identified or possible historical structures on the amendment lands? N/A

- 10. The reason for making this request: To provide sustainable and flexible development options for a variety of uses.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT / ACOE STA	SD (COUNTY)	AG-1 / AG-2.5
South	VACANT / LTC RANCH DRI	CG/CS/TU (CITY OF PSL)	TBD (APPROVED DRI-CITY OF PSL)
East	TROPICANA MFG.	IND (COUNTY)	IL
West	VACANT	AG-2.5	AG-2.5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	PD	1590	516.32	X
Proposed	MXD	MPD	1590	516.32	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum = 425,900 GPD
Current Zoning	Total gallons per day 413,400 GPD
Proposed Zoning	Total gallons per day 425,900 GPD
Change in Demand	Total gallons per day +12,500

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 423,400 GPD
Current Zoning	Total gallons per day 413,400
Proposed Zoning	Total gallons per day 423,400
Change in Demand	Total gallons per day + 10,000

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	967 AC	967 AC	NO CHANGE
Urban District	5 acres per 1,000 people	242 AC	242 AC	NO CHANGE
Community	2.5 acres per 1,000 people	121 ac	121 ac	No change
Neighborhood	1.36 acres per 1,000 people	66 AC	66 AC	NO CHANGE

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	SAMUEL GAINS ACADEMY	FORT PIERCE CENTRAL
City	FORT PIERCE	FORT PIERCE
Distance	5 MILES	5 MILES
Current Zoning Enrollment Demand	384 Students	164 Students
Proposed Zoning Enrollment Demand	384 Students	164 Students
Change in Demand	+0	+0

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	+0

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Any increase in runoff will be contained on-site within a stormwater management system.
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III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Walton Acquisitions FI, LLC
 Mailing Address: 4800 North Scottsdale / 200 E Robinson Street STE 1120
 City Scottsdale State AZ Zip 85251
 Phone # 800.959.6048
 E-mail: _____

13. Name of Applicant: Richard Bellinger
 Mailing Address: 200 E Robinson St.
 City Stuart State FL Zip 34994
 Phone # 407.904.9054 Fax # _____
 E-mail: rpbellinger@legacygroup.com

14. Name of Representative: Lucido 7 Associates - Derrick Phillips
 Mailing Address: 701 Se Ocean blvd
 City Stuart State FL Zip 34994
 Phone # 772.220.2100 Fax # _____
 E-mail: dphillips@lucidodesign.com

15. Applicant Acknowledgements (Owner’s signature must be notarized)

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant’s Signature

Date

4800 North Scottsdale Road

Arizona

85251

Address

State

Zip

rpbelling@legacygroupfl.com

Phone

Fax

E-mail Address

16. **Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Please Refer to Owner's Authorization Attached

Property Owner's Name (Please Print)

Phone

4800 North Scottsdale Road

Arizona

85251

Address

State

Zip

Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ___ day of _____, 20____, by _____ who is personally known to me or has produced _____ as ident

Signature of Notary

(seal)

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

SIGNATURE PAGE

Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: [Signature]
Name: Todd Woodhead
Title: Vice President

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 5th day of December, 2023, before me, a Notary Public in and for said State of Arizona, personal appeared Todd Woodhead, to me personally known, who by me duly sworn (or affirmed), did say that he/she is the Vice President of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company and that said instrument was signed on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my and hand affixed my seal the day and year last above written.

[Signature]
Notary Public

My Commission expires: 08/05/2026





CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT / ACOE STA	SD (COUNTY)	AG-1 / AG-2.5
South	VACANT / LTC RANCH DRI	CG/CS/TU (CITY OF PSL)	TBD (APPROVED DRI-CITY OF PSL)
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West	VACANT	AG-2.5	AG-2.5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	PD	1590	516.32	X
**Proposed	MXD	MPD	1590	516.32	N/A

II. Public Facilities Information:

A. Potable Water:	
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**Change in Demand	Total gallons per day+12,500

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D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	SAMUEL GAINS ACADEMY	FORT PIERCE CENTRAL
City	FORT PIERCE	FORT PIERCE
Distance	5 MILES	5 MILES
Current Zoning/FLU Enrollment Demand	384 STUDENTS	164 STUDENTS
**Proposed Zoning/FLU Enrollment Demand	384 STUDENTS	164 STUDENTS
**Change in Demand	+0	+0

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	(2/15) X 1590= 212
**Proposed Zoning/FLU	(2/15) X 1590= 212
*Change in Demand	+0

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Any increase in runoff will be contained on-site within a stormwater management system.
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III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
**Proposed Zoning/FLU		
*Change in Demand	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 1590 Single Family: 878 Multifamily: 712
Non-residential (square footage): TBD
Mixed-use (describe use): TBD
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
TBD	TBD	TBD	+/- 11 acres	TBD	TBD

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding