



City of Port St. Lucie
Planning and Zoning Department Memorandum

~~COUNCIL ITEM 7A~~
~~DATE 8/15/11~~

COUNCIL ITEM **7D**
DATE **8/22/11**

A City for All Ages

TO: Jerry Bentrott, City Manager

THROUGH: Daniel Holbrook, Director of Planning and Zoning *DH*

FROM: Katherine H. Huntress, Planner *KHH*

RE: P07-433 West Creek PUD (Planned Unit Development)

Date: July 26, 2011

Attached is a request for consideration by the City Council from Lee Dobbins of Dean, Mead, Minton and Zwemer on behalf of Midway Development East, Inc., to extend the expiration date of West Creek PUD from October 8, 2011 to October 8, 2013. Section 158.178 provides that extensions of time limits may be granted by the City Council upon due cause being shown.

Attachments

cc: Lee Dobbins
Daniel Holbrook, Director of Planning and Zoning

RECEIVED
AUG 09 2011
City Manager's Office



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July 15, 2011

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PLANNING DEPT.
 CITY OF PORT ST. LUCIE, FL

VIA E-MAIL

Daniel Holbrook
 Director of Planning & Zoning
 City of Port St. Lucie
 121 SW Port St. Lucie Blvd.
 Port St. Lucie, FL 34984

Re: Midway Development East, Inc. ("Midway Development")/West Creek PUD
 Project No. P07-433

Dear Mr. Holbrook:

West Creek PUD was unanimously approved by the City Council on September 28, 2009, by Ordinance 08-119. West Creek was planned and approved as a mixed-use community, designed to be walkable and to reduce the need for car trips. The community will include a network of sidewalks and paths connecting the various parts of the community. The homes will be in close proximity to community recreational facilities, future commercial or mixed-use areas, and a future K-8 school, reducing the need for car trips outside of the community. The PUD plans for a maximum of 1150 dwelling units at a gross density of 2.58 dwelling units per acre, along with 25 acres of commercial/professional space, a 16 acre recreational parcel, 20 acres of conservation along Eleven Mile Creek, a 25 acre school site and a 48 acre municipal site for use by the City. Attached is a copy of the Master Development Plan as approved.

Midway Development and its parent company, Kenco Communities, have worked hard to build a partnership with the City, and to ensure that West Creek, PUD, and the adjoining Founders Crossing, PUD, both pay for their own impacts and provide the City with benefits above and beyond those impacts. Midway Development has entered into agreements with both the St. Lucie County School Board, for the donation of a 25 acre school site, and with the City Utility Department for the construction of a water and sewer network to serve the surrounding area of the City. This innovative and sensible master plan was achieved through many months of cooperation between Midway Development's professional team, City staff and elected officials. The benefits to the City from West Creek PUD include the following:

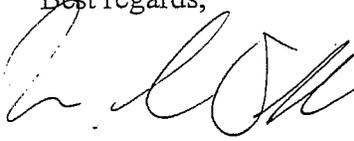
- The donation of 48 acres to the City for a Municipal Benefit Parcel. This property was conveyed to and accepted by the City in 2009.
- The donation of 25 acres to the St Lucie County School Board for a K-8 school (a 20 acre school site, plus 5 acres of shared drainage).
- Realignment of Newell Road through the property to a more environmentally friendly alignment, allowing for the preservation of 20 acres of environmentally sensitive lands along Eleven Mile Creek that would be destroyed by the existing road right-of-way.
- Approximately 20 acres of public right-of-way dedication for Midway, McCarty and Newell Roads.
- Construction of a backbone water and sewer utility network along McCarty Road and Midway Road to serve future projects in this area of the City.
- Payment of \$1,506,500.00 for anticipated future impacts of the project. Midway Development prepaid \$1,048,000.00 of this amount in 2006.
- Ongoing annual payments by Kenco of \$33,000.00 for the City's Job Growth/Economic Development Public Building Impact Fee on the adjoining Founders Crossing PUD. Kenco has continued making these payments at a time when other developers have not lived up to this obligation.

Ordinance 08-119 approving the West Creek PUD was adopted by the City Council on September 28, 2009. Ordinance 08-119 states that it took effect 10 days after its final adoption (October 8, 2009). Therefore, the West Creek PUD approval will expire October 8, 2011, unless extended. Due to the current state of the economy, Midway Development has been unable to move forward with obtaining approval of final development plans with respect to West Creek. However, Midway Development is still committed to developing the project when demand for housing and commercial space recovers. Therefore, on behalf of Midway Development, I respectfully request a two (2) year extension of the expiration of West Creek PUD, from October 8, 2011 to October 8, 2013.

Daniel Holbrook
July 15, 2011
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As always, if you require any further information from me, please let me know.

Best regards,

A handwritten signature in black ink, appearing to read 'W. Lee Dobbins', written in a cursive style.

W. Lee Dobbins

Enclosure
WLD:av

Cc: Dean Borg
Stef Matthes
Michael Houston

COUNCIL ITEM 7A
DATE 8/15/11

Karen Phillips

From: Daniel Holbrook
Sent: Friday, August 12, 2011 2:35 PM
To: Karen Phillips
Cc: Jerry Bentrott; 'LDobbins@deanmead.com'; Anne Cox; Katherine Huntress
Subject: 8/15/11 CC Meeting
Attachments: 8-15-11 Council Meeting Agenda & Packet

I would like to request, per the applicant, that item 7A, West Creek PUD be pulled and placed on the 8/22/11 CC meeting.
Thank you

Daniel Holbrook, AICP
Director of Planning and Zoning
City of Port St. Lucie, FL
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

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dholbrook@cityofpsl.com