

## **Indrio and I-95 Development, Fort Pierce, FL**

### **A Unique New Town Rezoning to Preliminary Planned Town Village Project Narrative**

The November 2020 approval of the submitted application will allow for a walkable, compact, mixed-use community in northern St. Lucie County. A destination, a place to gather, shop, live, work and relax. As proposed, this new town is both traditional and boldly innovative; transformative, yet time-honored. Most importantly, this new town is a scenic and inclusive place that curbs humans' impact on the environment and furthers St. Lucie County's vision as outlined in the TVC element of the Comprehensive Plan that was developed with visionary planning and design informed by broad community input.

The new town will:

- **PRESERVE IN PERPETUITY AN UNPRECEDENTED AMOUNT OF OPEN SPACE**
- **ENHANCE THE COUNTY'S COMPETITIVE ADVANTAGE TO ATTRACT HIGH-WAGE JOBS**
- **OFFER MORE HOUSING CHOICES.**
- **IMPROVE WATER QUALITY OF THE FORT PIERCE FARMS WATER CONTROL DISTRICT**
- **STRENGTHEN AND EXPAND EDUCATION.**
- **FOCUS ON PLACEMAKING.**
- **INCORPORATE BEST PRACTICES FOR GREEN BUILDING AND SUSTAINABILITY.**

**Location:** The subject property for this rezoning is located within the southeast quadrant of I-95 and Indrio Road. The property boundary is the eastern I-95 right-of-way and southern Indrio Road right-of-way to the western limits of Johnston Road. The property boundary extends southerly along Johnston Road to Fort Pierce Farms Canal No. 17.

**Land Use and Zoning:** The property's Future Land Use is TVC, and its existing zoning and use are now approved as PTVC Mixed Use. The property contains areas of 9, 5, and 1 du/ac according to the Transferable Development Value Map. The northern 149 acres are within the Urban Services Boundary and 685 acres are outside the Urban Service Boundary.

The applicant has rezoned the Property to PTV to develop a Town consistent with the principles outlined in the Towns, Villages, and Countryside (TVC) element of the Saint Lucie County comprehensive plan.

The town plan is organized around neighborhoods and the Transect. It proposes four neighborhoods, each with the appropriate transect percentages. The main neighborhood at the intersection of Johnston Road and Indrio Road (Main & Main) proposes a town center consistent with the intensities as outlined in figure 11-13 of the TVC, North St. Lucie County General Retail Development Plan. The six proposed transect zones transition from Core to Rural, from urban character along Indrio Road to Countryside at the western and southern boundaries of the property.

The plan follows the TVC goals and objectives with a mix of uses, mix of building types, civic areas, rural, a significant flow way area and unprecedented preservation of open space, countryside and environmentally

sensitive areas. The plan additionally proposes to re-direct existing drainage canals to create a new system that improves water quality through the site.

The development plan is proposed for 2,890 dwelling units, 80,000 square feet of retail use, and up to 1,000,000 square feet of commercial use at buildout. The commercial use includes commercial office space, targeted industry, hotel, and other employment uses. The application of the TDR credit matrix yields 2,971 units.

The plan additionally dedicates 15 acres to a k-8 public school as well as a site for a new fire station.

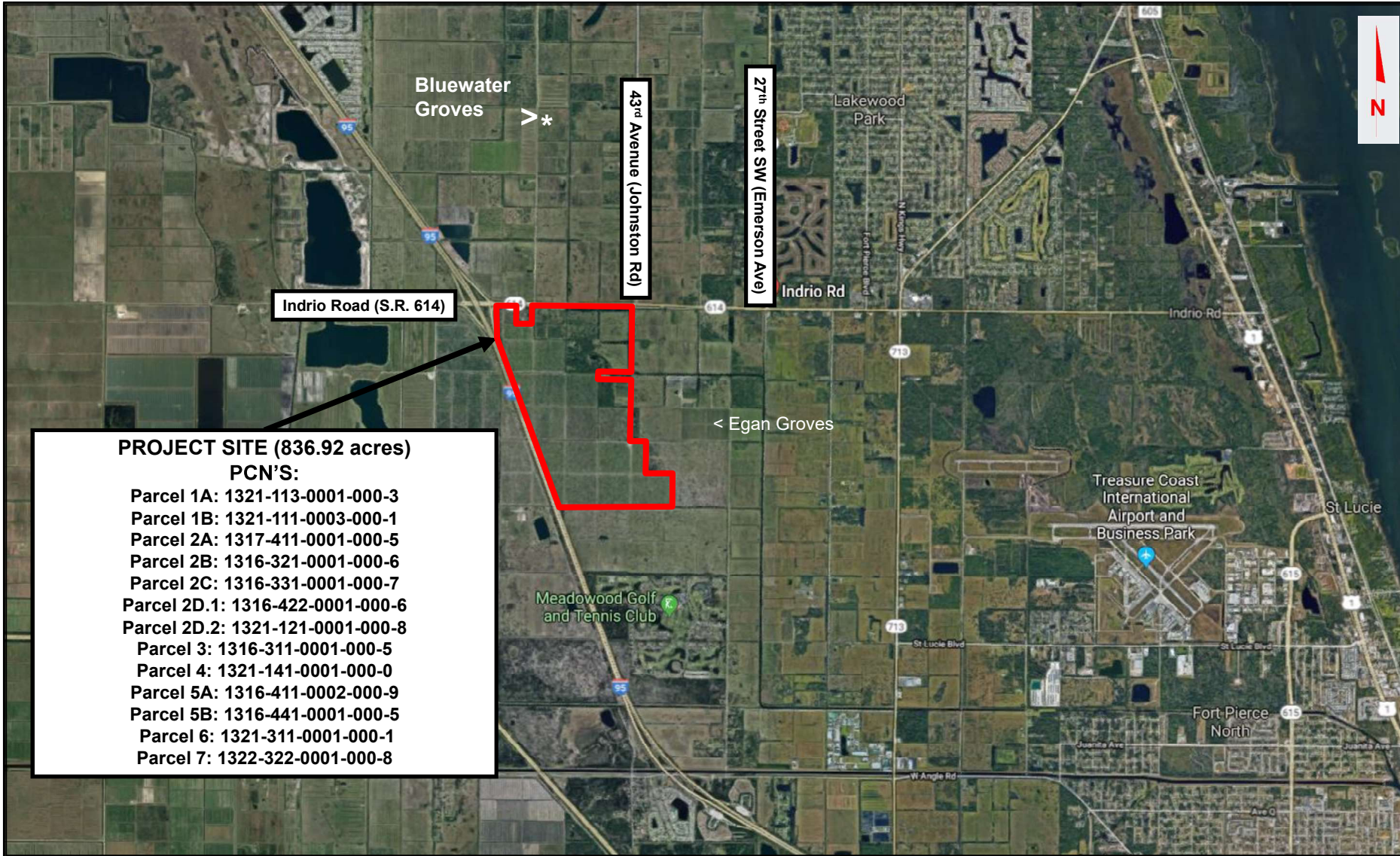
The project is anticipated to be developed in phases. The phase use and areas are currently undefined. The applicant is considering a first phase of 500 residential units, (98 Workforce housing multifamily units), 8,000 SF of retail, and a gasoline service station with a maximum of 12 pumps (24 fueling positions) and 8,000 SF of convenience use.

The proposed development paid for the construction of water and sewer connections to the property along Indrio Road. The development will connect to those water and sewer services. Electrical service will be provided by FPL. The property will construct stormwater ponds to service the property and ultimately discharge stormwater into the Fort Pierce Farms Water Control District canals. Irrigation water will be pulled from the project's stormwater ponds.

The property is serviced by Indrio Road in the north and Johnston Road on the east. Indrio Road is a four-lane east-west principal arterial with connections to I-95 to the west and US 1 to the east. Johnston Road is a 2-lane urban north-south collector that is envisioned as the primary north-south transportation facility within the TVC. The project is incorporating the proposed 2030 TVC street network into the project, including Koblebard Road from Indrio Road to the southern property boundary and New E-W 'A' Road from Koblebard Road to Johnston Road.

The site is comprised of several land cover types with the predominant type being lands previously converted to citrus groves, which are no longer in operation, and have since been converted to improved pasture. Almost the entire property has been disturbed due to past agricultural activities that leave few undisturbed areas. The site consists of a native upland habitat consisting approximately 15.4 acres in size. The proposed development plan makes provision for preservation of 7.1 +/- acres of native upland habitat, which is more than 45% of the existing native habitat. An additional 26.1 +/- acres of improved pasture that contains mature native trees are also proposed to be preserved.

The proposed preserve areas also include wetlands and ponds for a total of 53.65 acres of preserve area. A Preserve Monitoring and Maintenance Plan for these areas has been prepared and provided as part of the site plan approval process.



**PROJECT SITE (836.92 acres)  
PCN'S:**

- Parcel 1A: 1321-113-0001-000-3
- Parcel 1B: 1321-111-0003-000-1
- Parcel 2A: 1317-411-0001-000-5
- Parcel 2B: 1316-321-0001-000-6
- Parcel 2C: 1316-331-0001-000-7
- Parcel 2D.1: 1316-422-0001-000-6
- Parcel 2D.2: 1321-121-0001-000-8
- Parcel 3: 1316-311-0001-000-5
- Parcel 4: 1321-141-0001-000-0
- Parcel 5A: 1316-411-0002-000-9
- Parcel 5B: 1316-441-0001-000-5
- Parcel 6: 1321-311-0001-000-1
- Parcel 7: 1322-322-0001-000-8