



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

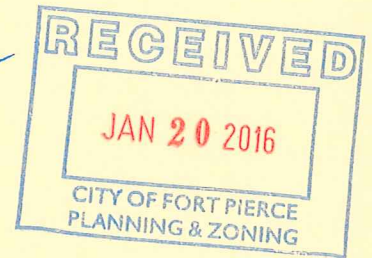
INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: January 15, 2016

PROJECT: Village at Midway - I-95 and Midway Road
Planned Development and Preliminary Plat
TRC Project No. 15-439000002 & 15-09000001



cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Application Package | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local,
State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,
State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- Approval Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for advisory comments

1. **Advisory Note:** An updated Environmental Assessment shall be provided prior to issuance of a Land Clearing Permit. This assessment shall identify the number of Gopher Tortoises observed along with the location of any burrows. If burrows are discovered outside the boundaries of the preserve area then the appropriate relocation permits shall be obtained from the FFWCC. The Environmental Assessment shall also include documentation regarding protected flora.
2. **Advisory Note:** The applicant shall verify that the utility providers identified in the plat's dedication are the actual providers. Specifically, St. Lucie County Utilities as I was under the impression that FPUA would supply water and wastewater services. Also, revise the dedication from Bell South to AT&T.

JRA/tst

Village at Midway
Preliminary Plat
January 21, 2016

St. Lucie County Public Works/Engineering Comments

1. Sheet 2 of 14; It is noted that the bearing indicated along the east line of Tract A is in conflict with the bearing indicated for the west line of WMT 1.
2. Sheet 2 of 14; It is noted that the $\frac{1}{4}$ section line located within Tract B indicates section 34. It should be section 35.
3. Sheet 2 of 14; Legend; N.S.L.R.W.C.D. = North St. Lucie River Water Control District. Information within legend Management District.
4. Sheet 2 of 14; Review Chapter 117.091 (16) Florida Statute with regards to all existing and proposed easements. Please add the necessary information.
5. Sheet 2 of 14; the westerly line of Access Tract D1 should be indicated with a solid line.
6. Sheet 1 of 14; it is noted that the reviewing surveyor's certification has not been indicated.
7. Sheet 1 of 14; it is noted that the surveyor's certification does not comply with Chapter 177.061, Florida Statutes.

Ron Harris
County Surveyor
772 462-1721



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Village at Midway – Zoning Atlas Amendment (Planned Development) & Preliminary Plat TRC Project #15-43900002 & 15-09000001

REVIEW DATE: 11/18/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfld.com/documents/app2.pdf>.**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**



TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
 Martha Kerr
 to:
 'Clarissa Davis'
 11/16/2015 08:36 AM
 Hide Details
 From: Martha Kerr <mkerr@fpu.com>
 To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

- A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
 - W/WW Engineering: Approved
 - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705
- D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering Department: We have no objection. Approved as noted
- G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
 - W/WW Engineering: Approved
 - Electric and Gas Engineering: No Comment
- H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering: Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted
- I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted
- J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA

Staff Assistant

W/WW Engineering Department

1701 S. 37th Street

Fort Pierce, FL 34947

Telephone: (772) 466-1600, Ext. 3473

Fax: (772) 468-2414

mkerr@fpu.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpu.com/important_information/privacy.php)



November 18, 2015

Ms. Rebecca Grohall
Planning Manager
City of Fort Pierce
P.O. Box 1480
100 North U.S. Highway 1
Fort Pierce, Florida 34950

**RE: Follow-up Development Review
Village at Midway Planned Development
Midway Road and Interstate 95
Fort Pierce, Florida**

Dear Ms. Grohall:

As a member of the City of Fort Pierce Technical Review Committee (TRC), the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a follow-up review of the above-referenced proposed development. The following comments are provided based on the review of the Planned Development application materials received by the St. Lucie TPO on November 12th:

Traffic Analysis

The Traffic Analysis (TA), dated August 3, 2015, and revised November 2, 2015, that was conducted by Susan E. O'Rourke, P.E. for the proposed Village of Midway contains several inconsistencies, outdated data and information, and unsubstantiated assumptions including:

- Page 4 of the TA indicates that existing traffic counts from the St. Lucie TPO were used as well as "counts made in Spring 2015". The "counts made in Spring 2015" appear to be the turning movement counts contained in Appendix A. Table 4a contains existing directional volumes, the source of which varies among the St. Lucie TPO, the turning movement counts, and the Florida Department of Transportation (FDOT). However, no substantiation was provided with regard to the use of one source over the other and why turning movement counts could replace segment counts. In addition, the date of the FDOT counts was not provided. In the absence of an acceptable methodology, the latest traffic counts from the St. Lucie TPO should be used for the existing directional volumes.
- The project traffic was distributed using the 2035 Greater Treasure Coast Regional Planning Model (also known as GTCRPM Version 3) which is considered invalid and obsolete since the 2040 GTCRPM Version 4 was

adopted by the St. Lucie TPO for use in the TPO area. The GTCRPM Version 3 is a four-step, trip-based travel demand model, and the GTCRPM Version 4 is an activity-based travel demand model. Therefore, any results, such as project assignment, based on the use of the GTCRPM Version 3 may be considered inaccurate and invalid. The GTCRPM Version 4 should be used for project assignment. It should be noted that this comment previously was provided at the Village at Midway Traffic Methodology Meeting conducted at the City of Fort Pierce on May 26th.

- Page 7 of the TA indicates that “existing 2013 traffic volumes”, a “0.5% growth rate”, and traffic from “approved and pending developments” were used to estimate the 2035 traffic volumes. However, Table 4a indicates the use of 2014 traffic volumes. In addition to this inconsistency, no substantiation was provided for the assumed growth rate, and the “approved and pending developments” and the traffic volumes generated by each development were not identified. Growth rate assumptions, such as a two to three percent growth rate, that are consistent with historical trends and/or from industry-accepted sources, such as the Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2035 traffic volumes. It should be noted that this comment previously was provided at the Village at Midway Traffic Methodology Meeting conducted at the City of Fort Pierce on May 26th.

Planned Development Guidelines

The Planned Development (PD) Guidelines that are proposed for the Village at Midway are inconsistent with St. Lucie TPO area plans as follows:

- The Planned Development Site Plan, dated August 5, 2015, identifies the width of the westernmost access tract (Western Access Road) to be 100 feet wide at the south end and narrowing to 70 feet wide where it terminates halfway through Tract A. These widths are inconsistent with the 150-foot right-of-way width of Arterial A which is identified in the City of Port Lucie Northwest Annexation Area Right-of-Way Network Map and which connects to the Western Access Road to the south of Midway Road. In addition, the termination of the Western Access Road halfway through Tract A is inconsistent with the North/Mid-County Project identified in the Cost Feasible Plan of the St. Lucie TPO’s 2035 Long Range Transportation Plan (LRTP) and the North Mid-County Connector identified in the recently-adopted Needs Plan of the St. Lucie TPO’s 2040 LRTP that is under development. The Western Access Road should extend through the north property boundary and have a minimum right-of-way width of 150 feet. It should be noted that this comment previously was provided at the Village at Midway Traffic Methodology Meeting conducted at the City of Fort Pierce on May 26th.
- The access tract street sections depicted in the PD Guidelines do not include bicycle or transit facilities, and the access tract street sections for the E-W Road and Gordy Road do not contain sidewalks on both sides of the streets. Therefore, the access tract street sections are inconsistent with the

goals, objectives, and policies of the St. Lucie TPO's 2035 LRTP and the recently-adopted Vision, Goals, and Objectives of the St. Lucie TPO's 2040 LRTP. The access tract street sections should be revised to be complete streets which include bicycle, transit, and pedestrian facilities on both sides of the streets

Because the aforementioned comments have not been addressed, the St. Lucie TPO objects to the Village at Midway Planned Development and cannot recommend it for review by the City of Fort Pierce Planning Board. However, the St. Lucie TPO looks forward to continuing to work with the developer and its representatives in addressing the transportation needs of the proposed development and the communities of the St. Lucie TPO area. Please contact me should any additional information or clarification be required with regard to this follow-up development review.

Sincerely,

A handwritten signature in blue ink that reads "Peter Buchwald". The signature is written in a cursive style.

Peter Buchwald
Executive Director



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Brian Nolan, ASLA, APA
FROM: Clarissa Davis, Planner
RE: Zoning Atlas Amendment, Planned Development, Preliminary Plat – Village at Midway
DATE: November 18, 2015

Mr. Nolan,

I have reviewed the proposed Planned Development associated with the Zoning Atlas Amendment, as well as the Preliminary Plat application and have produced the following comments in no particular order:

1. St. Lucie Transportation Planning Organization comments need to be addressed.
2. Comments from Kimley-Horn have yet to be transmitted. I meeting will be scheduled to review said comments at a later date.
3. Though the right-of-way width of 60 feet will accommodate commercial like vehicles for proposed industrial uses, please make sure that turn aprons are wide enough to also accommodate such vehicles to deter the destruction of infrastructure.
4. Lighting is discussed for rights-of-way, however, not for the each individual type of use. Please insert desired lighting requirements or defer to the City code. The following is an excerpt from the City of Fort Pierce Code of Ordinances regarding lighting for specific uses.
“For commercial, industrial and governmental uses, a minimum average of two (2) footcandles; For multistructure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle; In a multilevel parking structure a minimum average of five (5) footcandles except that the top level, if open to the sky, shall be the same as for an open parking lot; For a use involving on premises consumption of alcoholic beverages, as provided in Section 3-7, a minimum of three (3) footcandles.”
5. Difficult to process application as Preliminary Plat, as no lots are defined due to the nature of the project. A meeting with staff will be scheduled at a later time to discuss this concern further.

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clarissa Davis".

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com



CITY OF FORT PIERCE

DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer *JRA*

DATE: November 18, 2015

PROJECT: Village at Midway - I-95 and Midway Road
Planned Development and Preliminary Plat
TRC Project No. 15-43900002 & 15-09000001



cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Application Package | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local,
State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,
State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- Approval Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

1. Advisory Note: An updated Environmental Assessment shall be provided prior to issuance of a Land Clearing Permit. This assessment shall identify the number of Gopher Tortoises observed along with the location of any burrows. If burrows are discovered outside the boundaries of the preserve area then the appropriate relocation permits shall be obtained from the FFWCC. The Environmental Assessment shall also include documentation regarding protected flora.
2. The following comments pertain to the Preliminary Plat:
 - a. The submitted Preliminary Plat does not contain the required information as stipulated in the City of Fort Pierce Code of Ordinances Section 18-10. At a minimum the plat shall include the required signature page, dedications, the overall plat limits, individual tract descriptions, along with all proposed/existing improvements as noted in Sections 18-9 and 18-10 of the City of Fort Pierce Code of Ordinances.
 - b. The applicant's consultant provided a response to questions pertaining to the designated Access Tracts. According to the consultant's response Access Tract A is to be classified as Local Road. Please verify with SLC that this R/W is not required to be classified as a County road and that it is agreeable to have this road identified as a Local road which will be operated and maintained by the property owners association.
 - c. Please note; city staff will conduct the review of the Preliminary Plat at no cost to the applicant while the Final Plat will be reviewed by a registered land surveyor. All associated review fees by the surveyor will be forwarded to the applicant for payment.
 - d. Please remove all reference regarding the existing 8' trail from the plat if this is not to be dedicated and remain in use.
 - e. As previously requested please add a north arrow and a bar scale to Sheet 14 of 14.

JRA/tst

Village at Midway
Midway Road
Text Amendment/Planned Development
Re-submittal
November 18, 2015

St. Lucie County Public Works/Engineering Comments

1. No objection to the zoning amendment.
2. It is noted that Midway Road is under the jurisdiction of St. Lucie County. The applicant is advised that additional right of way will be required at time of site plan submittal. **The applicant's contribution of additional right of way for Midway Road shall be 42.5'. Please be advised that this dimension is based on the applicant's proportional share of the deficient right of way. The ultimate right of way for Midway Road is 160'.**
3. The applicant is advised that all construction activities within County road right of ways shall require a right of way permit. Please contact Selena Griffett, Senior Project Engineer at 462-2097. **Please be advised of the new contact information.**
4. The applicant is advised that based on the provided traffic analysis off-site improvements (turn lanes) will be required for the proposed development. The applicant is advised that a Road Improvement Agreement together with the appropriate surety shall be required. A County right of way permit shall not be issued until the developer executes the RIA and provides the required surety. Please contact Ron Harris, County Surveyor at 462-1721. **Applicant's response is acceptable.**
5. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area. **Advisory comment.**
6. All residential developments required to obtain site plan approval located within the Urban Service Boundary and all non-residential development above 6,000 square feet located within the unincorporated area of St. Lucie County and within the Urban Service Boundary are required to design and construct sidewalks within the right-of-way of all streets and roadways that abut or lie within the perimeter of the property. Please contact Ron Harris, County Surveyor at 462-1721. **The applicant shall be required to construct sidewalks along the parcels frontage on Midway Road. The sidewalk shall be constructed at the ultimate right of way line.**
7. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area. **Advisory comment.**

New Comment

1. **Page 1 of the preliminary plat did not include all required information pursuant to Chapter 177, Florida Statutes.**

Ron Harris
County Surveyor
772 462-1721

Village at Midway
Midway Road
Text Amendment/Planned Development
August 17, 2015

St. Lucie County Public Works/Engineering Comments

1. No objection to the zoning amendment.
2. It is noted that Midway Road is under the jurisdiction of St. Lucie County. The applicant is advised that additional right of way will be required at time of site plan submittal.
3. The applicant is advised that all construction activities within County road right of ways shall require a right of way permit. Please contact John Frank, Senior Project Engineer at 462-2097.
4. The applicant is advised that based on the provided traffic analysis off-site improvements (turn lanes) will be required for the proposed development. The applicant is advised that a Road Improvement Agreement together with the appropriate surety shall be required. A County right of way permit shall not be issued until the developer executes the RIA and provides the required surety. Please contact Ron Harris, County Surveyor at 462-1721.
5. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area.
6. All residential developments required to obtain site plan approval located within the Urban Service Boundary and all non-residential development above 6,000 square feet located within the unincorporated area of St. Lucie County and within the Urban Service Boundary are required to design and construct sidewalks within the right-of-way of all streets and roadways that abut or lie within the perimeter of the property. Please contact Ron Harris, County Surveyor at 462-1721.
7. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area.

Ron Harris
County Surveyor
772 462-1721




CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

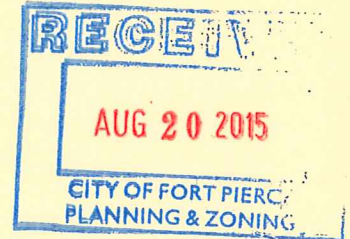
INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer 

DATE: August 20, 2015

PROJECT: Village at Midway - I-95 and Midway Road
Zoning Atlas Amendment and Preliminary Plat
TRC Project No. 15-439000002 & 15-09000001



CC:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Application Package | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local,
State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,
State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- Approval Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

1. The Environmental Assessment failed to identify how many Gopher Tortoises were observed or the location of their burrows. Were there any burrows observed outside the limits of the preserve area? If so the applicant shall be made aware that prior to any land clearing operations the appropriate relocation permit shall be obtained from the FFWCC. The Environmental Assessment did not include any documentation regarding protected flora nor was there reference to any archaeological or historical reviews conducted. The report shall offer a summation or conclusion of the findings.
2. The following comments pertain to the Preliminary Plat:
 - a. The Preliminary Plat as submitted does not contain the required information as stipulated in the City of Fort Pierce Code of Ordinances Section 18-10. At a minimum the plat shall include the required signature page, dedications, the overall plat limits, individual tract descriptions, along with all proposed/existing improvements as noted in Sections 18-9 and 18-10 of the City of Fort Pierce Code of Ordinances.
 - b. Provide additional information pertaining to the designated Access Tracts. Access Tract A has a narrowing right-of-way width that starts with a width of 100' at Midway Road and then narrows down to a width of 70'. Is this an arterial road or a collector road? Is this going to be a designated St. Lucie County right-of-way or is to be private? Why does this access tract terminate at the north end in the middle of Tract A and not into a designated right-of-way?
 - c. Please note; city staff will conduct the review of the Preliminary Plat at no cost to the applicant while the Final Plat will be reviewed by a registered land surveyor. All associated review fees by the surveyor will be forwarded to the applicant for payment.
 - d. Please provide information of the noted 8' trail as depicted on Sheets 4 thru 8 of 14. Is this existing or proposed? Being as it lies within either a dedicated FPL Easement or the NSLRWCD Canal R/W, will FPL and NSLRWCD authorize access if it is for the use of the general public?
 - e. The areas of the trail that fall outside the limits of a dedicated easement may be required to have their own easement dependent on the purpose of the trail.
 - f. Add a north arrow and a bar scale to Sheet 14 of 14.

JRA/tst



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Brian Nolan, ASLA, APA
FROM: Clarissa Davis, Planner
RE: Zoning Atlas Amendment, Planned Development, Preliminary Plat – Village at Midway
DATE: August 18th, 2015

Mr. Nolan,

I have reviewed the proposed Planned Development associated with the Zoning Atlas Amendment, as well as the Preliminary Plat application and have produced the following comments in no particular order:

1. Phasing of the project should have a comprehensive and approximate timeline associated with each milestone.
2. Phases do not appear to be in a clear order (“If Phase 1B is completed prior to Phase 1D...”; “If Phase 1D precedes Phase 1B...”). Please clarify.
3. Hotel height listed within Design and Development Guidelines should not reference number of floors. Concerns raised over 100’ height maximum for structures adjacent I-95.
4. Specific uses within each lot type should be displayed in a “use chart” like document along with the general description of each lot type; each building associated with a use.
5. Design and Development Guidelines do not address Conditional Uses.
6. Applicant should make own architectural guidelines along with city of Fort Pierce Design Review Guidelines to provide aesthetics for development.
7. Site Plan shows widths of ROW, however, please label each ROW with phase and type.
8. Proportionate Fair Share will be reviewed separately and in coordination with the County.
9. A full list displaying various areas where the proposed Planned Development deviated from the code is needed.
10. Traffic study has been transmitted and will be reviewed by Kimley-Horn.

11. Tree survey is needed to properly review mitigation needs.
12. Warrants must be met for proposed traffic light to be located at Arterial "A".
13. Arterial "A" proposed within the development should conform to width of Arterial "A" south of Midway Road.
14. FDOT lease documentation needed in regards to Gordy Road.
15. South Florida Water Management District should include public access/recreation language within its easement dedication.
16. Areas where the Declaration of Covenants is referenced, needs to be replaced with actual regulation.
17. Preserve Area needs to be classified as its own tract.
18. Proper permits shall be acquired to remove animals classified as "Threatened" or "Species of Special Concern".

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.


Sincerely,



Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com



To: Rebecca Grohall, AICP – Planning Manager
City of Fort Pierce

From: Nicholas J. Mora, P.E. 
Kimley-Horn and Associates, Inc.

Cc: Leslie Olson, AICP – Director
St. Lucie County Planning and Development Services

Date: September 11, 2015

Re: **Village at Midway**
Review of Traffic Impact Analysis

Kimley-Horn has performed a review of the traffic impact analysis (dated August 3, 2015) prepared for the above-mentioned project by Susan E. O'Rourke, P.E., Inc. The subject project is generally located on the northwest quadrant of Interstate 95 and Midway Road and consists of a mix of uses including warehouse, flex office/light industrial, retail, and multifamily (apartment) residential units. Please find below our review comments pertaining to the impacts to transportation facilities:

1. Page 4 – the section discussing Midway Road states that this facility is a four lane roadway from just west of I-95 to Selvitz Road. Please revise this to state that the segment between East Torino Parkway and Selvitz Road is currently two lanes and that a PD&E is underway for this portion. Additionally, please revise this section to state that the portion from Selvitz Road to 25th Street is currently under construction and the portion from 25th Street to US-1 will begin construction in mid-2016.
2. Page 4 – the section discussing I-95 can be deleted as the 8-Laning north of Okeechobee Road is complete.
3. The following items are related to Figure 3 (E+C Road Network):
 - The entire 'Airosa Boulevard / St. James Drive / 25th Street' north-south corridor should be identified as 4-Lanes rather than 6-Lanes.
 - Okeechobee Road northeast of Virginia Avenue should be identified as 4-Lanes rather than 6-Lanes.
 - I-95 north of Okeechobee Road should be identified as 8-Lanes rather than 6-Lanes
 - The St. Lucie West Boulevard bridge over I-95 should be identified as 4-Lanes to be consistent with the text on Page 4 of the report.
 - Confirm that the future roadways between Midway Road and Glades Cut-Off Road just south of the subject project and west of I-95 are committed 6-Lane improvements and identify the funding source.
4. Table 1 – it was discussed and agreed to during the methodology meeting on May 26, 2015 that a 10% reduction would be applied to the service volume for non-state roadways,

consistent with guidance published in the 2013 FDOT Quality/Level of Service Handbook. It was further discussed at the methodology meeting that should a roadway exceed its service volume, arterial analysis would be allowable to develop a more refined service volume than what is provided in FDOT's generalized tables. The 10% service volume reduction should be applied to the following roadway segments in Table 1:

- Midway Road from I-95 to Oleander Avenue
 - Glades Cut-Off Road from Commerce Center Drive to Selvitz Road
 - St. Lucie West Boulevard – all segments
 - Jenkins Road – all segments
 - 25th Street – all segments
 - St. James Drive – all segments
 - McNeil Road – all segments
 - Prima Vista Boulevard – all segments
 - California Boulevard – all segments
 - Airoso Boulevard – all segments
 - East Torino Parkway – all segments
5. Table 1 – Glades Cut-Off Road from Midway Road to FL Turnpike is 2-Lanes. Revise accordingly.
 6. Table 1 – Remove the 5% service volume increase applied to Hartman Road as right-turn lanes are not prevalent at most of this corridor's cross streets.
 7. Were pass-by reductions limited to 10% of adjacent street traffic?
 8. Clarify if diverted trips from I-95 are reflected on Midway Road. While these trips are not 'net new' trips, they must be accounted for on Midway Road and the project driveways. This was discussed at the methodology meeting.
 9. What is the purpose of Table 2D? Is this for trip equivalency purposes? If so, will a trip equivalency matrix be provided?
 10. Figure 4 – why are two separate traffic distributions presented (with and without Arterial A)? The analysis is only based on the scenario with Arterial A. If Arterial A is not constructed, the subject project will utilize Midway Road to a greater extent and a re-analysis will be necessary (notably the proportionate share calculations).
 11. Table 3b – the percent project traffic assignment for Glades Cut-Off Road between Commerce Center Drive and I-95 is shown as 0% and should be 3%. Please revise.
 12. Tables 4a and 4b – a 0.5% annual growth rate was applied while Page 7 of the report states that a 1% annual growth rate was applied. Please adjust growth calculations to account for 1% growth per year.

13. Table 5 (Proportionate Share Analysis) – why was the eastbound direction of Midway Road broken into two separate analyses?
14. Table 5 (Proportionate Share Analysis) – please explain further how the improvement costs per mile per direction were computed at the bottom of the table. Were the FDOT cost per mile values divided by two (to get to a ‘per direction’ cost) and then adjusted upwards by 20%? Scratch calculations could not confirm this.
15. In addition to considering CEI costs in the proportionate share calculations, design costs and ROW costs should also be considered.
16. Figure 7 indicates that all three project driveways along Midway Road will require traffic signalization. What is the distance between these three intersections? Note that there is also a traffic signal at the I-95 southbound ramps.
17. Is this project responsible for 100% of the ‘Future Improvements’ identified in Figure 7?
18. Figure 7 – for intersection #8, there appears to be an additional arrow on the southbound approach. Please revise.
19. The current version of the St. Lucie TPO’s TIS Methodology and Procedures document states that all signalized intersections and major unsignalized intersections within the study area shall be analyzed. Please explain how the list of intersections requiring operational analysis was developed?
20. Please confirm that the following items discussed during the May 26, 2015 methodology meeting were included in this analysis:
 - Specific Midway Road truck percentages should be applied in the forthcoming report’s intersection analysis.
 - Specific background growth rates for I-95 and Midway Road should be coordinated with FDOT and applied in the forthcoming traffic analysis.

Thank you for the opportunity to assist the City of Fort Pierce in reviewing this project. We are available to discuss these comments in detail with you and/or the applicant at any time. Please contact us if you have any questions or need additional information.