

Transit Stop

1,320 ft. or 1/4mile

3.25 +/- acres

Transit Stop

1,320 ft. or 1/4mile

1,320 ft. or 1/4mile

2.75 +/- acres

Transit Stop

1,320 ft. or 1/4mile

1.05 +/- acres



Route 3
South Fort Pierce Business
Transit Line & Bus Stops

-  Bus Stop
-  Bus stop transfer
Fort Pierce Intermodal
-  Timepoint - Bus Stop



(Ord. No. H-186, § 30-62, 6-15-81; Ord. No. I-243, § 1, 10-19-87; Ord. No. L-260, § 1, 6-18-12)

Sec. 22-72. - Density bonuses.

(a) Purpose. To encourage infill and redevelopment in certain areas of the city through density bonus provisions in order to maximize existing infrastructure, protect natural resources, lower the cost of public services and promote a more sustainable community.

(b) General requirements.

- (1) Property located within the Coastal High Hazard Area (CHHA), as defined by the adopted City of Fort Pierce Comprehensive Plan and the Florida Statutes, is not eligible for density bonus provisions;
- (2) A maximum of five (5) dwelling units per acre density bonus is permitted for development located within one-fourth (¼) mile radius of a rail station, multimodal transit center or transit stop;
- (3) The rail station, multimodal transit center or transit stop must be serviced by the regulating transit authority of the particular transportation facility at the time that the density bonus is awarded;
- (4) Development is eligible for density bonus provisions if it is located within the one-fourth (¼) mile radius by any measure; and
- (5) The director of planning may make the determination that a development is eligible for density bonus provisions if it is located outside the one-fourth (¼) mile radius but within an enclave surrounded on all sides by several density bonus boundary limits.

(c) Tiered density bonus provisions.

- (1) Development located within the community redevelopment area (CRA) that is not located within the CHHA is eligible for a maximum density bonus of five (5) units-per-acre; and
- (2) Development located outside the CRA boundary and not in an R-1 zoning district shall be eligible for a maximum density bonus of three (3) units-per-acre; and
- (3) Development located on property in the R-1 zoning district and that is outside the CRA boundary shall be eligible for a maximum density bonus of one unit-per-acre.

(d) General standards.

- (1) The density bonus is measured from the maximum density permitted on site before the density bonus provisions are applied; and
- (2) All development receiving a density bonus shall require site plan approval through the planning department.

(3) Compatibility review.

- a. A determination shall be made as to whether the density bonus provisions will result in a significantly greater negative impact on the surrounding property. The determination shall be based upon a **comparison between the development impacts of the site before and after applying the density bonus provisions to the surrounding property** and shall address:
 1. Whether the increase in density will decrease visual access to the surrounding vista by existing development, especially with regard to historic sites, waterfront or open space areas by more than twenty-five (25) per cent;
 2. Whether buffer landscaping provides sufficient screening between sites; (*scale/height/maturity of landscaping)

3. Whether the orientation of buildings, doors or windows allow for sufficient sight-line separation between building sites; and
 4. Whether the increase in density will result in the decrease the level of service for public facilities (*park/recreation on-site?);
- b. Such negative impacts shall be mitigated as a condition of approval by related development standards as required by the director of planning, such as:
1. Increased building setbacks;
 2. Increased side yard setback;
 3. Increased planting and screening requirements;
 4. Orientation of buildings away from adjacent development;
 5. Location of open space toward surrounding development; and
 6. Any material improvement necessary to maintain the level of service of public facilities.
- c. Development requiring mitigation for one or more significant negative impacts will not be eligible for the flexible development identified in this section.
- (e) Flexible development standards.
- (1) Administrative relief may be provided by the director of planning with regard to the following:
 - a. Setback requirements may be reduced up to the required landscaped area;
 - b. Lot size requirements may be reduced up to ten (10) per cent;
 - c. Parking requirements may be reduced; and/or
 - d. The required twenty-five (25) per cent open space requirement for all development may be provided off-site, or may be reduced, if the development is connected by a continuous sidewalk to an existing public park that is located within one-fourth (¼) mile of the site.

(Ord. No. L-263, § 1, 8-20-12)

DIVISION 2. - LANDSCAPING.

Sec. 22-185. - Scope.

This division sets out requirements and standards for plant materials, installation, irrigation, design and developer responsibilities.

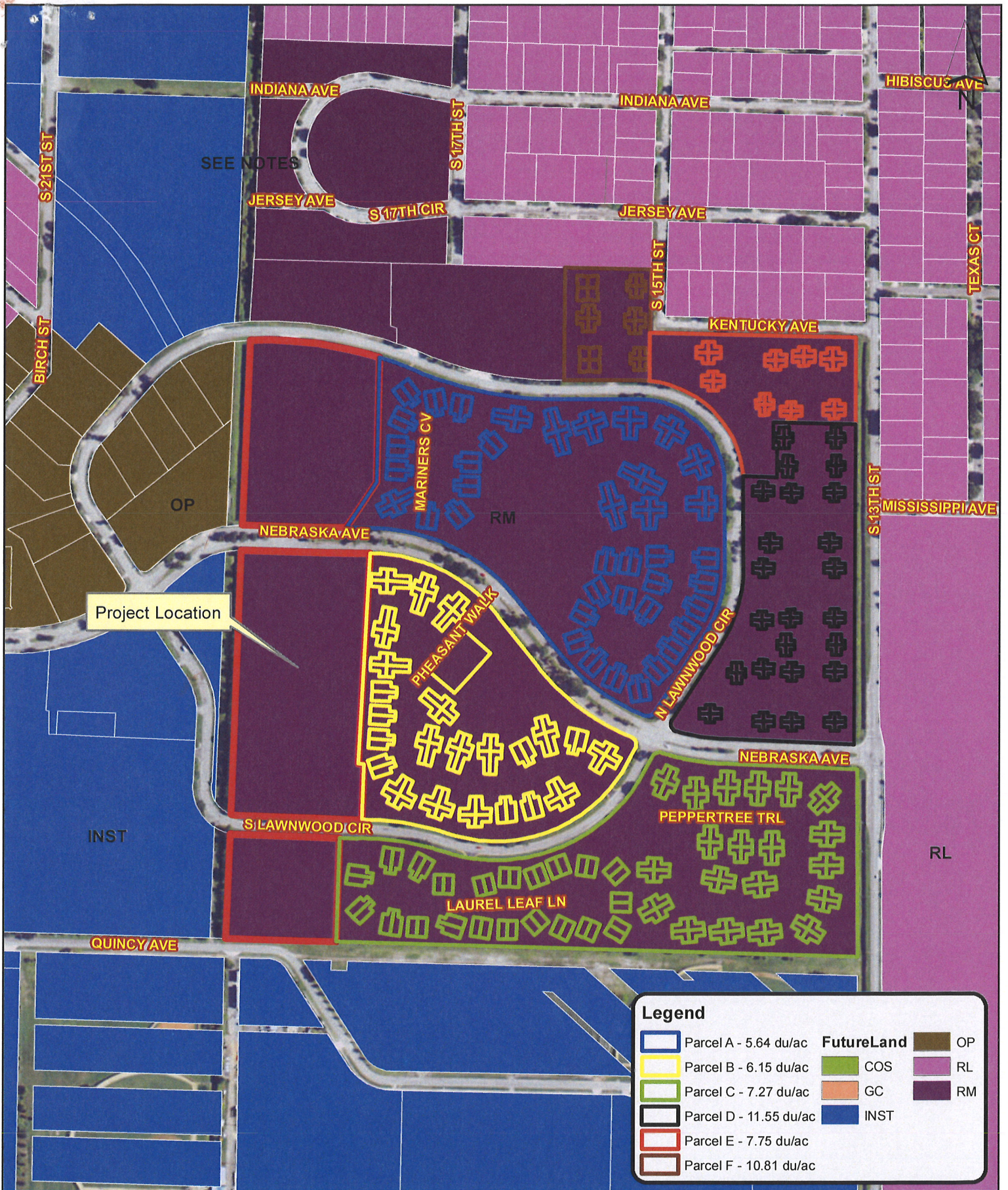
(Ord. No. K-126, § 4, 1-22-02)

Sec. 22-186 - Single- and two-family dwelling units.

Landscaping design standards for single-family and two-family residential structures. These standards shall apply to all new single-family and two-family dwelling that have less than four thousand (4,000) square feet of interior floor area or the remodeling of existing units with less than four thousand (4,000) square feet of interior floor area that require a building permit.

- (1) Residential structures constructed with other than slab on grade foundations shall be provided with a continuous skirting of landscaping, in the form of shrubs or hedges, for the entire

➤ **Neighboring Densities & Occupancy -
Maps & Data**



Project Location

Legend

Parcel A - 5.64 du/ac	FutureLand OP
Parcel B - 6.15 du/ac	FutureLand RL
Parcel C - 7.27 du/ac	FutureLand RM
Parcel D - 11.55 du/ac	FutureLand INST
Parcel E - 7.75 du/ac	FutureLand COS
Parcel F - 10.81 du/ac	FutureLand GC

Mayfair at Longwood Neighboring Densities Map



IBI Group (Florida) Inc.
2200 Park Central Boulevard N. Suite 100
Pompano Beach, FL 33064
tel 954 974 2200
fax 954 973 2686

City of Fort Pierce

St. Lucie County

Florida

Scale: 1" = 400'

By: cmp

Job# 38890

Date: 01/13/2016



451 Total Units
 61.70 Total Acres
 Average Density = 7.31 du/ac
 Non-Homestead Units = 209
 % of Total = 46%



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Mayfair at Longwood

Adjacent Homestead Exemptions Map

City of Fort Pierce

St. Lucie County

Florida

Scale: 1" = 300'

By: cmp

Job# 38890

Date: 01/13/2016

Mayfair Market Area as of 01/18/2016
Available Condo/Townhome/Villa Properties

Rick, these are the 'FOR SALE' units I pulled up from the most recent MOVATO listings I receive every day for this market area.

1303 Peppertree Trail, Apt B (Lakewood Villas) 2 Brm/2 Bath 1,850 sq ft	\$ 59,900 Time on Market: 81 days
1305 Peppertree Trail, Apt D (Lakewood Villas) 2 Brm/2 Bath 1,850 sq ft	\$ 74,900 Time on Market: 162 days
1327 Peppertree Trail, Apt ? (Lakewood Villas) 2 Brm/2 Bath 1,850 sq ft	\$ 68,000 Time on Market: 147 days
1317 Peppertree Trail, Apt ? (Lakewood Villas) 2 Brm/2 Bath 1,850 sq ft	\$ 69,900 Time on Market: 9 days
1302 Nebraska Avenue, Apt 12A 2 Brm/2 Bath 1,658 sq ft	\$ 69,900 Time on Market: 110 days
1525 Pheasant Walk, Apt A 2 Brm/2 Bath 1,800 sq ft	\$ 58,000 Time on Market: 74 days
1549 Pheasant Walk, Apt B 2 Brm/2 Bath 2,246 sq ft	\$ 89,000 Time on Market: 87 days
1611 Laurel Leaf Lane, Apt A 3 Brm/2 Bath 1,658 sq ft	\$ 89,900 Time on Market: 97 days

1440 N Lawnwood Circle, Apt 19-C
2 Brm/1.5 Bath 1,658 sq ft \$ 84,900
Time on Market: 127 days

1458 N Lawnwood Circle, Apt ?
2 Brm/1.5 Bath 1,658 sq ft \$ 69,900
Time on Market: 143 days

2090 Colonial Road, Apt 1
2 Brm/2 Bath 2,141 sq ft \$ 79,900
Time on Market: 67 days

2080 Colonial Road, Apt 3
2 Brm/2 Bath 1,905 sq ft \$ 74,900
Time on Market: 29 days

Parcel	A	B	C	D	E	F	AVERAGE
# of Units	102	75	122	96	32	24	451
Total Acreage	18.07	12.2	16.77	8.31	4.13	2.22	61.7
Density	5.64 du/ac	6.15 du/ac	7.27 du/ac	11.55 du/ac	7.75 du/ac	10.81 du/ac	7.31
Non-Homestead	39	22	59	54	20	15	209
% of Total	38%	29%	48%	56%	63%	63%	46%